

ROCKIES PLAZA PUD LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 37, EAST DENVER AND BLOCK 37 STECK'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID BLOCK 37;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 37, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 21ST STREET, S45°29'57"E A DISTANCE OF 57.97 FEET;

THENCE S44°37'42"W A DISTANCE OF 13.20 FEET TO A POINT OF CURVATURE;

THENCE 45.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.06 FEET, A CENTRAL ANGLE OF 90°06'39", AND A CHORD WHICH BEARS S00°25'37"E A DISTANCE OF 41.14 FEET;

THENCE S45°28'57"E A DISTANCE OF 19.56 FEET;

THENCE S44°35'45"W A DISTANCE OF 104.61 FEET;

THENCE S45°24'15"E A DISTANCE OF 18.41 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 6, BLOCK 37;

THENCE ALONG SAID SOUTHEASTERLY LINE OF LOTS 6 THROUGH 10, BLOCK 37, EAST DENVER,

S44°35'45"W A DISTANCE OF 104.03 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, N45°28'15"W A DISTANCE OF 125.06 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 10;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 37 AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLAKE STREET, N44°36'06"E A DISTANCE OF 250.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.615 ACRES OR 26,801 SQUARE FEET MORE OR LESS.

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

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N44°36'06"E ALONG THE 20 FOOT RANGE LINE WITHIN BLAKE STREET BETWEEN 20TH STREET AND 22ND STREET BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE IN RANGE BOX AT THE INTERSECTION 20TH STREET AND BLAKE STREET AND A FOUND 3-1/4" ALUMINUM CAP PLS #27259 IN RANGE BOX AT THE INTERSECTION OF 22ND STREET AND BLAKE STREET.