Legal Description of PUD G#5

A part of Block 18, Shackleton Place Subdivision according to the official City and County of Denver re-survey plat, together with the contiguous half of S. Williams St. vacated by Ord. 28, 1927 on the east side and with the contiguous half of S. Gilpin St. vacated by Ord. 98, 1921 on the west side and together with the alley within said Block 18 vacated by Ord. 62, 1921, all being in the City and County of Denver and more particularly described as follows:

Beginning at the point of intersection between the North line of Cedar Ave. and the centerline of said vacated S. Gilpin St.; thence northerly along said centerline a distance of 599.45 feet to a point on the South right-of-way of Bayaud Ave. which is also the North line of said Block 18 extended; thence on an angle to the right of 90° 09' 00" and along said South right-of-way line of Bayaud Ave. and along said North line of Block 18 extended and along the North line of said Block 18 a distance of 125.37 feet to a point on a non-tangent curve which is the southwesterly line of the official channel of Cherry Creek; thence on a deflection angle to the right of 36° 18' 07" from the tangent of said curve to the left having a radius of 884.02 feet and a central angle of 14° 49' 21" an arc distance of 228.70 feet to a point of intersection with the centerline of said vacated S. Williams St.; thence departing from said southwesterly line on an angle to the right of 68° 22' 14" from the tangent to the aforesaid curve and along said centerline of vacated S. Williams St. a distance of 215.32 feet; thence on an angle to the right of 90° 09' 00" a distance of 169.88 feet; thence on an angle to the left of 90° 09' 00" a distance of 24.90 feet; thence on an angle to the right of 90° 09' 00" a distance of 124.88 feet; thence on an angle to the left of 90° 09' 00" a distance of 131.92 feet to a point of curvature; thence along a curve to the left having a radius of 83.72 feet and a central angle of 32° 00' 00" an arc distance of 46.76 feet to a point of reverse curve; thence along a curve to the right having a radius of 113.72 feet and a central angle of 32° 00' 00" an arc distance of 63.51 feet to a point of tangency; thence along said tangent a distance of 12.58 feet to a point of said North right-of-way line of Cedar Ave.; thence on an angle to the right of 90° 09' 00" and along said right-of-way a distance of 60.00 feet to the point of beginning, containing in all 106,959 square feet or 2.455 acres, more or less.