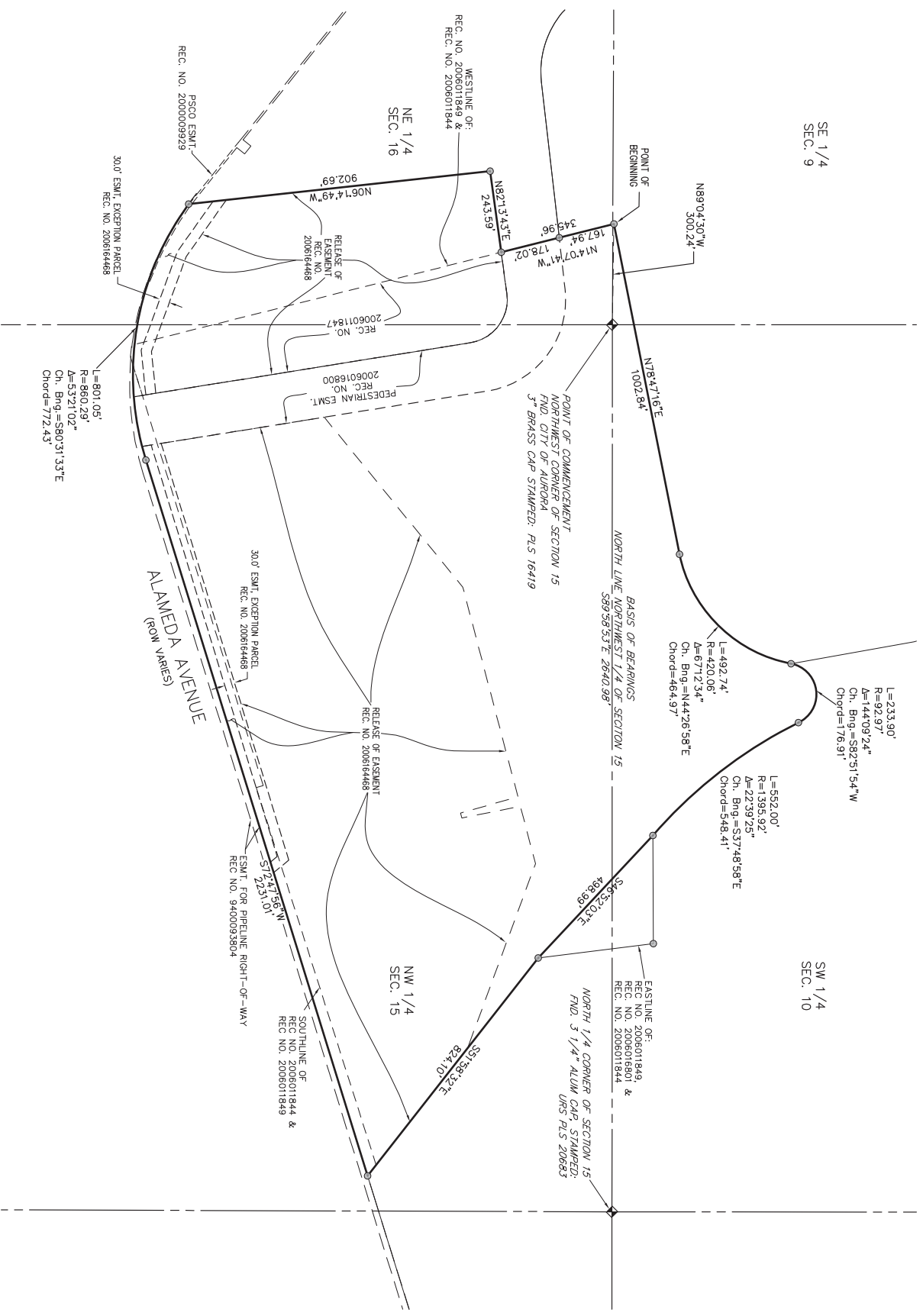
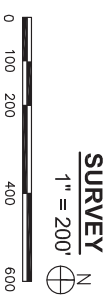


**LOWRY VISTA**  
**LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET**  
**LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,** 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



**LEGEND**

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



**LEGAL DESCRIPTION**

A PART OF THE SOUTHWEST 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, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 00 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 4827.4 FEET AND WHOSE CHORD BEARS NORTH 84 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 484.97 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 144 DEGREES 00 MINUTES 24 SECONDS, A RADIUS OF 9297 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 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 1396.92 FEET, AN ARC LENGTH OF 552.20 FEET AND WHOSE CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 58 SECONDS EAST A DISTANCE OF 584.1 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58 MINUTES 59 SECONDS, A RADIUS OF 199.59 FEET, AN ARC LENGTH OF 233.90 FEET AND WHOSE CHORD BEARS NORTH 82 DEGREES 51 MINUTES 54 SECONDS EAST A DISTANCE OF 233.10 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 2016 AT PAGE 653 IN THE CLERK AND RECORDERS 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 860.22 FEET, AN ARC LENGTH OF 801.02 FEET AND WHOSE CHORD BEARS NORTH 72 DEGREES 47 MINUTES 56 SECONDS WEST A DISTANCE OF 801.02 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 20001549490 IN SAID CLERK AND RECORDERS OFFICE;

THENCE NORTH 06 DEGREES 14 MINUTES 49 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 902.89 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 RECORDERS OFFICE, A DISTANCE OF 243.89 FEET;

THENCE NORTH 14 DEGREES 07 MINUTES 41 SECONDS WEST A DISTANCE OF 345.96 FEET TO THE POINT OF BEGINNING.

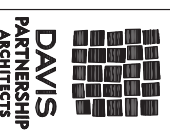
CONTAINING 3,400,142 SQ. FT. OR 78.08 ACRES +/-

**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 BE 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°59'53" WEST.



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**DATE PRINTED:** 12/14/09  
**PROJECT NO.:** 2007-0483  
**DATE:** 12.14.09  
**SHEET NUMBER:** 3 of 15

**GENERAL DEVELOPMENT PLAN**

**LOWRY VISTA**

APP'D	CHKD	DRWN	REV	REMARKS
			01	TOP SUBMITTAL
			02	REV TOP SUBMITTAL
			03	REV TOP SUBMITTAL
			04	REV TOP SUBMITTAL
			05	REV TOP SUBMITTAL
			06	REV TOP SUBMITTAL
			07	REV TOP SUBMITTAL
			08	REV TOP SUBMITTAL
			09	REV TOP SUBMITTAL
			10	REV TOP SUBMITTAL

**LEGAL DESCRIPTION AND SURVEY**

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