

Legal Description

10353 E Mississippi Avenue

The Land referred to herein below is situated in the County of Denver, State of Colorado, and is described as follows:

A parcel of land being a portion of Tract 9, Range View Second Filing located in the Southeast quarter of Section 15, Township 4 South, Range 67 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more particularly described as follows:

Basis of Bearings: The South line of the Southeast quarter of said Section 15 assumed to bear North $89^{\circ}34'45''$ East.

Beginning at the Northeast corner of Tract 9, Range View Second Filing, whence the Southeast quarter of said Section 15 bears South $45^{\circ}28'29''$ East, a distance of 466.83 feet, more or less;

Thence South $00^{\circ}26'02''$ East, along the East line of said Tract 9, a distance of 269.79 feet to the Northerly right-of-way line of East Mississippi Avenue as described in Reception No. 93-0068665;

Thence along the Northerly right-of-way line the following two courses:

1. South $89^{\circ}34'45''$ West, a distance of 274.63 feet;
2. Northwesterly 39.26 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of $89^{\circ}58'04''$, the chord of which bears North $45^{\circ}26'13''$ West, a distance of 35.35 feet to the Easterly right-of-way line of South Geneva Street as shown on the plat of Range View Second Filing;

Thence North $00^{\circ}27'11''$ West, along said Easterly right-of-way line, a distance of 244.74 feet to the Northwest corner of said Tract 9;

Thence North $89^{\circ}33'58''$ East, along the Northerly line of said Tract 9, a distance of 299.71 feet to the Point of Beginning.