

2013-0548-02-001

A PARCEL OF LAND BEING A PORTION OF BLOCK 6, CASEMENTS ADDITION AND THE 20' WIDE ALLEY VACATED AT ORDINANCE 440, SERIES OF 1969; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 6; THENCE S00°09'41"E, ALONG THE WEST LINE OF SAID BLOCK 6, A DISTANCE OF 185.01 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 329.90 FEET, A CENTRAL ANGLE OF 19°02'01", AN ARC LENGTH OF 109.59 FEET AND A CHORD BEARING N78°14'06"E A DISTANCE OF 109.09 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 349.90 FEET, A CENTRAL ANGLE OF 09°19'10", AN ARC LENGTH OF 56.91 FEET AND A CHORD BEARING N64°03'31"E A DISTANCE OF 56.85 FEET; THENCE N59°23'56"E A DISTANCE OF 17.07 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 600.10 FEET, A CENTRAL ANGLE OF 14°17'30", AN ARC LENGTH OF 149.69 FEET AND A CHORD BEARING N66°32'41"E A DISTANCE OF 149.30 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 6; THENCE S00°09'41"W, ALONG THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 60.32 FEET TO A POINT ON THE INTERSTATE HIGHWAY 25 RIGHT OF WAY AS SHOWN AT COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR PROJECT IR 25-2(198) FILED AT BOOK 5 OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGES 49-64, REC. NO. L000449, 5/4/91; THENCE ALONG THE INTERSTATE HIGHWAY 25 RIGHT OF WAY, AS DEFINED AT SAID RIGHT OF WAY PLANS, THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE S68°07'24"W A DISTANCE OF 58.48 FEET;
- 2) THENCE S61°55'45"W A DISTANCE OF 139.86 FEET;
- 3) THENCE S73°22'32"W A DISTANCE OF 99.46 FEET;
- 4) THENCE S87°37'37"E A DISTANCE OF 36.64 FEET TO A POINT AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 AND THE WEST LINE OF SAID BLOCK 6;

THENCE N00°09'41"E, ALONG THE WEST LINE OF SAID BLOCK 6, A DISTANCE OF 62.66 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 19,821 SQUARE FEET, 0.455 ACRES, MORE OR LESS.