

## LEGAL DESCRIPTION

A PARCEL BEING A PORTION OF THE OLD WEWATTA STREET RIGHT OF WAY, EAST DENVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF BLOCK 10, SAID EAST DENVER; THENCE SOUTH 44°53'23" WEST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 10, A DISTANCE OF 206.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF EXISTING WEWATTA STREET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 21°56'59", A CHORD BEARING SOUTH 12°39'10" WEST 123.75 FEET, AND A LENGTH OF 124.51 FEET; THENCE SOUTH 45°06'37" EAST A DISTANCE OF 5.49 FEET; THENCE NORTH 44°53'23" EAST, PARALLEL TO THE SOUTHEASTERLY LINE OF SAID BLOCK 10, A DISTANCE OF 311.51 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF VACATED 16TH STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF VACATED 16TH STREET NORTH 45°10'41" WEST A DISTANCE OF 71.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,324 SQ. FEET, MORE OR LESS.

TOGETHER WITH A PRIVATE STORM LINE ENCROACHMENT INTO THE WEWATTA STREET RIGHT OF WAY, WITH A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF WEWATTA STREET FROM WHICH THE SAID EASTERNMOST CORNER OF BLOCK 10 BEARS NORTH 40°22'09" EAST, A DISTANCE OF 228.33 FEET; THENCE ALONG THE CENTERLINE OF A PROPOSED PRIVATE STORM LINE NORTH 78°20'36" WEST, A DISTANCE OF 27.90 FEET; THENCE CONTINUING ALONG SAID STORM LINE NORTH 11°39'24" EAST, A DISTANCE OF 62.91 FEET; THENCE CONTINUING ALONG SAID STORM LINE NORTH 13°56'10" WEST, A DISTANCE OF 46.52 FEET TO THE TERMINUS OF SAID STORM LINE AT AN EXISTING STORM INLET.