

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2018046001, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO ALSO BEING A PORTION OF THAT SANITARY & ACCESS EASEMENT RECORDED AT RECEPTION NO. 2019060312, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR

N 00°04'35" W, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 36053" TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, THENCE N 04°53'37" W, A DISTANCE OF 1,119.37 FEET TO A POINT ON THE EAST LINE OF THAT DEED RECORDED AT RECEPTION NO. 2018046001, SAID DENVER COUNTY RECORDS, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID SANITARY & ACCESS EASEMENT RECORDED AT RECEPTION NO. 2019060312, SAID DENVER COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST, SOUTH AND WEST LINE OF SAID SANITARY & ACCESS EASEMENT, THE FOLLOWING FIVE (5) COURSES:

1. S 89°52'50" W, A DISTANCE OF 847.77 FEET;
  2. S 00°04'35" E, A DISTANCE OF 430.50 FEET;
  3. S 89°52'50" W, A DISTANCE OF 30.00 FEET;
  4. N 00°04'35" W, A DISTANCE OF 415.50 FEET;
  5. S 89°52'50" W, A DISTANCE OF 349.14 FEET TO A POINT ON THE WEST LINE OF SAID DEED RECORDED AT RECEPTION NO. 2018046001, ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
- THENCE N 00°00'04" W, ALONG SAID WEST LINE, A DISTANCE OF 15.68 FEET;  
THENCE N 89°52'50" E, A DISTANCE OF 35.00 FEET;  
THENCE N 00°00'04" W, A DISTANCE OF 19.32 FEET TO A POINT ON THE NORTH LINE OF SAID SANITARY & ACCESS EASEMENT;  
THENCE N 89°52'50" E, ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 1,191.86 FEET TO A POINT ON THE EAST LINE OF THAT DEED RECORDED AT RECEPTION NO. 2018046001;  
THENCE S 00°04'35" E, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 42,013 SQUARE FEET, OR 0.964 ACRES, MORE OR LESS.