

LAND DESCRIPTION

A PORTION OF LAND CONVEYED BY QUIT CLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON AUGUST 21, 2018, AT RECEPTION NO. 2018105523 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO; LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, MONUMENTED WITH AN 3 ¼" ALUMINUM CAP "LS 13155" IN A RANGE BOX, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED WITH AN 3 ¼" ALUMINUM CAP "LS 23521" IN A RANGE BOX, BEARS S00°08'48"W, A DISTANCE OF 2647.31 FEET; THENCE S00°08'48"W, ON THE EAST LINE OF SAID SECTION 23, A DIATANCE OF 890.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43 AND THE **POINT OF BEGINNING;**

THENCE S89°51'03"W, ON THE NORTH LINE OF ALICE PLACE AS DESCRIBED IN DENVER ORDINANCE 596 SERIES 1973, A DISTANCE OF 219.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE N00°07'27"W, ON THE WEST LINE OF SAID BLOCK 18, A DISTANCE OF 5.22 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAIL ROAD RIGHT-OF-WAY

THENCE N44°54'17"E, ON THE SOUTHERLY LINE OF SAID RAIL ROAD RIGHT-OF-WAY, A DISTANCE OF 98.81 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ON SAID RAIL ROAD RIGH-OF-WAY, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1, 960.00 FEET, A CENTRAL ANGLE OF 04°56'47", A CHORD LENGTH OF 169.15 FEET WHICH BEARS N42°25'53"E, A DISTANCE OF 169.20 FEET TO THE NORTH LINE OF SAID BLOCK 18;

THENCE N89°51'24"E, ON THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 35.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 50;

THENCE S00°08'48"W, ON THE EAST LINE OF SAID BLOBK 18, A DISTANCE OF 199.57 FEET, TO THE **POINT OF BEGINNING.;**

THE ABOVE DESCRIBED PARCEL CONTAINS 25,334 SQ. FT. (0.582 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE UTM SYSTEM, ZONE 13 NORTH, NAD 1983 (1992) DETERMINED BY FAST STATIC GPS SURVEY. THE LINE BETWEEN POINT MCDONNELL AND POINT W410, MONUMENTED AS SHOWN IN THE LAND SURVEY CONTROL DIAGRAM AT CDOT PROJECT NO. NH 0361-070 AND FILED IN THE CITY & COUNTY OF DENVER, CO AT RECEPTION NO. L013566, BEARS N14°20'15.6"W.