

**LAND DESCRIPTION**  
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A PARCEL OF LAND BEING PLOT A ½, PLOT 1, THE SOUTH 66 2/3 FEET OF PLOT 2, THE SOUTH ½ OF PLOT 5, PLOT 6, AND PLOT B ½, BLOCK 72, HARMAN'S SUBDIVISION, A PORTION OF BLOCK C, COLODEN MOOR AND A PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 244, SERIES OF 2011 RECORDED MAY 6, 2011 AT RECEPTION NO. 2011050220, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID BLOCK 72; THENCE SOUTH 00°01'33" WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-WAY LINE OF STEELE STREET A DISTANCE OF 149.85 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH ½ OF SAID PLOT 5; THENCE CONTINUING SOUTH 00°01'33" WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-WAY LINE OF SAID STEELE STREET A DISTANCE OF 245.68 FEET; THENCE NORTH 89°58'27" WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°01'33" WEST A DISTANCE OF 99.83 FEET TO A POINT OF NON-TANGENT CURVE ON THE SOUTH LINE OF BLOCK C OF SAID COLODEN MOOR, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST AVENUE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE SOUTH LINE OF SAID BLOCK C AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST AVENUE, HAVING A CENTRAL ANGLE OF 18°27'17", A RADIUS OF 600.00 FEET AND AN ARC LENGTH OF 193.26 FEET, WHOSE CHORD BEARS NORTH 70°10'58" WEST A DISTANCE OF 192.42 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ST. PAUL STREET; THENCE NORTH 29°01'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ST PAUL STREET A DISTANCE OF 53.90 FEET; THENCE NORTH 00°01'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ST. PAUL STREET AND ALONG THE WEST LINE OF SAID BLOCK 72 AND SAID WEST LINE EXTENDED SOUTHERLY, A DISTANCE OF 249.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2; THENCE SOUTH 89°57'44" EAST ALONG THE NORTH LINE OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2 A DISTANCE OF 124.84 FEET TO THE NORTHEAST CORNER OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2 AND THE WEST LINE OF THE EXISTING 15 FOOT ALLEY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE WEST, SOUTH AND EAST LINES OF SAID EXISTING ALLEY:

1. THENCE SOUTH 00°01'53" WEST A DISTANCE OF 23.71 FEET;
2. THENCE SOUTH 09°58'07" EAST A DISTANCE OF 29.47 FEET;
3. THENCE SOUTH 00°01'53" WEST A DISTANCE OF 90.36 FEET;
4. THENCE SOUTH 89°58'07" EAST A DISTANCE OF 9.88 FEET TO A POINT ON THE EAST LINE OF SAID EXISTING ALLEY, SAID POINT BEING ON THE WEST LINE OF SAID PLOT 6;
5. THENCE NORTH 00°01'53" EAST ALONG THE EAST LINE OF SAID EXISTING ALLEY AND ALONG THE WEST LINE OF SAID PLOTS 6 AND 5 A DISTANCE OF 126.46 FEET TO THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID PLOT 5;

THENCE SOUTH 89°57'48" EAST ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID PLOT 5 A DISTANCE OF 125.06 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 78,691 SQUARE FEET OR 1.8065 ACRES.

ROBERT D. SNODGRASS, PLS 36580  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR

MARCH 23, 2015  
FILE: PUD 630 REV