

THAT 5.00 FOOT UTILITY EASEMENT LYING WITHIN LOT 4, BLOCK 1, GREEN VALLEY RANCH FILING NO. 45, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018012500 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF LOT 4, BLOCK 1, SAID GREEN VALLEY RANCH FILING NO. 45, BEARING S 25°05'44" E, AS SHOWN THEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE N 25°05'44" E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 10.00 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 01°11'37", AND AN ARC LENGTH OF 5.00 FEET, THE CHORD OF WHICH BEARS S 64°18'27" W, A DISTANCE OF 5.00 FEET;
THENCE N 25°05'44" W, A DISTANCE OF 96.44 FEET;
THENCE N 55°09'33" E, A DISTANCE OF 5.07 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4;
THENCE S 25°05'44" E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 97.25 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 484 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.