

A PORTION OF THE 10' UTILITY EASEMENT DEDICATED BY DENVER GATEWAY CENTER FILING NO. 5, RECORDED AT RECEPTION NO. 2019153485, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF DENVER GATEWAY CENTER FILING NO. 5, AS MONUMENTED AT THE CENTER QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412" AND AT THE WEST QUARTER CORNER BY A 3-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "JR ENGINEERING PLS 38252", AS BEARING SOUTH 89°19'07" WEST.

PARCEL 1:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 54°25'44" WEST, A DISTANCE 968.89 FEET TO A POINT ON THE SOUTH LINE OF SAID 10' UTILITY EASEMENT SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE SAID SOUTH LINE AND THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 75.67 FEET, SAID CURVE HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 51°36'43", AND A CHORD WHICH BEARS SOUTH 89°51'55" WEST A CHORD DISTANCE OF 73.13 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 21.34 FEET, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 43°39'54", AND A CHORD WHICH BEARS NORTH 29°11'26" WEST A CHORD DISTANCE OF 20.83 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE NORTH LINE OF SAID EASEMENT;

THENCE ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 101.03 FEET, SAID CURVE HAVING A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 78°13'24", AND A CHORD WHICH BEARS NORTH 89°51'55" EAST A CHORD DISTANCE OF 93.36 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 21.34 FEET, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 43°39'54", AND A CHORD WHICH BEARS SOUTH 28°55'16" WEST A CHORD DISTANCE OF 20.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 814 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

2020-RELINQ-0000002-002

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 87°54'22" WEST, A DISTANCE OF 784.84 FEET TO A POINT ON THE SOUTH LINE OF SAID 10' UTILITY EASEMENT AND THE POINT OF BEGINNING;

THENCE SOUTH 89°19'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 77.94 FEET;
THENCE NORTH 25°43'02" EAST, A DISTANCE OF 11.16 FEET TO A POINT ON THE NORTH LINE OF SAID EASEMENT;

THENCE NORTH 89°19'07" EAST ALONG SAID NORTH LINE, A DISTANCE OF 68.03 FEET;
THENCE SOUTH 27°01'37" EAST, A DISTANCE OF 11.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 730 SQUARE FEET, MORE OR LESS.