

**Parcel 3**  
**Proposed Zoning (G-RH-3)**  
**Description**

A part of the Southeast Quarter of Section 8, Township 4 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 East Quarter Corner of said Section 8;  
thence North 89°59'52" West, along the northerly line of said Southeast Quarter of Section 8, a distance of 120.00 feet;  
thence South 00°02'35" West, parallel with and 120.00 feet west of the easterly line of said Southeast Quarter of Section 8, a distance of 30.00 feet to the southerly line of E. 1<sup>st</sup> Ave. and the northwest corner of Lowry Filing No. 3 recorded at Reception Number 9800190950 in the Clerk and Recorder's Office of said City and County of Denver;  
thence North 89°59'52" West, along said southerly line of E. 1<sup>st</sup> Ave., a distance of 1093.52 feet to the centerline of proposed Oneida Ct.;  
thence along said centerline of proposed Oneida Ct. the following three (3) courses:

- 1.) South 00°00'08" West a distance of 240.38 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 230.00 feet, a central angle of 25°55'12", an arc length of 104.05 feet and whose chord bears South 12°57'30" East a distance of 103.17 feet;
- 3.) South 25°55'07" East a distance of 107.45 feet to the **POINT OF BEGINNING**;

thence along said centerline of proposed Oneida Ct. and S. Oneida Ct. the following six (6) courses:

- 1.) South 25°55'07" East a distance of 35.24 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 1000.00 feet, a central angle of 7°40'29", an arc length of 133.95 feet and whose chord bears South 22°04'53" East a distance of 133.85 feet;
- 3.) South 18°14'39" East a distance of 102.50 feet;
- 4.) South 10°31'57" East a distance of 124.75 feet to a point of curve;
- 5.) along the arc of a curve to the right having a radius of 1000.00 feet, a central angle of 10°31'57", an arc length of 183.83 feet and whose chord bears South 05°15'59" East a distance of 183.57 feet;
- 6.) South 00°00'00" East a distance of 139.13 feet to the centerline of proposed Archer Pl.;

thence along said centerline of proposed E. Archer Pl. the following three (3) courses:

- 1.) North 90°00'00" West a distance of 308.38 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 22°03'36", an arc length of 76.23 feet and whose chord bears North 78°58'12" West a distance of 75.76 feet;
- 3.) North 67°56'24" West a distance of 29.67 feet;

thence South 00°00'29" West a distance of 150.60 feet to the northerly line of Bayaud Ave.;

thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 269.34 feet;  
thence North 00°00'29" East a distance of 224.50 feet to the northerly line of proposed E. Archer Pl.;

thence along said northerly line of proposed E. Archer Pl. the following two (2) courses:

- 1.) North 89°59'31" West a distance of 194.94 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 168.50 feet, a central angle of 39°39'42", an arc length of 116.64 feet and whose chord bears North 70°09'40" West a distance of 114.33 feet;

thence South 39°33'30" West a distance of 29.50 feet to the centerline of proposed E. Archer Pl. and a point of non-tangent curve;

thence along said centerline of proposed E. Archer Pl. and Niagara St. the following four (4) courses:

- 1.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 50°32'10", an arc length of 174.64 feet and whose chord bears North 25°04'44" West a distance of 169.03 feet;
- 2.) North 00°11'21" East a distance of 199.95 feet to a point of curve;
- 3.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 10°18'24", an arc length of 35.62 feet and whose chord bears North 05°20'33" East a distance of 35.57 feet;
- 4.) North 10°29'45" East a distance of 153.37 feet;

thence South 89°54'16" East a distance of 270.02 feet;

thence North 86°58'42" East a distance of 350.14 feet;

thence North 85°01'11" East a distance of 284.53 feet to the **POINT OF BEGINNING.**

Containing 678,516 square feet or 15.577 acres, more or less.

**Basis of bearings:** Bearings are based on the northerly line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North 89°59'52" West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.

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