

DESCRIPTION
“THE RIVER MILE ZONE DISTRICT 1”

A PORTION OF “PARCEL ONE” DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015075788 IN THE OFFICIAL RECORD’S OF THE CLERK AND RECORDER’S OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO AND A PORTION OF ELITCH CIRCLE RIGHT-OF-WAY ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33;

THENCE NORTH 00°17’33” WEST ALONG THE WESTERLY LINE OF SAID SECTION 33, A DISTANCE OF 1,204.77 FEET;

THENCE NORTH 89°42’27” EAST, A DISTANCE OF 29.09 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;

THENCE ALONG SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY SAID OF “PARCEL ONE” THE FOLLOWING THREE (3) COURSES

1. NORTH 49°18’33” EAST, A DISTANCE OF 35.80;
2. NORTH 49°17’28” EAST, A DISTANCE 51.13 FEET; FEET
3. NORTH 26°03’32” EAST, A DISTANCE OF 102.28 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY’S THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 26°03’32” EAST, A DISTANCE OF 26.07 FEET;
2. NORTH 03°59’21” EAST, A DISTANCE OF 1,368.41 FEET;
3. NORTH 05°09’08” EAST, A DISTANCE OF 197.04 FEET;
4. NORTH 06°45’17” EAST, A DISTANCE OF 207.24 FEET;
5. NORTH 12°44’41” EAST, A DISTANCE OF 172.09 FEET;
6. NORTH 19°57’15” EAST, A DISTANCE OF 84.53 FEET;
7. NORTH 32°48’13” EAST, A DISTANCE OF 74.95 FEET;
8. NORTH 58°08’17” EAST, A DISTANCE OF 61.39 FEET;
9. NORTH 78°06’31” EAST, A DISTANCE OF 63.81 FEET;
10. NORTH 64°51’34” EAST, A DISTANCE OF 70.84 FEET;
11. NORTH 45°54’47” EAST, A DISTANCE OF 1,027.02 FEET TO THE SOUTHERLY BOUNDARY OF DEED RECORDED AT BOOK 2082, PAGE 210 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF SAID “PARCEL ONE” THE FOLLOWING TWO (2) COURSES:

1. SOUTH 72°28’28” EAST, A DISTANCE OF 31.77 FEET;
2. NORTH 81°34’57” EAST, A DISTANCE OF 418.54 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF ELITCH CIRCLE;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY AND SAID NORTHERLY BOUNDARY SOUTH 46°08’32” EAST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET SOUTHEASTERLY TO THE NORTHWESTERLY RIGHT-OF-WAY OF ELITCH CIRCLE;

THENCE ALONG SAID PARALLEL LINE AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 43°51'28" WEST, A DISTANCE OF 1978.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 70.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 109.96 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 46°08'32" EAST, A DISTANCE OF 214.17 FEET;

THENCE SOUTH 43°51'28" WEST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°42'29", AN ARC LENGTH OF 263.26 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'12", AN ARC LENGTH OF 157.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,361.20 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°04'36", AN ARC LENGTH OF 572.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'56", AN ARC LENGTH OF 287.97 FEET;

THENCE SOUTH 51°23'31" WEST, A DISTANCE OF 35.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 20.762 ACRES, (904,391 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898