Parcel 1
Proposed Zoning (M-RX-5)
Description

A part of the Northwest Quarter of Section 15 and a part of the North Half 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 20°23'41" East a distance of 228.12 feet to the intersection of the centerline of proposed Central Park Blvd. and the easterly extension of the southerly line of a parcel of land for proposed Open Space and the **POINT OF BEGINNING**;

thence along the centerline of proposed Central Park Blvd. the following three (3) courses:
1.) South 00°00'00" East a distance of 542.73 feet to a point of curve;
2.) along the arc of a curve to the left having a radius of 800.00 feet, a central angle of 21°28'40", an arc length of 299.89 feet and whose chord bears South 10°44'20" East a distance of 298.13 feet;
3.) South 21°28'40" East a distance of 17.36 feet to the intersection with the centerline of proposed 54th Ave.;

thence along said centerline of proposed 54th Ave. and along the centerline of proposed Wabash Way the following five (5) courses:
1.) South 68°31'20" West a distance of 209.21 feet to a point of curve;
2.) along the arc of a curve to the right having a radius of 700.00 feet, a central angle of 21°28'40", an arc length of 262.40 feet and whose chord bears South 79°15'40" West a distance of 260.87 feet;
3.) North 90°00'00" West a distance of 132.05 feet to a point of curve;
4.) along the arc of a curve to the left having a radius of 1000.00 feet, a central angle of 60°51'00", an arc length of 1062.03 feet and whose chord bears South 59°34'30" West a distance of 1012.82 feet;
5.) South 29°09'00" West a distance of 81.19 feet to the intersection with the centerline of proposed 53rd Ave. and a point of non-tangent curve;

thence along said centerline of proposed 53rd Ave. the following four (4) courses:
1.) along the arc of a curve to the left having a radius of 1375.00 feet, a central angle of 41°41'15", an arc length of 1000.43 feet and whose chord bears North 79°26'30" West a distance of 978.51 feet to a point of compound curve;
2.) along the arc of a curve to the left having a radius of 4000.00 feet, a central angle of 5°38'34", an arc length of 393.95 feet and whose chord bears South 76°53'35" West a distance of 393.79 feet;
3.) South 74°04'17" West a distance of 421.11 feet to a point of curve;
4.) along the arc of a curve to the right having a radius of 1000.00 feet, a central angle of 10°22'43", an arc length of 181.14 feet and whose chord bears South 79°15'39" West a distance of 180.89 feet to the intersection with the centerline of proposed Trenton St.;

thence along said centerline of proposed Trenton St. and the centerline of proposed 55th Ave. the following five (5) courses:

1.) North 05°33'00" West a distance of 135.25 feet to a point of curve;
2.) along the arc of a curve to the right having a radius of 4000.00 feet, a central angle of 3°15'51", an arc length of 227.88 feet and whose chord bears North 03°55'04" West a distance of 227.85 feet;
3.) North 02°17'09" West a distance of 326.51 feet to a point of curve;
4.) along the arc of a curve to the right having a radius of 570.00 feet, a central angle of 92°17'09", an arc length of 918.09 feet and whose chord bears North 43°51'26" East a distance of 822.02 feet;
5.) North 90°00'00" East a distance of 88.83 feet to the intersection with the centerline of proposed Uinta St.;

thence North 00°00'00" West, along said centerline of proposed Uinta St., a distance of 323.20 feet to the intersection with the centerline of proposed 55th Pl.;

thence along said centerline of proposed 55th Pl. the following five (5) courses:
1.) North 90°00'00" East a distance of 456.81 feet to a point of curve;
2.) along the arc of a curve to the left having a radius of 500.00 feet, a central angle of 12°41'23", an arc length of 110.74 feet and whose chord bears North 83°39'18" East a distance of 110.51 feet to a point of reverse curve;
3.) along the arc of a curve to the right having a radius of 450.00 feet, a central angle of 25°22'47", an arc length of 199.33 feet and whose chord bears North 90°00'00" East a distance of 197.71 feet to a point of reverse curve;
4.) along the arc of a curve to the left having a radius of 500.00 feet, a central angle of 12°41'23", an arc length of 110.74 feet and whose chord bears South 83°39'18" East a distance of 110.51 feet;
5.) North 90°00'00" East a distance of 456.81 feet to the intersection with the centerline of proposed Wabash St.;

thence North 00°00'00" East, along said centerline of proposed Wabash St., a distance of 16.01 feet to the westerly extension of said southerly line of a parcel of land for proposed Open Space;
thence South 89°59'57" East, along said westerly extension, said southerly line, and said easterly extension of the southerly line of a parcel of land for proposed Open Space, a distance of 1414.46 feet to the **POINT OF BEGINNING**.

Containing 4,098,526 square feet or 94.089 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.

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