

A PORTION OF THE DRAINAGE/SEWER EASEMENT DEDICATED AT RECEPTION NO. 2003199713 AND AN UTILITY EASEMENT DEDICATED BY EAST RANGE CROSSINGS FILING NO. 1, RECORDED AT RECEPTION NO. 2017166158, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "CAL VADA SURVEYING T3S R66W C ¼ 10 2006 LS 29412" IN A RANGE BOX, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "JR ENG T3S R66W ¼ S9/S10 2016 LS 38252" IN A RANGE BOX IS ASSUMED TO BEAR SOUTH 89°00'40" WEST, A DISTANCE OF 2652.08 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

PARCEL 1:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 61°48'48" WEST, A DISTANCE OF 1596.80 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 59TH AVENUE BEING THE POINT OF BEGINNING;

THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY NORTH 89°00'41" EAST, A DISTANCE OF 11.08 FEET, TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°13'47", AN ARC LENGTH OF 31.50 FEET, THE CHORD OF WHICH BEARS SOUTH 45°52'26" EAST, A DISTANCE OF 28.34 FEET, TO A POINT OF TANGENCY, BEING ON THE WESTERLY RIGHT OF WAY LINE OF BISCAV STREET;

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°45'32" EAST, A DISTANCE OF 118.00 FEET, TO THE SOUTHEAST CORNER OF BLOCK 4, LOT 1 EAST RANGE CROSSINGS FILING NO. 1 RECORDED AT RECEPTION NUMBER 2017166158, DENVER COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 4, LOT 1 SOUTH 89°14'28" WEST, A DISTANCE OF 31.16 FEET;

THENCE NORTH 00°45'31" WEST, A DISTANCE OF 137.96 FEET TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINS A CALCULATED AREA OF 4,214 SQUARE FEET OR 0.097 ACRE, MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 87°25'46" WEST, A DISTANCE OF 1376.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 60TH AVENUE BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°45'32" EAST, A DISTANCE OF 619.85 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 59TH AVENUE;

THENCE SOUTH 89°00'41" WEST, A DISTANCE OF 10.00 FEET, TO THE SOUTHWEST CORNER OF BLOCK 1, LOT 2 EAST RANGE CROSSINGS FILING NO. 1 RECORDED AT RECEPTION NUMBER 2017166158, DENVER COUNTY CLERK AND RECORDER;

THENCE NORTH 00°45'32" WEST, A DISTANCE OF 619.85 FEET, ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°00'40" EAST, A DISTANCE OF 10.00 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 2, TO THE POINT OF BEGINNING.

PARCEL 2 CONTAINS A CALCULATED AREA OF 6,198 SQUARE FEET OR 0.142 ACRE, MORE OR LESS.