

I-MX-8 AIO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 3 IS ASSUMED TO BEAR SOUTH 89°54'36" EAST, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP PLS #20699 IN MONUMENT BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP PLS #25379 AT THE NORTH QUARTER CORNER.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE SOUTH 89°56'18" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2,641.92 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3;

THENCE SOUTH 00°29'06" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 705.19 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°19'48" WEST, A DISTANCE OF 2,644.05 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°40'12" EAST, ALONG SAID WEST LINE, A DISTANCE OF 677.13 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 1,826,687 SQUARE FEET OR 41.9350 ACRES, MORE OR LESS.

I, DEREK S. BROWN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

DEREK S. BROWN, P.L.S. 38064
FOR AND ON BEHALF OF MANHARD CONSULTING

I-MX-8 UO-1 AIO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 3 IS ASSUMED TO BEAR SOUTH 89°54'36" EAST, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP PLS #20699 IN MONUMENT BOX AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP PLS #25379 AT THE NORTH QUARTER CORNER.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 3, SOUTH 00°40'12" WEST, A DISTANCE OF 677.13 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°19'48" EAST, A DISTANCE OF 2,644.05 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE SOUTH 00°29'06" WEST, ALONG SAID EAST LINE, A DISTANCE OF 705.22 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°31'42" WEST, A DISTANCE OF 2,646.34 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 3;

THENCE SOUTH 00°40'12" WEST, ALONG SAID EAST LINE, A DISTANCE OF 482.58 FEET TO THE NORTHERLY BOUNDARY LINE OF TRACT G, HIGH POINT SUBDIVISION FILING NO. 2, RECORDED OCTOBER 7, 2019, AT RECEPTION NUMBER 2019138651, IN THE CITY AND COUNTY OF DENVER'S CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°19'48" WEST, A DISTANCE OF 42.00 FEET TO A NON-TANGENT CURVE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°43'46", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 195.76 FEET, THE CHORD OF WHICH BEARS SOUTH 45°32'05" WEST, A DISTANCE OF 176.36 FEET TO A POINT OF REVERSE CURVATURE;
3. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°28'53", A RADIUS OF 799.00 FEET, AN ARC LENGTH OF 550.57 FEET, THE CHORD OF WHICH BEARS SOUTH 70°39'31" WEST, A DISTANCE OF 539.75 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 39°04'55" WEST, A DISTANCE OF 77.00 FEET TO A NON-TANGENT CURVE;



THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $01^{\circ}20'51''$, A RADIUS OF 876.00 FEET, AN ARC LENGTH OF 20.60 FEET, THE CHORD OF WHICH BEARS SOUTH $50^{\circ}14'39''$ WEST, A DISTANCE OF 20.60 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $135^{\circ}08'16''$, A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 554.27 FEET, THE CHORD OF WHICH BEARS NORTH $62^{\circ}51'38''$ WEST, A DISTANCE OF 434.44 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $62^{\circ}45'30''$, A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 438.14 FEET, THE CHORD OF WHICH BEARS NORTH $26^{\circ}40'15''$ WEST, A DISTANCE OF 416.56 FEET;

THENCE NORTH $58^{\circ}03'00''$ WEST, A DISTANCE OF 89.62 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $57^{\circ}18'36''$, A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 80.02 FEET, THE CHORD OF WHICH BEARS NORTH $29^{\circ}23'42''$ WEST, A DISTANCE OF 76.73 FEET;

THENCE NORTH $00^{\circ}44'25''$ WEST, A DISTANCE OF 235.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $15^{\circ}39'56''$, A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 169.52 FEET, THE CHORD OF WHICH BEARS NORTH $08^{\circ}34'23''$ WEST, A DISTANCE OF 168.99 FEET;

THENCE NORTH $16^{\circ}24'21''$ WEST, A DISTANCE OF 195.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $45^{\circ}06'33''$, A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 122.03 FEET, THE CHORD OF WHICH BEARS NORTH $06^{\circ}08'55''$ EAST, A DISTANCE OF 118.90 FEET;

THENCE NORTH $28^{\circ}42'11''$ EAST, A DISTANCE OF 258.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $40^{\circ}45'16''$, A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 263.18 FEET, THE CHORD OF WHICH BEARS NORTH $08^{\circ}19'34''$ EAST, A DISTANCE OF 257.67 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $51^{\circ}05'26''$, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 44.58 FEET, THE CHORD OF WHICH BEARS NORTH $13^{\circ}29'39''$ EAST, A DISTANCE OF 43.12 FEET TO A POINT OF REVERSE CURVATURE;



THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°09'25", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 151.54 FEET, THE CHORD OF WHICH BEARS NORTH 22°57'39" EAST, A DISTANCE OF 149.55 FEET;

THENCE NORTH 06°52'57" EAST, A DISTANCE OF 77.29 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION 3;

THENCE SOUTH 89°54'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,282.45 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 4,690,032 SQUARE FEET OR 107.6683 ACRES, MORE OR LESS.

I, DEREK S. BROWN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

DEREK S. BROWN, P.L.S. 38064
FOR AND ON BEHALF OF MANHARD CONSULTING