

A PARCEL OF LAND BEING ALL OF THAT PORTION OF THE HIGHWAY AND SLOPE EASEMENT RECORDED IN BOOK 5340 AT PAGE 155 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LYING WITHIN LOT 1, BLOCK 1, DENARGO MARKET SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2012049308 IN SAID RECORDS, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, WHENCE THE NORTH BOUNDARY OF SAID LOT 1 BEARS NORTH 89°58'19" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF DENARGO STREET RECORDED UNDER RECEPTION NUMBER 2012049308 IN SAID RECORDS, SOUTH 00°01'41" EAST, A DISTANCE OF 138.63 FEET TO THE **POINT OF BEGINNING.**

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY AND SLOPE EASEMENT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°01'41" EAST, A DISTANCE OF 87.05 FEET;
- 2) SOUTH 44°54'50" WEST, A DISTANCE OF 67.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID DENARGO STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 297.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°00'49" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- 1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°55'47", AN ARC LENGTH OF 144.78 FEET;
- 2) SOUTH 71°33'46" EAST, A DISTANCE OF 1.23 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 0.031 ACRES, (1,334 SQUARE FEET), MORE OR LESS.