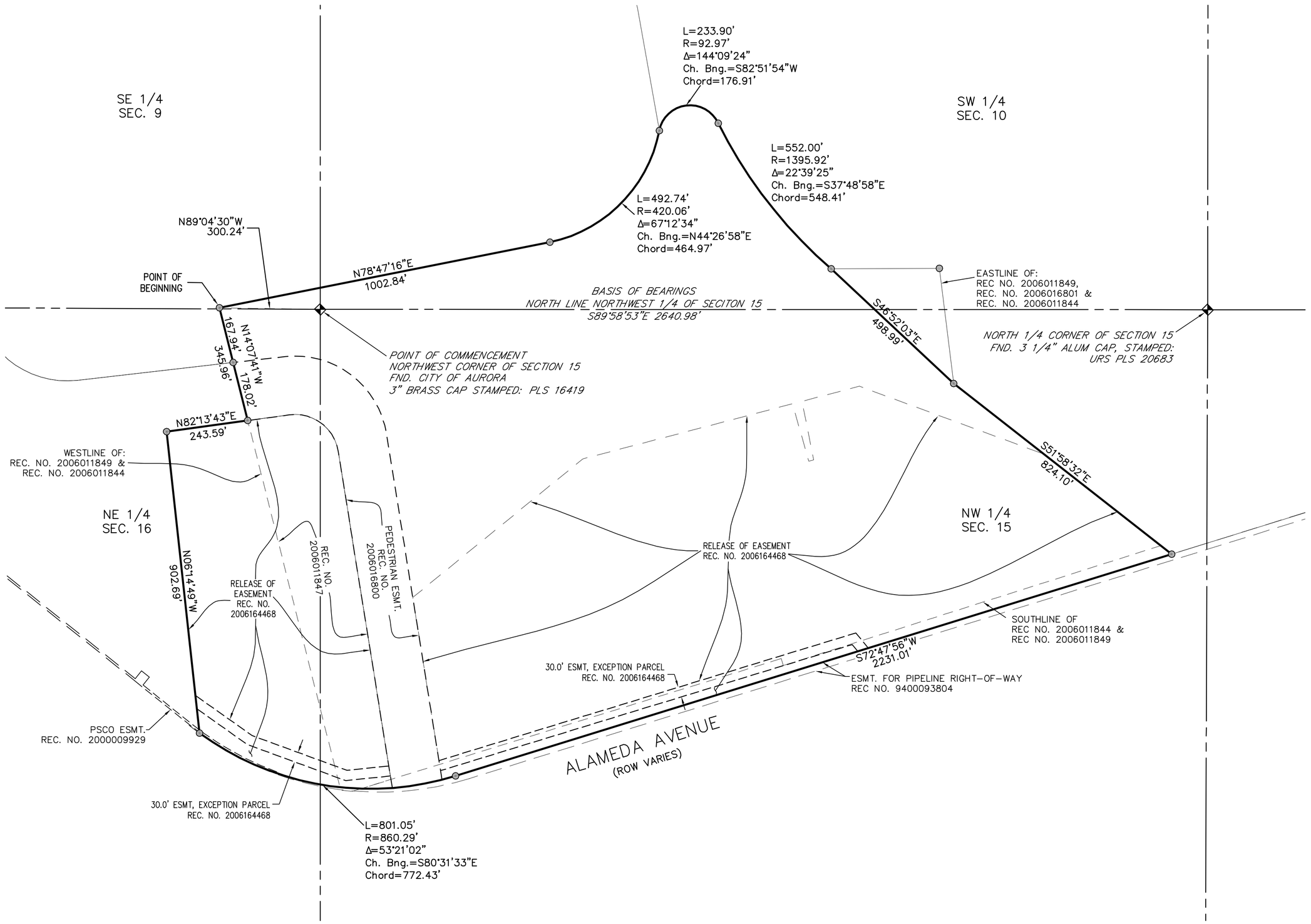
LOWRY VISTA

LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET LOCATED IN THE SE QRTR OF SECT 9, SW QRTR OF SECT 10, NW QRTR OF SECT 15, NE QRTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, PART OF THE SOUTHWEST QUARTER OF SECTION 10, PART OF THE NORTHWEST QUARTER OF SECTION 15 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;THENCE NORTH 89 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 300.24 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 78 DEGREES 47 MINUTES 16 SECONDS EAST A DISTANCE OF 1002.84 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67 DEGREES 12 MINUTES 34 SECONDS, A RADIUS OF 420.06 FEET, AN ARC LENGTH OF 492.74 FEET AND WHOSE CHORD BEARS NORTH 44 DEGREES 26 MINUTES 58 SECONDS EAST A DISTANCE OF 464.97 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 144 DEGREES 09 MINUTES 24 SECONDS, A RADIUS OF 92.97 FEET, AN ARC LENGTH OF 233.90 FEET AND WHOSE CHORD BEARS NORTH 82 DEGREES 51 MINUTES 54 SECONDS EAST A DISTANCE OF 176.91 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 39 MINUTES 25 SECONDS, A RADIUS OF 1395.92 FEET, AN ARC LENGTH OF 552.00 FEET AND WHOSE CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 58 SECONDS EAST A DISTANCE OF 548.41 FEET;
THENCE SOUTH 46 DEGREES 52 MINUTES 03 SECONDS EAST, A DISTANCE OF 498.99 FEET;
THENCE SOUTH 51 DEGREES 58 MINUTES 32 SECONDS EAST A DISTANCE OF 824.10 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 2016 AT PAGE 653 IN THE CLERK AND RECORDER'S OFFICE OF SAID CITY AND COUNTY OF DENVER;
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:
1. SOUTH 72 DEGREES 47 MINUTES 56 SECONDS WEST A DISTANCE OF 2231.01 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEGREES 21 MINUTES 02 SECONDS, A RADIUS OF 860.29 FEET, AN ARC LENGTH OF 801.05 FEET AND WHOSE CHORD BEARS NORTH 80 DEGREES 31 MINUTES 33 SECONDS WEST A DISTANCE OF 772.43 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2000140490 IN SAID CLERK AND RECORDER'S OFFICE;
THENCE NORTH 06 DEGREES 14 MINUTES 49 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 902.69 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2000140490;
THENCE NORTH 82 DEGREES 13 MINUTES 43 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE EDC PARCEL DESCRIBED AT RECEPTION NO. 9700003185 IN SAID CLERK AND RECORDER'S OFFICE, A DISTANCE OF 243.59 FEET;
THENCE NORTH 14 DEGREES 07 MINUTES 41 SECONDS WEST A DISTANCE OF 345.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,400,142 SQ. FT OR 7.06 ACRES +/-

NOTES:
1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY AND LEGAL DESCRIPTION WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TITLE DOCUMENTS WERE PROVIDED BY THE CLIENT.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MONUMENTED BY A 3" BRASS CAP IN RANGE BOX PLS 16419 AT THE NORTHWEST CORNER OF SAID SECTION 15 AND A 3 1/4" ALUMINUM CAP PLS 20683 AT THE NORTH QUARTER CORNER OF SAID SECTION 15, AS BEARING NORTH 89°58'53" WEST.

LEGEND

- GDP BOUNDARY
- QUARTER SECTION CORNER
- FOUND 1-1/4" YELLOW PLASTIC CAP PLS 20683

SURVEY
1" = 200'
N
0 100 200 400 600

HARRIS KOCHER SMITH
engineers • land surveyors
1391 Speer Blvd., Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

LEGAL DESCRIPTION AND SURVEY

DAVIS PARTNERSHIP ARCHITECTS
2301 BLAKE ST., STE. #100
DENVER, COLORADO 80205
303.861.8555 F.303.861.3027

0137 MAIN STREET,UNIT C106
POST OFFICE BOX 2711
EDWARDS, COLORADO 81632
970.926.8960F.970.926.8961

APPLICANT/ DEVELOPER/ OWNER
BIG REDEVELOPMENT I, LLC
7991 SHAFFER PARKWAY
LITTLETON, CO 80127
303.972-4633

CIVIL ENGINEER
HARRIS KOCHER SMITH
1391 SPEER BLVD., STE. 390
DENVER, CO 80204
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TRANSPORTATION ENGINEER
ALDRIDGE TRANSPORTATION CONSULTANTS
1840 W. LITTLETON BOULEVARD
LITTLETON, CO 80120
303.703.9112 F.303.703.9152

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GENERAL DEVELOPMENT PLAN

LOWRY VISTA

DATE	REC	REMARKS	DRAWN	CHKD	APPVD
10.17.08		1ST DP SUBMITTAL	DC	K.	
06.04.09		2ND DP SUBMITTAL	JMC	C.	
08.04.09		3RD DP SUBMITTAL	JMC	C.	
11.20.09		4TH DP SUBMITTAL	KPP	KPP	

PROJECT NO: 09604.00
DATE: 11.20.09
SHEET NUMBER: 3
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