

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17, THENCE S89°16'04"E A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°04'32"W A DISTANCE OF 329.88 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID NORTHERLY LINE, S89°16'06"E A DISTANCE OF 1282.17 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID EASTERLY LINE, S00°00'19"W A DISTANCE OF 329.88 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID NORTHERLY LINE, S89°16'04"E A DISTANCE OF 487.21 FEET;

THENCE S00°26'00"W A DISTANCE OF 819.74 FEET;

THENCE S00°38'01"W A DISTANCE OF 464.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REGIS BOULEVARD (W. 50TH AVE.) RECORDED AT RECEPTION NO. 2011113924;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES:

1) N89°33'35"W A DISTANCE OF 603.10 FEET;

2) THENCE N00°26'25"E A DISTANCE OF 0.50 FEET;

3) THENCE N89°33'35"W A DISTANCE OF 135.09 FEET;

4) THENCE N00°26'25"E A DISTANCE OF 2.73 FEET;

5) THENCE N89°33'35"W A DISTANCE OF 10.00 FEET;

6) THENCE S00°26'25"W A DISTANCE OF 2.73 FEET;

7) THENCE N89°33'35"W A DISTANCE OF 264.63 FEET;

THENCE ALONG THE NORTHERLY LINE OF REGIS BOULEVARD (W. 50TH AVE.) AS RECORDED AT RECEPTION NO. 86-0045508 AND RECEPTION NO. 87-0104922 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES:

1) N44°33'35"W A DISTANCE OF 26.16 FEET;

2) THENCE N89°33'35"W A DISTANCE OF 285.04 FEET;

3) THENCE S00°26'25"W A DISTANCE OF 17.00 FEET;

4) THENCE N89°33'35"W A DISTANCE OF 38.87 FEET;

5) THENCE S00°26'25"W A DISTANCE OF 4.00 FEET;

6) THENCE N89°33'35"W A DISTANCE OF 70.93 FEET;

7) THENCE S88°54'44"W A DISTANCE OF 262.47 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF REGIS BOULEVARD (W. 50TH AVE.) AS RECORDED IN BOOK 9627, PAGE 78, N89°33'35"W A DISTANCE OF 68.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°02'21"W A DISTANCE OF 1301.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 61.774 ACRES OR 2,690,717 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE AN ASSUMED BEARING OF S89°16'04"E ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP LS #26288 AT THE CENTER QUARTER CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
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LAKEWOOD, CO 80215
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