

LAND DESCRIPTION
PARCEL F

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF QUITMAN ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 4, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE S89°47'53"W A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING;

THENCE S89°47'53"W A DISTANCE OF 11.50 FEET;

THENCE N00°18'32"W A DISTANCE OF 25.09 FEET;

THENCE 7.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS N18°07'34"E A DISTANCE OF 7.59 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 11.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS N18°07'34"E A DISTANCE OF 11.38 FEET;

THENCE N00°18'32"W A DISTANCE OF 288.23 FEET;

THENCE 9.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 31°15' 58", AND A CHORD WHICH BEARS N15°56'31"W A DISTANCE OF 9.70 FEET;

THENCE 9.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 13.53 FEET, A CENTRAL ANGLE OF 39°17'47", AND A CHORD WHICH BEARS N22°08'33"W A DISTANCE OF 9.10 FEET;

THENCE N00°18'32"W A DISTANCE OF 21.08 FEET;

THENCE N89°47'53"E A DISTANCE OF 11.50 FEET;

THENCE ALONG A LINE 5.50 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, BLOCK 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF QUITMAN ST., S00°18'32"E A DISTANCE OF 370.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.055 ACRES OR 2,412 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.