

PARCEL E

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH $00^{\circ}20'34''$ EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE $S43^{\circ}28'19''W$, A DISTANCE OF 1,529.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926, SAID POINT BEING THE POINT OF BEGINNING:

THENCE $S44^{\circ}26'33''E$, A DISTANCE OF 43.87 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 273.00 FEET, A CENTRAL ANGLE OF $01^{\circ}13'49''$, AN ARC LENGTH OF 5.86 FEET, THE CHORD OF WHICH BEARS $S43^{\circ}49'39''E$, A DISTANCE OF 5.86 FEET;

THENCE $S47^{\circ}04'18''W$, A DISTANCE OF 164.50 FEET;

THENCE $S42^{\circ}55'43''E$, A DISTANCE OF 22.26 FEET;

THENCE $N69^{\circ}58'11''E$, A DISTANCE OF 165.11 FEET;

THENCE $S30^{\circ}05'36''E$, A DISTANCE OF 61.78 FEET;

THENCE $S69^{\circ}54'24''W$, A DISTANCE OF 42.92 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 717.00 FEET, A CENTRAL ANGLE OF $35^{\circ}13'24''$, AN ARC LENGTH OF 440.78 FEET, THE CHORD OF WHICH BEARS $S52^{\circ}17'43''W$, A DISTANCE OF 433.88 FEET;

THENCE $S34^{\circ}41'01''W$, A DISTANCE OF 323.59 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.50 FEET, A CENTRAL ANGLE OF $32^{\circ}19'06''$, AN ARC LENGTH OF 299.23 FEET, THE CHORD OF WHICH BEARS $S18^{\circ}31'28''W$, A DISTANCE OF 295.28 FEET;

THENCE $S02^{\circ}21'55''W$, A DISTANCE OF 458.19 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF $20^{\circ}16'25''$, AN ARC LENGTH OF 176.92 FEET, THE CHORD OF WHICH BEARS $N79^{\circ}59'13''W$, A DISTANCE OF 176.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES;

- 1) N00° 11' 26"E, A DISTANCE OF 315.86 FEET;
- 2) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.37 FEET, A CENTRAL ANGLE OF 46° 52' 03", AN ARC LENGTH OF 781.49 FEET, THE CHORD OF WHICH BEARS N23°38' 25"E, A DISTANCE OF 759.88 FEET;

THENCE N47° 04' 26"E, A DISTANCE OF 590.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING 259,871 SQUARE FEET, OR 5.966 ACRES, MORE OR LESS.