

A PARCEL OF LAND BEING A PORTION OF LAND AS DESCRIBED IN RECEPTION NO. 2015165582 AND ALSO A PORTION OF A CERTAIN 20 FOOT STORM AND UTILITY EASEMENT AS DESCRIBED IN BOOK 1785 PAGE 45, RECORDED NOVEMBER 08, 1978 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; IN SAID CITY AND COUNTY, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, WHENCE THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, BEARS NORTH 89°48'32" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 80°28'27" EAST, A DISTANCE OF 1,214.51 FEET TO A POINT ON THE NORTH LINE OF SAID STORM AND UTILITY EASEMENT AND THE **POINT OF BEGINNING**.

THENCE ALONG SAID NORTH LINE, NORTH 89°48'32" EAST, A DISTANCE OF 126.69 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4 ALSO BEING THE WESTERLY RIGHT-OF-WAY OF SOUTH TAMARAC DRIVE;

THENCE ALONG SAID EAST LINE, SOUTH 00°35'44" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID STORM AND UTILITY EASEMENT;

THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, SOUTH 89°48'32" WEST, A DISTANCE OF 146.42 FEET;

THENCE NORTH 44°48'32" EAST, A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.063 ACRES, (2,731 SQUARE FEET), MORE OR LESS.

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