

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF BLOCK 27, ST. VINCENT ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET; THENCE N44°35'17"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD, 1378.55 FEET; THENCE S45°10'49"E ALONG A LINE PARALLEL WITH THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET, 263.67 FEET; THENCE S44°22'29"W, 18.63 FEET; THENCE S45°10'19"E, 185.50 FEET; THENCE S39°23'04"W, 91.46 FEET TO A POINT THAT IS 457.5 FEET, MORE OR LESS, SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD; THENCE S44°35'17"W ON A LINE PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD, 1274.09 FEET TO A POINT THAT IS 5.27 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF BLOCK 28, ST. VINCENT ADDITION; THENCE N45°10'49"W ALONG A LINE PARALLEL WITH AND 5.27 FEET FROM THE SAID SOUTHWESTERLY LINE OF SAID BLOCK 28 AND SAID LINE EXTENDED, 191.51 FEET TO A POINT 5.27 FEET SOUTHWESTERLY OF THE SOUTHERLY CORNER OF SAID BLOCK 27; THENCE N44°35'17"E, 5.27 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 27; THENCE N45°10'49"W ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 27, 266.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 627,745 SQUARE FEET OR 14.4110 ACRES MORE OR LESS. CERTIFICATE OF SURVEY: I HEREBY CERTIFY THAT ON AUGUST 26, 2016, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL.

DAMIEN CAIN PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC