

**LEGAL DESCRIPTION – LITTLETON URBAN RENEWAL AREA #2 BOUNDARY**

**AREA 2-1**

A TRACT OF LAND LOCATED IN SECTION 29 AND 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-1-00-010;

THENCE ALONG THE SOUTH BOUNDARY LINE OF ASSESSOR PARCEL NO. 2077-29-1-00-010 AND THE SOUTH BOUNDARY OF ASSESSOR PARCEL NO. 2077-29-1-22-002, NORTHWESTERLY 921 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NO. 2077-29-1-22-002;

THENCE NORTHEASTERLY 1971 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-060, 2077-20-3-06-001 AND 2077-20-4-00-041;

THENCE NORTHEASTERLY 38 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-060, 2077-20-4-041, 2077-20-4-13-006 AND 2077-20-4-13-00;

THENCE NORTHEASTERLY 182 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-001 AND 2077-20-4-13-006;

THENCE NORTHEASTERLY 260 FEET;

THENCE NORTHEASTERLY 135 FEET;

THENCE NORTHEASTERLY 200 FEET;

THENCE NORTHEASTERLY 120 FEET;

THENCE NORTHEASTERLY 69 FEET;

THENCE NORTHEASTERLY 59 FEET;

THENCE SOUTHEASTERLY 99 FEET;

THENCE SOUTHEASTERLY 55 FEET;

THENCE SOUTHEASTERLY 60 FEET;

THENCE SOUTHEASTERLY 180 FEET;

THENCE SOUTHEASTERLY 60 FEET;

THENCE NORTHEASTERLY 165 FEET;

THENCE NORTHEASTERLY 50 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-002,;

THENCE SOUTHEASTERLY 39 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-002, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING TEN (10) COURSES;

SOUTHWESTERLY 612 FEET;  
SOUTHEASTERLY 14 FEET;  
SOUTHWESTERLY 653 FEET;  
SOUTHWESTERLY 357 FEET;  
NORTHWESTERLY 59 FEET;  
SOUTHWESTERLY 203 FEET;  
SOUTHEASTERLY 59 FEET;  
SOUTHWESTERLY 377 FEET;  
NORTHWESTERLY 10 FEET;  
SOUTHWESTERLY 30 FEET TO THE POINT OF BEGINNING;  
CONTAINING A CALCULATED AREA OF 54.3 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-29-1-00-010, 2077-29-1-00-012, 2077-20-4-00-060, 2077-20-4-13-001, AND 2077-20-4-13-002

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS DESIGNATED AS AGRICULTURAL

PARCEL #2077-29-1-22-002 AND 2077-29-1-22-001

THE ABOVE DESCRIPTION EXCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-4-00-052 AND 2077-20-4-00-051

## **AREA 2-2**

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-4-13-003;

THENCE ALONG THE SOUTH AND WEST BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

SOUTHWESTERLY 101 FEET;

NORTHWESTERLY 150 FEET;

NORTHWESTERLY 214 FEET;

NORTHEASTERLY 79 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-003, 2077-20-4-13-007 AND 2077-20-4-00-050;

THENCE SOUTHWESTERLY 467 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-050, 2077-20-4-13-007, 2077-20-4-13-006, 2077-20-4-00-031 AND 2077-20-4-00-037;

THENCE NORTHEASTERLY 217 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-050, 2077-20-4-00-037, 2077-20-4-00-040 AND 2077-20-4-14-005;

THENCE SOUTHEASTERLY 746 FEET THENCE NORTHWESTERLY 17 FEET;

THENCE SOUTHEASTERLY 180 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-050, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING FOUR (4) COURSES;

SOUTHWESTERLY 210 FEET;

SOUTHWESTERLY 175 FEET;

SOUTHWESTERLY 14 FEET;

SOUTHWESTERLY 30 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6.2 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCEL

PARCEL #2077-20-4-13-008

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCEL DESIGNATED AS AGRICULTURAL

PARCEL #2077-20-4-13-003

THE ABOVE DESCRIPTION EXCLUDES THE FOLLOWING ASSESSOR PARCEL

2077-20-4-00-050

### **AREA 2-3**

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-19-001;

THENCE ALONG THE SOUTH BOUNDARY OF ASSESSOR'S PARCEL NO. 2077-20-1-19-011 AND 2077-20-1-21-004, NORTHWESTERLY 317 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-21-004, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH VINEWOOD STREET;

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH VINEWOOD STREET THE FOLLOWING THIRTEEN (13) COURSES:

NORTHEASTERLY 125 FEET;

THROUGH A CURVE TO THE RIGHT 62 FEET;

NORTHEASTERLY 192 FEET;

NORTHWESTERLY 17 FEET;

THROUGH A CURVE TO THE LEFT 301 FEET;

NORTHWESTERLY 125 FEET;

NORTHWESTERLY 98 FEET;

NORTHEASTERLY 26 FEET;

NORTHEASTERLY 62 FEET;

NORTHEASTERLY 104 FEET;

SOUTHEASTERLY 24 FEET;

SOUTHEASTERLY 6 FEET;

SOUTHEASTERLY 26 FEET, TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-21-003, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, THE FOLLOWING TWO (2) COURSES:

SOUTHEASTERLY 161 FEET;

THROUGH A CURVE TO THE RIGHT 822 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.9 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-19-011, 2077-20-1-21-004, 2077-20-1-19-018, 2077-20-1-19-014, 2077-20-1-19-004, 2077-20-1-19-009, 2077-20-1-19-019, 2077-20-1-19-001 AND 2077-20-1-21-003.

#### **AREA 2-4**

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ASSESSOR PARCEL NO. 2077-20-1-00-000-ISL;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, NORTHWESTERLY 140 FEET TO THE NORTH CORNER OF ASSESSOR PARCEL NO. 2077-20-1-00-000-ISL, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SUMMER STREET;

THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SOUTH SUMMER STREET THE FOLLOWING THREE (3) COURSES:

SOUTHEASTERLY 361 FEET;

THROUGH A CURVE TO THE RIGHT 708 FEET TO A POINT OF REVERSE CURVATURE;

THROUGH A CURVE TO THE LEFT 101 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.0 ACRE.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-00-000-ISL

AREA 2-1: 54.3 ACRES

AREA 2-2: 6.2 ACRES

AREA 2-3: 5.9 ACRES

AREA 2.4: 1.0 ACRE

TOTAL ACREAGE FOR AREA 2 DESCRIPTIONS 67.4 ACRES