

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 27278", IN A RANGEBOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE S 00°04'06" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF THE 56TH AVE. RIGHT-OF-WAY, AS DEDICATED BY RESOLUTION 64, SERIES 2009, RECORDED AT RECEPTION NO. 2009068395, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;

THENCE N 89°47'39" E, ALONG SAID SOUTH LINE OF THE 56TH AVE. RIGHT-OF-WAY, A DISTANCE OF 114.41 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 89°51'46" AND AN ARC LENGTH OF 56.46 FEET, THE CHORD OF WHICH BEARS S 44°51'46" W, A DISTANCE OF 50.85 FEET TO A POINT BEING 78.5 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE S 00°04'06" E, ALONG A LINE BEING 78.5 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 64.10 FEET;

THENCE S 02°47'38" W, A DISTANCE OF 120.15 FEET TO A POINT BEING 72.5 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE S 00°04'06" E, ALONG A LINE BEING 72.5 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 353.36 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 906.50 FEET, A CENTRAL ANGLE OF 02°56'58" AND AN ARC LENGTH OF 46.67 FEET TO THE NORTHWEST CORNER OF FIRST CREEK VILLAGE FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922, SAID DENVER COUNTY RECORDS, ALSO BEING A NORTHEAST CORNER OF TELLURIDE STREET FILING NO. 1;

THENCE ALONG THE NORTH AND EAST LINE OF SAID TELLURIDE STREET FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

1. S 89°47'39" W, A DISTANCE OF 71.30 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;
2. N 00°04'06" W, ALONG SAID WEST LINE, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 46,168 SQUARE FEET, OR 1.060 ACRES, MORE OR LESS.