

Legal Description

PARCEL A:

Parcel No. 109R of the Department of Transportation, State of Colorado, Project No. HN 0252-299, in Lots 1 - 5, Block 8, WARREN'S UNIVERSITY HEIGHTS, a subdivision lying in the NW¼ of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, more particularly described as follows:

COMMENCING at the center quarter corner of said Section 30, a 1 ½" aluminum cap in Range Box, illegible whence the North quarter corner of said Section 30, a ¾" aluminum cap in Range Box stamped "PLS 9479" bears North 00° 33'17" West, a distance of 2644.89 feet; thence North 11 ° 15'55' West, a distance of 1305.75 feet to the East line of said Lot 1, Block 8, WARREN'S UNIVERSITY HEIGHTS, being a point on the Northeasterly right-of-way line of 1-25 as shown on Colorado Department of Transportation plans for Project NH 0252-299 1-25/1-225 Southeast Corridor, project code 11584, also being the **POINT OF BEGINNING**;

Thence South 00° 22'56" East, along the East line of Lots 1-5, a distance of 115.16 feet to the Southeast corner of said Lot 5;

Thence South 89° 31 '52" West, along the South line of the said Lot 5, a distance of 89.09 feet to said Northeasterly right-of-way line of 1-25 as shown on Colorado Department of Transportation plans for Project NH 0252-299 1-25/1-225 Southeast Corridor, project code 11584;

Thence North 33° 11'12" West, non-tangent to the following described curve, along said Northeasterly right-of-way line of 1-25, a distance of 52.73 feet;

Thence continuing along said Northeasterly right-of-way line of 1-25, on the arc of a curve to the right, having a radius of 42.25 feet, a distance of 15.55 feet, (the chord if said arc bears North 22° 50'17" West, a distance of 15.47 feet), to the Easterly right-of-way line of 1-25 (June, 2000), as delineated on the Colorado Department of Highways right-of-way plans, Project No. FI002-2(7);

Thence North 00° 22'51" West, non-tangent to the last and following described curve, along said Easterly right-of-way line of 1-25, a distance of 17.44 feet to the Northeasterly right-of-way line of 1-25 as shown on Colorado Department of Transportation plans for Project NH 0252-299 1-25/1-225 Southeast Corridor, project code 11584;

Thence along said Northeasterly right-of-way line of 1-25 on the arc of a curve to the right, having a radius of 42.25 feet, a distance of 55.20 feet (the chord of said arc bears North 48D57'26" East, a distance of 51.35 feet);

Thence North 85°42'44" East, non-tangent to the last described curve, along said Northeasterly right-of-way line of 1-25, a distance of 84.84 feet, more or less, to the **POINT OF BEGINNING**,

City and County of Denver, State of Colorado.

BASIS OF BEARING: South 22D58'58" East between Colorado High Accuracy Network (HARN) stations "Transportation" and "Jog", as described in the Survey Control Diagram for the CDOT Southeast Corridor Project NH 0252-299.

PARCEL B:

Lots 6 through 11, inclusive and Lots 31 through 48, inclusive, Block 8; and Lots 11, 12 and 13, Block 9, WARREN'S UNIVERSITY HEIGHTS,
City and County of Denver, State of Colorado

TOGETHER WITH that portion of vacated Morse Avenue, West of and adjacent to said Lots 11 through 13, Block 9.

EXCEPTING therefrom that portion of said Lots 6 through 11, Block 8, conveyed to the State Highway Department in Deed recorded June 29, 1949 in Book 640 at Page 444, Arapahoe County Records;

AND EXCEPTING therefrom that portion of said Lots 31 through 38, Block 8, conveyed to the State Highway Department in Deed recorded October 4, 1949 in Book 651 at Page 180, Arapahoe County Records;

FURTHER EXCEPTING therefrom the East 30 feet of said Lots 11, 12 and 13, Block 9, as described in Book 206 at page 476, Arapahoe County Records,

ALSO EXCEPTING those portions described in the Notice of Commencement of Action-Lis Pendens, Case Number 01 CV2186, recorded April 25, 2001 at Reception No. 2001063329.