

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO AND BEING A PORTION OF LAND DESCRIBED IN BOOK 1507 AT PAGE 398 IN THE RECORDS OF THE CLERK AND RECORDER IN SAID COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, WHENCE THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 BEARS SOUTH 00°02'15" EAST, A DISTANCE OF 2,636.25 FEET;

THENCE SOUTH 44°57'46" WEST A DISTANCE OF 933.38 FEET TO THE CENTERLINE OF WEST POWERS AVENUE, AS RECORDED IN PLAT BOOK 1 AT PAGE 42 OF SAID RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE, SOUTH 89°57'45" WEST, A DISTANCE OF 812.00 FEET TO THE CENTERLINE OF SOUTH DELAWARE STREET, AS RECORDED IN PLAT BOOK 1 AT PAGE 43 OF SAID RECORDS;

THENCE ALONG SAID CENTERLINE, NORTH 00°02'15" WEST, A DISTANCE OF 785.00 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 89°57'45" EAST, A DISTANCE OF 136.80 FEET;

THENCE SOUTH 45°19'12" EAST, A DISTANCE OF 268.02 FEET;

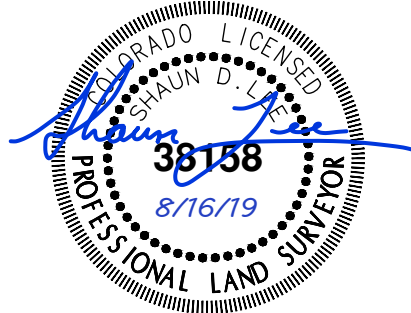
THENCE SOUTH 00°02'15" EAST, A DISTANCE OF 186.51 FEET;

THENCE NORTH 89°57'45" EAST, A DISTANCE OF 484.75 FEET TO THE CENTERLINE OF SOUTH BANNOCK STREET (PLATTED AS DOAN AVENUE) IN SAID PLAT BOOK 1 AT PAGE 42;

THENCE ALONG SAID CENTERLINE, SOUTH 00°02'15" EAST, A DISTANCE OF 409.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 10.047 ACRES, (437,635 SQUARE FEET), MORE OR LESS.

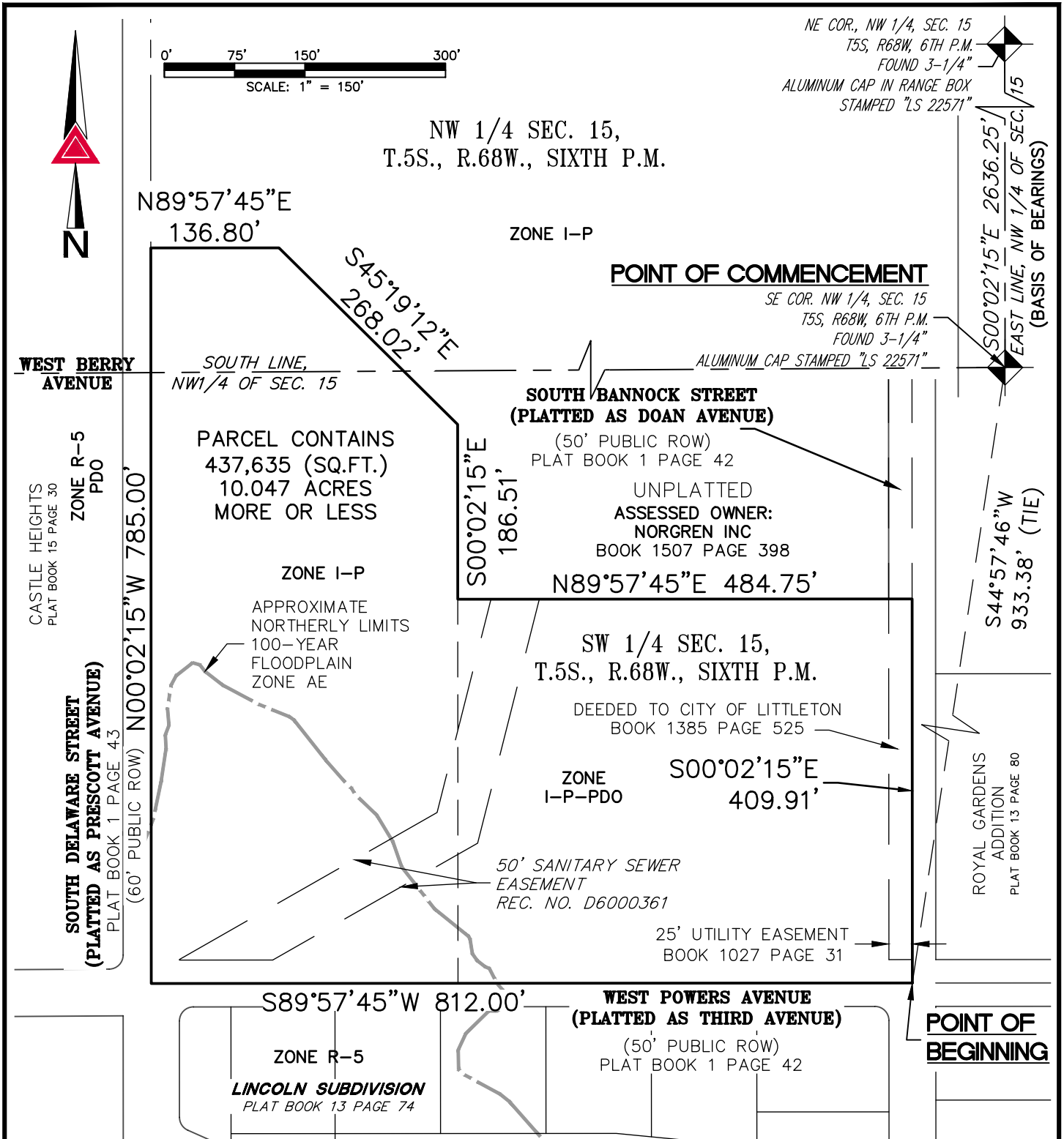
SHAUN D. LEE, PLS NO. 38158
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
303-713-1898



GENERAL NOTES FOR ATTACHED EXHIBIT

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, HAVING A BEARING OF SOUTH 00°02'15" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
4. SITE BENCHMARK IS NGS CONTROL POINT G 394 (PID KK1348) BEING A 3" BRASS DISK LOCATED IN THE EAST END OF THE NORTH CONCRETE ABUTMENT OF THE BRIDGE OVER LITTLE DRY CREEK AT THE INTERSECTION OF DARTMOUTH AVENUE AND SOUTH PLATTE RIVER DRIVE, 74.1 METERS (243.0 FT) SOUTH OF THE CENTERLINE OF THE AVENUE, 9.2 METERS (30.2 FT) WEST OF THE CENTERLINE OF THE DRIVE, AND 0.3 METER (1.0 FT) WEST OF THE EAST EDGE OF THE ABUTMENT. ELEVATION = 5273.16 (NAVD 88)

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: ZONING MAP EXHIBIT
DWG: GLW CHK: SDL
DATE: 8/12/2019
SCALE: 1" = 150'



AZTEC
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Q:\54819-16 - 5400 S Delaware St Zoning Map\dwg\EXHIBITS

ZONING MAP

W 1/2 SEC. 15, T.5S., R.68W., 6TH P.M.
LITTLETON, COLORADO

JOB NUMBER 54819-16

2 OF 2 SHEETS