

4401 S. QUEBEC STREET
REZONING APPLICATION
12-20-2021

LEGAL DESCRIPTION

T5 R67 S8 NE/4 BEG 724.8FT S OF NE COR NE/4 TH W 224.11FT N3.78FT W 30FT S 3.81FT W 20.25 FT N 197.85FT E 215.2FT SECV/L 209.21FT TO POB

*Legal description for Parcel 0708100060000 obtained from Denver Real Property Records, last updated April 19, 2021

The Land referred to herein below is situated in the County of Denver, State of Colorado, and is described as follows:

Parcel A:

A parcel of land located in the Northeast 1/4 of Section 8, Township 5 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado, described as follows:

Commencing at the Northeast corner of said Section 8:

Thence along the East line of said Section S 00°00'00", 724.80 feet to a point on the Eastern right-of-way of South Quebec Street and the True Point of Beginning;

Thence N 90°00'00" W, 274.36 feet;

Thence N 00°12'16" W, 197.85 feet;

Thence N 90°00'00" E, 215.20 feet to a point on the non tangent curve and the Eastern right-of-way of South Quebec Street;

Thence along said right-of-way and a non tangent curve to the left, whose chord bears S 16°50'12" N, 206.71, having a central angle of 30°44'07", a radius of 390.00 feet, and an arc length of 209.21 feet to the Point of Beginning.

Except that part of the Northeast 1/4 of Section 8, Township 5 South, Range 67 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of said Section 8; thence along the East line of said Section 8, S 00°00'00" W, 724.80 feet to a point on the Westerly right-of-way line of South Quebec Street; thence along the North line of the Promontory a Planned Unit Development Phase Three Amended, S 90°00'00" W, 224.11 feet to the True Point of Beginning; thence continuing along said North line S 90°00'00" W, 30.00 feet; thence N 00°12'16" W, 3.81 feet to a point on the South line of a Reciprocal Access Easement recorded at Reception Number [041394](#); thence along said South line S 89°56'10" E, 30.00 feet; thence S 00°12'16" E, 3.78 feet to the True Point of Beginning, City and County of Denver, State of Colorado.

Parcel B:

An easement for ingress and egress as set forth and created under the Reciprocal Easement, Construction and Maintenance Agreement recorded July 19, 1985 at Reception No. [041392](#) and as amended by the Amendment to Reciprocal Easement, Construction and Maintenance Agreement recorded February 14, 1997 at Reception No. [9700018434](#), in the records of the City and County of Denver, State of Colorado.

Parcel C:

An easement for ingress and egress as set forth and created under the Reciprocal Easement, Construction and Maintenance Agreement recorded July 19, 1985 at Reception No. [041394](#), in the records of the City and County of Denver, State of Colorado.