

REZONING LAND DESCRIPTION

SUBJECT PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 QUARTER CORNER OF SECTION 24;

THENCE NORTH 72°22'33" EAST, A DISTANCE OF 342.35 FEET, TO A POINT ON THE SOUTH LINE OF THE VACATED PORTION OF JOSEPHINE STREET RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. _____, AND THE POINT OF BEGINNING;

THENCE NORTH 00°09'01" EAST, A DISTANCE OF 301.47 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED PARCEL;

THENCE ON SAID NORTH LINE OF SAID VACATED PARCEL NORTH 27°36'55" EAST, A DISTANCE OF 65.05 FEET TO THE NORTHEAST CORNER OF SAID VACATED PARCEL, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOSEPHINE STREET;

THENCE ON SAID EAST RIGHT-OF-WAY LINE OF JOSEPHINE STREET NORTH 00°09'01" EAST, A DISTANCE OF 392.91 FEET, TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE ON SAID SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY NORTH 86°08'39" EAST, A DISTANCE OF 500.33 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF PARCEL NO. EC-31-REV1 OF THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT AS RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2012139155;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINES OF SAID PARCEL EC-31-REV1 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 53°43'56" WEST, A DISTANCE OF 37.50 FEET;
2. SOUTH 50°48'36" WEST, A DISTANCE OF 54.93 FEET, TO A POINT ON A CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 473.43 FEET, A CENTRAL ANGLE OF 19°58'46", AN ARC LENGTH OF 165.09 FEET, THE CHORD OF WHICH BEARS SOUTH 40°09'19" WEST, 164.25 FEET;
4. SOUTH 24°03'11" WEST, A DISTANCE OF 41.21 FEET, TO THE EAST RIGHT-OF-WAY LINE OF COLUMBINE STREET;

THENCE ON THE SOUTH LINE OF THE VACATED PORTION OF SAID COLUMBINE STREET RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO.

_____ SOUTH 16°16'05" WEST, A DISTANCE OF 216.08 FEET TO A POINT ON THE WEST LINE OF SAID COLUMBINE STREET, SAME BEING THE NORTHEAST CORNER OF PARCEL EC-30 OF THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT AS RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2014052947;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINES OF SAID PARCEL EC-30 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 15°53'03" WEST, A DISTANCE OF 101.65 FEET;
2. SOUTH 24°42'44" WEST, A DISTANCE OF 92.78 FEET;
3. SOUTH 37°23'26" WEST, A DISTANCE OF 91.05 FEET;
4. SOUTH 47°49'22" WEST, A DISTANCE OF 93.74 FEET;
5. SOUTH 57°37'06" WEST, A DISTANCE OF 46.33 FEET;
6. SOUTH 64°08'21" WEST, A DISTANCE OF 16.22 FEET, TO THE SOUTHEAST CORNER OF SAID VACATED PORTION OF JOSEPHINE STREET;

THENCE ON THE SOUTH LINE OF SAID VACATED PORTION OF JOSEPHINE STREET SOUTH 73°24'24" WEST, A DISTANCE OF 31.33 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 198,902 SQUARE FEET OR 4.567 ACRES, MORE OR LESS.