

PROPERTY DESCRIPTION
PARCEL NUMBER: ROW-3
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-3 of the City and County of Denver, State of Colorado, containing 2,386 sq. ft. (0.055 acres) of land, more or less, being a portion of that parcel of land described in Reception Number 2012155087, as recorded on November 13, 2012 in the City and County of Denver Clerk and Recorder's Office, lying in the SE 1/4 of the SE 1/4 of Section 23, Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being more particularly described as follows:

COMMENCING at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet); Thence N 11°57'10" W, a distance of 775.02 feet, to a point on the west right-of-way line of Peoria Way (August 2015), being the **POINT OF BEGINNING**;

1. Thence S 89°47'54" W, a distance of 193.06 feet;
2. Thence on a curve to the left having a radius of 91.50 feet, a central angle of 32°20'50", an arc length of 51.66 feet, with a chord bearing of S 73°37'29" W, a distance of 50.97 feet;
3. Thence on a compound curve to the left having a radius of 18.50 feet, a central angle of 29°35'46", an arc length of 9.56 feet, with a chord bearing of S 42°39'11" W, a distance of 9.45 feet;
4. Thence S 89°53'11" W, a distance of 4.74 feet, to a point on the west line of said Reception Number 2012155087;
5. Thence along said west line of Reception Number 2012155087, on a non-tangent curve to the right having a radius of 30.00 feet, a central angle of 90°04'15", an arc length of 47.16 feet, with a chord bearing of N 44°51'50" E, a distance of 42.45 feet, to a point on the north line of said Reception Number 2012155087;
6. Thence along said north line of Reception Number 2012155087, N 89°54'03" E, a distance of 202.27 feet;
7. Thence continuing along said north line, on a curve to the right having a radius of 30.00 feet, a central angle of 44°07'39", an arc length of 23.11 feet, with a chord bearing of S 68°02'08" E, a distance of 22.54 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 2,386 sq. ft. (0.055 acres) of land, more or less.

Basis of Bearings: All bearings are based on the line connecting the W 1/4 corner of Section 25 and the N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25" dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

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For and on Behalf of
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