

LEGAL DESCRIPTION

**U-TU-C**

TWO PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF BLOCKS 4 & 5, MOUNTAIN VIEW ESTATES, FILED IN THE DENVER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE 20' RANGE LINE FOUND IN TENNYSON STREET ASSUMED TO BEAR  $N00^{\circ}03'42''W$  A DISTANCE OF 639.58 FEET FROM A FOUND YELLOW PLASTIC CAP L.S. #26606 IN DENVER RANGE BOX LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 43RD AVENUE TO A FOUND YELLOW PLASTIC CAP L.S. #26606 IN DENVER RANGE BOX LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 44TH AVENUE.

BEGINNING AT THE NORTHEAST CORNER OF LOT 48, OF SAID BLOCK 4, SAID POINT BEARS  $S82^{\circ}24'43''W$  A DISTANCE OF 157.02 FEET FROM SAID RANGE POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 44TH AVENUE; THENCE  $S00^{\circ}17'27''E$  ALONG THE EAST LINES OF LOTS 43 THROUGH 48 OF SAID BLOCK 4 A DISTANCE OF 149.91 FEET TO THE SOUTH LINE OF LOT 43 OF SAID BLOCK 4; THENCE  $S89^{\circ}43'17''W$  ALONG SAID SOUTH LINE A DISTANCE OF 5.00 FEET; THENCE  $S00^{\circ}17'27''E$  A DISTANCE OF 149.91 FEET TO THE SOUTH LINE OF LOT 37 OF SAID BLOCK 4; THENCE  $S89^{\circ}42'49''W$  ALONG SAID SOUTH LINE A DISTANCE OF 125.07 FEET TO THE WEST LINE OF SAID BLOCK 4; THENCE  $N00^{\circ}16'59''W$  ALONG SAID WEST LINE A DISTANCE OF 289.86 FEET TO THE SOUTH LINE OF SAID ORDINANCE 476 SERIES OF 1978; THENCE  $S89^{\circ}43'46''W$  ALONG SAID SOUTH LINE A DISTANCE OF 60.00 FEET TO THE EAST LINE OF SAID BLOCK 5; THENCE  $S00^{\circ}16'59''E$  ALONG SAID EAST LINE A DISTANCE OF 1.01 FEET; THENCE ALONG THE WESTERLY CURVE OF ORDINANCE 713 SERIES OF 1980 AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 114.82 FEET, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF  $131^{\circ}34'29''$  AND A CHORD WHICH BEARS  $S12^{\circ}29'50''W$  A DISTANCE OF 91.20 FEET TO THE NORTH LINE OF LOT 5 OF SAID BLOCK 5; THENCE  $S89^{\circ}43'27''W$  ALONG SAID NORTH LINE A DISTANCE OF 104.88 FEET TO THE EAST LINE OF THE VACATED ALLEY IN SAID BLOCK 5 PER ORDINANCE 175 SERIES OF 1980; THENCE  $S00^{\circ}17'34''E$  ALONG SAID EAST LINE A DISTANCE OF 97.97 FEET; THENCE  $S89^{\circ}43'08''W$  A DISTANCE OF 135.04 FEET TO THE WEST LINE OF SAID BLOCK 5; THENCE  $N00^{\circ}18'08''W$  ALONG SAID WEST LINE A DISTANCE OF 197.96 FEET TO THE NORTH LINE OF SAID BLOCK 5; THENCE  $N89^{\circ}43'46''E$  ALONG SAID NORTH LINE OF SAID BLOCK 5, THE NORTH LINE OF ORDINANCE 476 SERIES OF 1978 AND A PORTION OF THE NORTH LINE OF SAID BLOCK 4 A DISTANCE OF 450.17 FEET TO THE POINT OF BEGINNING; WHENCE SAID RANGE POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 43RD AVENUE BEARS  $S14^{\circ}10'40''E$  A DISTANCE OF 638.28 FEET.

SAID PARCEL CONTAINS 75,247 SQUARE FEET OR 1.727 ACRES, MORE OR LESS.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PUD**

THREE PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO BEING A PORTION OF BLOCK 5, MOUNTAIN VIEW ESTATES, FILED IN THE DENVER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE 20' RANGE LINE FOUND IN TENNYSON STREET ASSUMED TO BEAR N00°03'42"W A DISTANCE OF 639.58 FEET FROM A FOUND YELLOW PLASTIC CAP L.S. #26606 IN DENVER RANGE BOX LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 43RD AVENUE TO A FOUND YELLOW PLASTIC CAP L.S. #26606 IN DENVER RANGE BOX LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 44TH AVENUE.

**SUBAREA A**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22, OF SAID BLOCK 5, SAID POINT BEARS S30°58'23"W A DISTANCE OF 666.41 FEET FROM SAID RANGE POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 44TH AVENUE; THENCE S89°42'02"W ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 124.98 FEET TO SAID EAST LINE OF THE VACATED ALLEY IN SAID BLOCK 5 PER ORDINANCE 175 SERIES OF 1980; THENCE N00-17'34"W ALONG SAID EAST LINE, A DISTANCE OF 297.32 FEET TO THE SOUTH LINE OF THE NORTH 2.58 FEET OF LOT 11, OF SAID BLOCK 5; THENCE N89°42'59"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.03 FEET TO THE EAST LINE OF SAID BLOCK 5; THENCE S00°16'59"E ALONG SAID EAST LINE, A DISTANCE OF 297.28 FEET; TO THE POINT OF BEGINNING. WHENCE SAID RANGE POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 43RD AVENUE BEARS S78°46'33"E A DISTANCE OF 350.35 FEET.

SAID PARCEL CONTAINS 37,164 SQUARE FEET OR 0.853 ACRES, MORE OR LESS.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**SUBAREA B**

BEGINNING AT THE SOUTH POINT OF ORDINANCE 713 SERIES OF 1980, ON THE EAST LINE OF SAID BLOCK 5, SAID POINT BEARS S69°15'54"W A DISTANCE OF 369.04 FEET FROM SAID RANGE POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 44TH AVENUE; THENCE S00°15'59"E ALONG SAID EAST LINE OF SAID BLOCK 5, A DISTANCE OF 143.45 FEET TO SAID SOUTH LINE OF THE NORTH 2.58 FEET OF LOT 11, BLOCK 5; THENCE S89°42'59"W ALONG SAID SOUTH LINE, A DISTANCE OF 125.03 FEET TO SAID EAST LINE OF THE VACATED ALLEY IN SAID BLOCK 5 PER ORDINANCE 175 SERIES OF 1980; THENCE N00°17'34"W ALONG SAID EAST LINE, A DISTANCE OF 152.53 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE N89°43'27"E ALONG SAID SOUTH LINE, A DISTANCE OF 104.88 FEET TO THE WESTERLY CURVE OF ORDINANCE 713 SERIES OF 1980; THENCE ALONG SAID CURVE BEING A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 22.31 FEET, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 25°33'39" AND A CHORD WHICH BEARS S66°04'14"E A DISTANCE OF 22.12 FEET TO THE POINT OF BEGINNING. WHENCE SAID RANGE

POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 43RD AVENUE BEARS S34°11'50"E A DISTANCE OF 615.30 FEET.

SAID PARCEL CONTAINS 18,962 SQUARE FEET OR 0.435 ACRES, MORE OR LESS.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SUBAREA C

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, OF SAID BLOCK 5, BEING ON THE SOUTH LINE EXTENDED OF LOT 39, OF SAID BLOCK 5 SAID POINT BEARS S59°54'01"W A DISTANCE OF 542.64 FEET FROM SAID RANGE POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 44TH AVENUE; THENCE S89°42'59"W ALONG SAID SOUTH LINE EXTENDED OF SAID LOT 39, A DISTANCE OF 135.03 FEET TO THE WEST LINE OF SAID BLOCK 5; THENCE N00°18'08"W ALONG SAID WEST LINE, A DISTANCE OF 51.99 FEET TO THE NORTH LINE OF LOT 40 OF SAID BLOCK 5; THENCE N89°43'08"E ALONG SAID NORTH LINE, A DISTANCE OF 135.04 FEET TO SAID EAST LINE OF THE VACATED ALLEY IN SAID BLOCK 5 PER ORDINANCE 175 SERIES OF 1980; THENCE S00°17'34"E ALONG SAID EAST LINE, A DISTANCE OF 51.98 FEET TO THE POINT OF BEGINNING. WHENCE SAID RANGE POINT LOCATED AT THE INTERSECTION OF TENNYSON STREET AND W. 43RD AVENUE BEARS S51°59'29"E A DISTANCE OF 596.71 FEET.

SAID PARCEL CONTAINS 7,020 SQUARE FEET OF LAND OR 0.161 ACRES, MORE OR LESS.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.