

Parcel 1
Proposed Zoning (M-MX-5)
Description

A part of Tract E (Northfield Blvd.), Stapleton Filing No. 14 as recorded at Reception Number 2004244314 in the Clerk and Recorder's Office of the City and County of Denver and a part of Tract AM (Future R.O.W. for Willow St.), Stapleton Filing No. 36 as recorded at Reception Number 2012143494 in said Clerk and Recorder's Office, together with a part of the Southeast Quarter of Section 16, 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 East Quarter Corner of said Section 16;
thence South 24°32'51" West a distance of 2240.03 feet to the intersection of the centerline of said Tract AM (Future R.O.W. for Willow St.) and the centerline of said Tract E (Northfield Blvd.) and the **POINT OF BEGINNING**;

thence North 00°00'00" East, along said centerline of Tract AM (Future R.O.W. for Willow St.), a distance of 321.20 feet;

thence North 90°00'00" East, a distance of 548.00 feet to the centerline of proposed Xenia St.;

thence South 00°00'00" East, along said centerline proposed Xenia St., a distance of 321.20 feet to said centerline of Tract E (Northfield Blvd.);

thence North 90°00'00" West, along said centerline of Tract E (Northfield Blvd.), a distance of 548.00 feet to the **POINT OF BEGINNING**.

Containing 176,018 square feet or 4.041 acres, more or less.

BASIS OF BEARING: Bearings are based on the East line of the Southeast Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, State of Colorado, bearing North 00°24'43" West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The East Quarter corner of said Section 16 and the Southeast corner of said Section 16 are both found 3-1/4" aluminum caps stamped: ZBS INC PLS 11434.

A. David Johnson, P.L.S. 20683
For and on behalf of URS Corporation
8181 E. Tufts Ave.,
Denver, CO 80237
ph 303.740.2647