

**2099 CHESTNUT PLACE****PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTHERLY LINE OF W. 29<sup>TH</sup> AVENUE, MONUMENTED BY A NAIL AND SHINER STAMPED "LS 36062" AT THE WEST END AND A NAIL AND SHINER ILLEGIBLE AT THE EAST END. SAID LINE BEING ASSUMED TO BEAR S89°56'31"E.

COMMENCING AT RANGE POINT AT THE INTERSECTION OF W. 29<sup>TH</sup> AVENUE AND INCA STREET, BEING MONUMENTED BY A REBAR WITH NO CAP, IN A RANGE BOX;

THENCE S10°26'48"W A DISTANCE OF 41.01 FEET, TO THE NORTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED IN ORDINANCE NO. 207 RECORDED IN BOOK 8549 AT PAGE 361, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S89°56'31"E A DISTANCE OF 68.50 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 81°43'14" AND AN ARC LENGTH OF 28.53 FEET, TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 52°52'39" AND AN ARC LENGTH OF 55.37 FEET, TO A POINT OF TANGENT;

THENCE S44°39'22"W A DISTANCE OF 44.14 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIVISION STREET AS SHOWN ON THE PLAT OF HOYT & ROBINSON'S ADDITION TO DENVER 1871;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, N14°32'05"W A DISTANCE OF 81.96 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 29<sup>TH</sup> AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°56'31"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN ORDINANCE NO. 207 RECORDED IN BOOK 8549 AT PAGE 361;

THENCE ON SAID WESTERLY LINE, N00°03'29"E A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 5,074 SQUARE FEET OR 0.1165 ACRES.

**PROPERTY DESCRIPTION STATEMENT**

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

