

Description

A part of Lot 1, all of Lot 2, and all of Tract AF, Block 5, Stapleton Filing No. 9 as recorded at Reception Number 2003259880 in the Clerk and Recorder's Office of the City and County of Denver being a part of the Southeast Quarter of Section 28, 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 Southeast corner of said Section 28;
thence North 34°29'27" West a distance of 1898.01 feet to the southeast corner of said Block 5 and the **POINT OF BEGINNING**;

thence North 90°00'00" West, along the southerly line of said Block 5, a distance of 506.91 feet to the southeast corner of Parcel 9A-202-2 described at Reception Number 2015148537 in said Clerk and Recorder's Office;

thence along the easterly line of said Parcel 9A-202-2 described at Reception Number 2015148537 the following four (4) courses:

- 1.) North 00°00'00" East a distance of 2.93 feet;
- 2.) North 17°36'18" East a distance of 81.40 feet to a point of curve;
- 3.) along the arc of a curve to the left having a radius of 122.00 feet, a central angle of 4°35'23", an arc length of 9.77 feet and whose chord bears North 15°18'36" East a distance of 9.77 feet to a point of compound curve;
- 4.) along the arc of a curve to the left having a radius of 1001.00 feet, a central angle of 8°45'51", an arc length of 153.12 feet and whose chord bears North 08°38'00" East a distance of 152.97 feet to the most southerly corner of Parcel 9A-202-1 described at Reception Number 2015148537 and a point of reverse curve;

thence along the southerly line of said Parcel 9A-202-1 described at Reception Number 2015148537 the following three (3) courses:

- 1.) along the arc of a curve to the right having a radius of 13.00 feet, a central angle of 85°54'25", an arc length of 19.49 feet and whose chord bears North 47°12'17" East a distance of 17.72 feet to a point of reverse curve;
- 2.) along the arc of a curve to the left having a radius of 998.00 feet, a central angle of 15°08'10", an arc length of 263.65 feet and whose chord bears North 82°35'24" East a distance of 262.88 feet to a point of reverse curve;
- 3.) along the arc of a curve to the right having a radius of 718.00 feet, a central angle of 14°46'44", an arc length of 185.20 feet and whose chord bears North 82°24'41" East a distance of 184.69 feet to the easterly line of said Block 5;

thence South 00°00'00" East, along said easterly line of Block 5, a distance of 311.50 feet to the **POINT OF BEGINNING**.

Containing 132,433 square feet or 3.040 acres, more or less.

BASIS OF BEARINGS: Bearings are based on the easterly line of the Southeast Quarter of Section 28, Township 3 South, Range 67 West of the Sixth Principal

Meridian, City and County of Denver, State of Colorado, bearing North 00°21'25" West, based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southeast corner of Section 28 is a found 3-1/4" aluminum cap in a monument box stamped: URS CORP PLS 20683. The East Quarter corner of Section 28 is a found 3-1/4" aluminum cap in a monument box stamped: URS CORP PLS 31928.

Preliminary

A. David Johnson, PLS 20683
For and on behalf of AECOM
6200 S Quebec St.,
Denver, CO 80111
303.740.2647
dave.johnson@aecom.com