

DESCRIPTION
STAPLETON FILING NO. 34

DESCRIPTION:

A part of Tract C and a part of Lot 2, Block 1, Stapleton Filing No. 1, recorded at Reception Number 2001043012, in the Clerk and Recorder's Office of the City and County of Denver; and a part of the South Half of Section 21 and a part of the North Half of Section 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 21; thence South 49°15'02" West a distance of 994.14 feet to the southeast corner of Lot 1, said Block 1 and the **POINT OF BEGINNING**;

thence along the easterly line of said Lot 1 the following three (3) courses:

1. North 00°00'00" East a distance of 211.35 feet;
2. South 90°00'00" East a distance of 87.50 feet;
3. North 00°00'00" East a distance of 968.89 feet to the northeast corner of said Lot 1;

thence along the northerly line said Stapleton Filing No. 1 the following two (2) courses:

1. South 80°13'01" East a distance of 21.81 feet to a point of non-tangent curvature;
2. along the arc of a non-tangent curve to the left having a radius of 5882.88 feet, a central angle of 03°18'17", an arc length of 339.32 feet, and whose chord bears South 81°07'52" East a distance of 339.28 feet to the northeast corner of said Stapleton Filing No. 1 and the southerly right-of-way line of the Union Pacific Railroad, as shown on the Roydale to Denver Map, C.E. Drawing 80430;

thence along said southerly right-of-way line of the Union Pacific Railroad the following two (2) courses:

1. along the arc of a curve to the left having a radius of 5882.88 feet, a central angle of 02°48'30", an arc length of 288.35 feet and whose chord bears South 84°11'15" East a distance of 288.32 feet;
2. South 84°51'15" East a distance of 1509.68 feet to the northwest corner of Tract B (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing No. 2 as recorded at Reception Number 2012165500 in said Clerk and Recorder's Office;

thence along the westerly line of said Tract B (Future R.O.W for Central Park Blvd.) the following four (4) courses:

1. South 39°46'57" West a distance of 153.43 feet;
2. South 45°19'24" West a distance of 308.01 feet to a point of curvature;

3. along the arc of a curve to the left having a radius of 700.00 feet, a central angle of $45^{\circ}19'24''$, an arc length of 553.73 feet, and whose chord bears South $22^{\circ}39'42''$ West a distance of 539.40 feet;
4. South $00^{\circ}00'00''$ East a distance of 130.15 feet to the northerly line of Tract C, Stapleton Filing No. 18, recorded at Reception Number 2006167967 in said Clerk and Recorder's Office;

thence along said northerly line of Tract C the following two (2) courses:

1. North $90^{\circ}00'00''$ West a distance of 1646.50 feet;
2. North $87^{\circ}30'13''$ West a distance of 20.64 feet to the northeast corner of Tract D, said Stapleton Filing No. 1;

thence North $87^{\circ}30'13''$ West, along the northerly line of said Tract D, a distance of 42.54 feet to the **POINT OF BEGINNING**.

Containing 1,949,288 square feet or 44.749 acres, more or less.