

2014-0051-19-001

A parcel of land located in the southwest quarter of Section 36, Township 4 South, Range 69 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of the land described in Book 1794 at page 98 together with the land described in Reception No. 2001140010, and being more particularly described as follows:

Beginning at a point on the south right-of-way line of W. Floyd Ave., said point being the northeast corner of Tract A, Seven Springs Filing No. 1; Thence N27°47'06"E along the southeasterly line of said Tract A extended, a distance of 8.28 feet; Thence N01°17'08"W along the easterly line of Lot 34, Block 2, Seven Springs Filing No. 1 extended, a distance of 46.76 feet to a point on the north right-of-way line of W. Floyd Ave.; Thence S64°26'57"E along the north right-of-way line of W. Floyd Ave extended, a distance of 22.81 feet to a point of non-tangent curvature; Thence along the arc of said curve to the right and arc distance of 53.40 feet, said curve having a radius of 50.50 feet, a delta of 60°35'19" and a chord that bears N85°23'15E, a distance of 50.95 feet to a point of tangent; Thence S64°19'06"E, a distance of 15.76 feet to a point of curve; Thence along the arc of said curve to the right an arc distance of 158.65 feet, said curve having a radius of 50.50 feet, a delta of 180°00'00" and a chord that bears S25°40'54"W, a distance of 101.00 feet to a point of tangent; Thence N64°19'06"W, a distance of 15.76 feet to a point of curve; Thence along the arc of said curve to the right and arc distance of 52.94 feet, said curve having a radius of 50.50 feet, a delta of 60°03'54" and a chord that bears N34°17'09"W a distance of 50.55 feet to a point of non-tangency; Thence N64°26'57"W a distance of 2.14 feet to the Point of Beginning.