

Parcel 1
Proposed Zoning (U-SU-A)
Description

A part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows;

COMMENCING at the East Quarter Corner of said Section 8;
thence North 89°59'52" West, along the northerly line of said Southeast Quarter of Section 8, a distance of 120.00 feet;
thence South 00°02'35" West, parallel with and 120.00 feet west of the easterly line of said Southeast Quarter of Section 8, a distance of 30.00 feet to the southerly line of E. 1st Ave. and the northwest corner of Lowry Filing No. 3 recorded at Reception Number 9800190950 in the Clerk and Recorder's Office of said City and County of Denver;
thence North 89°59'52" West, along said southerly line of E. 1st Ave., a distance of 1093.52 feet to the centerline of proposed Oneida Ct. and the **POINT OF BEGINNING**;

thence along said centerline of proposed Oneida Ct. the following three (3) courses:

- 1.) South 00°00'08" West a distance of 240.38 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 230.00 feet, a central angle of 25°55'15", an arc length of 104.05 feet and whose chord bears South 12°57'30" East a distance of 103.17 feet;
- 3.) South 25°55'07" East a distance of 107.45 feet;

thence South 85°01'11" West a distance of 284.53 feet;
thence South 86°58'42" West a distance of 350.14 feet;
thence North 89°54'16" West a distance of 270.02 feet to the centerline of proposed Niagara St.;

thence South 10°29'45" West, along said centerline of proposed Niagara St., a distance of 43.23 feet to the centerline of proposed Magnolia St.;

thence along said centerline of proposed Magnolia St. the following two (2) courses:

- 1.) North 79°30'15" West a distance of 76.97 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 28°52'12", an arc length of 99.77 feet and whose chord bears North 65°04'09" West a distance of 98.72 feet;

thence North 90°00'00" West a distance of 327.59 feet to the easterly line of Monaco St. Pkwy;
thence North 00°11'21" East, parallel with and 90.00 feet east of the westerly line of said Southeast Quarter and along said easterly line of Monaco St. Pkwy, a distance of 467.20 feet to said southerly line of First Ave.;

thence South 89°59'52" East, parallel with and 30.00 feet south of said northerly line of the Southeast Quarter of Section 8 and along said southerly line of E. 1st Ave., a distance of 1332.17 feet to the **POINT OF BEGINNING**.

Containing 636,514 square feet or 14.612 acres, more or less.

Basis of bearings: Bearings are based on the northerly line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North 89°59'52" West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.

A. David Johnson, P.L.S. 20683
For and on behalf of URS Corporation
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