

DESCRIPTION

That part of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685 in the Clerk and Recorder's Office of the City and County of Denver that is within Tract C, Future ROW for Galena St., Stapleton Filing No. 52 recorded at Reception Number 2017085094 in the Clerk and Recorder's Office of the City and County of Denver, located in the Southeast Quarter of Section 10, 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 10; thence North $86^{\circ}57'02''$ East a distance of 1893.13 feet to the southwest corner of said Tract C, Future ROW for Galena St. and a point on the southerly line of said Parcel TK-13C (LA-13 REV. 3) and the **POINT OF BEGINNING**;

thence North $00^{\circ}18'44''$ West, along the westerly line of said Tract C, Future ROW for Galena St., a distance of 25.00 feet to the northerly line of said Parcel TK-13C (LA-13 REV. 3);

thence North $88^{\circ}51'45''$ East, along said northerly line of Parcel TK-13C (LA-13 REV. 3), a distance of 60.51 feet to the easterly line of said Tract C, Future ROW for Galena St.;

thence southerly along said easterly line of Tract C, Future ROW for Galena St. the following two (2) courses:

1. South $00^{\circ}18'44''$ East a distance of 14.87 feet;
2. South $31^{\circ}26'24''$ East a distance of 11.74 feet to the southeast corner of said Tract C, Future ROW for Galena St., also being a point on said southerly line of Parcel TK-13C (LA-13 REV. 3);

thence South $88^{\circ}51'45''$ West, along the southerly line of said Tract C, Future ROW for Galena St., also being the southerly line of said Parcel TK-13C (LA-13 REV. 3), a distance of 66.58 feet to the **POINT OF BEGINNING**.

Containing 1,543 square feet or 0.035 acres, more or less.

BASIS OF BEARING: Bearings are based on the southerly line of the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North $89^{\circ}29'45''$ East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped: PLS 27936. The Southeast Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped ZBS INC PLS 11434.