

Parcel 5A
Proposed Zoning (C-MX-5)
Description

A part of the Southeast Quarter of Section 8, Township 4 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 East Quarter Corner of said Section 8;
thence North 89°59'52" West, along the northerly line of said Southeast Quarter of Section 8, a distance of 120.00 feet;
thence South 00°02'35" West, parallel with and 120.00 feet west of the easterly line of said Southeast Quarter of Section 8, a distance of 30.00 feet to the southerly line of E. 1st Ave. and the northwest corner of Lowry Filing No. 3 recorded at Reception Number 9800190950 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINING**;

thence South 00°02'35" West, along the westerly line of said Lowry Filing No. 3 being parallel with and 120.00 feet west of said easterly line of the Southeast Quarter of Section 8, a distance of 381.74 feet to the northwest corner of Lowry Filing No. 1 recorded at Reception Number 9700089555 in said Clerk and Recorder's Office;

thence along the westerly lines of said Lowry Filing No. 1 the following three (3) courses:

- 1.) South 00°02'35" West, being parallel with and 120.00 feet west of said easterly line of the Southeast Quarter of Section 8, a distance of 186.54 feet;
- 2.) South 14°00'02" East a distance of 41.21 feet;
- 3.) South 00°02'35" West, being parallel with and 110.00 feet west of said easterly line of the Southeast Quarter of Section 8, a distance of 526.89 feet to the centerline of proposed E. Archer Pl.;

thence North 90°00'00" West, along said centerline of proposed E. Archer Pl., a distance of 385.12 feet to the centerline of proposed S. Pontiac St.

thence along said centerline of proposed S. Pontiac St. the following three (3) courses:

- 1.) North 00°00'00" East a distance of 163.73 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 750.00 feet, a central angle of 22°35'07", an arc length of 295.64 feet and whose chord bears North 11°17'34" West a distance of 293.73 feet;
- 3.) North 22°35'07" West a distance of 32.70 feet to a point of non-tangent curve;

thence along the arc of a curve to the left having a radius of 1200.00 feet, a central angle of 7°49'41", an arc length of 163.95 feet and whose chord bears South 68°33'33" West a distance of 163.82 feet;

thence South 64°38'42" West a distance of 118.84 feet;
thence North 25°21'18" West a distance of 150.00 feet to the centerline of proposed E. Lowry Blvd. and a point of non-tangent curve;

thence along said centerline of proposed E. Lowry Blvd. and along the arc of a curve to the right having a radius of 1350.00 feet, a central angle of 7°06'39", an arc length of 167.54 feet and whose chord bears South 68°12'02" West a distance of 167.44 feet to the centerline of proposed Oneida Ct.;

thence along said centerline of proposed Oneida Ct. the following four (4) courses:

- 1.) North 18°14'39" West a distance of 102.50 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 1000.00 feet, a central angle of 7°40'29", an arc length of 133.95 feet and whose chord bears North 22°04'53" West a distance of 133.85 feet;
- 3.) North 25°55'07" West a distance of 142.69 feet to a point of curve;
- 4.) along the arc of a curve to the right having a radius of 230.00 feet, a central angle of 12°57'38", an arc length of 52.03 feet and whose chord bears North 19°26'19" West a distance of 51.92 feet;

thence North 77°02'30" East a distance of 467.96 feet to said centerline of proposed Pontiac St. and a point of non-tangent curve;

thence along said centerline of proposed Pontiac St. the following two (2) courses:

- 1.) along the arc of a curve to the right having a radius of 500.00 feet, a central angle of 12°31'19", an arc length of 109.28 feet and whose chord bears North 06°15'32" West a distance of 109.06 feet;
- 2.) North 00°00'08" East a distance of 78.61 feet to the southerly line of E. 1st Ave.;

thence South 89°59'52" East, along said southerly line of E. 1st Ave., a distance of 643.52 feet to the **POINT OF BEGINNING**.

Containing 786,127 square feet or 18.047 acres, more or less.

Basis of bearings: Bearings are based on the northerly line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North 89°59'52" West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.

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