

Land Description:

A parcel of land being a portion of South Rosemary Way (formerly known as Edith Lane) conveyed as public Right-of-Way, Second Addition to Hughes Mountain View Subdivision recorded In Arapahoe County, Colorado Recorder's Office at Reception Number 415775 and annexed to the City and County of Denver, Colorado, Ordinance Number 105, Series of 1964 and Ordinance Number 285 of Series 1970, situated in the Southwest 1/4 of Section 16 and a part of the Northwest 1/4 of Section 21, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:

Commencing at the Northwest Corner of said Section 21;

Thence N89°52'58"E along the North Line of the Northwest 1/4 of said Section 21, a distance of 1258.37 feet to a point on the Northwesterly Right-Of-Way (R.O.W.) line of South Rosemary Way and the Point of Beginning;

Thence N25°03'21"E along said Northwesterly R.O.W. Line of South Rosemary Way, a distance of 38.52 feet;

Thence S64°56'39"E along the Northeasterly R.O.W. Line of South Rosemary Way, a distance of 338.65 feet;

Thence S33°00'38"E continuing along said Northeasterly R.O.W. Line, a distance of 28.70 feet to the Northwesterly R.O.W. Line of East Mississippi Drive described in Resolution Number CR21-0150 Series of 2021, extended Northeasterly;

Thence S56°59'22"W along said Northwesterly R.O.W. Line extended Northeasterly, a distance of 60.00 feet to a point on the Southwesterly R.O.W. Line of South Rosemary Way;

Thence N33°00'38"W along said Southwesterly R.O.W. Line and along a portion of the Northeasterly Line of Plot 6, Second Amendment to Hughes Mountain View Subdivision, a distance of 30.43 feet;

Thence N64°56'39"W along said Southwesterly R.O.W. and the Northeasterly Line of said Plot 6 and along the Northeasterly Line of Vacated Mississippi Drive (Ordinance No. 192, Series 1996) and along the Northeasterly Line of Plot 5 of said Second Amendment to Hughes Mountain View Subdivision, a distance of 305.43 feet;

Thence N25°03'21"E along the Northwesterly R.O.W. Line of South Rosemary Way, a distance of 11.48 feet to the Point of Beginning.

Parcel Contains (17,876 Square Feet) 0.4104 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the North Line of the Northwest 1/4 of Section 21, Township 4 South, Range 67 West of the 6th Principal Meridian having an assumed bearing of N89°52'58"E and bounded by a 3" Brass Cap monument stamped "DWD, LS 16398, 1988" found in a Range Box at the Northwest Corner of said Section 21 and a 3-1/4" Aluminum Cap on #6 Rebar stamped "LS 29036, 1996" found in a Range Box at the North 1/4 Corner of said Section 21.