4340-4350 S MONACO STREET
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NE ¼ OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NE ¼ OF SAID SECTION 8 BEING N 00° 35' 15" E BETWEEN THE C ¼ CORNER (3.0' WITNESS CORNER, A 3.5" ALUMINUM CAP LS 13212) AND N ¼ CORNER (A 3.5" BRASS CAP LS 7104);

COMMENCING AT THE C ¼ CORNER OF SAID SECTION 8;

THEN N 19° 43' 03" E, A DISTANCE OF 1376.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MONACO STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1) *N 25° 25' 33" W, A DISTANCE OF 600.96 FEET TO A POINT OF CURVATURE;*
2) *ALONG THE ARC OF A CURVE TO THE RIGHT, 115.21 FEET, HAVING A RADIUS OF 537.65 FEET, A CENTRAL ANGLE OF 12° 16' 39" AND A CHORD BEARING AND DISTANCE OF N 19° 20' 14" W, 114.99 FEET,·*

THENCE N 70° 29' 06" E, A DISTANCE OF 837.77 FEET TO A POINT ON THE WESTERLY RIGHT 0F WAY LINE OF INTERSTATE HIGHWAY #25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 24° 02' 35" E, A DISTANCE OF 714.93 FEET,·
THENCE S 70° 29' 06" W, A DISTANCE OF 832.16 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION CONTAINED IN RULE AND ORDER OF THE DISTRICT COURT, CASE NO. 01CV3689, RECORDED NOVEMBER 17, 2005 AT RECEPTION NO. 2005197000, DENVER COUNTY RECORDS.