

EXHIBIT A

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

TWO PARCELS OF LAND BEING A PART OF THE RIGHT-OF-WAY OF S. BELLAIRE STREET, BLOCK 56, THE EASTERN CAPITOL HILL SUBDIVISION, AS RECORDED UNDER BOOK 7, PAGE 17 IN THE DENVER CITY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A GRID BEARING ALONG THE WEST LINE OF PLOT 5, BETWEEN TWO FOUND MONUMENTS BEARING SOUTH 00°04'44" EAST, ONE MONUMENT BEING A FOUND #5 REBAR W/1.25" DIAMETER ORANGE PLASTIC CAP STAMPED P.E. & L.S. 9489 AT THE NORTHWEST CORNER OF PLOT 5 AND BY A FOUND MONUMENT BEING A #4 REBAR WITH NO CAP AT THE SOUTHWEST CORNER OF PLOT 5.

PARCEL A

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLOT 5;

THENCE NORTH 00°04'44" WEST ALONG THE WEST LINE OF PLOT 5, A DISTANCE OF 6.51 FEET **POINT OF BEGINNING**;

THENCE DEPARTING THE SAID WEST LINE NORTH 40°30'54" WEST, A DISTANCE OF 7.20 FEET;

THENCE PARALLEL TO THE SAID WEST LINE, NORTH 00°04'44" WEST A DISTANCE OF 86.59 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 6.86 FEET, HAVING A RADIUS OF 4.62 FEET, A CENTRAL ANGLE OF 85°07'35", AND A CHORD WHICH BEARS NORTH 46°04'35" EAST A CHORD DISTANCE OF 6.24 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 0.17 FEET TO A POINT ON THE SAID WEST LINE;

THENCE ALONG SAID WEST LINE SOUTH 00°04'44" EAST, A DISTANCE OF 96.40 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 433 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

CONTINUED ON SHEET 2



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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

	DESCRIPTION	PROJECT #: 211102
	80 S. BELLAIRE ST. DENVER, CO 80246	CHECKED BY: SDC DRAWN BY: TW SHEET NUMBER 1 1 OF 3

EXHIBIT A

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67
WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTINUED FORM SHEET 1

PARCEL B

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLOT 5;

THENCE ALONG THE SOUTH LINE OF PLOT 5 NORTH 89°58'24" EAST, A DISTANCE OF 5.55 FEET **POINT OF BEGINNING**;

THENCE CONTINUING SAID SOUTH LINE NORTH 89°58'24" EAST, A DISTANCE OF 43.12 FEET;

THENCE DEPARTING SAID SOUTH LINE SOUTH 00°01'36" EAST, A DISTANCE OF 0.83 FEET;

THENCE PARALLEL TO THE SAID SOUTH LINE SOUTH 89°58'24" WEST, A DISTANCE OF 42.41 FEET;

THENCE NORTH 40°30'54" WEST, A DISTANCE OF 1.09 FEET **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 36 SQUARE FEET OR 0.001, MORE OR LESS.

PARCELS A & B CONTAIN 469 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

PREPARED BY:

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	DESCRIPTION	PROJECT #: 211102
	80 S. BELLAIRE ST. DENVER, CO 80246	CHECKED BY: SDC DRAWN BY: TW SHEET NUMBER 2 2 OF 3

EXHIBIT A

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

FOUND #5 REBAR W/1.25"
DIAMETER ORANGE PLASTIC CAP
STAMPED P.E. & L.S. 9489

ZONE LOT B
REC. NO. 2021159862

PLOT 4

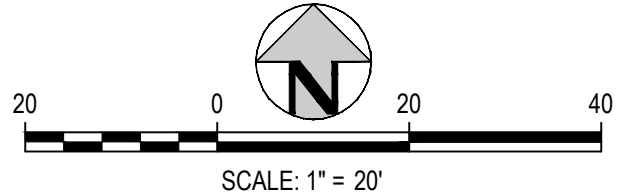
BLOCK 56
THE EASTERN
CAPITOL HILL
SUBDIVISION

ZONE LOT A
REC. NO. 2021159862

PLOT 5

N89°58'24"E 0.17'
L=6.86'
R=4.62'
Δ=85°07'35"
ChB=N46°04'35"E
ChL=6.24'

PARCEL A
PARCEL CONTAINS
433 SQ. FT.
0.010 AC.±



S. BELLAIRE ST.
(R.O.W. VARIES)

N00°04'44"W 86.59'
S00°04'44"E 96.40'
BASIS OF BEARINGS



POINT OF BEGINNING
PARCEL A

N40°30'54"W 7.20'
N00°04'44"W 6.51'

POINT OF BEGINNING
PARCEL B

PARCEL B
PARCEL CONTAINS
36 SQ. FT.
0.001 AC.±

POINT OF COMMENCEMENT
FOUND #5 REBAR W/1.25"
DIAMETER ORANGE PLASTIC CAP
STAMPED P.E. & L.S. 9489

N89°58'24"E 5.55'
N89°58'24"E 43.12'
S89°58'24"W 42.41'
N40°38'07"W 1.09'

BAYUAD AVE.
(R.O.W. VARIES)

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

ILLUSTRATION

80 S. BELLAIRE ST.
DENVER, CO 80246

PROJECT #: 211102

CHECKED BY: SDC

DRAWN BY: TW

SHEET NUMBER

3

3 OF 3

