

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED AT RECEPTION NO. 2019056702, ALL OF ASSESSOR'S PARCEL NO'S. 0217300020, 021730020 AND 0217300033 PER THE CITY AND COUNTY OF DENVER ASSESSOR'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17, THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, N89°16'04"W A DISTANCE OF 34.50 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY RECORDED AT RECEPTION NO. 2019056702 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°26'00"W A DISTANCE OF 1279.80 FEET TO THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 021730033 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REGIS BOULEVARD AS RECORDED AT RECEPTION NO. 2006055167; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°33'35"W A DISTANCE OF 801.62 FEET TO THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0217300034; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, N00°38'01"E A DISTANCE OF 464.14 FEET; THENCE ALONG SAID EASTERLY LINE EXTENDED OF SAID PROPERTY RECORDED AT RECEPTION NO. 2019056702, N00°26'00"E A DISTANCE OF 819.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 17; THENCE ALONG SAID NORTHERLY LINE, S89°16'04"E A DISTANCE OF 800.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.550 ACRES 1,025,844 SQUARE FEET MORE OF LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S89°16'04"E ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #26288 AT THE CENTER QUARTER CORNER.

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