

Parcel 2
Proposed Zoning (M-RX-5)
Description

A part of the Northwest Quarter of Section 15 and a part of the Northeast Quarter of Section 16, Township 3 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 Northeast Corner of said Section 16;
thence South $11^{\circ}03'23''$ East a distance of 1429.53 feet to the intersection of the centerline of proposed Central Park Blvd. and the centerline of proposed 53rd Ave. and the **POINT OF BEGINNING**;

thence along the centerline of proposed Central Park Blvd. the following three (3) courses:

- 1.) South $21^{\circ}28'40''$ East a distance of 567.69 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 1600.00 feet, a central angle of $21^{\circ}28'40''$, an arc length of 599.77 feet and whose chord bears South $10^{\circ}44'20''$ East a distance of 596.27 feet;
- 3.) South $00^{\circ}00'00''$ East a distance of 47.18 feet to the intersection with the centerline of proposed 51st Dr.;

thence along said centerline of proposed 51st Dr. the following two (2) courses:

- 1.) North $90^{\circ}00'00''$ West a distance of 492.81 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 1450.00 feet, a central angle of $43^{\circ}30'53''$, an arc length of 1101.24 feet and whose chord bears North $68^{\circ}14'34''$ West a distance of 1074.96 feet;

thence North $46^{\circ}29'07''$ West, along said centerline of proposed 51st Dr. and along the centerline of proposed Wabash Way, a distance of 134.79 feet to the intersection with the centerline of proposed 53rd Ave.;

thence along said centerline of proposed 53rd Ave. the following three (3) courses:

- 1.) North $46^{\circ}10'48''$ East a distance of 240.87 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 1250.00 feet, a central angle of $24^{\circ}31'37''$, an arc length of 535.09 feet and whose chord bears North $58^{\circ}26'37''$ East a distance of 531.02 feet;
- 3.) North $70^{\circ}42'25''$ East a distance of 681.99 feet to the **POINT OF BEGINNING**.

Containing 1,213,209 square feet or 27.851 acres, more or less.

BASIS OF BEARING: Bearings are based on the east line of the Northeast Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing South 00°24'42" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Northeast Corner of said Section 16 is a 3" brass cap stamped PLS 16398 in a range box. The East Quarter Corner of said Section 16 is a 3 ½" aluminum cap stamped PLS 11434.

A. David Johnson, P.L.S. 20683
For and on behalf of URS Corporation
8181 E. Tufts Ave.,
Denver, CO 80237
ph 303.740.2647