

PARCEL 3
4801 Pearl Street

DESCRIPTION

A parcel of land in the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, said parcel being more particularly described as follows:

Basis of Bearings: Bearings are based upon the East line of the Southeast One-Quarter of Section 15, said to bear North 00°08'33" West a distance of 2,663.19 Feet between the monuments listed below:

Southeast Corner of Section 15 - monumented by a 3.25-inch aluminum cap, 0.1 Foot below grade, stamped "LAND CORNER, #164 1, 15 14, 68W 1994, HMARK, EYING LTD 6TH PM" (Note: partially unreadable due to concrete on monument).

East One-Quarter Corner of Section 15 - monumented by a 3-inch brass cap, 0.1 Foot down in a range box, no lid, stamped "D.M.W.W., SEC.15 SEC.14, 1/4 COR. T.3S. R.69W., LS7104 1980".

Commencing (P.O.C.) at the Southeast Corner of Section 15; Thence North 00°08'33" West along the East line of the Southeast One-Quarter of Section 15, a distance of 1,320.80 Feet to the City and County of Denver Range Line for East 50th Avenue; Thence South 89°55'27" West along said Range Line, a distance of 516.00 Feet to the intersection with the City and County of Denver Range Line for Pearl Street, said intersection being monumented by a #4 rebar 0.3 Foot below asphalt grade; Thence continue westerly along said Range Line for East 50th Avenue, a distance of 20.00 Feet to the West Right-of-Way Line of Pearl Street; Thence North 00°08'33" West along said West Right-of-Way Line of Pearl Street, a distance of 37.58 Feet to the North Right-of-Way line of East 50th Avenue; Thence South 00°08'33" East along said West Right-of-Way of Pearl Street, a distance of 160.68 Feet to the North Line of a parcel of land recorded at Reception No. 2009104173; Thence South 89°55'27" West along said North Line, a distance of 218.00 Feet to the West Line of Plot 11-W.H. Clark's Second Subdivision; Thence South 00°08'33" East along said West Line of Plot 11 and continuing along the West Lines of Plot 12, Plot 13 and Plot 14, a distance of 660.00 Feet to the North Line of a parcel of land recorded at Reception No. 2008139423; Thence continuing South 00°08'33" East along the said West Line of Plot 14 – W.H. Clark's Second Subdivision, a distance of 50.00 Feet to a line parallel with and 50.00 Feet southerly from said North Line and to the **POINT OF BEGINNING (P.O.B.)**;

Thence North 89°55'27" East along said parallel line, a distance of 218.00 Feet to the West Right-of-Way Line of Pearl Street;

Thence South 00°08'33" East along said West Right-of-Way Line of Pearl Street, a distance of 232.15 Feet to the Eastern Right-of-Way line of Colorado and Southern Railway Company's Main Spur Track;

Thence North 55°53'23" West along said Eastern Right-of-Way Line of Colorado and Southern Railway Company's Main Spur Track, a distance of 42.20 Feet to the point of curve to the right having a radius of 1,382.39 Feet;

Thence northwesterly along the arc of said Eastern Right-of-Way line of Colorado and Southern Railway Company's Main Spur Track, through a central angle of 09°47'57", a distance of 236.42 Feet to the West Line of Plot 15-W.H. Clark's Second Subdivision;

Thence North 00°08'33" West along said West Line of Plot 15 and continuing along said West Line of Plot 14, a distance of 59.56 Feet to the **POINT OF BEGINNING (P.O.B.)**.

The above described parcel description contains 33,017 Square Feet or 0.758 Acre, more or less.

I hereby certify that the above parcel description was prepared under my direct supervision.

Eric D. Carson, PLS

Prepared For and on Behalf of
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4801 Pearl Street
North: 711693.7088' East: 145678.0709'

Segment #1 : Line

Course: N89°55'27"E Length: 218.00'
North: 711693.9974' East: 145896.0707'

Segment #2 : Line

Course: S00°08'33"E Length: 232.15'
North: 711461.8481' East: 145896.6481'

Segment #3 : Line

Course: N55°53'23"W Length: 42.20'
North: 711485.5133' East: 145861.7082'

Segment #4 : Curve

Length: 236.42' Radius: 1382.39'
Delta: 9°47'57" Tangent: 118.50'
Chord: 236.14' Course: N50°59'25"W
Course In: N34°06'37"E Course Out: S43°54'34"W
RP North: 712630.0766' East: 146636.9352'
End North: 711634.1520' East: 145678.2193'

Segment #5 : Line

Course: N00°08'33"W Length: 59.56'
North: 711693.7118' East: 145678.0712'

Perimeter: 788.33' Area: 33017.14 Sq. Ft.
Error Closure: 0.0030 Course: N05°35'10"E
Error North: 0.00295 East: 0.00029

Precision 1: 262776.67