

## Description

A part of Tract C, Future R.O.W. for 50<sup>th</sup> Ave.; a part of Lot 1, Block 1 and a part of Lot 1, Block 2; Stapleton Filing No. 13, as recorded at Reception Number 2004204799 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southwest Quarter of Section 15, 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 West Quarter Corner of said Section 15; thence South 66°40'30" East a distance of 1028.60 feet to the southeast corner of a parcel of land described at Reception Number 2009162923 in the Clerk and Recorder's Office of said City and County of Denver, also being a point on the easterly line of said Lot 1, Block 1 and the **POINT OF BEGINNING**;

thence South 00°00'00" East, along the easterly line of said Lot 1 a distance of 703.94 feet to the southeast corner of said Tract C, Future R.O.W. for 50<sup>th</sup> Ave. and a point of curve;

thence along the southerly line of said Tract C, Future R.O.W. for 50<sup>th</sup> Ave., the following two (2) courses:

- 1.) along the arc of a curve to the left having a radius of 16.00 feet, a central angle of 90°00'00", an arc length of 25.13 feet and whose chord bears North 45°00'00" West a distance of 22.63 feet;
- 2.) North 90°00'00" West a distance of 277.91 feet to a point 10.09 feet easterly of the easterly line of Stapleton Filing No. 42, as recorded at Reception Number 2013117926 in said Clerk and Recorder's Office;

thence South 70°01'02" West a distance of 10.73 feet to a point on said easterly line of Stapleton Filing No. 42 that is 39.67 feet southerly of the Range Line in said Tract C, Future R.O.W. of 50<sup>th</sup> Ave.;

thence North 00°00'00" East, along said easterly line of Stapleton Filing No. 42, a distance of 691.60 feet to the southwest corner of said parcel of land described at Reception Number 2009162923;

thence North 90°00'00" East, along the southerly line of said parcel of land described at Reception Number 2009162923, a distance of 304.00 feet to the **POINT OF BEGINNING**.

Containing 209,204 square feet or 4.803 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the west line of the Southwest Quarter of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 00°24'43" West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The West Quarter corner of said Section 15 and the Southwest corner of said Section 15 are both found 3-1/4" aluminum caps stamped: ZBS INC PLS 11434.

**PRELIMINARY**

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