

## WOODSTREAM VILLAGE - LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF BLOCK 3, WOODSTREAM VILLAGE, A SUBDIVISION LOCATED IN A PART OF THE SOUTH 1/2 OF SECTION 27, AND A PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 3, ALSO BEING THE INTERSECTION OF THE EAST LINE OF SOUTH DAYTON WAY AND THE SOUTH LINE OF HARVARD AVENUE;

THENCE ALONG SAID SOUTH LINE OF HARVARD AVENUE THE FOLLOWING TWO COURSES:

- 1) NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 554.55 FEET TO THE BEGINNING OF A 165.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES, 11 MINUTES, 55 SECONDS;
- 2) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.64 FEET (THE CHORD OF SAID ARC BEARING NORTH 69 DEGREES, 24 MINUTES, 02 SECONDS EAST 116.10 FEET) TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE THE FOLLOWING FOUR COURSES:

- 1) ALONG THE ARC (THE CHORD OF WHICH BEARS NORTH 46 DEGREES, 54 MINUTES, 02 SECONDS, EAST 10.95 FEET) OF SAID 165 FOOT RADIUS CURVE, HAVING A CENTRAL ANGLE OF 3 DEGREES, 48 MINUTES, 05 SECONDS, A DISTANCE OF 10.95 FEET TO A POINT OF TANGENT;
- 2) THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 373.22 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91 DEGREES, 12 MINUTES, 00 SECONDS;
- 3) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.17 FEET TO A POINT OF TANGENT;
- 4) THENCE SOUTH 43 DEGREES, 48 MINUTES, 00 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 590.97 FEET TO THE BEGINNING OF A 172.07 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 83 DEGREES, 42 MINUTES, 55 SECONDS, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF VASSAR DRIVE;

THENCE ALONG SAID NORTHWESTERLY LINE OF VASSAR DRIVE THE FOLLOWING THREE COURSES:

- 1) ALONG THE ARC OF SAID CURVE A DISTANCE OF 251.41 FEET TO A POINT OF TANGENT;
- 2) THENCE SOUTH 39 DEGREES, 54 MINUTES, 55 SECONDS WEST ALONG SAID TANGENT A DISTANCE OF 222.78 FEET TO THE BEGINNING OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES, 11 MINUTES, 29 SECONDS;
- 3) THENCE ALONG THE ARC (THE CHORD OF WHICH BEARS SOUTH 65 DEGREES, 00 MINUTES, 40 SECONDS WEST 330.82 FEET) OF SAID CURVE A DISTANCE OF 341.64 FEET;

THENCE NORTH 00 DEGREES, 52 MINUTES, 18 SECONDS EAST A DISTANCE OF 263.68 FEET;

THENCE NORTH 89 DEGREES, 07 MINUTES, 42 SECONDS WEST A DISTANCE OF 59.00 FEET;

THENCE SOUTH 00 DEGREES, 52 MINUTES, 18 SECONDS WEST A DISTANCE OF 16.00 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST A DISTANCE OF 200.75 FEET;

THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 197.00 FEET;

THENCE NORTH 51 DEGREES, 17 MINUTES, 07 SECONDS EAST A DISTANCE OF 53.49 FEET;

THENCE NORTH 38 DEGREES, 42 MINUTES, 53 SECONDS WEST A DISTANCE OF 279.11 FEET;

TO THE TRUE POINT OF BEGINNING,

CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

## DAYTON CROSSING - LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF BLOCK 3, WOODSTREAM VILLAGE, A SUBDIVISION LOCATED IN A PART OF THE SOUTH 1/2 OF SECTION 27, AND A PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 3, ALSO BEING THE INTERSECTION OF THE EAST LINE OF SOUTH DAYTON WAY AND THE SOUTH LINE OF HARVARD AVENUE; THENCE ALONG SAID SOUTH LINE OF HARVARD AVENUE THE FOLLOWING TWO COURSES:

- 1) NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 554.55 FEET TO THE BEGINNING OF A 165.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES, 11 MINUTES, 55 SECONDS;
- 2) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.64 FEET (THE CHORD OF SAID ARC BEARING NORTH 69 DEGREES, 24 MINUTES, 02 SECONDS EAST 116.10 FEET);

THENCE SOUTH 38 DEGREES, 42 MINUTES, 53 SECONDS EAST A DISTANCE OF 279.11 FEET; THENCE SOUTH 51 DEGREES, 17 MINUTES, 07 SECONDS WEST A DISTANCE OF 53.49 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 197.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 200.75 FEET; THENCE NORTH 00 DEGREES, 52 MINUTES, 18 SECONDS EAST A DISTANCE OF 16.00 FEET; THENCE SOUTH 89 DEGREES, 07 MINUTES, 42 SECONDS EAST A DISTANCE OF 59.00 FEET; THENCE SOUTH 00 DEGREES, 52 MINUTES, 18 SECONDS WEST A DISTANCE OF 263.68 FEET TO A POINT ON A 390.00 FOOT RADIUS CURVE TO THE RIGHT, ALSO BEING A POINT ON THE NORTH LINE OF VASSAR DRIVE; THENCE CONTINUING ALONG SAID NORTH LINE OF VASSAR DRIVE THE FOLLOWING FOUR COURSES:

- 1) ALONG THE ARC (THE CHORD OF WHICH BEARS NORTH 84 DEGREES, 24 MINUTES, 18 SECONDS WEST 74.59 FEET) OF SAID 390.00 FOOT RADIUS CURVE HAVING A CENTRAL ANGLE OF 10 DEGREES, 58 MINUTES, 31 SECONDS A DISTANCE OF 74.71 FEET TO A POINT OF TANGENT;
- 2) THENCE NORTH 78 DEGREES, 55 MINUTES, 05 SECONDS WEST A DISTANCE OF 295.00 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES, 30 MINUTES, 00 SECONDS;
- 3) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 183.26 FEET TO A POINT OF TANGENT;

- 4) THENCE SOUTH 63 DEGREES, 34 MINUTES, 55 SECONDS WEST ALONG SAID TANGENT A DISTANCE OF 66.43 FEET TO THE INTERSECTION OF SAID NORTH LINE OF VASSAR DRIVE AND SAID EAST LINE OF SOUTH DAYTON WAY;

THENCE ALONG SAID EAST LINE OF SOUTH DAYTON WAY THE FOLLOWING FOUR COURSES:

- 1) ALONG THE ARC (THE CHORD OF WHICH BEARS NORTH 44 DEGREES, 35 MINUTES, 28 SECONDS WEST 272.41 FEET) OF A 560.00 FOOT RADIUS CURVE HAVING A CENTRAL ANGLE OF 28 DEGREES, 09 MINUTES, 14 SECONDS A DISTANCE OF 275.17 FEET TO A POINT OF TANGENT;
- 2) THENCE NORTH 58 DEGREES, 40 MINUTES, 05 SECONDS WEST ALONG SAID TANGENT A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58 DEGREES, 45 MINUTES, 00 SECONDS;
- 3) THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 389.64 FEET TO A POINT OF TANGENT;
- 4) THENCE NORTH 00 DEGREES, 04 MINUTES, 55 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 79.62 FEET TO THE POINT OF BEGINNING;

EXCEPT THE PORTION BETWEEN THE ARC OF A 20.00 FOOT RADIUS CURVE AND SAID EAST LINE OF SAID DAYTON WAY AT THE FOLLOWING TWO LOCATIONS:

- 1) THE INTERSECTION OF SAID EAST LINE AND SAID SOUTH LINE OF HARVARD AVENUE;
- 2) THE INTERSECTION OF SAID EAST LINE WITH SAID NORTH LINE OF VASSAR DRIVE,

CITY AND COUNTY OF DENVER,  
STATE OF COLORADO