

DESCRIPTION
U-MX-3

SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 00°32'15" WEST, A DISTANCE OF 592.61 FEET TO A POINT ON THE CENTERLINE OF S.
FEDERAL BOULEVARD AS DESCRIBED IN SUB-AREA A, PUD G24 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°57'25" WEST, A DISTANCE OF 564.02 FEET; THENCE NORTH 00°01'10" EAST, A
DISTANCE OF 280.19 FEET;
THENCE NORTH 89°58'50" WEST, A DISTANCE OF 396.60 FEET;
THENCE SOUTH 89°57'46" WEST, A DISTANCE OF 33.00 FEET;
THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 32.97 FEET;
THENCE NORTH 89°58'50" WEST, A DISTANCE OF 180.85 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;
THENCE NORTH 48°57'51" WEST, A DISTANCE OF 67.55 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 122.48 FEET;
THENCE NORTH 08°32'55" EAST, A DISTANCE OF 63.66 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 213.29 FEET, SAID CURVE
HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 81°28'15", AND A CHORD WHICH BEARS
NORTH 49°17'02" EAST A CHORD DISTANCE OF 195.77 FEET;
THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 939.84 FEET;
THENCE NORTH 00°01'10" EAST, A DISTANCE OF 315.71 FEET TO A POINT ON THE SOUTH LINE OF
SHARON PARK SUBDIVISION RECORDED AT RECEPTION NO. 52537;
THENCE NORTH 89°16'41" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 250.36 FEET TO A POINT ON
SAID CENTERLINE;
THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF 903.65 FEET TO THE POINT
OF BEGINNING.

SAID PARCEL CONTAINS 629,739 SQUARE FEET OR 14.46 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE
NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
MERIDIAN, BEARS NORTH 00°01'10" EAST.

PREPARED BY: AARON MURPHY

PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH

1120 LINCOLN STREET, SUITE 1000

DENVER, CO 80203

303.623.6300