

**LEGAL DESCRIPTION - 14400 EAST ANDREWS DRIVE, DENVER, COLORADO 80239**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ANGLE LEFT FROM THE WEST LINE OF SAID NORTHWEST QUARTER,  $20^{\circ}00'20''$ , 871.41 FEET TO THE EAST CORNER OF LOT 1, BLOCK 6 OF THE VISTAS RECORDED ON JULY 18, 1997 IN BOOK 31 AT PAGES 77 THROUGH 79 AT RECEPTION NO. 9700092855, CITY AND COUNTY OF DENVER RECORDS AND THE POINT OF BEGINNING;

THENCE DEFLECT RIGHT  $68^{\circ}13'08''$ , A DISTANCE OF 80.12 FEET ALONG THE SOUTHEAST LINE OF LOTS 1 AND 2 AND THE MOST NORTHERLY EAST LINE OF LOT 3 OF SAID BLOCK 6;

THENCE DEFLECT LEFT  $20^{\circ}16'47''$ , A DISTANCE OF 485.74 FEET ALONG THE MOST SOUTHERLY EAST LINE OF SAID LOT 3 AND THE EAST LINE OF LOTS 4 THROUGH 17 OF SAID BLOCK 6;

THENCE DEFLECT LEFT  $95^{\circ}48'37''$ , A DISTANCE OF 79.81 FEET, ALONG THE NORTH LINE OF LOTS 21 THROUGH 23 OF SAID BLOCK 6;

THENCE DEFLECT LEFT  $2^{\circ}41'49''$ , A DISTANCE OF 86.03 FEET, CONTINUING ALONG THE NORTH LINE OF SAID LOT 23 AND ALONG THE NORTH LINE OF LOTS 24 THROUGH 26 TO THE NORTHEAST CORNER OF LOT 26;

THENCE DEFLECT RIGHT  $48^{\circ}59'22''$ , A DISTANCE OF 85.27 FEET ALONG THE EASTERLY LINE OF SAID LOT 26, ALSO BEING THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3029 AT PAGE 362, CITY AND COUNTY OF DENVER RECORDS TO THE EAST CORNER OF SAID LOT 26, SAID CORNER BEING 25.00 FEET NORTHWESTERLY OF THE SOUTHERLY CORNER OF SAID PARCEL OF LAND;

THENCE DEFLECT LEFT  $90^{\circ}00'31''$ , A DISTANCE OF 433.26 FEET, PARALLEL WITH AND 25.00 NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND;

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF  $5^{\circ}53'26''$ , A RADIUS OF 475.00 FEET, FOR AN ARC LENGTH OF 48.84 FEET;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY A DISTANCE OF 51.20 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF  $97^{\circ}46'56''$ , AND THE RADIUS OF SAID CURVE DEFLECTS TO THE LEFT  $89^{\circ}58'37''$  FROM THE PROLONGATION OF THE TANGENT LINE OF THE LAST DESCRIBED CURVE TO A POINT ON THE SOUTHWESTERLY LINE OF ANDREWS DRIVE AS DEDICATED BY CONCORD FILING 1 IN BOOK 28 AT PAGES 46 THROUGH 49, CITY AND COUNTY OF DENVER RECORDS;

THENCE SOUTHWESTERLY, A DISTANCE OF 69.17 FEET ALONG A NON-TANGENTIAL CURVE, ALONG SAID ANDREWS DRIVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 550.04 FEET, A CENTRAL ANGLE OF  $7^{\circ}12'20''$  AND THE RADIUS OF SAID CURVE DEFLECTS LEFT  $89^{\circ}58'52''$  FROM THE PROLONGATION OF THE TANGENT LINE OF THE LAST DESCRIBED CURVE;

THENCE TANGENT TO SAID CURVE, 464.84 FEET, ALONG THE SOUTHWESTERLY LINE OF SAID ANDREWS DRIVE TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

as known by street and number as: 14400 EAST ANDREWS DRIVE, DENVER, CO 80239