

## DESCRIPTION

A part of the Northwest Quarter of Section 22, 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 22;  
thence South  $31^{\circ}48'38''$  East a distance of 1165.68 feet to the northwest corner of Tract A (Future R.O.W. for 46<sup>th</sup> Pl.) Stapleton Filing No. 39 as recorded at Reception Number 2013008622 in the Clerk and Recorder's Office of said City and County of Denver, also being a point on the easterly line of Tract A (Future R.O.W. for Central Park Blvd.) Stapleton Central Park Blvd. Filing No. 1 as recorded at Reception Number 2012082116 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence North  $00^{\circ}00'00''$  East, along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.) Stapleton Central Park Blvd. Filing No. 1, a distance of 511.73 feet;

thence North  $90^{\circ}00'00''$  East a distance of 128.62 feet;  
thence South  $85^{\circ}14'11''$  East a distance of 240.83 feet;  
thence North  $90^{\circ}00'00''$  East a distance of 43.99 feet;  
thence North  $78^{\circ}41'24''$  East a distance of 9.82 feet;  
thence North  $11^{\circ}18'36''$  East a distance of 9.82 feet;  
thence North  $00^{\circ}00'00''$  East a distance of 4.95 feet;  
thence North  $90^{\circ}00'00''$  East a distance of 68.00 feet;  
thence South  $00^{\circ}00'00''$  East a distance of 4.95 feet;  
thence South  $11^{\circ}18'36''$  East a distance of 9.82 feet;  
thence South  $78^{\circ}41'24''$  East a distance of 9.82 feet;  
thence North  $90^{\circ}00'00''$  East a distance of 4.95 feet;  
thence South  $00^{\circ}00'00''$  East a distance of 68.00 feet;  
thence North  $90^{\circ}00'00''$  West a distance of 4.95 feet;  
thence South  $78^{\circ}41'24''$  West a distance of 9.82 feet;  
thence South  $11^{\circ}18'36''$  West a distance of 9.82 feet;  
thence South  $00^{\circ}00'00''$  East a distance of 414.63 feet to the northeast corner of Tract B (Future R.O.W. for Beeler Ct.) of said Stapleton Filing No. 39;

thence along the northerly line of said Stapleton Filing No. 39 the following seven (7) courses:

- 1.) North  $90^{\circ}00'00''$  West a distance of 68.00 feet;
- 2.) South  $00^{\circ}00'00''$  East a distance of 5.00 feet;
- 3.) South  $11^{\circ}18'36''$  West a distance of 9.82 feet;
- 4.) South  $78^{\circ}41'24''$  West a distance of 9.82 feet;
- 5.) North  $90^{\circ}00'00''$  West a distance of 39.46 feet;
- 6.) North  $86^{\circ}11'09''$  West a distance of 285.63 feet;

7.) North 90°00'00" West a distance of 88.15 feet to the **POINT OF BEGINNING.**

Containing 253,114 square feet or 5.811 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the west line of the Northwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth Principal Meridian, said west line bearing North 00°15'53" West, based on NAD 83/92 Colorado State Plane Central Zone Coordinates and as marked by a found 3-1/4" aluminum cap stamped: AECOM PLS 20683 at the Northwest Corner of said Section 22 and by a found 2-1/2" aluminum cap Stamped: PLS 35597 at the West Quarter Corner of said Section 22.