

Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE NORTH 83°24'47" WEST, A DISTANCE OF 460.32 FEET TO A POINT ON THE EAST BOUNDARY OF GREEN VALLEY RANCH FILING NO. 33, BEING THE SOUTHEAST CORNER OF TRACT F OF SAID GREEN VALLEY RANCH FILING NO. 33, AS PLATTED UNDER RECEPTION NUMBER 2001005856 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°00'25" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 439.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 40TH AVENUE, AS PLATTED IN GREEN VALLEY RANCH FILING NO. 20 UNDER RECEPTION NUMBER 9700088416 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,965.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°09'39" EAST;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'03", AN ARC LENGTH OF 108.63 FEET;
2. SOUTH 89°59'35" EAST, A DISTANCE OF 273.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2004256582 IN SAID RECORDS;

THENCE, ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°00'22" WEST, A DISTANCE OF 371.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°05'29", AN ARC LENGTH OF 77.75 FEET;
3. SOUTH 89°05'51" WEST, A DISTANCE OF 348.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.988 ACRES, (173,726 SQUARE FEET), MORE OR LESS.