

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2020193150 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED AT THE NORTH QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: 2020 LS 29425 AND MONUMENTED AT THE CENTER NORTH SIXTEENTH CORNER BY A 3.25" ALUMINUM CAP, STAMPED: JR ENG 2016 LS 38252, IN RANGE BOX, AS BEARING SOUTH 00°21'23" EAST PER THE PLAT OF PEÑA STATION FILING NO. 2, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;
THENCE SOUTH 61°16'45" WEST, A DISTANCE OF 62.14 FEET TO INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE WEST RIGHT-OF-WAY LINE OF TELLURIDE WAY, AS DEDICATED BY THE PLAT OF PEÑA STATION FILING NO. 2, RECORDED AT RECEPTION NO. 2020050433 TO THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY OF TELLURIDE WAY LINE THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°33'18" WEST, A DISTANCE OF 36.00 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 279.82 FEET, SAID CURVE HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 24°46'47", AND A CHORD WHICH BEARS SOUTH 11°50'05" EAST A CHORD DISTANCE OF 277.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;
THENCE DEPARTING THE SAID WEST RIGHT-OF-WAY OF TELLURIDE WAY AND SOUTHERLY ALONG THE SAID EAST SECTION LINE SOUTH 00°21'23" EAST, A DISTANCE OF 343.84 FEET TO A POINT ON THE NORTH LINE OF TRACT A, PEÑA STATION FILING NO. 1, RECORDED AT RECEPTION NO. 2015112439;
THENCE DEPARTING THE SAID EAST LINE AND CONTINUING WESTERLY ALONG THE SAID NORTH LINE OF TRACT A NORTH 89°52'28" WEST, A DISTANCE OF 636.03 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2020193150;
THENCE DEPARTING THE SAID NORTH LINE OF TRACT A AND CONTINUING NORTHERLY ALONG THE SAID WEST LINE OF PARCEL DESCRIBED IN RECEPTION NO. 2020193150 NORTH 00°16'33" EAST, A DISTANCE OF 651.65 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE;
THENCE DEPARTING THE SAID WEST LINE OF PARCEL DESCRIBED IN RECEPTION NO. 2020193150 AND CONTINUING EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF 64TH AVENUE SOUTH 89°51'09" EAST, A DISTANCE OF 574.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 399,772 SQUARE FEET OR 9.18 ACRES, MORE OR LESS

The above legal description was prepared by:

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