

LAND DESCRIPTION

AS NORTH WOLFF STREET

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, ACQUIRED AS PARCEL NO. 4 IN A QUIT CLAIM DEED RECORDED APRIL 23, 1941 AT BOOK 5481, PAGE 535 IN THE CLERK AND RECORDER'S OFFICE OF SAID CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF ($S \frac{1}{2}$) OF THE NORTHWEST QUARTER ($NW \frac{1}{4}$) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE EXTENDED WEST LINE OF N WOLFF STREET PRODUCED SOUTH; THENCE SOUTH ON SAID EXTENDED WEST LINE OF N WOLFF STREET 46.75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH ON THE EXTENDED WEST LINE OF SAID N WOLFF STREET PRODUCED SOUTH APPROXIMATELY 553 FEET, TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE DENVER AND INTERMOUNTAIN RAILROAD COMPANY;
THENCE EASTERLY ON SAID RIGHT OF WAY LINE TO A POINT 60.5 FEET EAST AT RIGHT ANGLES FROM AFORESAID PRODUCED WEST LINE OF N WOLFF STREET, SAID POINT BEING THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE AND THE EXTENDED EAST LINE OF SAID N WOLFF STREET PRODUCED SOUTH;
THENCE NORTH ON THE PRODUCED EAST LINE OF SAID N WOLFF STREET EXTENDED FROM THE NORTH TO A POINT 46.16 FEET SOUTH OF THE NORTH LINE OF AFORESAID SOUTH HALF ($S \frac{1}{2}$) OF THE NORTHWEST QUARTER OF SAID SECTION 6;
THENCE WEST OF SAID NORTH LINE 60.5 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPT

A PARCEL OF LAND CALLED PARCEL V-23 IN ORDINANCE 681 OF 2009, RECORDED NOVEMBER 30, 2009 AT RECEPTION NUMBER 2009154954 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, WHENCE THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6 BEARS $N89^{\circ}38'18''W$, A DISTANCE OF 1279.22 FEET; THENCE $S03^{\circ}46'14''W$, A DISTANCE OF 461.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N WOLFF STREET, BEING THE POINT OF BEGINNING;
THENCE $S89^{\circ}39'12''E$, A DISTANCE OF 60.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N WOLFF STREET EXTENDED SOUTHERLY;
THENCE $S00^{\circ}13'29''E$, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 143.78 FEET TO A POINT ON THE NORTH LINE OF A 50 FOOT RAILROAD RIGHT-OF-WAY, BEING A POINT OF NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF $01^{\circ}48'01''$, A RADIUS OF 1935.09 FEET, AN ARC LENGTH OF 60.81 FEET AND A CHORD BEARING $N84^{\circ}29'55''W$, A DISTANCE OF 60.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID N WOLFF STREET EXTENDED SOUTHERLY;
THENCE $N00^{\circ}13'29''W$, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 138.31 FEET TO THE POINT OF BEGINNING.

