

LAND DESCRIPTION

PARTS OF S. CHEROKEE STREET AND W. OHIO AVENUE RECORDED IN VANDERBILT PARK AT ENGINEERING BOOK 19 AT PAGE 36 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING A PART OF PARCEL A AND PARCEL C OF EASEMENTS RESERVED IN VACATION ORDINANCE NUMBER 1423, SERIES OF 2021 AT RECEPTION NUMBER 2021231033 IN SAID RECORDS AND ALSO BEING A PART OF TRACT C AND A PART OF TRACT EE, BROADWAY STATION FILING NO. 4 OF SAID RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID CITY AND COUNTY OF DENVER, SAID STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR 6" DEEP IN RANGE BOX STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

COMMENCING AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 47°35'42" WEST, A DISTANCE OF 1,819.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 65°20'25" WEST, A RADIAL DISTANCE OF 1,943.49 FEET;

THENCE NORTHWESTERLY ON SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, THROUGH A CENTRAL ANGLE OF 01°10'21", AN ARC DISTANCE OF 39.78 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID S. CHEROKEE STREET;

THENCE NORTH 00°30'29" WEST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 736.41 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID TRACT C, ALSO BEING POINT "A" AS DESCRIBED IN SAID PARCEL A AND THE **POINT OF BEGINNING**;

THENCE SOUTH 09°27'08" EAST, ON SAID EASTERLY LINE AND ON THE NORTHEASTERLY LINE OF SAID PARCEL A, A DISTANCE OF 2.22 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE SOUTH 89°23'58" WEST, ON THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 446.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT C, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SANTA FE DRIVE;

THENCE NORTH 32°45'00" WEST, ON THE WESTERLY LINE OF SAID TRACT C AND ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.01 FEET TO A CORNER IN THE WESTERLY LINE OF SAID TRACT C AND ALSO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 OF SAID RECORDS;

THENCE NORTH 00°37'16" WEST, ON SAND WESTERLY LINE AND ON SAND EASTERLY RIGHT-OF-WAY LINE OF UNIT 5 IN ORDINANCE 3, SERIES 1962, A DISTANCE OF 7.98 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID W. OHIO AVENUE AND ALSO BEING THE NORTHWESTERLY CORNER OF SAID PARCEL C;

THENCE NORTH 89°23'58" EAST, ON SAID NORTH RIGHT-OF-WAY LINE AND ALSO BEING THE NORTHERLY LINE OF SAID PARCEL C, A DISTANCE OF 459.82 FEET TO SAID WEST RIGHT-OF-WAY LINE OF S. CHEROKEE STREET AND THE NORTHEAST CORNER OF SAID PARCEL C;

THENCE SOUTH 00°30'29" EAST ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 27.80 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 13,642 SQUARE FEET OR (0.3132 ACRES), MORE OR LESS.