

DESCRIPTION

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE N00°11'40"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 1010.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 2981, PAGE 596 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE N89°56'41"W ALONG SAID EASTERLY EXTENSION, 39.56 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE NO. 25 AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 2001198382 IN SAID OFFICE BEING THE WEST LINE OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. AC-323, AND THE **POINT OF BEGINNING**; THENCE CONTINUE N89°56'41"W ALONG SAID NORTH LINE, 52.73 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 44.00 FEET; THENCE, THROUGH A CENTRAL ANGLE OF 3°01'14", WESTERLY 2.32 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD OF 2.32 FEET WHICH BEARS N76°27'41"W; THENCE N77°58'18"W, 54.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE, THROUGH A CENTRAL ANGLE OF 192°33'14", WESTERLY, NORTHERLY, AND EASTERLY, 211.72 FEET ALONG THE ARC OF SAID CURVE TO THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE NO. 25; THENCE S27°42'48"E ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, 147.76 FEET TO THE **POINT OF BEGINNING**,

CONTAINING 0.3230 ACRES OR 14,068 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 HAVING AN ASSUMED BEARING OF N00°11'40"E, AND BEING MONUMENTED AS SHOWN.

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FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.