

DESCRIPTION

A part of the North Half of Section 10, 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 Northeast Corner of said Section 10;
thence South $44^{\circ}27'46''$ West a distance of 70.69 feet to a point 50.00 feet southerly of the northerly line of the Northeast Quarter of said Section 10 and a point 50.00 feet westerly of the easterly line of said Northeast Quarter of Section 10 and the **POINT OF BEGINNING**;

thence South $00^{\circ}33'08''$ East, parallel with and 50.00 feet westerly of said easterly line of the Northeast Quarter of Section 10, a distance of 1701.60 feet to the northeast corner of Stapleton Filing No. 54 as recorded at Reception Number 2018052149 in the Clerk and Recorder's Office of said City and County of Denver;

thence along the northerly line of said Stapleton Filing No. 54 the following twenty-five (25) courses:

1. North $83^{\circ}07'05''$ West a distance of 50.43 feet;
2. North $00^{\circ}33'08''$ West a distance of 13.11 feet;
3. North $83^{\circ}07'05''$ West a distance of 34.29 feet;
4. South $00^{\circ}33'08''$ East a distance of 13.11 feet;
5. North $83^{\circ}07'05''$ West a distance of 547.83 feet;
6. North $00^{\circ}33'08''$ West a distance of 13.11 feet;
7. North $83^{\circ}07'05''$ West a distance of 32.27 feet;
8. South $00^{\circ}33'08''$ East a distance of 13.11 feet;
9. North $83^{\circ}07'05''$ West a distance of 612.20 feet;
10. North $00^{\circ}33'08''$ West a distance of 13.11 feet;
11. North $83^{\circ}07'05''$ West a distance of 42.36 feet;
12. South $00^{\circ}33'08''$ East a distance of 9.08 feet;
13. North $83^{\circ}07'05''$ West a distance of 43.37 feet to a point of curve;
14. along the arc of a curve to the left having a radius of 1834.00 feet, a central angle of $8^{\circ}08'36''$, an arc length of 260.67 feet and whose chord bears North $87^{\circ}11'23''$ West a distance of 260.45 feet;
15. North $00^{\circ}33'08''$ West a distance of 9.00 feet to a point of non-tangent curve;
16. along the arc of a curve to the left having a radius of 1843.00 feet, a central angle of $1^{\circ}51'58''$, an arc length of 60.03 feet and whose chord bears South $87^{\circ}48'32''$ West a distance of 60.02 feet;
17. South $00^{\circ}33'08''$ East a distance of 9.01 feet to a point of non-tangent curve;
18. along the arc of a curve to the left having a radius of 1834.00 feet, a central angle of $10^{\circ}12'57''$, an arc length of 327.00 feet and whose chord bears South $81^{\circ}45'19''$ West a distance of 326.57 feet;
19. North $10^{\circ}05'03''$ West a distance of 9.01 feet to a point of non-tangent curve;

20. along the arc of a curve to the left having a radius of 1843.00 feet, a central angle of $1^{\circ}18'32''$, an arc length of 42.10 feet and whose chord bears South $76^{\circ}00'32''$ West a distance of 42.10 feet;
21. South $10^{\circ}05'03''$ East a distance of 11.04 feet to a point of non-tangent curve;
22. along the arc of a curve to the left having a radius of 1832.00 feet, a central angle of $17^{\circ}15'07''$, an arc length of 551.62 feet and whose chord bears South $66^{\circ}42'04''$ West a distance of 549.54 feet;
23. South $58^{\circ}04'30''$ West a distance of 173.95 feet to a point of non-tangent curve;
24. along the arc of a curve to the left having a radius of 2921.00 feet, a central angle of $0^{\circ}12'57''$, an arc length of 11.01 feet and whose chord bears North $29^{\circ}42'43''$ West a distance of 11.01 feet;
25. South $58^{\circ}04'30''$ West a distance of 38.03 feet to a point of non-tangent curve;

thence along the arc of a curve to the left having a radius of 2883.00 feet, a central angle of $14^{\circ}31'11''$, an arc length of 730.60 feet and whose chord bears North $37^{\circ}03'07''$ West a distance of 728.64 feet;
thence North $44^{\circ}18'43''$ West a distance of 443.25 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of $133^{\circ}45'35''$, an arc length of 1206.96 feet and whose chord bears North $22^{\circ}34'05''$ East a distance of 950.95 feet;
thence North $89^{\circ}26'52''$ East a distance of 368.98 feet;
thence North $04^{\circ}47'39''$ East a distance of 15.51 feet;
thence North $89^{\circ}29'35''$ East a distance of 50.21 feet;
thence South $04^{\circ}47'39''$ West a distance of 15.47 feet;
thence North $89^{\circ}26'52''$ East a distance of 126.48 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 733.00 feet, a central angle of $4^{\circ}55'29''$, an arc length of 63.00 feet and whose chord bears North $86^{\circ}59'08''$ East a distance of 62.98 feet;
thence North $00^{\circ}31'19''$ West a distance of 94.58 feet to a point 50.00 feet southerly of said northerly line of the Northeast Quarter of said Section 10;
thence North $89^{\circ}28'41''$ East, parallel with and 50.00 feet southerly of said northerly line of the Northeast Quarter of Section 10, a distance of 2486.60 feet to the **POINT OF BEGINNING**.

Containing 5,379,057 square feet or 123.486 acres, more or less.

BASIS OF BEARING: Bearings are based on the easterly line of the northeast Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado bearing North $00^{\circ}33'08''$ West, based on NAD 83/92 Colorado State Plane Central Zone Coordinates and as marked by a found 3-1/4" aluminum cap stamped: ZBS INC PLS 11434 at the Northeast corner of said Section 10 and by a found 3-1/4" aluminum cap stamped: ZBS INC PLS 11434 at the East Quarter Corner of said Section 10.