

## Description

A part of the Southeast Quarter of Section 28, 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 North Quarter Corner of said Section 28;  
thence South  $09^{\circ}55'13''$  East a distance of 2841.25 feet to the intersection of the easterly extension of the southerly line of Tract N, Future R.O.W. for 32<sup>nd</sup> Ave., Stapleton Filing No. 32 as recorded at Reception Number 2010138135 in the Clerk and Recorder's Office of said City and County of Denver and the easterly line of said Stapleton Filing No. 32 and the **POINT OF BEGINNING**;

thence North  $00^{\circ}00'00''$  East, along said easterly line of Stapleton Filing No. 32, a distance of 114.00 feet to the easterly extension of the northerly line of said Tract N, Future R.O.W. for 32<sup>nd</sup> Ave.;

thence North  $90^{\circ}00'00''$  East a distance of 18.31 feet to a point of curve;

thence along the arc of a curve to the right having a radius of 364.00 feet, a central angle of  $24^{\circ}13'33''$ , an arc length of 153.91 feet and whose chord bears South  $77^{\circ}53'14''$  East a distance of 152.76 feet to a point of reverse curve;

thence along the arc of a curve to the left having a radius of 311.00 feet, a central angle of  $24^{\circ}13'33''$ , an arc length of 131.50 feet and whose chord bears South  $77^{\circ}53'14''$  East a distance of 130.52 feet to a point 440.75 feet south of the southerly line of Tract H, Future R.O.W. for 33<sup>rd</sup> Ave, said Stapleton Filing No. 32;

thence North  $90^{\circ}00'00''$  East, parallel with and 440.75 feet south of said southerly line of Tract H, Future R.O.W. for 33<sup>rd</sup> Ave., a distance of 171.72 feet to the westerly line of Tract BL, Future R.O.W. for Central Park Blvd., Stapleton Filing No. 18 as recorded at Reception Number 2006167967 in said Clerk and Recorder's Office;

thence along said westerly line of Tract BL, Future R.O.W. for Central Park Blvd. the following two (2) courses:

1. South  $00^{\circ}00'00''$  East a distance of 38.95 feet to a point of curve;
2. along the arc of a curve to the right having a radius of 714.00 feet, a central angle of  $03^{\circ}08'08''$ , an arc length of 39.07 feet and whose chord bears South  $01^{\circ}34'04''$  West a distance of 39.07 feet to a point 518.75 feet south of said southerly line of Tract H, Future R.O.W. for 33<sup>rd</sup> Ave.;

thence North  $90^{\circ}00'00''$  West, parallel with and 518.75 feet south of said southerly line of Tract H, Future R.O.W. for 33<sup>rd</sup> Ave., a distance of 170.65 feet to a point of curve;

thence along the arc of a curve to the right having a radius of 389.00 feet, a central angle of 14°36'37", an arc length of 99.19 feet and whose chord bears North 82°41'42" West a distance of 98.93 feet to a point of reverse curve;

thence along the arc of a curve to the left having a radius of 336.00 feet, a central angle of 14°36'37", an arc length of 85.68 feet and whose chord bears North 82°41'42" West a distance of 85.45 feet to a point on said easterly extension of the southerly line of Tract N, Future R.O.W. for 32<sup>nd</sup> Ave.;

thence North 90°00'00" West, along said easterly extension of the southerly line of Tract N, Future R.O.W. for 32<sup>nd</sup> Ave., a distance of 112.41 feet to the **POINT OF BEGINNING**.

Containing 41,230 square feet or 0.947 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the north line of the Northeast Quarter of Section 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, said north line bearing North 89°40'09" East, based on NAD 83/92 Colorado State plane Central Zone Coordinates and as marked by a found 3-1/4" Aluminum Cap stamped: URS CORP PLS 31928 at the Northeast Corner of said Section 28 and by a found 3-1/4" Aluminum Cap stamped: URS CORP PLS 20683 at the North Quarter Corner of said Section 28.

### Preliminary

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