

Parcel 4  
Proposed Zoning (G-MU-5)  
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 1<sup>st</sup> 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 South 00°02'35" West, along the westerly line of said Lowry Filing No. 3 being parallel with and 120.00 feet west of said easterly line of the Southeast Quarter of Section 8, a distance of 381.74 feet to the northwest corner of Lowry Filing No. 1 recorded at Reception Number 9700089555 in said Clerk and Recorder's Office;

Thence along the westerly lines of said Lowry Filing No. 1 the following three (3) courses:

- 1.) South 00°02'35" West, being parallel with and 120.00 feet west of said easterly line of the Southeast Quarter of Section 8, a distance of 186.54 feet;
- 2.) South 14°00'02" East a distance of 41.21 feet;
- 3.) South 00°02'35" West, being parallel with and 110.00 feet west of said easterly line of the Southeast Quarter of

Section 8, a distance of 651.89 feet to the northeast corner of Lowry Filing No. 2 recorded at Reception Number 9700172497 in said Clerk and Recorder's Office;

Thence North 90°00'00" West, along the northerly line of said Lowry Filing No. 2, a distance of 983.87 feet to the northwest corner of Lowry Filing No. 2 and the northerly line of Bayaud Ave.; thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 590.77 feet to the **POINT OF BEGINNING**;

thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 395.79 feet; thence North 00°00'29" East a distance of 150.30 feet; thence North 39°37'00" East a distance of 117.02 feet to the centerline of Archer Dr. as shown on Boulevard One Filing No.1, recorded at Reception Number 2014105351 in said Clerk and Recorder's Office and a point of non-tangent curve; thence along said centerline of Archer Dr. the following two (2) courses:

- 1.) along the arc of a curve to the left having a radius of 198.00 feet, a central angle of 39°36'31", an arc length of 136.88 feet and whose chord bears South 70°11'15" East a distance of 134.17 feet;
- 2.) South 89°59'31" East a distance of 194.94 feet;

Thence South 00°00'29" West a distance of 195.00 feet to the **POINT OF BEGINNING**.