

PROPERTY DESCRIPTION
PARCEL NUMBER: ROW-1
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-1 of the City and County of Denver, State of Colorado, containing 274 sq. ft. (0.006 acres) of land, more or less, being all that parcel of land described in Warranty Deed recorded on May 14, 2013, at Reception No. 2013069068, in the City and County of Denver records, located in the SW 1/4 of Section 24, Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being more particularly described as follows:

COMMENCING at the SW corner of Section 24, (Whence the W 1/4 corner of Section 25, Township 3 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2649.21 feet); Thence N 05°58'08" E, a distance of 701.17 feet to the southeast corner of said Reception No. 2013069068, being the **POINT OF BEGINNING**;

1. Thence along the south line of said Reception No. 2013069068, N 89°31'18" W, a distance of 24.30 feet to the southwest corner of said Reception No. 2013069068;
2. Thence along the west line of said Reception No. 2013069068, N 00°06'49" W, a distance of 13.23 feet, to the northwest corner of said Reception No. 2013069068;
3. Thence along the north line of said Reception No. 2013069068, S 89°40'43" E, a distance of 17.04 feet, to the northeast corner of said Reception No. 2013069068;
4. Thence along the easterly line of said Reception No. 2013069068, S 28°37'43" E, a distance of 15.19 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 274 sq. ft. (0.006 acres) of land, more or less.

Basis of Bearings: All bearings are based on the line connecting the W 1/4 corner of Section 25 and the N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25" dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

Prepared by: Geoffrey F. Stephenson, PLS 23521
For and on Behalf of
The Lund Partnership, Inc.
12265 West Bayaud Avenue, Suite 130
Lakewood, Colorado 80228