

PARCEL DESCRIPTION ROW NO. 2025-SRVY-0000042-001:**LAND DESCRIPTION**

A PARCEL OF LAND LYING PARTIALLY IN THE NORTHEAST QUARTER AND PARTIALLY IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND ALSO BEING LOCATED WITHIN THE BREENLOW PARK SUBDIVISION PLAT RECORDED MAY 2, 1890 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHENCE A DENVER RANGE POINT AT THE WESTERLY TERMINUS OF W. WARREN AVE. WEST OF S. GALAPAGO ST. BEARS N 11°05'35" E A DISTANCE OF 654.39 FEET;
THENCE N 9°20'49" W A DISTANCE OF 1144.01 FEET TO A POINT ON THE EAST LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE 165 OF 1925, AND THE POINT OF BEGINNING;
THENCE LEAVING SAID OFFICIAL CHANNEL S 5°14'53" E A DISTANCE OF 1724.10 FEET, TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 342.30 FEET, SAID CURVE HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 21°47'29", AND A CHORD BEARING S 5°38'52" W A DISTANCE OF 340.24 FEET;
THENCE S 16°32'36" W A DISTANCE OF 563.38 FEET TO A POINT ON THE EAST LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE 165 OF 1925;
THENCE N 76°26'33" W A DISTANCE OF 150.21 FEET TO A POINT ON THE WEST LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE 165 OF 1925;
THENCE N 16°32'36" E A DISTANCE OF 571.20 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 285.25 FEET, SAID CURVE HAVING A RADIUS OF 750 FEET, A DELTA ANGLE OF 21°47'29", AND A CHORD BEARING N 5°38'52" E A DISTANCE OF 283.53 FEET;
THENCE N 5°14'53" W A DISTANCE OF 1731.00 FEET TO POINT ON THE WEST LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE 165 OF 1925;
THENCE N 87°22'57" E A DISTANCE OF 150.16 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS N 11°05'35" E, MONUMENTED ON THE SOUTHWEST BY THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 4, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, A 3.25" ALUMINUM CAP MARKED "JACOBS T4S R68W ¼ S28 | S27 2017 PLS38010", AND ON THE NORTHEAST BY A 2" ROCK CAP AT THE WESTERLY TERMINUS OF W. WARREN AVE. WEST OF S. GALAPAGO ST., MARKED "RP LS 38091".