

PUD SUB-AREA 3
DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 7, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, AND A PORTION OF 27TH STREET AND LARIMER STREET ADJOINING SAID LOTS, 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 NORTH CORNER OF SAID BLOCK 30;
THENCE NORTH 00°36'23" WEST, A DISTANCE OF 56.56 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 27TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;
THENCE SOUTH 45°36'57" EAST ALONG THE CENTERLINE OF SAID 27TH STREET, A DISTANCE OF 173.30 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED NORTHEASTERLY;
THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND THE NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 215.23 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 7 EXTENDED SOUTHEASTERLY;
THENCE NORTH 45°35'40" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A POINT ON THE CENTERLINE OF SAID LARIMER STREET;
THENCE NORTH 44°24'10" EAST ALONG SAID CENTERLINE, A DISTANCE OF 215.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37,298 SQUARE FEET OR 0.86 ACRES, MORE OR LESS.

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