

## Site 1: Green Valley Ranch Town Center Park

### Legal Description

A parcel of land being a portion of the Southwest Quarter of Section 15, Township 3 South, Range 66 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the South Quarter corner of said Section 15, whence the Southwest corner of Section 15 bears S89°31'36"W, with all bearings herein being referenced to this line;

Thence N58°55'14"W 1186.49 feet to a point on the Northerly right-of-way of Argonne Way as shown on the plat of Green Valley Ranch Filing No. 38, recorded at Reception No. 2004057233 in the Office of the Clerk and Recorder of said County and the beginning of a non-tangent curve concave Northerly having a radius of 636.00 feet, the radius point of said curve bears N14°16'18"W;

Thence along said Northerly right-of-way the following 8 courses:

1. Westerly along said curve through a central angle of 13°47'54" an arc length of 153.17 feet;
2. S89°31'36"W 102.26 feet;
3. S00°28'24"E 4.00 feet;
4. S89°31'36"W 383.31 feet to the beginning of a tangent curve concave Northeasterly having a radius of 68.00 feet;
5. Northwesterly along said curve through a central angle of 40°06'59" an arc length of 47.61 feet;
6. Tangent to said curve, N50°21'25"W 284.90 feet to the beginning of a tangent curve concave Southwesterly having a radius of 132.00 feet;
7. Northwesterly along said curve through a central angle of 5°26'08" an arc length of 12.52 feet to the beginning of a reverse curve concave Easterly having a radius of 15.00 feet;
8. Northerly along said curve through a central angle of 37°26'22" an arc length of 9.80 feet to the Easterly right-of-way of Argonne Street, as shown on the plat of Green Valley Ranch Filing No. 44, recorded at Reception No. 2002154457 in said Office of the Clerk and Recorder and the Point of Beginning;

Thence along said Easterly right-of-way the following 11 courses:

1. Continuing Northerly along said curve through a central angle of 33°54'50" an arc length of 8.88 feet;
2. N15°33'39"E 41.67 feet to the beginning of a tangent curve concave Westerly having a radius of 132.00 feet;
3. Northerly along said curve through a central angle of 15°49'07" an arc length of 36.44 feet;
4. Tangent to said curve, N00°15'28"W 283.30 feet;
5. N89°44'32"E 4.00 feet;
6. N00°15'29"W 182.66 feet to the beginning of a tangent curve concave Easterly having a radius of 4,946.00 feet;
7. Northerly along said curve through a central angle of 00°23'45" an arc length of 34.29 feet;

8. Tangent to said curve, N00°08'16"E 474.66 feet to the beginning of a tangent curve concave Westerly having a radius of 5,036.00 feet;
9. Northerly along said curve through a central angle of 00°08'19" an arc length of 12.17 feet;
10. Tangent to said curve, N00°00'02"W 178.96 feet to the beginning of a tangent curve concave Southeasterly having a radius of 15.00 feet;
11. Northeasterly along said curve through a central angle of 90°00'00" an arc length of 23.56 feet to the Southerly right-of-way of 51<sup>st</sup> Street, as shown on the plat of Green Valley Ranch Filing No. 37, recorded at Reception No. 2003004077 in said Office of the Clerk and Recorder;

Thence along said Southerly right-of-way and the Westerly right-of-way of Cathay Street shown on said plat of Green Valley Ranch Filing No. 38, the following 2 courses:

1. Tangent to said curve, N89°59'58"E 623.58 feet to the beginning of a tangent curve concave Southwesterly having a radius of 744.00 feet;
2. Southeasterly along said curve through a central angle of 88°38'30" an arc length of 1,151.03 feet;

Thence departing said right-of-way and non-tangent to said curve S90°00'00"W 212.97 feet to the Northerly boundary of that parcel of land described in the document recorded at Reception No. 2003139755 in said Office of the Clerk and Recorder and the beginning of a non-tangent curve concave Northerly having a radius of 241.00 feet, the radius point of said curve bears N08°15'36"E; Thence along Northerly and Westerly boundary of said parcel the following 8 courses:

1. Northwesterly along said curve through a central angle of 60°00'09" an arc length of 252.39 feet;
2. Non-tangent to said curve N90°00'00"W 183.92 feet;
3. S47°08'09"W 52.13 feet;
4. S25°09'29"W 123.63 feet;
5. S09°52'05"E 207.90 feet;
6. S06°39'19"W 77.05 feet;
7. S55°03'19"W 116.42 feet;
8. S00°29'03"E 75.05 feet;

Thence departing said Westerly boundary S89°31'36"W 21.02 feet; Thence N00°28'24"W 22.67 feet; Thence N89°51'40"W 53.62 feet; Thence N30°08'54"W 108.56 feet; Thence N50°59'58"E 76.73 feet; Thence N59°16'42"E 45.89 feet; Thence N32°29'43"E 27.36 feet; Thence N00°25'39"E 22.99 feet; Thence N14°11'34"W 119.81 feet; Thence N05°53'18"W 106.33 feet; Thence N05°07'34"E 31.82 feet; Thence N17°09'46"E 21.31 feet; Thence N39°56'23"E 33.39 feet; Thence N09°32'51"E 10.42 feet; Thence N47°30'59"W 10.02 feet; Thence N54°27'39"W 48.36 feet; Thence N75°58'34"W 28.96 feet; Thence S72°06'42"W 63.09 feet; Thence S73°57'00"W 153.28 feet; Thence S68°35'00"W 79.58 feet; Thence S71°01'06"W 51.16 feet; Thence S45°47'25"W 35.25 feet; Thence S25°56'40"W 46.18 feet; Thence S15°08'01"W 48.50 feet; Thence S32°03'39"W 42.59 feet; Thence S20°10'57"W 64.34 feet; Thence S10°31'23"W 76.48 feet; Thence S02°51'25"E 80.19 feet; Thence S13°26'47"E 39.57 feet; Thence S22°34'11"E 50.89 feet; Thence S44°05'29"E 35.15 feet; Thence S61°27'10"E 55.60 feet; Thence S77°18'27"E 37.66 feet; Thence S89°59'17"E 49.00 feet; Thence N74°04'33"E 53.76 feet; Thence N56°42'03"E 21.74 feet; Thence S00°07'03"W 110.09 feet; Thence S89°29'36"W 372.70 feet to the Point of Beginning.

## Site 2: Green Valley Ranch Recreation Center

### Legal Description

A parcel of land being a portion of the Southwest Quarter of Section 15, Township 3 South, Range 66 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the South Quarter corner of said Section 15, Whence the Southwest corner of said Section 15 bears South 89°31'36"West, with all bearings herein being referenced to this line; Thence North 58°55'14"West, a distance of 1186.49 feet to a point on the Northerly Right-Of-Way of Argonne Way as shown on the plat of Green Valley Ranch Filing No. 38, recorded at Reception No. 2004057233 in the office of the Clerk and Recorder of said County, the most Southerly corner of that certain parcel of land described in the document recorded at Reception No. 2003139755 in said office of the Clerk and Recorder, and the Point of Beginning;

Thence along the Westerly boundary of said parcel of land, North 00°28'24"West, a distance of 141.01 feet;

Thence along the Southerly boundary of said parcel of land, South 89°31'36"West, a distance of 63.14 feet;

Thence departing said Southerly boundary, North 00°28'24"West, a distance of 131.09 feet;

Thence along the Easterly prolongation of said Southerly boundary, and along said Southerly boundary, South 89°31'36"West, a distance of 92.00 feet;

Thence departing said Southerly boundary, North 00°28'24"West, a distance of 38.41 feet;

Thence South 89°31'36"West, a distance of 85.75 feet;

Thence South 56°38'43"West, a distance of 9.21 feet to said Southerly boundary;

Thence along said Southerly boundary and the Westerly prolongation thereof, South 89°31'36"West, a distance of 29.87 feet;

Thence South 00°28'24"East, a distance of 152.26 feet;

Thence South 89°31'36"West, a distance of 592.03 feet to the Northeasterly Right-Of-Way of Argonne Way as shown on the plat of Green Valley Ranch Filing No. 44, recorded at Reception No. 2002154457, in said office of Clerk and Recorder;

Thence along the Northeasterly and Northerly Right-Of-Way of said Argonne Way the following 3 courses:

1. South 50°21'25"East, a distance of 247.72 feet to the beginning of a tangent curve concave Northeasterly having a radius of 68.00 feet;
2. Southeasterly along said curve through a central angle of 40°06'59" an arc length of 47.61 feet;
3. Tangent to said curve, North 89°31'36"East, a distance of 383.31 feet to the Easterly Right-Of-Way of Argonne Way as shown on said Green Valley Ranch Filing No. 44, said Easterly Right-Of-Way also being the Westerly Right-Of-Way of Argonne Way as shown on said plat of Green Valley Ranch Filing No. 38;

Thence along the Westerly and Northerly Right-Of-Way of said Argonne Way the following 3 courses:

1. North 00°28'24"West, a distance of 4.00 feet;
2. North 89°31'36"East, a distance of 102.26 feet to the beginning of a tangent curve concave Northerly having a radius of 636.00 feet;
3. Easterly along said curve through a central angle of 13°47'54" an arc length of 153.17 feet to the Point of Beginning.

### Basis of Bearings

Bearings are Grid Bearings derived from GPS observations based upon the Colorado Coordinate System of 1983 Central Zone (NAD 83, 1992), and are based upon the South line of the Southwest Quarter Section 15, Township 3 South, Range 66 West of the Sixth Principal Meridian being monumented by a 3/4" Aluminum Cap Stamped "City of Denver Land Corner 1992 LS 14592" in a Range Box at the Eastern Terminus and a 3 1/4" Aluminum Cap Stamped "Luchetti Surveying 2005 PLS 36053" in a Range Box at the Western Terminus, taken to bear South 89°31'36"West, a distance of 2641.63 feet.