

LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THAT PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER AND RECORDED UNDER RECEPTION NUMBER 2018106962, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID CITY PARCEL WHENCE THE WESTERLY CORNER OF SAID CITY PARCEL BEARS S44°56'21"W, 15.31 FEET, AND WHENCE THE SOUTHEAST CORNER OF SECTION 28 BEARS S46°05'24"E, 649.24 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID CITY PARCEL, N44°56'21"E, 140.59 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 404.98 FEET, AND A LONG CHORD OF N53°06'25"E, 115.07 FEET;

THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID CITY PARCEL, NORTHEASTERLY ALONG SAID CURVE, 115.46 FEET THROUGH A CENTRAL ANGLE OF 16°20'07" TO THE NORTHEASTERLY CORNER OF SAID CITY PARCEL;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID CITY PARCEL, S44°58'30"W, 75.50 FEET;
THENCE N45°03'22"W, 8.52 FEET;
THENCE S44°56'38"W, 146.01 FEET;
THENCE S45°03'39"E, 14.23 FEET;
THENCE S44°56'21"W, 19.00 FEET;
THENCE N45°03'39"W, 14.23 FEET;
THENCE S44°56'38"W, 13.99 FEET;
THENCE N45°03'22"W, 7.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,279 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED ON THE EASTERLY LINE OF THE SOUTHEASTERLY ONE-QUARTER (SE1/4) OF SECTION 28, T3S, R68W OF THE 6TH P.M., BEING N00°07'24"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES AND AS MONUMENTED ON THE NORTHERLY END BY A 3.25" BRASS CAP STAMPED "PLS 16395" AND ON THE SOUTHERLY END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25379".