Parcel 6
Proposed Zoning (G-MX-3)
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;
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 651.89 feet to the northeast corner of Lowry Filing No. 2 recorded at Reception Number 9700172497 in said Clerk and Recorder's Office;

thence North 90°00'00" West, along the northerly line of said Lowry Filing No. 2, a distance of 983.87 feet to the northwest corner of Lowry Filing No. 2 and the northerly line of Bayaud Ave.;
thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 986.55 feet to the **POINT OF BEGINNING**;
thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 468.48 feet to the easterly line of S. Monaco St. Parkway;

thence North 00°11'21" East, parallel with and 90.00 feet east of the westerly line of said Southeast Quarter and along said easterly line of S. Monaco St. Parkway, a distance of 792.85 feet;

thence North 90°00'00" East a distance of 327.59 feet to the centerline of Magnolia St. and a point of non-tangent curve;

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

1.) along the arc of a curve to the left having a radius of 198.00 feet, a central angle of 28°52'12", an arc length of 99.77 feet and whose chord bears South 65°04'09" East a distance of 98.72 feet;
2.) South 79°30'15" East a distance of 76.97 feet to the centerline of proposed Niagara St.;

thence along said centerline of Niagara St. the following four (4) courses:

1.) South 10°29'45" West a distance of 110.14 feet to a point of curve;
2.) along the arc of a curve to the left having a radius of 198.00 feet, a central angle of 10°18'24", an arc length of 35.62 feet and whose chord bears South 05°20'33" West a distance of 35.57 feet;
3.) South 00°11'21" West a distance of 199.95 feet to a point of curve;
4.) along the arc of a curve to the left having a radius of 198.00 feet, a central angle of 50°34'21", an arc length of 174.77 feet and whose chord bears South 25°05'49" East a distance of 169.15 feet;

thence South 39°37'00" West a distance of 117.02 feet;
thence South 00°00'29" West a distance of 150.30 feet to the **POINT OF BEGINNING.**

Containing 375,740 square feet or 8.626 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 ¼” aluminum cap Witness Corner stamped URS CORP, PLS 20683.

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