

**LARGE DEVELOPMENT FRAMEWORK PARCEL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 33, TOGETHER WITH PORTIONS OF BLOCKS 4, 5, 7, 68, 70, 71, 73, 253, 255, 258, 260, 261, 263, 270 AND 271, ALONG WITH ALL OF BLOCKS 6, 34, 35, 36, 37, 69, 72, 254, 259 AND 262, ALONG WITH VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS, ALL LOCATED IN WEST DENVER, AS PLATTED IN BOOK 1 AT PAGE 22, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 7, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF AURARIA PARKWAY;

THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 59°36'34" WEST (BASIS OF BEARINGS), A DISTANCE OF 723.50 FEET;
2. SOUTH 37°23'00" WEST, A DISTANCE OF 117.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,082.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°03'28" EAST;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'55", AN ARC LENGTH OF 239.33 FEET;
4. SOUTH 46°29'23" WEST, A DISTANCE OF 391.66 FEET;
5. SOUTH 58°50'48" WEST, A DISTANCE OF 150.84 FEET;
6. SOUTH 24°11'50" WEST, A DISTANCE OF 42.67 FEET;
7. SOUTH 36°44'33" WEST, A DISTANCE OF 154.60 FEET;
8. SOUTH 44°39'00" WEST, A DISTANCE OF 71.79 FEET;
9. NORTH 30°23'26" WEST, A DISTANCE OF 24.20 FEET;
10. SOUTH 48°16'22" WEST, A DISTANCE OF 367.67 FEET;
11. SOUTH 30°23'26" EAST, A DISTANCE OF 55.53 FEET;
12. SOUTH 59°43'31" WEST, A DISTANCE OF 263.82 FEET;

THENCE NORTH 88°15'34" WEST, A DISTANCE OF 123.65 FEET;

THENCE NORTH 83°48'45" WEST, A DISTANCE OF 279.97 FEET;

THENCE NORTH 60°53'34" WEST, A DISTANCE OF 130.17 FEET;

THENCE SOUTH 59°29'17" WEST, A DISTANCE OF 2.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,208.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°21'04" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°26'31", AN ARC LENGTH OF 1,486.03 FEET;

THENCE NORTH 59°36'18" EAST, A DISTANCE OF 279.77 FEET;

THENCE NORTH 59°35'04" EAST, A DISTANCE OF 389.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 968.77 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°02'50" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'07", AN ARC LENGTH OF 124.59 FEET;

THENCE NORTH 59°35'04" EAST, A DISTANCE OF 284.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,208.08 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 48°12'20" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°42'53", AN ARC LENGTH OF 225.92 FEET;

THENCE NORTH 31°04'47" EAST, A DISTANCE OF 311.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,591.36 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°04'45", AN ARC LENGTH OF 168.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,388.24 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°33'59" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'32", AN ARC LENGTH OF 83.00 FEET;

THENCE SOUTH 46°51'33" EAST, A DISTANCE OF 239.97 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF VACATED WEWATTA STREET;

THENCE NORTH 59°36'34" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 25.47 FEET;

THENCE SOUTH 46°51'34" EAST, A DISTANCE OF 272.76 FEET;

THENCE SOUTH 46°12'56" EAST, A DISTANCE OF 114.59 FEET;

THENCE SOUTH 46°50'28" EAST, A DISTANCE OF 102.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 951.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°10'35" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°45'17", AN ARC LENGTH OF 29.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°43'52" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'06", AN ARC LENGTH OF 203.42 FEET;

THENCE SOUTH 31°08'02" EAST, A DISTANCE OF 41.81 FEET;

THENCE SOUTH 41°25'54" EAST, A DISTANCE OF 51.01 FEET;

THENCE SOUTH 59°37'53" WEST, A DISTANCE OF 181.63 FEET;

THENCE SOUTH 30°23'26" EAST, A DISTANCE OF 162.40 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY OF AURARIA PARKWAY;

THENCE SOUTH 59°36'34" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 79.30 FEET;

THENCE NORTH 30°23'26" WEST, A DISTANCE OF 162.39 FEET;

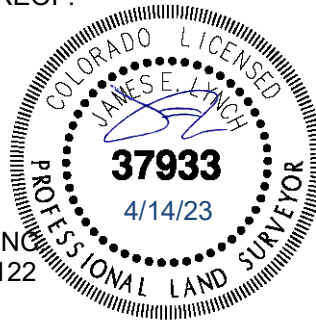
THENCE SOUTH 59°36'42" WEST, A DISTANCE OF 280.76 FEET;

THENCE SOUTH 30°23'26" EAST, A DISTANCE OF 162.40 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 73.659 ACRES, (3,208,603 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898



# LARGE DEVELOPMENT FRAMEWORK EXHIBIT

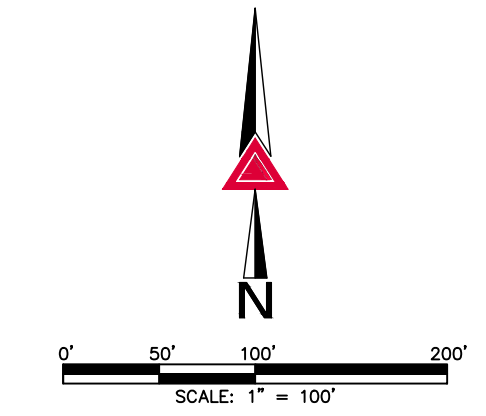
A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SEC. 33,  
T.3S., R.68W., SIXTH P.M.

PARCEL CONTAINS  
3,208,603 (SQ.FT.)  
73.659 ACRES  
MORE OR LESS



SEE SHEET 5



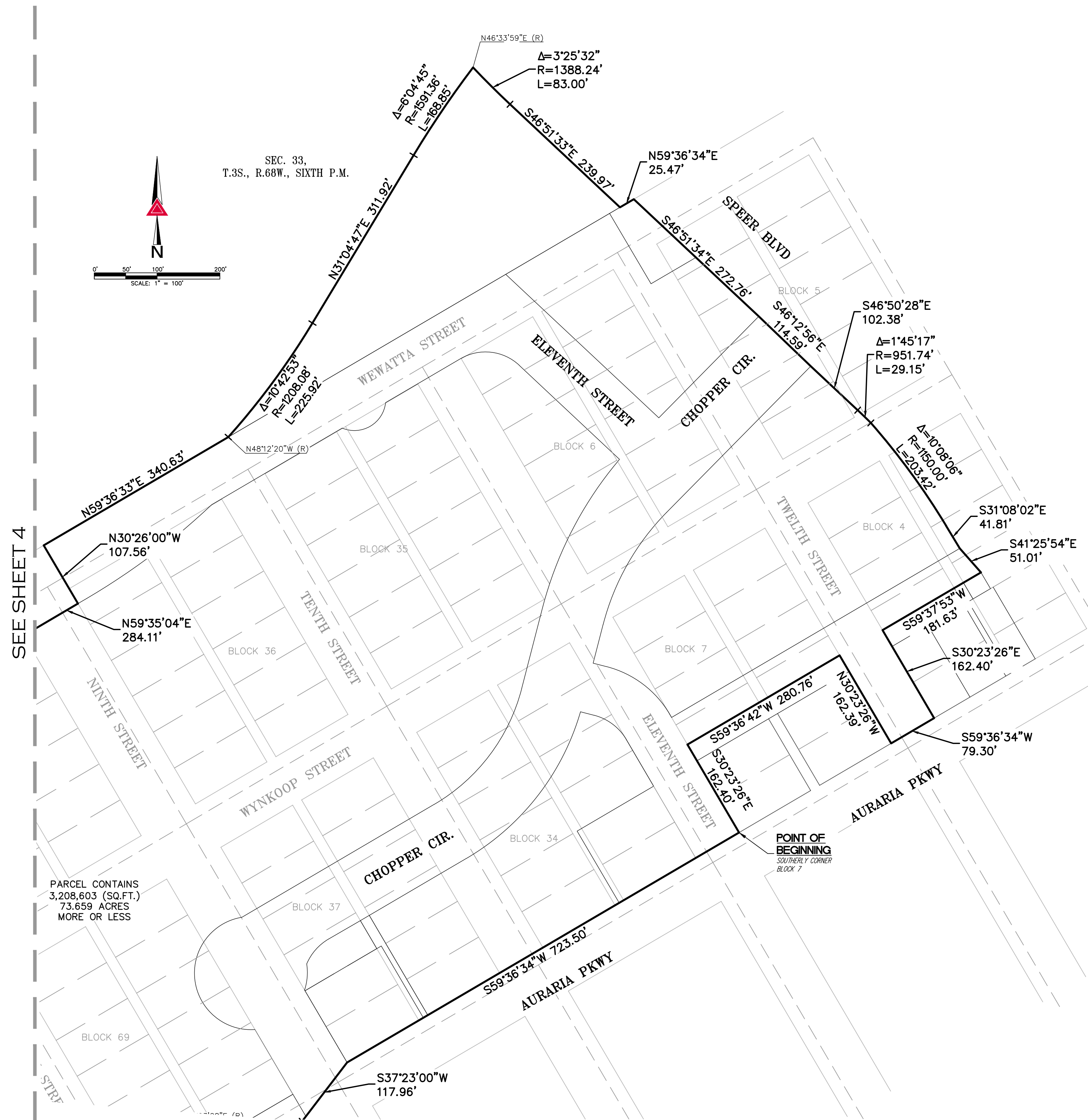
<p><b>AZTEC</b> CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DATE OF PREPARATION:	4/14/2023
	SCALE:	1"=100'
SHEET 4 OF 5		

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A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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