

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SOUTH QUEBEC STREET PER ORDINANCE NO. 317, SERIES OF 1989 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, S00°18'04"E A DISTANCE OF 1643.49 FEET; THENCE S89°34'32"W A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THE NORTHERLY MOST PORTION OF THE QUITCLAIM DEED RECORDED AT RECEPTION NO. 2013045270; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID NORTHERLY MOST PORTION THE FOLLOWING TWO (2) CONSECUTIVE COURSES:

1) CONTINUING S89°34'32"W A DISTANCE OF 55.63 FEET TO THE NORTHWEST CORNER OF SAID NORTHERLY MOST PORTION;
2) S28°11'32"E A DISTANCE OF 50.03 FEET TO THE SOUTHERLY CORNER OF SAID NORTHERLY MOST PORTION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH QUEBEC STREET, SAID POINT BEING THE POINT OF BEGINNING:

THENCE S28°11'32"E A DISTANCE OF 15.25 FEET;
THENCE S09°12'30"E A DISTANCE OF 22.65 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 38.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 45°51'34" AND A CHORD WHICH BEARS N16 49'57"W A DISTANCE OF 37.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 152 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 ASSUMED TO BEAR N00°18'04"W AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #28666 IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND THE POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 8 AS ESTABLISHED FROM THE 190 FOOT WITNESS CORNER TO THE NORTH BEING A FOUND 3-1/4" ALUMINUM CAP PLS # 22103 AND A 170 FOOT WITNESS CORNER TO THE WEST BEING A 3-1/4" ALUMINUM CAP PLS #24673.