

LEGAL DESCRIPTION OF APPLICANT'S PROPERTY

A PART OF LOT 1, BLOCK 14, STAPLETON FILING NO. 9 LOCATED IN THE SOUTHWEST 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 WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 63°59'37" EAST A DISTANCE OF 2175.10 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, THE MOST EASTERLY SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 2014002850 IN THE CLERK AND RECORDER'S OFFICE OF SAID CITY AND COUNTY OF DENVER AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 266.50 FEET TO A POINT THAT IS 138.00 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT 1;

THENCE NORTH 90°00'00" WEST, ALONG A LINE 138.00 FEET NORTH AND PARALLEL WITH SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 23.19 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 28°21'27", AN ARC LENGTH OF 44.54 FEET AND WHOSE CHORD BEARS SOUTH 75°49'16" WEST A DISTANCE OF 44.09 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 28°21'27", AN ARC LENGTH OF 29.70 FEET AND WHOSE CHORD BEARS SOUTH 75°49'16" WEST A DISTANCE OF 29.39 FEET TO A POINT THAT IS 120.00 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT 1;

THENCE NORTH 90°00'00" WEST, ALONG A LINE 120.00 FEET NORTH AND PARALLEL WITH SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 245.70 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 2014002850;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 2014002850 THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°00'00" EAST A DISTANCE OF 218.90 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 85°33'01", AN ARC LENGTH OF 3.73 FEET AND WHOSE CHORD BEARS NORTH 42°46'31" EAST A DISTANCE OF 3.40 FEET;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 455.50 FEET, A CENTRAL ANGLE OF 18°03'01", AN ARC LENGTH OF 143.50 FEET AND WHOSE CHORD BEARS NORTH 76°31'31" EAST A DISTANCE OF 142.91 FEET;
4. NORTH 67°30'00" EAST A DISTANCE OF 23.46 FEET;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 273.69 FEET, A CENTRAL ANGLE OF 22°30'00", AN ARC LENGTH OF 107.48 FEET AND WHOSE CHORD BEARS NORTH 78°45'00" EAST A DISTANCE OF 106.79 FEET;
6. NORTH 90°00'00" EAST A DISTANCE OF 72.46 FEET TO THE **POINT OF BEGINNING**.

BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, STATE OF COLORADO, BEARING SOUTH 00°37'30" EAST, BASED ON NAD 83/92 STATE PLANE CENTRAL ZONE COORDINATES, AND AS MARKED BY TWO REFERENCE MONUMENTS FOUND 2" ALUMINUM CAPS STAMPED URS CORP PLS ON CONCRETE SIDEWALK AT THE WEST QUARTER CORNER AND A FOUND 1-1/4" DIAMETER AXLE IN A MONUMENT BOX AT THE SOUTHWEST CORNER OF SAID SECTION 28.