

A STRIP OF LAND CONTAINING 3,487 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PARCEL OF LAND RECORDED AT RECEPTION NO. 2014017734, CITY AND COUNTY OF DENVER RECORDS, ALSO IN THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW-ORD. 63-1922), WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS N10°34'40"W, A DISTANCE OF 1,749.94 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (ORD. 283-2001) S63°13'26"W, A DISTANCE OF 10.44 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 29<sup>TH</sup> ST. (80' ROW-ORD. 281-2001); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 29<sup>TH</sup> ST. (80' ROW-ORD. 281-2001) N46°04'13"W, A DISTANCE OF 2.72 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE N44°54'21"E, A DISTANCE OF 568.88 FEET; THENCE N45°01'55"W, A DISTANCE OF 9.00 FEET; THENCE N44°54'21"E, A DISTANCE OF 6.00 FEET TO THE SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015084326, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2015084326, CITY AND COUNTY OF DENVER RECORDS S45°01'55"E, A DISTANCE OF 15.00 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW-ORD. 63-1922); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE S44°54'21"W, A DISTANCE OF 564.92 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY CONTAINS 3,487 SQUARE FEET OR 0.080 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27, T.3S., R.68W., OF THE 6<sup>TH</sup> P.M. (3-1/4" ALUMINUM CAP, PLS 33204) AND THE NORTHEAST CORNER OF SAID SECTION 27, T.3S., R.68W., OF THE 6<sup>TH</sup> P.M. (6"x6" STONE) BEARING S89°57'39"E.