

DESCRIPTION

A part of the Southwest Quarter of Section 15 and 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 52°04'09" East a distance of 779.00 feet to the northwest corner of Tract A (Future R.O.W. for 47th Ave.), Stapleton Filing No. 55 as recorded at Reception Number 2017147292 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 along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing No. 1 the following three (3) courses:

1. North 00°00'00" East a distance of 679.57 feet;
2. North 11°10'20" East a distance of 75.68 feet;
3. North 04°09'58" East a distance of 189.40 feet to the most southerly southeast corner of Tract E, Stapleton Filing No. 14 as recorded at Reception Number 2004244314 in said Clerk and Recorder's Office and dedicated as R.O.W. for Northfield Blvd. by Resolution No. 146, Series of 2010, Reception Number 2010073340 in said Clerk and Recorder's Office and a point of non-tangent curve;

thence along the southeasterly line of said Stapleton Filing No. 14 and said R.O.W. for Northfield Blvd. the following four (4) courses:

1. along the arc of a curve to the left having a radius of 1004.00 feet, a central angle of 00°30'43", an arc length of 8.97 feet and whose chord bears North 01°02'17" East a distance of 8.97 feet to a point of reverse curve;
2. along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 89°13'05", an arc length of 21.80 feet and whose chord bears North 45°23'28" East a distance of 19.66 feet;
3. North 90°00'00" East a distance of 83.12 feet to a point of curve;
4. along the arc of a curve to the right having a radius of 541.50 feet, a central angle of 7°26'55", an arc length of 70.40 feet and whose chord bears South 86°16'33" East a distance of 70.35 feet to the southwest corner of Tract D, Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in said Clerk and Recorder's Office and dedicated as R.O.W. for Northfield Blvd. by Resolution No. 30, Series of 2009, Reception Number 2009020967 in said Clerk and Recorder's Office;

thence along the southwesterly line of said Stapleton Filing No. 13 and said R.O.W. for Northfield Blvd. the following two (2) courses:

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1. along the arc of a curve to the right having a radius of 541.50 feet, a central angle of 44°25'42", an arc length of 419.89 feet and whose chord bears South 60°20'14" East a distance of 409.45 feet;
2. South 38°07'23" East a distance of 284.00 feet;

thence South 51°52'37" West a distance of 193.49 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 216.00 feet, a central angle of 51°52'37", an arc length of 195.57 feet and whose chord bears South 25°56'18" West a distance of 188.96 feet;
thence South 00°00'00" East a distance of 249.00 feet to the northeast corner of said Tract A (Future R.O.W. for 47th Ave.), Stapleton Filing No. 55;

thence along the northerly line of said Tract A (Future R.O.W. for 47th Ave.) the following seven (7) courses:

1. North 90°00'00" West a distance of 68.00 feet;
2. South 00°00'00" East a distance of 4.95 feet;
3. South 11°18'36" West a distance of 9.82 feet;
4. South 78°41'24" West a distance of 9.82 feet;
5. North 90°00'00" West a distance of 43.99 feet;
6. North 85°14'11" West a distance of 240.83 feet;
7. North 90°00'00" West a distance of 128.62 feet to the **POINT OF BEGINNING.**

Containing 515,312 square feet or 11.830 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.

Preliminary

A. David Johnson, P.L.S. 20683
For and on behalf of AECOM
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