

A PARCEL OF LAND BEING A PORTION OF LAND AS DESCRIBED IN RECEPTION NO. 2015165582 AND ALSO A PORTION OF A CERTAIN 10 FOOT STORM SEWER EASEMENT AS DESCRIBED IN BOOK 595 PAGE 674, RECORDED NOVEMBER 09, 1972 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 79°48'51" EAST, A DISTANCE OF 1178.03 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID STORM SEWER EASEMENT AND THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2015165582 AND THE **POINT OF BEGINNING**.

THENCE ALONG SAID NORTH LINE, NORTH 89°48'32" EAST, A DISTANCE OF 164.92 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 10.00 FEET TO THE SOUTHERLY LINE OF SAID EASEMENT;

THENCE DEPARTING SAID EAST LINE, ALONG SAID SOUTHERLY LINE, SOUTH 89°48'32" WEST, A DISTANCE OF 154.93 FEET TO THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2015165582;

THENCE ALONG SAID WESTERLY LINE, NORTH 44°45'16" WEST, A DISTANCE OF 14.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.037 ACRES, (1,599 SQUARE FEET), MORE OR LESS.

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