

Northfield Athletic Complex

Parcel 2: Legal Description

A parcel of land located in the West half of Section 15, Township 3 South, Range 67 West of the 6TH P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 15; Thence South 85°30'51" East, a distance of 1247.43 feet to the Northwest corner of Parcel F described at Reception No. 2013099636 in the Clerk and Recorder's office of said City and County of Denver, also being a point on the Easterly line of Stapleton Filing No. 41 recorded at Reception No. 2014008209 in said Clerk and Recorder's Office and a point on the Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685 in said Clerk and Recorder's Office and the Point of Beginning;

Thence North 89°29'45" East, along said Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685, a distance of 462.27 feet; Thence South 0°30'15" East, along a North – South line in said Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685, a distance of 32.50 feet; Thence North 89°29'45" East, along said Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685, along the Southerly line of TK-10D (LA-10D) described at said Reception No. 2010075685 and along the Southerly line of TK-10E (LA-10E) described at Reception No. 2010075691 in said Clerk and Recorder's Office, a distance of 836.22 feet; Thence South 0°41'59" East, parallel with and 72.00 feet West of the East line of said West half of Section 15, a distance of 415.00 feet to the most Northeasterly corner of that certain parcel of land described at Reception No. 2019097643 in said Clerk and Recorder's Office; Thence along the boundary of said parcel described at Reception No. 2019097643 the following 22 (twenty two) courses:

1. Thence South 0°41'59" East, parallel with and 72.00 feet West of said East line, a distance of 614.52 feet;
2. Thence North 89°18'01" East, a distance of 13.00 feet to the Northwest corner of Tract P in Stapleton Filing No.47;
3. Thence South 0°41'59" East, a distance of 1264.00 feet to a point of curve;
4. Thence along the arc of a curve to the right having a radius of 392.00 feet, a central angle of 15°47'59", an arc length of 108.10 feet and whose chord bears South 7°12'01" West, a distance of 107.75 feet;
5. Thence South 15°06'00" West, a distance of 346.00 feet to a point of curve;
6. Thence along the arc of a curve to the right having a radius of 24.00 feet, a central angle of 52°06'31", an arc length of 21.83 feet and whose chord bears South 41°09'15" West, a distance of 21.08 feet to a point of non-tangent compound curve;
7. Thence along the arc of a compound curve to the right having a radius of 969.50 feet, a central angle of 7°38'39", an arc length of 129.35 feet and whose chord bears North 69°51'26" West, a distance of 129.25 feet;
8. Thence North 66°02'07" West, a distance of 283.95 feet to a point of curve;
9. Thence along the arc of a curve to the left having a radius of 2030.50 feet, a central angle of 3°55'33", an arc length of 139.12 feet and whose chord bears North 67°59'53" West, a distance of 139.10 feet to a point of non-tangent reverse curve;

10. Thence along the arc of a reverse curve to the right having a radius of 24.00 feet, a central angle of $28^{\circ}07'27''$, an arc length of 11.78 feet and whose chord bears North $3^{\circ}00'06''$ East, a distance of 11.66 feet;
11. Thence North $17^{\circ}03'49''$ East, a distance of 311.26 feet to a point of curve;
12. Thence along the arc of a curve to the left having a radius of 517.00 feet, a central angle of $20^{\circ}39'28''$, an arc length of 186.40 feet and whose chord bears North $6^{\circ}44'05''$ East, a distance of 185.40 feet;
13. Thence North $3^{\circ}35'39''$ West, a distance of 252.22 feet to a point of curve;
14. Thence along the arc of a curve to the left having a radius of 367.00 feet, a central angle of $74^{\circ}16'03''$, an arc length of 475.71 feet and whose chord bears North $40^{\circ}43'40''$ West, a distance of 443.10 feet;
15. Thence North $77^{\circ}51'42''$ West, a distance of 445.26 feet to a point of curve;
16. Thence along the arc of a curve to the right having a radius of 983.00 feet, a central angle of $11^{\circ}56'37''$, an arc length of 204.91 feet and whose chord bears North $71^{\circ}53'23''$ West, a distance of 204.54 feet;
17. Thence North $65^{\circ}55'05''$ West, a distance of 110.00 feet to a point of curve;
18. Thence along the arc of a curve to the left having a radius of 717.00 feet, a central angle of $24^{\circ}04'55''$, an arc length of 301.36 feet and whose chord bears North $77^{\circ}57'32''$ West, a distance of 299.15 feet;
19. Thence North $90^{\circ}00'00''$ West, a distance of 169.76 feet to a point of curve;
20. Thence along the arc of a curve to the left having a radius of 517.00 feet, a central angle of $19^{\circ}17'35''$, an arc length of 174.09 feet and whose chord bears South $80^{\circ}21'13''$ West, a distance of 173.27 feet;
21. Thence South $70^{\circ}42'25''$ West, a distance of 74.98 feet;
22. Thence North $21^{\circ}28'40''$ West, a distance of 74.65 feet to the Southwest corner of said Parcel No.1 described at Reception No. 2015003588;

Thence along the boundary of said Parcel No. 1 described at Reception No. 2015003588 the following 8 (eight) courses:

1. Thence North $21^{\circ}28'40''$ West, a distance of 250.72 feet, to the Southwest corner of Lot 1, Block 1 Stapleton Filing No. 41 and a point of non-tangent curve;
2. Thence along the arc of a curve to the left having a radius of 1422.00 feet, a central angle of $12^{\circ}21'31''$, an arc length of 306.72 feet and whose chord bears North $63^{\circ}35'08''$ East, a distance of 306.13 feet to a point of reverse curve;
3. Thence along the arc of a reverse curve to the right having a radius of 439.51 feet, a central angle of $50^{\circ}12'26''$, an arc length of 385.13 feet and whose chord bears North $82^{\circ}26'51''$ East, a distance of 372.93 feet;
4. Thence South $71^{\circ}40'20''$ East, a distance of 143.00 feet to a point of non-tangent curve;
5. Thence along the arc of a curve to the left having a radius of 111.50 feet, a central angle of $82^{\circ}33'17''$, an arc length of 160.65 feet and whose chord bears North $65^{\circ}45'37''$ East, a distance of 147.11 feet to a point of compound curve;
6. Thence along the arc of a compound curve to the left having a radius of 1395.27 feet, a central angle of $24^{\circ}39'27''$, an arc length of 600.46 feet and whose chord bears North $11^{\circ}22'55''$ East, a distance of 595.84 feet;
7. Thence North $0^{\circ}41'03''$ East, a distance of 53.68 feet;
8. Thence North $0^{\circ}00'54''$ East, a distance of 126.41 feet to the Point of Beginning.