

LEGAL DESCRIPTION – LITTLETON URBAN RENEWAL AREA #3 BOUNDARY

AREA 3-1

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH 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. 2077-20-1-06-006;

THENCE ALONG THE SOUTH BOUNDARY LINE OF ASSESSOR PARCEL NO. 2077-20-1-06-006, NORTHWESTERLY 193 FEET A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VINEWOOD STREET;

THENCE NORTHWESTERLY 473 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-16-005, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST LAKE AVENUE;

THENCE NORTHEASTERLY 156 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-16-005

THENCE SOUTHEASTERLY 267 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1.9 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-16-006, 2077-20-1-16-005

AREA 3-2

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 AND 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAPLEWOOD AVENUE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-05-008;

THENCE NORTHWESTERLY 161 FEET;

THENCE SOUTHEASTERLY 24 FEET;

THENCE SOUTHWESTERLY 242 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-05-011;

THENCE NORTHEASTERLY 89 FEET;

THENCE NORTHWESTERLY 125 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-06-007;

THENCE NORTHEASTERLY 156 FEET TO A POINT OF CURVATURE;

THENCE THROUGH A CURVE TO THE LEFT 428 FEET;
THENCE NORTHEASTERLY 365 FEET TO A POINT OF CURVATURE;
THENCE THROUGH A CURVE TO THE LEFT 138 FEET;
THENCE NORTHEASTERLY 74 FEET;
THENCE SOUTHWESTERLY 30 FEET TO A POINT OF CURVATURE;
THENCE THROUGH A CURVE TO THE LEFT 431 FEET TO A POINT OF REVERSE CURVE;
THENCE NORTHWESTERLY THROUGH A CURVE TO THE RIGHT 918 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-29-001, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST BOWLES AVENUE;
THENCE NORTHEASTERLY 812 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT 183 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND POINT OF REVERSE CURVE;
THENCE THROUGH A CURVE TO THE LEFT 323 FEET
THENCE SOUTHWESTERLY 122 FEET;
THENCE SOUTHWESTERLY 49 FEET;
THENCE SOUTHWESTERLY 85 FEET;
THENCE NORTHEASTERLY 121 FEET;
THENCE SOUTHEASTERLY 30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT 35 FEET;
THENCE SOUTHEASTERLY 102 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY THROUGH A CURVE TO THE LEFT 268 FEET TO A POINT OF REVERSE CURVE;
THENCE SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT 71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST CHURCH AVENUE;
THENCE SOUTHWESTERLY 405 FEET;
THENCE SOUTHEASTERLY 50 FEET;
THENCE NORTHEASTERLY 215 FEET;
THENCE SOUTHEASTERLY 25 FEET;
THENCE NORTHEASTERLY 201 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-19-001;
THENCE SOUTHEASTERLY 124 FEET;
THENCE SOUTHWESTERLY 80 FEET;

THENCE SOUTHEASTERLY 38 FEET;

THENCE SOUTHEASTERLY 565 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, THE NORTH RIGHT-OF-WAY LINE OF WEST LAKE AVENUE AND THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-05-010;

THENCE NORTHWESTERLY 199 FEET;

THENCE SOUTHEASTERLY 505 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 34.7 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-05-008, 2077-20-1-05-011, 2077-20-1-00-004, 2077-20-1-06-007, 2077-20-1-05-006, 2077-20-1-05-005, 2077-20-1-05-004, 2077-20-1-05-003, 2077-20-1-05-002, 2077-20-1-05-001, 2077-17-4-19-002, 2077-17-4-19-001, 2077-17-4-28-005, 2077-17-4-28-004, 2077-17-4-29-005, 2077-17-4-29-003, 2077-17-4-28-002, 2077-17-4-29-004, 2077-17-4-29-001 AND 2077-17-4-29-002

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCEL DESIGNATED AS AGRICULTURAL

PARCEL #2077-20-1-05-010

AREA 3-3

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST BOWLES AVENUE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-27-001;

THENCE SOUTHWESTERLY 833 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-27-001 AND POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 351 FEET;

NORTHEASTERLY 935 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY THROUGH A CURVE TO THE LEFT 214 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 106 FEET;

THENCE SOUTHWESTERLY 314 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 477 FEET TO A POINT OF REVERSE CURVE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT 104 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 9.8 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-4-27-001

AREA 3-4

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT ALSO BEING THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 2077-20-1-00-036;

THENCE NORTHEASTERLY 66 FEET;

THENCE SOUTHWESTERLY 40 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 164 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTHEASTERLY 193 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.11 ACRES.

THE ABOVE DESCRIPTION INCLUDES A PORTION OF THE FOLLOWING ASSESSOR PARCEL

PARCEL #2077-20-1-00-036

AREA 3-5

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-009;

THENCE NORTHEASTERLY 300 FEET;

THENCE NORTHEASTERLY 225 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-011;

THENCE SOUTHEASTERLY 90 FEET;

THENCE NORTHEASTERLY 23 FEET;

THENCE NORTHWESTERLY 58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTHEASTERLY 430 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-035;

THENCE SOUTHEASTERLY 68 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-035 AND A POINT OF CURVATURE;

THENCE SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT 57 FEET;

THENCE SOUTHEASTERLY 424 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-12-012;

THENCE NORTHWESTERLY 155 FEET;

THENCE SOUTHWESTERLY 201 FEET;

THENCE SOUTHEASTERLY 173 FEET;

THENCE SOUTHEASTERLY 180 FEET;

THENCE NORTHWESTERLY 182 FEET;

THENCE SOUTHEASTERLY 14 FEET;

THENCE SOUTHWESTERLY 100 FEET;

THENCE SOUTHWESTERLY 90 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3.7 ACRES GROSS.

CONTAINING A CALCULATED AREA (LESS THE EXCLUDED PARCELS) 2.1 ACRES NET

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-4-00-009, 2077-17-4-12-012, 2077-17-4-12-017, 2077-17-4-00-041, 2077-17-4-00-039, 2077-17-4-00-038, 2077-17-4-00-040 AND 2077-17-4-00-035.

THE ABOVE DESCRIPTION EXCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-4-12-020, 2077-17-4-00-011 AND 2077-17-4-12-016

AREA 3-6

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-026;

THENCE NORTHEASTERLY 307 FEET TO THE NORTHWEST PROPERTY CORNER OS ASSESSOR PARCEL NO. 2077-17-4-00-026;

THENCE SOUTHEASTERLY 29 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY THROUGH A CURVE TO THE RIGHT 734 FEET TO THE NORTH PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-033;

THENCE SOUTHEASTERLY 12 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 417 FEET;

THENCE SOUTHWESTERLY 97 FEET;

THENCE SOUTHEASTERLY 96 FEET;

THENCE SOUTHWESTERLY 127 FEET;

THENCE NORTHWESTERLY 36 FEET;

THENCE SOUTHWESTERLY 165 FEET;

THENCE SOUTHEASTERLY 154 FEET;

THENCE NORTHWESTERLY 22 FEET;

THENCE SOUTHEASTERLY 75 FEET;

THENCE NORTHWESTERLY 85 FEET;

THENCE SOUTHEASTERLY 1 FOOT;

THENCE NORTHWESTERLY 17 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.1 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCEL
PARCEL #2077-17-4-00-033

THE ABOVE DESCRIPTION EXCLUDES THE FOLLOWING ASSESSOR PARCEL
2077-17-4-00-026

AREA 3-7

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-1-00-029

THENCE NORTHEASTERLY 589 FEET;
THENCE WESTERLY 32 FEET;
THENCE NORTHEASTERLY 119 FEET;
THENCE WESTERLY 42 FEET;
THENCE NORTHEASTERLY 130 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY THROUGH A CURVE TO THE RIGHT 39 FEET;
THENCE SOUTHEASTERLY 194 FEET;
THENCE SOUTHWESTERLY 521 FEET;
THENCE WESTERLY 425 FEET;
THENCE NORTHWESTERLY 32 FEET;
CONTAINING A CALCULATED AREA OF 3.9 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-1-00-029, 2077-17-1-36-001, 2077-17-1-00-030 AND 2077-17-1-00-018

AREA 3-1: 1.9 ACRES

AREA 3-2: 34.7 ACRES

AREA 3-3: 9.8 ACRES

AREA 3-4: 0.11 ACRE

AREA 3-5: 2.1 ACRE

AREA 3-6: 2.1 ACRE

AREA 3-7: 3.9 ACRE

TOTAL ACREAGE FOR AREA 3 DESCRIPTIONS 54.61 ACRES