



JR ENGINEERING
A Westrian Company

**PENA STATION FILING NO. 1 -
BLOCK 1**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER RECEPTION NUMBER 2012179295 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED: LS 20699 AT THE NORTH ONE- QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED: LS 13239 AT THE CENTER NORTH ONE- SIXTEENTH CORNER, BEING ASSUMED TO BEAR S00°21'23"E A DISTANCE OF 1324.86 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE- QUARTER OF SAID SECTION 9, S00°21'23"E, A DISTANCE OF 954.75 FEET; TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID EAST LINE S00°21'23"E, A DISTANCE OF 145.46 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S67°42'13"E, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 22°10'15" AND AN ARC LENGTH OF 129.63 FEET, TO A POINT OF TANGENT;

THENCE S00°07'32"W A DISTANCE OF 98.21 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ON SAID SOUTH LINE, N89°51'57"W A DISTANCE OF 616.47 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY DESCRIBED UNDER RECEPTION NUMBER 2012179295;

THENCE ON SAID WESTERLY LINE, N00°16'33"E A DISTANCE OF 370.00

FEET; THENCE S89°52'28"E A DISTANCE OF 639.04 FEET, TO THE **POINT**

OF BEGINNING. CONTAINING A CALCULATED AREA

OF 232,479 SQUARE FEET OR 5.3370 ACRES.