

PARCEL DESCRIPTION

A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2018 AT RECEPTION NUMBER 2018139107 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUBTRACT A-2, THE COMMONS SUBDIVISION - FILING NO. 1, A PLAT ON FILE IN THE CITY AND COUNTY OF DENVER, CLERK AND RECORDER'S OFFICE IN BOOK 33 ON PAGE 1, DATED JUNE 16, 2000, AS RECORDED AT RECEPTION NO. 2000085197 IN THE RECORDS OF SAID CLERK AND RECORDER, BEING THAT PORTION WHICH LIES BETWEEN PLANES 6 INCHES BELOW FINISHED GRADE AS CURRENTLY CONSTRUCTED AND 16 FEET ABOVE FINISHED GRADE AS CURRENTLY CONSTRUCTED, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST MOST CORNER OF SUB-TRACT A-2, THENCE NORTH 44 DEGREES 34 MINUTES 56 SECONDS EAST, ALONG THE WESTERLY LINE OF SUB-TRACT A-2, A DISTANCE OF 150.00 FEET TO THE NORTH MOST CORNER OF SUB-TRACT A-2;

THENCE SOUTH 45 DEGREES 28 MINUTES 34 SECONDS EAST, ALONG THE NORTHERLY LINE OF SUB-TRACT A-2, A DISTANCE OF 47.50 FEET;

THENCE SOUTH 44 DEGREES 34 MINUTES 56 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SUB-TRACT A-2, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SUB-TRACT A-2;

THENCE NORTH 45 DEGREES 28 MINUTES 34 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 47.50 FEET TO THE **POINT OF BEGINNING**.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, BEARING NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST AS MONUMENTED ON THE WEST BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF DENVER, 1/4 S28, S33, T53, R68W, PLS 14592, 2007" AND ON THE SOUTH BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 25379". ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.