

Description

A part of Tract CM, Stapleton Filing No. 36 as Recorded at Reception Number 2012143494 in the Clerk and Recorder's Office of the City and County of Denver; together with a part of the West Half of Section 15 and a part 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 Northeast Corner of said Section 16; thence South 00°24'42" East, along the east line of the Northeast Quarter of said Section 16, a distance of 80.50 feet to the southwest corner of ROW Parcel TK-10 recorded at Reception Number 2010075677 in the Clerk and Recorder's Office of said City and County of Denver and a point on the north line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Filing No. 41 as recorded at Reception Number 2014008209 in said Clerk and Recorder's Office; thence South 89°39'15" West, along said north line of Tract A (Future R.O.W. for Central Park Blvd.), a distance of 1.09 feet to the northwest corner of said Tract A (Future R.O.W. for Central Park Blvd.) and the **POINT OF BEGINNING**;

thence along the westerly lines of said Tract A (Future R.O.W. for Central Park Blvd.) the following six (6) courses:

1. South 13°44'37" East a distance of 21.10 feet;
2. South 00°00'00" East a distance of 638.03 feet to a point of curvature;
3. along the arc of a curve to the left having a radius of 845.00 feet, a central angle of 21°28'40", an arc length of 316.76 feet and whose chord bears South 10°44'20" East a distance of 314.90 feet;
4. South 21°28'40" East a distance of 974.89 feet to a point of curvature;
5. along the arc of a curve to the right having a radius of 1533.50 feet, a central angle of 21°28'40", an arc length of 574.85 feet and whose chord bears South 10°44'20" East a distance of 571.49 feet;
6. South 00°00'00" East a distance of 246.18 feet to the northwest corner of Tract J (Future R.O.W. for Central Park Blvd.), Stapleton Filing No. 42 recorded at Reception Number 2013117926 in said Clerk and Recorder's Office;

thence South 00°00'00" West, along the westerly line of said Tract J (Future R.O.W. for Central Park Blvd.), a distance of 17.00 feet to the northeast corner of Tract A (Future R.O.W. for 51st Ave.) of said Stapleton Filing No. 42;

thence along the northerly lines of said Tract A (Future R.O.W. for 51st Ave.) the following three (3) courses:

1. South 90°00'00" West a distance of 914.85 feet to a point of curve;
2. along the arc of a curve to the right having a radius of 470.00 feet, a central angle of 8°06'35", an arc length of 66.52 feet and whose chord bears North 85°56'43" West a distance of 66.47 feet to a point of compound curvature;
3. along the arc of a curve to the right having a radius of 1170.00 feet, a central angle of 6°23'08", an arc length of 130.40 feet and whose chord bears North 78°41'51" West a distance of 130.33 feet to the most easterly corner of Tract F (Future R.O.W. for 51st Ave.) of Stapleton Filing No. 36 recorded at Reception Number 2012143494 in said Clerk and Recorder's Office;

thence along the northerly lines of said Tract F (Future R.O.W. for 51st Ave.) the following three (3) courses:

1. along the arc of a curve to the right having a radius of 1170.00 feet, a central angle of 12°22'03", an arc length of 252.55 feet and whose chord bears North 69°19'16" West a distance of 252.06 feet;
2. North 63°08'14" West a distance of 602.13 feet to a point of curvature;
3. along the arc of a curve to the left having a radius of 1230.00 feet, a central angle of 8°06'45", an arc length of 174.16 feet and whose chord bears North 67°11'37" West a distance of 174.01 feet to the easterly line of Tract L (Future R.O.W. for Verbena St.) of said Stapleton Filing No. 36;

thence along said easterly, northerly and westerly lines of Tract L (Future R.O.W. for Verbena St.) the following three (3) courses;

1. North 17°15'34" East a distance of 30.00 feet to the northeast corner of said Tract L (Future R.O.W. for Verbena St.);
2. North 72°44'26" West a distance of 64.00 feet to the northwest corner of said Tract L (Future R.O.W. for Verbena St.);
3. South 17°15'34" West a distance of 30.00 feet to the northeast corner of Tract E (Future R.O.W. for 51st Ave.) of said Stapleton Filing No. 36 and a point of non-tangent curvature;

thence along the northerly lines of said Tract E (Future R.O.W. for 51st Ave.) the following two (2) courses:

1. along the arc of a curve to the left having a radius of 1230.00 feet, a central angle of 24°55'27", an arc length of 535.06 feet and whose chord bears North 86°41'37" West a distance of 530.85 feet;
2. South 80°50'40" West a distance of 269.13 feet to the northwest corner of said Tract E (Future R.O.W. for 51st Ave.) and also being a point on the easterly line of Tract Q (Future R.O.W. for Uinta St.) of said Stapleton Filing No. 36;

thence along said easterly and northerly lines of Tract Q (Future R.O.W. for Uinta St.) the following two (2) courses;

1. North 09°09'20" West a distance of 30.00 feet to the northeast corner of said Tract Q (Future R.O.W. for Uinta St.);
2. South 80°50'40" West, along the northerly line of said Tract Q (Future R.O.W. for Uinta St.), a distance of 76.00 feet to the northwest corner of said Tract Q (Future R.O.W. for Uinta St.) and also being a point on the easterly line of said Tract CM;

thence North 09°09'20" West, along said easterly line of Tract CM a distance of 620.73 feet to a point of non-tangent curvature;

thence along the arc of a curve to the left having a radius of 3962.00 feet, a central angle of 2°04'21", an arc length of 143.31 feet and whose chord bears South 75°06'28" West a distance of 143.30 feet;

thence South 74°04'17" West a distance of 421.11 feet to a point of curve;

thence along the arc of a curve to the right having a radius of 1038.00 feet, a central angle of 15°55'43", an arc length of 288.57 feet and whose chord bears South 82°02'09" West a distance

of 287.64 feet to a point on the easterly extension of the most northerly line of Tract B (Future R.O.W. for Spruce St.) of said Stapleton Filing No. 36;
thence North 90°00'00" West, along said easterly extension of the most northerly line of Tract B (Future R.O.W. for Spruce St.) a distance of 199.66 feet to the easterly line of Tract A (Future R.O.W. for 53rd Pl.) of said Stapleton Filing No. 36;

thence North 00°00'00" West, along the easterly line of said Tract A (Future R.O.W. for 53rd Pl.), a distance of 81.75 feet to the northeast corner of said Tract A (Future R.O.W. for 53rd Pl.), also being the southeast corner of Parcel 1 described at Reception Number 2001201150 in said Clerk and Recorder's Office;

thence North 00°30'14" West, along the easterly line of said Parcel 1 described at Reception Number 2001201150 and along a line parallel with the westerly line of said Northwest Quarter of Section 16, a distance of 1678.42 feet to the southerly line of ROW Parcel TK-7 described at Reception Number 2010075677 in said Clerk and Recorder's Office;

thence North 89°00'25" East, along said southerly line of ROW Parcel TK-7 described at Reception Number 2010075677, a distance of 914.25 feet to the southeast corner of said ROW Parcel TK-7, also being the southwest corner of ROW Parcel TK-8 described at said Reception Number 2010075677;

thence along the southerly lines of said ROW Parcel TK-8 described at Reception Number 2010075677 the following two (2) courses:

1. North 89°00'25" East, a distance of 353.81 feet;
2. North 89°39'15" East a distance of 2325.46 feet to the **POINT OF BEGINNING**.

Containing 8,502,371 square feet or 195.188 acres, more or less.

BASIS OF BEARING: Bearings are based on the east line of the Northeast Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing South 00°24'42" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Northeast Corner of said Section 16 is a 3" brass cap stamped PLS 16398 in a range box. The East Quarter Corner of said Section 16 is a 3 ½" aluminum cap stamped PLS 11434.

Preliminary

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