

DESCRIPTION
"THE RIVER MILE ZONE DISTRICT 2"

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 NORTH 49°18'33" EAST, A DISTANCE OF 35.80 TO THE EASTERLY BOUNDARY SAID OF "PARCEL ONE" AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID LAST DESCRIBED EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES

1. NORTH 49°17'28" EAST, A DISTANCE 51.13 FEET;
2. NORTH 26°03'32" EAST, A DISTANCE OF 102.28 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY NORTH 51°23'31" EAST, A DISTANCE OF 35.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'56", AN ARC LENGTH OF 287.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1361.20 FEET;

THENCE NORTHERLY 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 WESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHERLY 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 330.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°42'29", AN ARC LENGTH OF 263.26 FEET;

THENCE NORTH 43°51'28" EAST, A DISTANCE OF 35.00 FEET;

THENCE NORTH 46°08'32" WEST, A DISTANCE OF 214.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 70.00 FEET;

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

THENCE NORTH 43°51'28" EAST, A DISTANCE OF 1,645.67 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF ELITCH CIRCLE AND 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 NORTHEASTERLY PROLONGATION THEREOF NORTH 43°51'28" EAST A DISTANCE OF 715.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SPEER BOULEVARD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 46°08'32" EAST, A DISTANCE OF 57.65 FEET TO THE MOST NORTHERLY CORNER OF SAID "PARCEL ONE" AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,123.24 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°50'38" WEST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE NORTHERLY BOUNDARY OF SAID "PARCEL ONE" THE FOLLOWING FIVE (5) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°56'35", AN ARC LENGTH OF 77.30 FEET;
2. NORTH 50°47'13" EAST, A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,158.24 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 50°47'13" WEST;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'32", AN ARC LENGTH OF 222.55 FEET;
4. SOUTH 28°12'15" EAST, A DISTANCE OF 16.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1388.24 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", AN ARC LENGTH OF 287.19 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,671.36 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°17'22" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE EASTERLY BOUNDARY OF SAID "PARCEL ONE" THE FOLLOWING FIVE (5) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°36'58", AN ARC LENGTH OF 193.00 FEET;
2. SOUTH 31°05'40" WEST, A DISTANCE OF 311.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1128.08 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°37'34", AN ARC LENGTH OF 563.61 FEET;
4. SOUTH 59°43'14" WEST, A DISTANCE OF 941.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1328.70 FEET;
5. THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°47'02", AN ARC LENGTH OF 2,128.49 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID "PARCEL ONE" THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 59°29'56" WEST, A DISTANCE OF 58.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 256.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°07'13" WEST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°49'36", AN ARC LENGTH OF 70.71 FEET;
3. NORTH 58°42'23" WEST, A DISTANCE OF 247.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 193.00 FEET;

4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'38", AN ARC LENGTH OF 113.05 FEET;
5. NORTH 25°08'45" WEST, A DISTANCE OF 48.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 134.36 FEET;
6. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°03'05", AN ARC LENGTH OF 44.68 FEET;
7. NORTH 44°11'50" WEST, A DISTANCE OF 47.49 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 39.716 ACRES, (1,730,041 SQUARE FEET), MORE OR LESS.

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