

KNOW ALL MEN BY THESE PRESENTS THAT M D C HOLDINGS INC., AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS, AS SHOWN ON THIS MAP THE LAND DESCRIBED AS FOLLOWS:

THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED ON NOVEMBER 8, 1996 AT RECEPTION No. 9600154917 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S00°06'50"E ALONG THE EAST LINE OF SECTION 4, A DISTANCE OF 720.07 FEET; THENCE S89°03'36"W AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 70.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET; THENCE S00°06'50"E ALONG SAID WESTERLY RIGHT-OF-WAY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 50.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 367.42 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ON A BEARING OF S88°51'14"W AND PARALLEL WITH THE NORTHEAST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 150.00 FEET; THENCE S00°06'50"E PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 150.00 FEET; THENCE S88°51'14"W AND PARALLEL WITH THE NORTHEAST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 412.54 FEET; THENCE N00°56'24"W A DISTANCE OF 519.39 FEET; THENCE N89°03'36"E AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 570.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION PER THIS SURVEY:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N02°04'41"W, A DISTANCE OF 1474.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY LINES OF A PARCEL OF LAND OWNED BY THE CITY AND COUNTY OF DENVER, AND DESCRIBED IN DEED RECORDED IN BOOK 1334 AT PAGE 674, ON OCTOBER 20, 1976:

1) S89°36'37"W, A DISTANCE OF 150.00 FEET;

2) S00°37'06"W, A DISTANCE OF 150.09 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF HUTCHINSON HILLS FILING NO. 4 RECORDED IN BOOK 42 AT PAGE 47;

THENCE S89°38'09"W ALONG THE SAID NORTHERLY BOUNDARY LINE OF HUTCHINSON HILLS FILING NO. 4, A DISTANCE OF 412.86 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE USPS SULLIVAN STATION POST OFFICE, RECORDED IN BOOK 8 AT PAGE 73, AT RECEPTION NO. R-92-0017246, ON FEBRUARY 25, 1992;

THENCE N00°09'20"W ALONG THE SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 519.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE, CREATED BY ORDINANCE 665 OF 1979;

THENCE N89°48'29"E ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 570.03 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET;

THENCE S00°38'49"W ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET, A DISTANCE OF 367.50 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 271,139 SQUARE FEET OR 6.224 ACRES.

UNDER THE NAME AND STYLE OF SUNSET VILLAGE FILING NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE PORTION OF RIGHT-OF-WAY FOR JEFFERSON AVENUE, AS SHOWN HEREON, ALONG WITH THE APPLICABLE PUBLIC UTILITY AND CABLE TELEVISION EASEMENTS AS SHOWN.