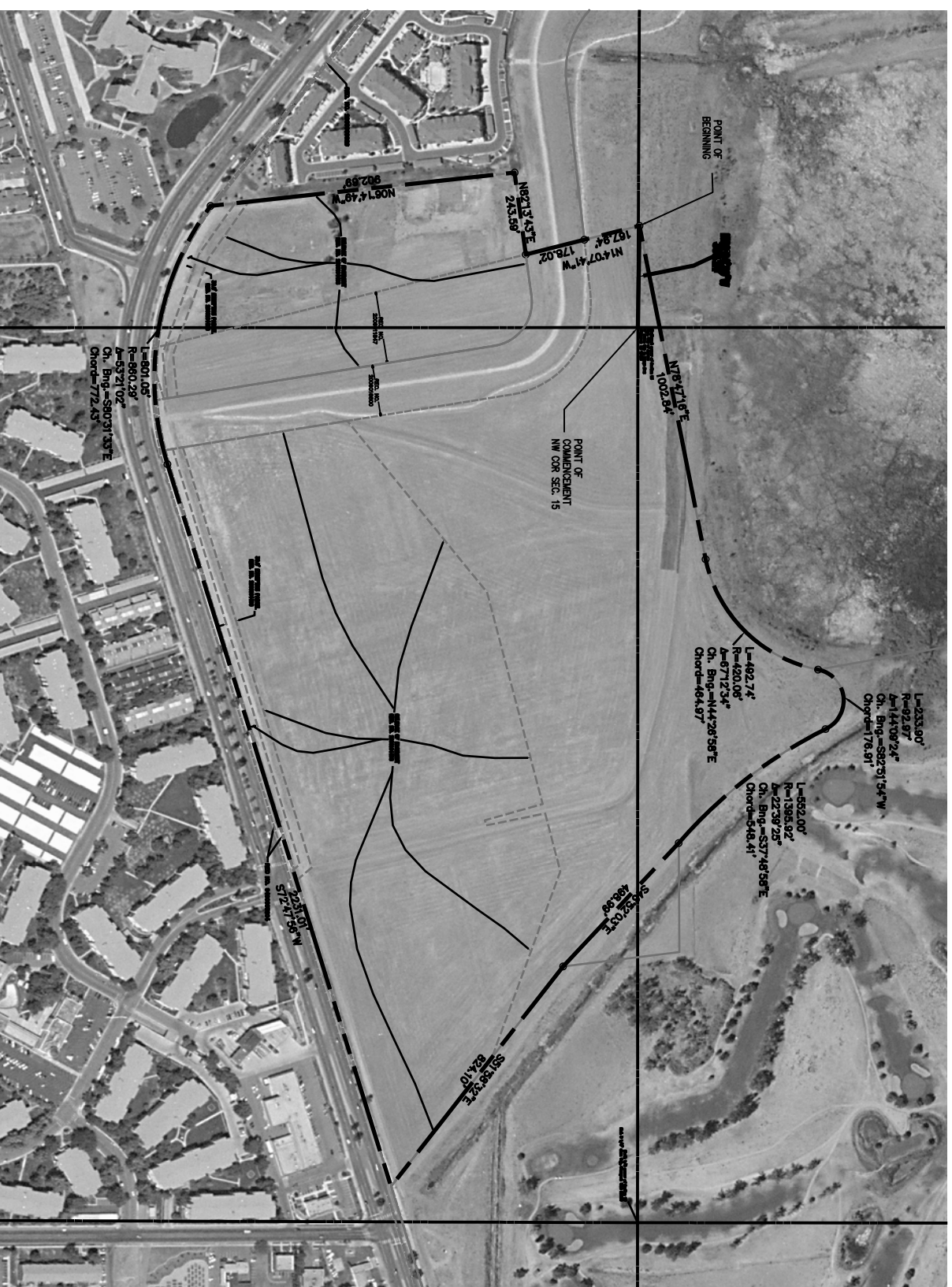


**LOWRY VISTA**  
**LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET**  
**LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL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



**LEGAL DESCRIPTION:**

A PART OF THE SOUTHWEST QUARTER OF SECTION 9, PART OF THE SOUTHWEST QUARTER OF SECTION 10, PART OF THE SOUTHWEST QUARTER OF SECTION 15, PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH 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 79 DEGREES 47 MINUTES 16 SECONDS EAST A DISTANCE OF 1002.64 FEET TO A POINT OF NON-FINANCIAL 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 38 MINUTES 58 SECONDS EAST A DISTANCE OF 464.97 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE; 69 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 178.91 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 1385.62 FEET, AN ARC LENGTH OF 952.00 FEET AND WHOSE CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 38 SECONDS SOUTH 48 DEGREES 52 MINUTES 01 SECONDS EAST A DISTANCE OF 498.99 FEET; THENCE SOUTH 51 DEGREES 58 MINUTES 32 SECONDS EAST A DISTANCE OF 624.10 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 2018 AT PAGE 683 IN THE CLERK AND RECORDERS OFFICE OF SAID CITY AND COUNTY OF DENVER; NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 2001 AT PAGE 111 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. 2007140490 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. 2000140480; THENCE NORTH 82 DEGREES 13 MINUTES 43 SECONDS EAST ALONG THE NORTHERLY LINE OF THE EDC PARCEL DESCRIBED AT RECEPTION NO. 9700030185 IN SAID CLERK AND RECORDERS OFFICE, A DISTANCE OF 243.59 FEET; THENCE NORTH 14 DEGREES 07 MINUTES 51 SECONDS WEST A DISTANCE OF 343.56 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY 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.
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 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MONUMENTED BY A 3 BRASS CAP IN RANGE BOX PLS 16419 AT THE NORTH WEST CORNER OF SAID SECTION 15, AND BY A 3 BRASS CAP IN RANGE BOX PLS 20683 AT THE NORTH QUARTER CORNER OF SAID SECTION 15, AS BEARING NORTH 89 58'53" WEST.



**DAVIS PARTNERSHIP ARCHITECTS**  
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**ARCHITECT/DESIGNER:**  
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 2018 B & E STREET, 5TH FLOOR  
 DENVER, COLORADO 80202  
 970.556.8800  
**DATE:** 09/04/09  
**SCALE:** 1" = 200'  
**PROJECT NO.:** 09.04.09  
**DATE:** 09.04.09  
**SHEET NUMBER:** 3 of 15

**GENERAL DEVELOPMENT PLAN**

**LOWRY VISTA**

DATE	REV	REMARKS	DRWN	CHKD	APPRD
09/04/09	1	GDP SUBMITTAL	JMS	JMS	
09/04/09	2	2nd GDP SUBMITTAL	JMS	JMS	
09/04/09	3	3rd GDP SUBMITTAL	JMS	JMS	

**LEGAL DESCRIPTION AND SURVEY**

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