

**LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT 10-FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS38252" IN A RANGE BOX AT THE EAST 1/4 CORNER, AND A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST CORNER, BEARING N00°11'13"W AS REFERENCED TO UTM ZONE 13.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N00°11'13"W A DISTANCE OF 714.51 FEET;

THENCE DEPARTING SAID EAST LINE, S89°48'47"W A DISTANCE OF 80.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF BLOCK 3, AS SHOWN ON THE PLAT PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 61ST AVENUE, AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S66°09'58"W A DISTANCE OF 14.94 FEET;
2. N89°52'28"W A DISTANCE OF 117.65 FEET;
3. S87°09'36"W A DISTANCE OF 125.64 FEET;
4. N89°52'28"W A DISTANCE OF 265.58 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N13°35'37"W A DISTANCE OF 10.29 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 10-FOOT UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 2020050433;

THENCE ON SAID NORTHERLY EASEMENT LINE, THE FOLLOWING FOUR (4) COURSES:

1. S89°52'28"E A DISTANCE OF 267.76 FEET;
2. N87°09'36"E A DISTANCE OF 125.64 FEET;
3. S89°52'28"E A DISTANCE OF 115.79 FEET;
4. N66°09'58"E A DISTANCE OF 17.19 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, S00°11'13"E A DISTANCE OF 10.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,251 SQUARE FEET OR 0.1205 ACRES