

2015-PROJMSTR-0000381

Boulevard One Filing No. 7

A part of Lot 30, Block 5, Boulevard One Filing No. 2 as recorded at Reception Number 2015060392 in the Clerk and Recorder's Office of the City and County of Denver located in a part of the Southeast Quarter of Section 8, Township 4 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 East Quarter Corner of said Section 8;
thence South $48^{\circ}58'47''$ West a distance of 1730.32 feet to the southeast corner of said Lot 30, Block 5, Boulevard One Filing No. 2 and the **POINT Of BEGINNING**:

Thence along the southerly line of said Lot 30, Block 5 the following five (5) courses:

1. North $90^{\circ}00'00''$ West a distance of 8.88 feet to a point of curve;
2. Along the arc of a curve to the right having a radius of 168.50 feet, a central angle of $22^{\circ}03'36''$, an arc length of 64.88 feet and whose chord bears North $78^{\circ}58'12''$ West a distance of 64.48 feet;
3. North $67^{\circ}56'24''$ West a distance of 109.37 feet;
4. Along the arc of a curve to the left having a radius of 227.50 feet, a central angle of $22^{\circ}03'07''$, an arc length of 87.56 feet and whose chord bears North $78^{\circ}57'58''$ West a distance of 87.02 feet;
5. North $89^{\circ}59'31''$ West a distance of 251.65 feet;

Thence North $00^{\circ}11'21''$ East a distance of 155.24 feet;

Thence South $89^{\circ}48'39''$ East a distance of 503.03 feet to the easterly line of said Lot 30, Block 5 and a point of non-tangent curve;

Thence along said easterly line of Lot 30, Block 5 the following two (2) courses:

1. Along the arc of a curve to the right having a radius of 670.50 feet, a central angle of $8^{\circ}19'09''$, an arc length of 97.36 feet and whose chord bears South $04^{\circ}09'35''$ East a distance of 97.27 feet;
2. South $00^{\circ}00'00''$ East a distance of 126.67 feet to the POINT Of BEGINNING.

Containing 87,619 square feet or 2.011 acres, more or less.