

DESCRIPTION

A part of Lot 1 through Lot 6, Block 1, Boulevard One Filing No. 1 recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1;

thence South $89^{\circ}59'52''$ East, along the northerly line of said Lot 1, a distance of 10.00 feet;

thence parallel with and 10.00 feet easterly of the westerly line of said Lot 1 through Lot 6 the following two (2) courses:

- 1.) South $00^{\circ}00'08''$ West a distance of 258.11 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 312.50 feet, a central angle of $21^{\circ}54'22''$, an arc length of 119.48 feet and whose chord bears South $10^{\circ}57'03''$ East a distance of 118.75 feet to the southerly line of said Lot 6;

thence South $79^{\circ}18'02''$ West, along the southerly line of said Lot 6, a distance of 10.19 feet to the southwest corner of said Lot 6 and a point of non-tangent curve;

thence along the westerly line of said Lot 1 through Lot 6 the following two (2) courses:

- 1.) along the arc of a curve to the right having a radius of 322.50 feet, a central angle of $21^{\circ}33'16''$, an arc length of 121.32 feet and whose chord bears North $10^{\circ}46'30''$ West a distance of 120.61 feet;
- 2.) North $00^{\circ}00'08''$ East a distance of 258.11 feet to the **POINT OF BEGINNING**.

Containing 3,785 square feet or 0.869 acres, more or less.

BASIS OF BEARINGS: Bearings are based on the north line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North $89^{\circ}59'52''$ West. The East Quarter Corner of said Section 8 is a $3\frac{1}{4}''$ aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a $3\frac{1}{4}''$ aluminum cap Witness Corner stamped URS CORP, PLS 20683.