

PUD SUB-AREA 2
DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 8 THROUGH 16, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, ALL OF LOTS 15 AND 16, AND A PORTION OF THE ALLEY, BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET AND LARIMER STREET ADJOINING SAID LOTS IN SAID BLOCKS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID BLOCK 30;
THENCE SOUTH 89°25'04" WEST, A DISTANCE OF 56.55 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;
THENCE NORTH 44°24'10" EAST ALONG THE CENTERLINE OF SAID LARIMER STREET, A DISTANCE OF 265.22 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 8 EXTENDED NORTHWESTERLY;
THENCE SOUTH 45°35'40" EAST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY;
THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND SAID CENTERLINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 265.30 FEET TO A POINT ON THE CENTERLINE OF SAID 26TH STREET;
THENCE NORTH 45°34'03" WEST ALONG SAID CENTERLINE, A DISTANCE OF 173.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 45,984 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

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