

## LAND DESCRIPTION

ALL OF THAT PERMANENT NON-EXCLUSIVE EASEMENT RECORDED AT RECEPTION #20200006498 LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 30' RANGE LINE OF MORRISON ROAD TO BEAR NORTH  $41^{\circ}16'28''$  EAST, A DISTANCE OF 482.24 FEET BETWEEN FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAPS STAMPED "PLS 34592" IN RANGE BOXES AT THE INTERSECTION OF MORRISON ROAD AND MILE HIGH STADIUM CIRCLE AND AT THE INTERSECTION OF MORRISON ROAD AND WEST COLFAX AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID #6 REBAR WITH 3 1/4" ALUMINUM CAP AT THE INTERSECTION OF MILE HIGH STADIUM CIRCLE AND MORRISON ROAD; THENCE ALONG SAID 30' RANGE LINE, NORTH  $41^{\circ}16'28''$  EAST, A DISTANCE OF 387.30 FEET; THENCE SOUTH  $48^{\circ}43'32''$  EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF MORRISON ROAD, ALSO BEING THE NORTHWESTERLY CORNER LOT 8, ASHTON; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH  $41^{\circ}16'28''$  WEST, A DISTANCE OF 152.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $88^{\circ}05'13''$  EAST, A DISTANCE OF 100.64 FEET; THENCE SOUTH  $00^{\circ}05'46''$  EAST, A DISTANCE OF 1.50 FEET; THENCE SOUTH  $88^{\circ}05'13''$  EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH  $00^{\circ}05'46''$  EAST, A DISTANCE OF 5.50 FEET; THENCE SOUTH  $88^{\circ}05'13''$  EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH  $00^{\circ}05'46''$  WEST, A DISTANCE OF 12.99 FEET; THENCE SOUTH  $88^{\circ}05'13''$  EAST, A DISTANCE OF 33.99 FEET; THENCE SOUTH  $00^{\circ}05'46''$  EAST, A DISTANCE OF 69.81 FEET; THENCE 29.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 51.00 FEET, AN INCLUDED ANGLE OF  $33^{\circ}23'06''$  AND SUBTENDED BY A CHORD BEARING SOUTH  $16^{\circ}47'19''$  EAST, A DISTANCE OF 29.30 FEET; THENCE SOUTH  $89^{\circ}59'52''$  WEST, A DISTANCE OF 377.10 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY OF MORRISON ROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH  $41^{\circ}16'28''$  EAST, A DISTANCE OF 168.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 37,569 SQ. FT. OR 0.86 ACRES, MORE OR LESS.