

LEGAL DESCRIPTION S-MX-8 (UO-2) ZONE DISTRICT BOUNDARY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 31 FEET OF LOT 1, BLOCK 4, KIBLER ADDITION, BEING A POINT ON THE SOUTH LINE OF LOUISIANA AVENUE MONUMENTED BY AN ALLOY DISK STAMPED PLS 25379 AND AS DEFINED BY THE SURVEY SHOWN ON THE DOCUMENT RECORDED IN THE CITY AND COUNTY OF DENVER RECORDS UNDER RECEPTION NO. 2013045280; THENCE N89°50'49"E ALONG THE SOUTH LINE OF LOUISIANA AVENUE, 202.36 FEET TO THE NORTHEAST CORNER OF THE WEST ½ OF VACATED SOUTH ALBION STREET AS VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE S00°02'20"E ALONG THE EAST LINE OF THE WEST ½ OF SAID VACATED SOUTH ALBION STREET, 250.37 FEET TO A POINT 30.00 FEET EAST OF THE SOUTHEAST CORNER OF LOT 39, BLOCK 4, KIBLER ADDITION; THENCE S89°50'50"W ALONG AN EXTENSION OF THE SOUTH LINE OF SAID LOT 39 AND THE SOUTH LINE OF SAID LOT 39 AND SAID LINE EXTENDED, 202.36 FEET TO THE SOUTHWEST CORNER OF THE EAST 31 FEET OF LOT 10, BLOCK 4, KIBLER ADDITION; THENCE N00°02'20"W ALONG THE WEST LINE OF THE EAST 31 FEET OF SAID LOT 10 AND SAID LINE EXTENDED, 250.37 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 50,665 SQUARE FEET OR 1.1631 ACRES MORE OR LESS.

LEGAL DESCRIPTION S-MX-8 ZONE DISTRICT BOUNDARY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 31 FEET OF LOT 1, BLOCK 4, KIBLER ADDITION, BEING A POINT ON THE SOUTH LINE OF LOUISIANA AVENUE MONUMENTED BY AN ALLOY DISK STAMPED PLS 25379 AND AS DEFINED BY THE SURVEY SHOWN ON THE DOCUMENT RECORDED IN THE CITY AND COUNTY OF DENVER RECORDS UNDER RECEPTION NO. 2013045280; THENCE N89°50'49"E ALONG THE SOUTH LINE OF LOUISIANA AVENUE, 202.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG ABOVE DESCRIBED COURSE, 622.64 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, KIBLER ADDITION, SAID POINT ALSO BEING ON THE EAST LINE OF VACATED SOUTH BELLAIRE STREET AS VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE S00°02'20"E ALONG THE WEST LINE OF SAID LOT 1 AND SAID LINE EXTENDED (ALSO ALONG THE EAST LINE OF SAID VACATED SOUTH BELLAIRE STREET), 454.88 FEET TO A POINT ON THE WEST LINE OF LOT 8, BLOCK 1, KIBLER ADDITION; THENCE S89°50'50"W, 201.68 FEET; THENCE S00°09'10"E, 86.07 FEET; THENCE S89°50'51"W, 421.14 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF VACATED SOUTH ALBION STREET AS VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER

RECORDS; THENCE N00°02'20"W ALONG THE WEST LINE OF THE EAST ½ OF SAID VACATED SOUTH ALBION STREET, 540.94 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 319,465 SQUARE FEET OR 7.3339 ACRES MORE OR LESS.

LEGAL DESCRIPTION S-MX-5 ZONE DISTRICT BOUNDARY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 31 FEET OF LOT 1, BLOCK 4, KIBLER ADDITION, BEING A POINT ON THE SOUTH LINE OF LOUISIANA AVENUE MONUMENTED BY AN ALLOY DISK STAMPED PLS 25379 AND AS DEFINED BY THE SURVEY SHOWN ON THE DOCUMENT RECORDED IN THE CITY AND COUNTY OF DENVER RECORDS UNDER RECEPTION NO. 2013045280; THENCE N89°50'49"E ALONG THE SOUTH LINE OF LOUISIANA AVENUE, 825.00 FEET TO THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, KIBLER ADDITION, SAID POINT ALSO BEING ON THE EAST LINE OF VACATED SOUTH BELLAIRE STREET VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE CONTINUING ALONG ABOVE DESCRIBED COURSE, 236.32 FEET TO THE INTERSECTION OF THE SOUTH LINE OF LOUISIANA AVENUE AND THE WEST LINE OF SOUTH BIRCH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 20, BLOCK 1, KIBLER ADDITION; THENCE S00°02'20"E ALONG THE WEST LINE OF SOUTH BIRCH STREET, 277.44 FEET; THENCE S89°50'50"W, 148.32 FEET; THENCE S00°02'20"E, 60.00 FEET; THENCE S89°50'50"W, 4.12 FEET; THENCE S00°02'20"E, 118.44 FEET; THENCE S89°50'50"W, 83.88 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH BELLAIRE STREET AS VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING ON THE WEST LINE OF LOT 8, BLOCK 1, KIBLER ADDITION; THENCE S00°02'20"E ALONG THE EAST LINE OF SAID VACATED SOUTH BELLAIRE STREET, 125.07 FEET; THENCE S89°50'50"W, 622.64 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF VACATED SOUTH ALBION STREET AS VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE N00°02'20"W ALONG THE WEST LINE OF THE EAST ½ OF SAID VACATED SOUTH ALBION STREET, 40.00 FEET; THENCE N89°50'51"E, 421.14 FEET; THENCE N00°09'10"W, 86.07 FEET; THENCE N89°50'50"E, 201.68 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH BELLAIRE STREET, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 8, BLOCK 1, KIBLER ADDITION; THENCE N00°02'20"W, 454.88 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 123,037 SQUARE FEET OR 2.8245 ACRES MORE OR LESS.

LEGAL DESCRIPTION S-MX-3 ZONE DISTRICT BOUNDARY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 31 FEET OF LOT 1, BLOCK 4, KIBLER ADDITION, BEING A POINT ON THE SOUTH LINE OF LOUISIANA AVENUE MONUMENTED BY AN ALLOY DISK STAMPED PLS 25379 AND AS DEFINED BY THE SURVEY SHOWN ON THE DOCUMENT RECORDED IN THE CITY AND COUNTY OF DENVER RECORDS UNDER RECEPTION NO. 2013045280; THENCE N89°50'49"E ALONG THE SOUTH LINE OF LOUISIANA AVENUE, 1061.33 FEET TO THE INTERSECTION OF THE SOUTH LINE OF LOUISIANA AVENUE AND THE WEST LINE OF SOUTH BIRCH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 20, BLOCK 1, KIBLER ADDITION; THENCE S00°02'20"E ALONG THE WEST LINE OF SOUTH BIRCH STREET, 337.44 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF LOT 15, BLOCK 1, KIBLER ADDITION; THENCE CONTINUING ALONG THE WEST LINE OF SOUTH BIRCH STREET S00°02'20"E, 263.44 FEET TO THE INTERSECTION OF THE WEST LINE OF SOUTH BIRCH STREET AND THE NORTH LINE OF ARKANSAS AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 11, BLOCK 1, KIBLER ADDITION; THENCE S89°50'50"W ALONG THE NORTH LINE OF ARKANSAS AVENUE, 858.96 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF VACATED SOUTH ALBION STREET AS VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE N00°02'20"W ALONG THE WEST LINE OF THE EAST ½ OF SAID VACATED SOUTH ALBION STREET, 19.93 FEET; THENCE N89°50'50"E, 622.64 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH BELLAIRE STREET AS VACATED IN BOOK 806 AT PAGE 385 OF THE CITY AND COUNTY OF DENVER RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 10, BLOCK 1, KIBLER ADDITION; THENCE N00°02'20"W ALONG THE EAST LINE OF SAID VACATED SOUTH BELLAIRE STREET, 125.07 FEET; THENCE N89°50'50"E, 83.88 FEET; THENCE N00°02'20"W, 118.44 FEET; THENCE N89°50'50"E, 152.44 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 64,729 SQUARE FEET OR 1.4860 ACRES MORE OR LESS.

LEGAL DESCRIPTION S-MU-3 ZONE DISTRICT BOUNDARY:

ALL OF LOTS 10, 11 AND 12 GARWOOD SUBDIVISION RECORDED NOVEMBER 15, 1950, AT RECEPTION NO. 446849 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 4S, RANGE 67W, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE S89°51'20"W, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 137.23 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°58'23", A DISTANCE OF 23.55 FEET, (A CHORD BEARING N45°09'28"W, A DISTANCE OF 21.21 FEET) TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE N00°10'17"W COINCIDENT WITH THE WEST LINE OF SAID LOTS 12 AND 10, A DISTANCE OF 115.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N89°51'20"E COINCIDENT WITH THE NORTH LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 152.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S00°10'17"E COINCIDENT WITH THE EAST LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 130.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19,750 SQUARE FEET OR 0.4533 ACRES MORE OR LESS.

BASIS OF BEARINGS FOR ALL LEGAL DESCRIPTIONS:

AN ASSUMED BEARING OF N00°10'17"W BEING A 10 FOOT CITY AND COUNTY OF DENVER RANGE LINE LOCATED IN SOUTH BIRCH STREET BETWEEN TWO FOUND MONUMENTS 690.88 FEET APART. BOTH MONUMENTS BEING AN AXLE IN A CITY AND COUNTY OF DENVER SURVEY RANGE POINT BOX; ONE AT THE INTERSECTION OF SOUTH BIRCH STREET AND ARKANSAS AVENUE AND THE OTHER AT THE INTERSECTION OF SOUTH BIRCH STREET AND LOUISIANA AVENUE.

PREPARED BY:

DAMIEN CAIN
STATE OF COLORADO PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC
PREPARED ON MAY 14, 2018
REVISED JULY 6, 2018
REVISED AUGUST 28, 2018