

49TH AVENUE DESCRIPTION

ALL THAT PART OF 49TH AVENUE AS LAID OUT IN THE PLAT OF CRANBERRY PLACE, RECORDED JULY 28, 1887 IN MAP BOOK 4, PAGE 40, LYING EASTERLY OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER PER ORDINANCE 33, SERIES 1926, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTERLINE OF SECTION 14 TO BEAR SOUTH 00°20'34" WEST BETWEEN A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14 AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 41°07'22" WEST, A DISTANCE OF 2,676.76 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OF 49TH AVENUE, ALSO BEING THE NORTHEASTERLY CORNER OF BLOCK 4, CRANBERRY PLACE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°58'42" WEST, A DISTANCE OF 8.72 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;

THENCE ALONG SAID EASTERLY LINE 25.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.37 FEET, AN INCLUDED ANGLE OF 01°33'14" AND SUBTENDED BY A CHORD BEARING NORTH 12°34'02" EAST, A DISTANCE OF 25.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 49TH AVENUE;

THENCE ALONG SAID NORTH LINE, SOUTH 89°57'42" EAST, A DISTANCE OF 3.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 49TH AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°17'24" WEST, A DISTANCE OF 25.29 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 153 SQ. FT. OR 0.004 ACRES, MORE OR LESS.