

PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID PARCEL BEING A PORTION OF LOTS 30-35, INCLUSIVE, BLOCK 8, HOYT & ROBINSONS ADDITION TO DENVER AS RECORDED IN BOOK 1 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE BEARINGS ARE BASED ON A PORTION OF THE EASTERLY LINE OF THAT PARCEL OF LAND SITUATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING IN THE SE1-4 OF SECTION 28, T 3 S, R 69 W, 6TH P.M., AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN RECEPTION NO. 2008059663, RECORDS OF DENVER COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREON AND BEARING N00°25' 19"W.

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 8, HOYT AND ROBINSON' S ADDITION TO DENVER, BEING MONUMENTED BY A FOUND NAIL AND TAG STAMPED "PLS 38214", SAID POINT BEING LOCATED 3.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 8;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INCA STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

THENCE NORTH 00°25' 19" WEST 207.99 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214"

THENCE NORTH 00°28'56" WEST 169.04 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214";

THENCE NORTH 00°24'40" WEST 354.54 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A CURVE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 16.96 FEET, WHOSE RADIUS IS 13.50 FEET, WHOSE DELTA IS 71°59'56" AND WHOSE LONG CHORDS BEARS NORTH 36°25'40" WEST A DISTANCE OF 15.87 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 93.38 FEET, WHOSE RADIUS IS 54.50 FEET, WHOSE DELTA IS 98°10'13" AND WHOSE LONG CHORD BEAR NORTH 23°20'32" WEST A DISTANCE OF 82.37 FEET;

THENCE NORTH 25°44'24" EAST 14.33 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTH-SANTA-FE RAILROAD;

THENCE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 45.17 FEET, WHOSE RADIUS IS 1248.56 FEET, WHOSE DELTA IS 02°04'23" AND WHOSE LONG CHORD BEARS NORTH 50°36'05" EAST A DISTANCE OF 45.17 FEET TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF INCA STREET, SAID POINT BEING MONUMENTED BY A FOUND NO.5 REBAR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY UNE, SOUTH 00°24'40" EAST 129.98 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL CONTAINS 4.029 SQUARE FEET, 0.092 ACRES MORE OR LESS (±).