

Description

A part of Tract A, Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in the Clerk and Recorder's Office of the City and County of Denver; together with a part of the West Half of Section 15 and a part of the Northeast Quarter of Section 16, 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 Northwest Corner of said Section 15;

thence South $00^{\circ}24'42''$ East, along the west line of the Northwest Quarter of said Section 15, a distance of 80.50 feet to the southwest corner of ROW Parcel TK-10 described at Reception Number 2010075691 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence along the southerly line of said ROW Parcel TK-10 the following four (4) courses;

1. North $89^{\circ}29'45''$ East a distance of 644.67 feet;
2. North $00^{\circ}30'15''$ West a distance of 5.00 feet;
3. North $89^{\circ}29'45''$ East a distance of 251.54 feet to the northwest corner of TK-10C (LA-10C) described at Reception Number 2010075675 in said Clerk and Recorder's Office;
4. North $89^{\circ}29'45''$ East, also being the northerly line of said TK-10C (LA-10C), a distance of 346.92 feet;

thence South $00^{\circ}00'54''$ West a distance of 33.00 feet to the northeast corner of a parcel of land described at Reception Number 2013073936 in said Clerk and Recorder's Office;

thence along the easterly and southerly lines of said parcel of land described at Reception Number 2013073936 the following seven (7) courses;

1. South $00^{\circ}00'54''$ West a distance of 126.41 feet;
2. South $00^{\circ}41'03''$ West a distance of 53.68 feet to a point of non-tangent curve;
3. along the arc of a curve to the right 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 South $11^{\circ}22'55''$ West a distance of 595.84 feet to a point of compound non-tangent curve;
4. along the arc of a curve to the right 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 South $65^{\circ}45'37''$ West a distance of 147.11 feet;
5. North $71^{\circ}40'20''$ West a distance of 143.00 feet to a point of non-tangent curve;
6. along the arc of a curve to the left 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 South $82^{\circ}26'51''$ West a distance of 372.93 feet to a point of non-tangent reverse curve;
7. along the arc of a curve to the right 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 South $63^{\circ}35'08''$ West a distance of 306.13 feet to the southeast corner of said parcel of land described at Reception Number 2013073936;

thence South $21^{\circ}28'40''$ East a distance of 907.54 feet to a point of curve;

thence along the arc of a curve to the right having a radius of 1666.50 feet, a central angle of $21^{\circ}28'40''$, an arc length of 624.70 feet and whose chord bears South $10^{\circ}44'20''$ East a distance of 621.05 feet;

thence South 00°00'00" East a distance of 246.18 feet to the northeast corner of Tract J (Future ROW for Central Park Blvd.) of Stapleton Filing No. 42 as recorded at Reception Number 2013117926 in said Clerk and Recorder's Office;
thence North 90°00'00" West, along the northerly line of said Tract J (Future ROW for Central Park Blvd.), a distance of 133.00 feet to the northwest corner of said Tract J (Future ROW for Central Park Blvd.);
thence North 00°00'00" East a distance of 246.18 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 1533.50 feet, a central angle of 21°28'40", an arc length of 574.85 feet and whose chord bears North 10°44'20" West a distance of 571.49 feet;
thence North 21°28'40" West a distance of 974.89 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 845.00 feet, a central angle of 21°28'40", an arc length of 316.76 feet and whose chord bears North 10°44'20" West a distance of 314.90 feet;
thence North 00°00'00" East a distance of 638.03 feet;
thence North 13°44'37" West a distance of 21.10 feet to the southerly line of ROW Parcel TK-8 described at said Reception Number 2010075691;
thence North 89°39'15" East, along said southerly line of ROW Parcel TK-8, a distance of 1.09 feet to the southeast corner of said ROW Parcel TK-8 and the **POINT OF BEGINNING**.

Containing 1,281,759 square feet or 29.425 acres, more or less.

BASIS OF BEARING: Bearings are based on the north line of the Northwest 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 89°29'45" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Northwest Corner of said Section 15 is a 3" brass cap stamped PLS 16398 in a range box and the North Quarter Corner of said Section 15 is a 2 ½" aluminum cap stamped PLS 11434 in a range box.

PRELIMINARY

A. David Johnson, P.L.S. 20683
For and on behalf of URS Corporation
8181 E. Tufts Ave.,
Denver, CO 80237
ph 303.740.2647