

PARCEL 1:

A PORTION OF THAT 8 FOOT UTILITY EASEMENT OVER AND ACROSS LOT 1, BLOCK 5, AND TRACT P, AS SHOWN ON THE PLAT OF HIGHPOINT SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2020036314, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 5, HIGH POINT SUBDIVISION FILING NO. 3, BEARING SOUTH 89°10'19" EAST, AS SHOWN ON THE PLAT OF HIGH POINT SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2020036314, CITY AND COUNTY OF DENVER.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE NORTH 69°01'36" EAST A DISTANCE OF 10.77 FEET TO A CORNER OF SAID EASEMENT AND THE POINT OF BEGINNING;

THENCE SOUTH 89°10'19" EAST ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 94.25 FEET TO A CORNER OF SAID EASEMENT;  
THENCE SOUTH 00°49'41" WEST, A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTH LINE OF TRACT P;  
THENCE NORTH 89°10'19" WEST ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 94.25 FEET TO A CORNER OF SAID EASEMENT;  
THENCE NORTH 00°49'41" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 754 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

A PORTION OF THAT 8 FOOT UTILITY EASEMENT OVER AND ACROSS LOT 3, BLOCK 11, AND TRACT CC, AS SHOWN ON THE PLAT OF HIGHPOINT SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2020036314, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF LOT 3, BLOCK 11, HIGHPOINT FILING NO. 3, BEARING NORTH 86°08'29" EAST, AS SHOWN ON THE PLAT OF HIGH POINT SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2020036314, CITY AND COUNTY OF DENVER.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3;  
THENCE SOUTH 20°00'39" WEST, A DISTANCE OF 8.75 TO A CORNER OF SAID EASEMENT AND THE POINT OF BEGINNING;

THENCE NORTH 86°08'29" EAST, A DISTANCE OF 8.02 FEET TO THE EAST LINE OF SAID EASEMENT;  
THENCE SOUTH 00°02'40" EAST ALONG SAID LINE, A DISTANCE OF 103.03 FEET TO A CORNER OF SAID EASEMENT;  
THENCE SOUTH 89°57'20" WEST, A DISTANCE OF 8.00 FEET TO THE WEST LINE OF SAID EASEMENT;  
THENCE NORTH 00°02'40" WEST ALONG SAID LINE, A DISTANCE OF 102.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 822 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.