

## DESCRIPTION

A part of the South Half 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 South Quarter corner of said Section 16;  
thence North 24°29'09" East a distance of 809.75 feet to the southeast corner of Tract B, (Future R.O.W. for Uinta St.), Stapleton Filing No. 23, as recorded at Reception Number 2008117630, in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence along the easterly line of said Tract B the following five (5) courses:

- 1) South 89°45'22" West a distance of 34.56 feet;
- 2) South 75°22'38" West a distance of 1.79 feet;
- 3) North 23°14'49" West a distance of 14.21 feet;
- 4) North 04°45'49" West a distance of 82.06 feet;
- 5) North 00°00'00" West a distance of 151.21 feet to the northeast corner of said Stapleton Filing No. 23;

thence North 90°00'00" West, along the northerly line of said Stapleton Filing No. 23, a distance of 872.01 feet to the easterly line of Tract H, (Future R.O.W. for Trenton St.), Stapleton Filing No. 14, as recorded at Reception Number 2004244314, in said Clerk and Recorder's Office;

thence along the easterly line of said Tract H the following three (3) courses:

- 1) North 00°00'00" West a distance of 133.70 feet;
- 2) North 45°00'00" East a distance of 28.28 feet;
- 3) North 00°00'00" West a distance of 71.50 feet;

thence South 90°00'00" East a distance of 310.01 feet;

thence North 00°00'00" West a distance of 3.00 feet;

thence South 90°00'00" East a distance of 68.00 feet;

thence South 00°00'00" East a distance of 3.00 feet;

thence South 90°00'00" East a distance of 396.00 feet;

thence North 00°00'00" West a distance of 3.00 feet;

thence South 90°00'00" East a distance of 68.00 feet;

thence South 00°00'00" East a distance of 3.00 feet;

thence South 90°00'00" East a distance of 298.00 feet;

thence North 00°00'00" West a distance of 3.00 feet;

thence South 90°00'00" East a distance of 72.00 feet;

thence South 00°00'00" East a distance of 3.00 feet;

thence South 90°00'00" East a distance of 14.00 feet;

thence South 00°00'00" East a distance of 68.00 feet;

thence North 90°00'00" West a distance of 14.00 feet;

thence South 00°00'00" East a distance of 330.86 feet;

thence South 26°33'54" East a distance of 24.58 feet;

thence South 00°00'00" East a distance of 3.60 feet to the northerly line of Tract E, (Future R.O.W. for Northfield Blvd. presently shown as 49th Ave.), said Stapleton Filing No. 14 and a point of non-tangent curvature;

thence along said northerly line the following two (2) courses:

- 1) along the arc of a curve to the left having a central angle of 22°28'54", a radius of 813.50 feet, an arc length of 319.20 feet and whose chord bears South 82°04'15" West a distance of 317.16 feet to a point of reverse curvature;

2) along the arc of a curve to the right having a central angle of  $4^{\circ}52'27''$ , a radius of 100.00 feet, an arc length of 8.51 feet and whose chord bears South  $73^{\circ}16'01''$  West a distance of 8.50 feet to the **POINT OF BEGINNING**;

Containing 355,074 square feet or 8.151 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the south line of the Southwest Quarter of Section 16, Township 3 South, Range 67 West of the 6th Principal Meridian, State of Colorado, as being South  $89^{\circ}41'25''$  West, based on NAD 83/92 Colorado State Plane Central Zone coordinates, and as marked by a found 3-1/4" aluminum cap stamped: URS CORP PLS 20683 at the South Quarter Corner of said Section 16 and by a found 3-1/2" Aluminum Cap stamped: COLO DEPT OF HIGHWAYS PLS NO 22571 at the Southwest corner of said Section 16.

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