

Description

A part of Havana Way as described in Book 7504 at Page 176 in the Clerk and Recorder's Office of the City and County of Denver, State of Colorado, being a part of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 26; thence North $89^{\circ}39'23''$ East, along the southerly line of said Southeast Quarter of Section 26, a distance of 590.15 feet to the southwest corner of said Havana Way as described in Book 7504 at Page 176 and the **POINT OF BEGINNING**;

thence along the westerly line said Havana Way Right-of-Way as described in Book 7504 at Page 176 the following two (2) courses:

1. North $00^{\circ}17'27''$ West a distance of 446.04 feet to a point of curve;
2. along the arc of a curve to the left having a radius of 624.10 feet, a central angle of $37^{\circ}31'25''$, an arc length of 408.73 feet and whose chord bears North $19^{\circ}03'09''$ West a distance of 401.46 feet to the northeast corner of Lot 1, Block 2, Stapleton Filing No. 40 recorded at Reception Number 2013109191 in said Clerk and Recorder's Office;

thence South $56^{\circ}55'06''$ East a distance of 215.91 feet to the easterly line of said Havana Way as described in Book 7504 at Page 176 and a point of non-tangent curve;

thence along said easterly line of Havana Way as described in Book 7504 at Page 176 the following two (2) courses:

1. along the arc of a curve to the right having a radius of 724.10 feet, a central angle of $21^{\circ}09'30''$, an arc length of 267.40 feet and whose chord bears South $10^{\circ}52'12''$ East a distance of 265.88 feet;
2. South $00^{\circ}17'27''$ East a distance of 445.95 feet to said southerly line of the Southeast Quarter of Section 26;

thence South $89^{\circ}39'23''$ West, along said southerly line of the Southeast Quarter of Section 26, a distance of 100.00 feet to the **POINT OF BEGINNING**.

Containing 77,532 square feet or 1.780 acres, more or less.

BASIS OF BEARING: Bearings are based on the southerly line of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North $89^{\circ}39'23''$ East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3-1/4" aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419.