

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS AG AND B OF STAPLETON FILING NO. 9, RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2003259880, AND A PORTION OF TRACT H OF STAPLETON FILING NO. 32, RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2010138135, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED WEST LINE OF THE PHASE 2 OF LOT 1, BLOCK 1, STAPLETON FILING NO. 9 BEING MONUMENTED ON THE SOUTH END BY A 1.25 INCH PLASTIC CAP STAMPED "BRW INC PLS 20683" AND A 1.25 INCH ALUMINUM CAP STAMPED "ZBS PLS 11434" ON THE NORTH END ASSUMED TO BEAR NORTH 00°34'45" WEST.

COMMENCE AT THE WEST CORNER OF THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°25'15" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 343.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT B; THENCE SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE AND SAID WEST LINE, A DISTANCE OF 2.00 FEET; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID LOT 1 AND WEST LINE OF SAID TRACT B, A DISTANCE OF 123.07 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE NORTH 90°00'00" EAST, PERPENDICULAR TO WEST LINE OF SAID TRACT B AND EAST LINE OF SAID LOT 1, A DISTANCE OF 70.93 FEET;

THENCE NORTH 83°28'56" EAST, A DISTANCE OF 66.59 FEET;

THENCE SOUTH 06°31'04" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 83°28'56" WEST, A DISTANCE OF 68.29 FEET;

THENCE NORTH 90°00'00" WEST, PERPENDICULAR TO WEST LINE OF SAID TRACT B AND EAST LINE OF SAID LOT 1, A DISTANCE OF 72.64 FEET TO A POINT ON SAID WEST LINE OF TRACT B AND EAST LINE OF SAID LOT 1;

THENCE NORTH 00°00'00" EAST, ALONG WEST LINE OF SAID TRACT B AND EAST LINE OF SAID LOT 1, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 4,176.66 SQUARE FEET OR 0.09588 ACRES, MORE OR LESS AND IS DEPICTED ON THE ATTACHED EXHIBIT "A" AS AN AID IN INTERPRETING THE WRITTEN DOCUMENT.

ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.