

## 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 6<sup>th</sup> 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 S45°07'03"E a distance of 309.32 feet to the Northwesterly line of Brighton Boulevard as dedicated by Ordinance 63 of 1922 and Ordinance 177 of 1924;  
Thence along said Northwesterly line of Brighton Boulevard S44°52'59"W a distance of 57.00 feet;  
Thence departing said Northwesterly line of Brighton Boulevard N45°07'03"W a distance of 319.80 feet;  
Thence N44°58'59"E a distance of 57.00 feet;  
Thence S45°07'03"E a distance of 10.38 feet to the **POINT OF BEGINNING**.

Said parcel contains 18,226 square feet, or 0.418 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 6<sup>th</sup> 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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