

A PORTION OF THAT 6.00-FOOT-WIDE UTILITY EASEMENT AS DEPICTED ON LOT 1, BLOCK 2, GATEWAY LANDING SUBDIVISION AS RECORDED UNDER RECEPTION NO. 2020200141 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, WHENCE THE EAST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°04'35" EAST, A DISTANCE OF 2,649.97 FEET, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED PLS NO. 20699, AND AT THE CENTER QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED PLS NO. 36053 AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO.

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°04'35" EAST, A DISTANCE OF 1,536.04 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°52'50" WEST, A DISTANCE OF 94.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, SOUTH 00°04'35" EAST, A DISTANCE OF 10.30 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 63°33'16" WEST, A DISTANCE OF 6.71 FEET TO THE WESTERLY BOUNDARY OF SAID 6.00-FOOT-WIDE UTILITY EASEMENT;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID 6.00-FOOT-WIDE UTILITY EASEMENT THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°04'35" WEST, A DISTANCE OF 1.30 FEET;
2. SOUTH 89°52'50" WEST, A DISTANCE OF 2.59 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 63°33'16" WEST, A DISTANCE OF 13.42 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°52'50" EAST, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.002 ACRES, (104 SQUARE FEET), MORE OR LESS.