

DESCRIPTION

A part of the Southwest Quarter of Section 15, a part of the Southeast Quarter of Section 16, a part of the Northeast Quarter of Section 21 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 Southeast corner of said Section 16;
thence North 33°54'12" West a distance of 659.22 feet to the northeast corner of Tract C (Future R.O.W. for Xenia St.) of Stapleton Filing No. 37, recorded at Reception Number 2012143497 in the Clerk and Recorder's Office of said City and County of Denver, said northeast corner of Tract C is also on the south line of Tract E (R.O.W. for Northfield Blvd.) of Stapleton Filing No. 14 recorded at Reception Number 2004244314 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

thence along the southerly lines of said Tract E (R.O.W. for Northfield Blvd.) the following five (5) courses:

1. North 90°00'00" East a distance of 242.67 feet;
2. South 79°49'53" East a distance of 123.24 feet to a point of curvature;
3. along the arc of a curve to the right having a radius of 608.00 feet, a central angle of 6°43'49", an arc length of 71.42 feet and whose chord bears South 76°27'59" East a distance of 71.38 feet to a point of reverse curvature;
4. along the arc of a curve to the left having a radius of 742.00 feet, a central angle of 16°53'55", an arc length of 218.84 feet and whose chord bears South 81°33'02" East a distance of 218.05 feet;
5. South 90°00'00" East a distance of 90.59 feet to the northwest corner of Tract A (Future R.O.W. for Central Park Blvd.) of Stapleton Central Park Blvd Filing No. 1, recorded at Reception Number 2012082116 in said Clerk and Recorder's Office;

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

1. South 28°56'52" East a distance of 15.25 feet to a point of non-tangent curvature;
2. along the arc of a curve to the left having a radius of 1060.00 feet, a central angle of 5°56'50", an arc length of 110.03 feet and whose chord bears South 04°51'20" East a distance of 109.98 feet;
3. South 07°49'45" East a distance of 189.56 feet;
4. South 00°00'00" East a distance of 1156.50 feet to the northeast corner of Tract D (Future R.O.W. for 46th Pl.) of said Stapleton Central Park Blvd Filing No. 1;

thence along the northerly line of said Tract D (Future R.O.W. for 46th Pl.) the following five (5) courses:

1. North 90°00'00" West a distance of 29.32 feet;
2. South 86°11'09" West a distance of 75.17 feet;
3. North 90°00'00" West a distance of 677.43 feet;
4. North 45°00'00" West a distance of 20.51 feet;
5. North 00°00'00" West a distance of 1.50 feet to the southeast corner of Tract E (Future R.O.W. for Xenia St.) of said Stapleton Filing No. 37;

thence along the easterly lines of said Tract E (Future R.O.W. for Xenia St.) the following seven (7) courses:

1. North 00°00'00" West a distance of 103.02 feet to a point of curvature;
2. along the arc of a curve to the right having a radius of 966.00 feet, a central angle of 5°23'19", an arc length of 90.85 feet and whose chord bears North 02°41'40" East a distance of 90.82 feet;
3. North 05°23'19" East a distance of 56.04 feet to a point of curvature;
4. along the arc of a curve to the left having a radius of 1034.00 feet, a central angle of 5°23'19", an arc length of 97.25 feet and whose chord bears North 02°41'40" East a distance of 97.21 feet;
5. North 00°00'00" West a distance of 53.10 feet;
6. North 11°27'32" East a distance of 11.00 feet;
7. North 78°22'39" East a distance of 11.00 feet to the southeast corner of said Tract D (Future R.O.W. for 47th Ave.) of said Stapleton Filing No. 37;

thence North 00°00'00" West, along the easterly line of said Tract D (Future R.O.W. for 47th Ave.), a distance of 68.00 feet to the southeast corner of said Tract C (Future R.O.W. for Xenia St.);

thence along the easterly lines of said Tract C (Future R.O.W. for Xenia St.) the following three (3) courses:

1. North 78°22'39" West a distance of 11.00 feet;
2. North 11°27'32" West a distance of 11.00 feet;
3. North 00°00'00" West a distance of 1033.00 feet to the **POINT OF BEGINNING**.

Containing 1,176,589 square feet or 27.011 acres, more or less.

Together with:

A part of the Northeast Quarter of Section 21, 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 21;
thence South 57°28'24" West a distance of 1083.69 feet to the most westerly southwest corner of Tract D (Future R.O.W. for 47th Ave.) of Stapleton Filing No. 37, recorded at Reception Number 2012143497 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence along the southerly lines of said Tract D (Future R.O.W. for 47th Ave.) the following three (3) courses:

1. North 05°19'50" East a distance of 12.00 feet;
2. North 71°07'28" East a distance of 12.00 feet;
3. South 90°00'00" East a distance of 452.57 feet to the northwest corner of Tract E (Future R.O.W. for Xenia St.) of said Stapleton Filing No. 37;

thence along the westerly lines of said Tract E (Future R.O.W. for Xenia St.) the following seven (7) courses:

1. South 78°22'39" East a distance of 11.00 feet;
2. South 11°27'32" East a distance of 11.00 feet;
3. South 00°00'00" West a distance of 53.10 feet to a point of curvature;
4. along the arc of a curve to the right having a radius of 966.00 feet, a central angle of 5°23'19", an arc length of 90.85 feet and whose chord bears South 02°41'40" West a distance of 90.82 feet;
5. South 05°23'19" West a distance of 56.04 feet to a point of curvature;
6. along the arc of a curve to the left having a radius of 1034.00 feet, a central angle of 5°23'19", an arc length of 97.25 feet and whose chord bears South 02°41'40" West a distance of 97.21 feet;
7. South 00°00'00" West a distance of 103.02 feet to the southwest corner of said Tract E (Future R.O.W. for Xenia St.);

thence along the northerly lines of Tract D (Future R.O.W. for 46th Pl.) of Stapleton Central Park Blvd Filing No. 1, recorded at Reception Number 2012082116 in said Clerk and Recorder's Office the following four (4) courses:

1. South 00°00'00" East a distance of 1.50 feet;
2. South 45°00'00" West a distance of 20.51 feet;
3. North 90°00'00" West a distance of 439.40 feet;
4. North 45°00'00" West a distance of 14.14 feet to the easterly line of Stapleton Filing No. 14, recorded at Reception Number 2004244314 in said Clerk and Recorder's Office;

thence North 00°00'00" East, along said easterly line of Stapleton Filing No. 14, a distance of 402.90 feet to the **POINT OF BEGINNING**.

Containing 201,302 square feet or 4.621 acres, more or less.

Resulting in a total area of 1,377,891 square feet or 31.632 acres, more or less.

BASIS OF BEARINGS: Bearings are based on the east line of the Northeast Quarter of Section 21, Township 3 South, Range 67 West of the Sixth Principal Meridian, said easterly line bearing North 00°15'53" West, based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Northeast corner of Section 21 is a found 3-1/4" aluminum cap stamped: LS 11434. The East Quarter corner is a found 2 1/2" aluminum cap stamped: PLS 35597.

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