

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF FEBRUARY 2019, AT RECEPTION NUMBER 2019017811 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH RANGE 67 WEST OF THE SIXTH PRICIPAL CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ZONE LOT 35, AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2016104990 IN THE RECORDS OF THE CLERK AND RECORDER IN THE CITY AND COUNTY OF DENVER, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION AVENUE;

THENCE ALONG THE SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1235.10 FEET, A CENTRAL ANGLE OF 04°53'34", A CHORD WHICH BEARS NORTH 80°41'19" EAST, A DISTANCE OF 105.44 FEET, AND AN ARC LENGTH OF 105.47 FEET;
2. NORTH 78°14'32" EAST, A DISTANCE OF 55.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 47°29'18", AND AN ARC LENGTH OF 74.59 FEET;

THENCE SOUTH 35°43'57" WEST, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 47°29'18" A CHORD WHICH BEARS NORTH 78°00'42" WEST, A DISTANCE OF 68.45 FEET AND AN ARC LENGTH OF 70.45 FEET TO A POINT 5.00 FEET SOUTH

OF THE SAID UNION AVENUE RIGHT-OF-WAY;

THENCE SOUTH 78°14'32" WEST ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH SAID RIGHT-OF-WAY, A DISTANCE OF 55.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, BEING 5.00 FEET SOUTH OF AND PARALLEL WITH SAID RIGHT-OF-WAY, HAVING A RADIUS OF 1240.10 FEET, A CENTRAL ANGLE OF 04°55'26", AND AN ARC LENGTH OF 106.57 FEET TO A POINT ON THE WEST LINE OF SAID ZONE LOT 35;

THENCE NORTH 00°47'02" EAST ALONG SAID WEST LINE, A DISTANCE OF 5.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,171 S.F. (0.027 ACRES) MORE OF LESS