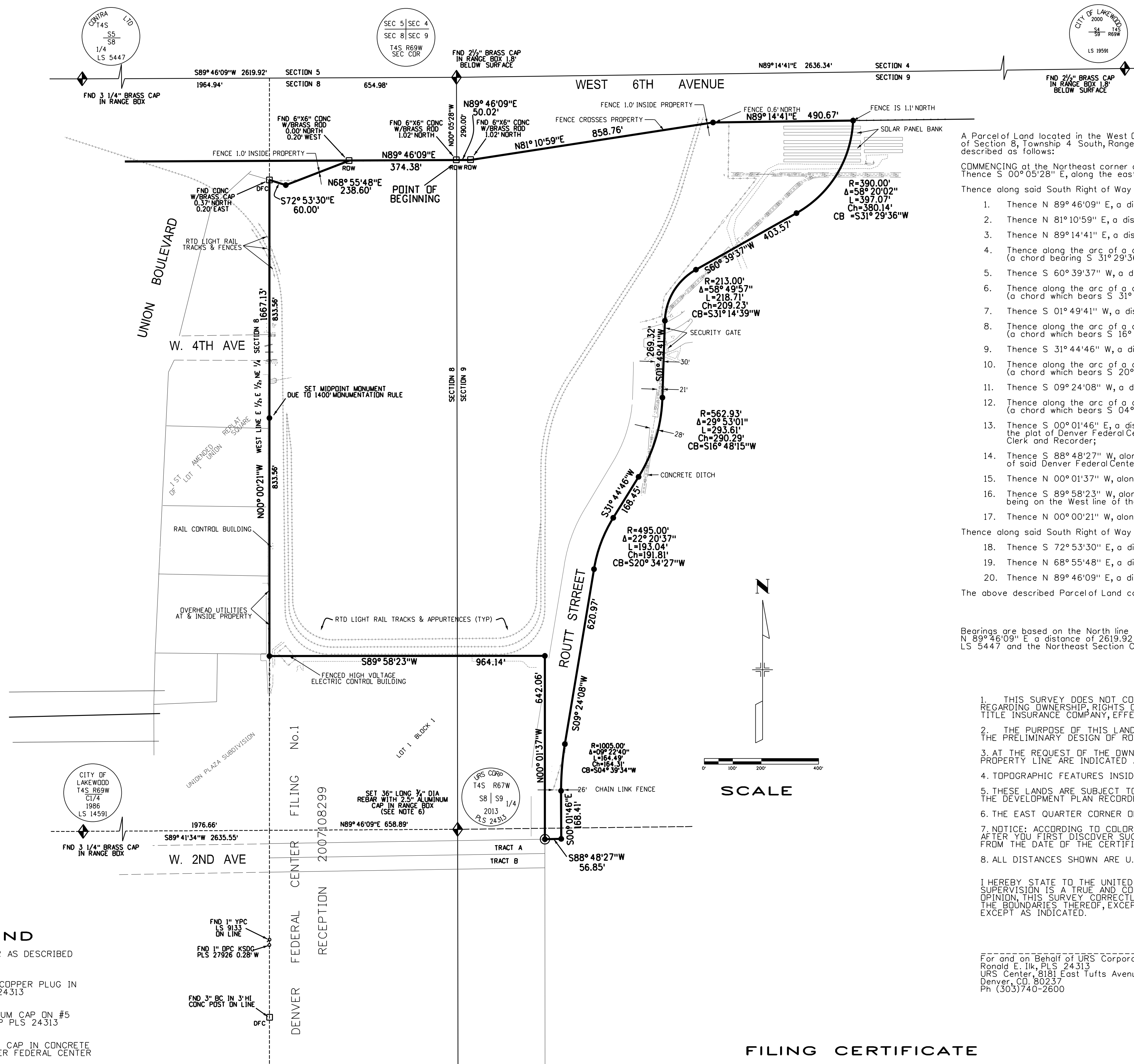


# LAND SURVEY PLAT OF A PORTION OF THE DENVER FEDERAL CENTER SECTIONS 8 & 9, TOWNSHIP 4 SOUTH, RANGE 69 WEST, 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO



### PROPERTY DESCRIPTION

A Parcel of Land located in the West One-Half (W 1/2) of Section 9 and in the East One-Half (E 1/2) of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 8, Township 4 South, Range 69 West, of the Sixth Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8, from which the North One Quarter Corner of said Section 8 Bears S 89°46'09" W, a distance of 2619.92 feet; Thence S 00°05'28" E, along the east line of said Section 8, a distance of 290.00 feet to the South Right of Way of West 6<sup>th</sup> Avenue and the POINT OF BEGINNING;

Thence along said South Right of Way the following 3 (three) courses:

1. Thence N 89°46'09" E, a distance of 50.02 feet;
  2. Thence N 81°10'59" E, a distance of 858.76 feet;
  3. Thence N 89°14'41" E, a distance of 490.67 feet to a point of curvature non-tangent with this course;
  4. Thence along the arc of a curve to the right, having a radius of 390.00 feet, a central angle of 58°20'02", an arc length of 397.07 feet, (a chord bearing S 31°29'36" W, 380.14 feet);
  5. Thence S 60°39'37" W, a distance of 403.57 feet to a point of curvature;
  6. Thence along the arc of a curve to the left, having a radius of 213.00 feet, a central angle of 58°49'57", an arc length of 218.71 feet, (a chord which bears S 31°14'39" W, 209.23 feet);
  7. Thence S 01°49'41" W, a distance of 269.32 feet to a point of curvature;
  8. Thence along the arc of a curve to the right, having a radius of 562.93 feet, central angle of 29°53'01", an arc length of 293.61 feet, (a chord which bears S 16°48'15" W, 290.29 feet);
  9. Thence S 31°44'46" W, a distance of 168.45 feet to a point of curvature;
  10. Thence along the arc of a curve to the left, having a radius of 495.00 feet, a central angle of 22°20'37", an arc length of 193.04 feet, (a chord which bears S 20°34'27" W, 191.81 feet);
  11. Thence S 09°24'08" W, a distance of 620.97 feet to a point of curvature;
  12. Thence along the arc of a curve to the left, having a radius of 1005.00 feet, a central angle of 09°22'40", an arc length of 164.49 feet, (a chord which bears S 04°39'34" W, 164.31 feet);
  13. Thence S 00°01'46" E, a distance of 168.41 feet to the intersection with the easterly extension of the North line of Tract A as shown on the plat of Denver Federal Center Subdivision Filing No. 1, as recorded at Reception No. 2007108299 in the Office of the Jefferson County Clerk and Recorder;
  14. Thence S 88°48'27" W, along said extension and along said North line, a distance of 56.85 feet to the Southeast corner of Lot 1, Block 1 of said Denver Federal Center Subdivision Filing No. 1;
  15. Thence N 00°01'37" W, along the East line of said Lot 1, a distance of 642.06 feet to the Northeast corner of said Lot 1;
  16. Thence S 89°58'23" W, along the North line of said Lot 1, a distance of 964.14 feet to the Northwest corner of said Lot 1, said point also being on the West line of the East One-Half (E 1/2) of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of said Section 8;
  17. Thence N 00°00'21" W, along said West line, a distance of 1667.13 feet to said South Right of Way of West 6<sup>th</sup> Avenue;
- Thence along said South Right of Way the following 3 (three) courses:
18. Thence S 72°53'30" E, a distance of 60.00 feet;
  19. Thence N 68°55'48" E, a distance of 238.60 feet;
  20. Thence N 89°46'09" E, a distance of 374.38 feet, more or less, to the POINT OF BEGINNING.

The above described Parcel of Land contains (59.049 acres), more or less.

### BASIS OF BEARINGS

Bearings are based on the North line of the North East Quarter of Section 8, Township 4 South, Range 69 West of the Sixth Principal Meridian as being N 89°46'09" E a distance of 2619.92 feet. The North Quarter Corner of Section 8 being a 3/4" Brass Cap in a Range Box Stamped Contra LTD, 1/4" Corner LS 5447 and the Northeast Section Corner being 2 1/2" Brass Cap in Range Box 1.8 feet below surface stamped appropriately.

### NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY URS CORPORATION TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING OWNERSHIP RIGHTS OF WAY, TITLE OF RECORD, URS RELIED UPON TITLE COMMITMENT ORDER NUMBER 054942013 PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DECEMBER 5, 2012.
2. THE PURPOSE OF THIS LAND SURVEY PLAT IS TO CREATE THE EASTERLY LINE OF THIS PROPERTY AS SHOWN. THAT LINE WAS DEVELOPED BY PARALLELING THE PRELIMINARY DESIGN OF ROUITT STREET TO QUAIL STREET NORTH OF 6TH AVENUE.
3. AT THE REQUEST OF THE OWNER AND CLIENT, THE UNITED STATES GOVERNMENT SERVICES ADMINISTRATION, ONLY ENCRANCHING FEATURES ALONG THE PROPERTY LINE ARE INDICATED AND EXISTING EASEMENTS HAVE NOT BEEN SHOWN HEREIN.
4. TOPOGRAPHIC FEATURES INSIDE THE IMMEDIATE BOUNDARY ARE SHOWN FOR GRAPHICAL PURPOSES ONLY, AND MAY OR NOT REFLECT THE ACTUAL CONDITIONS.
5. THESE LANDS ARE SUBJECT TO THE DEVELOPMENT AGREEMENT WITH THE CITY OF LAKEWOOD, ORDINANCE 0-2007-25 AND RECORDED AT RECEPTION 2007108298, THE DEVELOPMENT PLAN RECORDED AT RECEPTION 2007108296 AND THE ANNEXATION AGREEMENT WITH THE CITY OF LAKEWOOD, RECORDED AT RECEPTION 2007108299.
6. THE EAST QUARTER CORNER OF SECTION 8, WAS TIED PRIOR TO IT'S DESTRUCTION AND RE-SET IN THE SAME POSITION AS INDICATED.
7. NOTICE: ACCORDING TO COLORADO STATE 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.
8. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATION

I HEREBY STATE TO THE UNITED STATES GENERAL SERVICES ADMINISTRATION THAT THIS SURVEY PERFORMED IN JANUARY, 2013, AND UNDER MY DIRECT SUPERVISION IS A TRUE AND CORRECT SURVEY OF THE HEREIN DESCRIBED PROPERTY AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION, THIS SURVEY CORRECTLY SHOWS THE PROPERTY LINES OF THE LAND INDICATED HEREON AND ALL IMPROVEMENTS IN SAID LAND ARE ENTIRELY WITHIN THE BOUNDARIES THEREOF, EXCEPT AS INDICATED. THAT THERE IS NO EVIDENCE OF IMPROVEMENTS OF ADJOINING PROPERTIES ENCRANCHING ONTO SAID PROPERTY EXCEPT AS INDICATED.

For and on Behalf of URS Corporation  
Ronald E. Iik, PLS 24313  
URS Center, 8181 East Tufts Avenue  
Denver, CO 80237  
Ph (303)740-2600



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DENVER, COLORADO 80237  
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### LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- SET COPPER 1" COPPER PLUG IN CONCRETE PLS 24313
- SET 1 1/2" ALUMINUM CAP ON #5 REBAR URS CORP PLS 24313
- FOUND 3" BRASS CAP IN CONCRETE STAMPED "DENVER FEDERAL CENTER BOUNDARY"
- FOUND ROW MONUMENT AS DESCRIBED
- FOUND OTHER MONUMENT AS DESCRIBED

### FILING CERTIFICATE

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013, AT \_\_\_\_ M. AT RECEPTION # \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT OF WAY SURVEYS.

COUNTY SURVEYOR \_\_\_\_\_

BY DEPUTY COUNTY SURVEYOR \_\_\_\_\_