

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 1, DENARGO MARKET SUBDIVISION FILING NO. 1, PER THE PLAT RECORDED AT RECEPTION NO. 2009018921 ON FEBRUARY 17, 2009 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON AND BEARING SOUTH 89°59'53" WEST.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 27;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°59'53" WEST, A DISTANCE OF 903.75 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DENARGO STREET AS DEDICATED BY ORDINANCE NO. 278 OF SERIES 2001;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°01'41" EAST, A DISTANCE OF 189.89 FEET TO **THE POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 73°45'11" EAST, A DISTANCE OF 207.59 FEET;

THENCE SOUTH 89°29'10" EAST, A DISTANCE OF 34.73 FEET TO THE WEST BOUNDARY OF A 30 FEET WIDE UTILITY EASEMENT AS DEDICATED BY SAID DENARGO MARKET SUBDIVISION FILING NO. 1;

THENCE ALONG SAID WEST BOUNDARY, SOUTH 00°01'41" EAST, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID WEST BOUNDARY, NORTH 89°29'10" WEST, A DISTANCE OF 39.16 FEET;

THENCE NORTH 73°45'11" WEST, A DISTANCE OF 202.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID DENARGO STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°01'41" WEST, A DISTANCE OF 31.25 FEET TO THE **POINT OF BEGINNING**.