

PARCEL DESCRIPTION

A parcel of land situated in the NE ¼ of Section 27 and the SE ¼ of Section 22, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of the NE ¼ of said Section 27, thence S89°57'39"E along the North line of the NE ¼ of Section 27 a distance of 1479.44 feet to the intersection of said North line of Section 27 and the southeast line of East Arkins Court;
Thence continuing S89°57'39"E along said North line of the NE ¼ of Section 27 a distance of 121.62 feet to the **POINT OF BEGINNING**;
Thence departing said North line N45°07'03"W a distance of 10.38 feet;
Thence N44°58'59"E a distance of 306.96 feet to the Northeasterly line of that parcel described as "Parcel Two" in a warranty deed recorded with the City and County of Denver Clerk and Recorder 9/11/2014, at reception number 2014110700;
Thence S45°01'01"E along said Northeasterly line of said Parcel Two a distance of 25.00 feet to the easternmost corner of said Parcel Two;
Thence S44°58'59"W along the Southeasterly line of said Parcel Two and the Northwesterly line of that parcel described as "Exhibit B" in a warranty deed recorded with the City and County of Denver Clerk and Recorder 11/5/2014, at reception number 2014135101, a distance of 292.35 feet to the North line of said NE ¼ of Section 27, said point also being the southwesternmost point of said Exhibit B parcel;
Thence departing said Northwesterly line S89°57'39"E along the said North line of the NE ¼ of Section 27 and the South line of said Exhibit B parcel a distance of 5.65 feet to the southeasternmost point of said Exhibit B parcel;
Thence S44°58'59"W along a prolongation to the southwest of the Southeasterly line of said Exhibit B parcel a distance of 18.55 feet ,
Thence N45°07'03"W a distance of 18.62 feet to the **POINT OF BEGINNING**.

Said parcel contains 7,740 square feet, or 0.178 acres, more or less.

The **BASIS OF BEARINGS** for this description is the bearing of the North line of the NE ¼ of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian. The bearing for said North line is S89°57'39"E between a 3.25" aluminum cap stamped "AZTEC LS 33204" at the Northwest corner of the NE ¼ of said Section 27, and a 6" stone with a chiseled cross at the Northeast corner of said Section 27.

Prepared for and on behalf of
The City and County of Denver
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