

LEGAL DESCRIPTION C-MX-5 (UO-1, UO-2, IO-1, DO-7) ZONE DISTRICT BOUNDARY:

A PARCEL OF LAND BEING THE WEST ½ OF BLOCK 16, HYDE PARK ADDITION, LOCATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 16, HYDE PARK ADDITION; THENCE N00°02'56"W ALONG THE WEST LINE OF SAID LOT 15 AND SAID LINE EXTENDED, 375.28 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 16, HYDE PARK ADDITION; THENCE S89°58'50"E ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LINE EXTENDED, 133.58 FEET; THENCE S00°03'34"E, 375.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 36TH AVENUE; THENCE N89°59'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 133.64 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 50,138 SQUARE FEET OR 1.151 ACRES MORE OR LESS.

LEGAL DESCRIPTION C-MX-3 (UO-1, UO-2, IO-1, DO-7) ZONE DISTRICT BOUNDARY:

A PARCEL OF LAND BEING THE EAST ½ OF BLOCK 16, HYDE PARK ADDITION, LOCATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 16, HYDE PARK ADDITION; THENCE S89°59'50"E ALONG THE SOUTH LINE OF SAID LOT 15 AND SAID LINE EXTENDED, 133.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°03'34"W, 375.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 37TH AVENUE; THENCE S89°58'50"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 133.58 FEET TO THE NORTHEAST CORNER OF LOT 30, BLOCK 16, HYDE PARK ADDITION; THENCE S00°04'06"E ALONG THE EAST LINE OF SAID LOT 30 AND SAID LINE EXTENDED, 375.20 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 16, HYDE PARK ADDITION; THENCE THENCE N89°59'50"W ALONG THE SOUTH LINE OF SAID LOT 16 AND SAID LINE EXTENDED, 133.64 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 50,133 SQUARE FEET OR 1.151 ACRES MORE OR LESS.

LEGAL DESCRIPTION C-MS-5 (UO-1, UO-2) ZONE DISTRICT BOUNDARY:

A PARCEL OF LAND BEING A PORTION OF BLOCK 17, HYDE PARK ADDITION, LOCATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 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 LOT 1, BLOCK 17, HYDE PARK ADDITION; THENCE S89°59'50"E ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LINE EXTENDED, 156.15 FEET TO A POINT

ON THE NORTH LINE OF LOT 30, BLOCK 17, HYDE PARK ADDITION; THENCE S44°58'19"W, 21.20 FEET TO A POINT ON THE EAST LINE OF THE EXISTING PUBLIC ALLEY; THENCE S46°49'18"W, 21.92 FEET TO A POINT ON THE WEST LINE OF THE EXISTING PUBLIC ALLEY; THENCE S44°09'02"W, 114.98 FEET; THENCE S50°10'34"W, 58.55 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 17, HYDE PARK ADDITION; THENCE N00°02'56"W ALONG THE WEST LINE OF SAID LOT 6 AND SAID LINE EXTENDED, 150.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 12,090 SQUARE FEET OR 0.2775 ACRES MORE OR LESS.

BASIS OF BEARINGS:

AN ASSUMED BEARING OF N89°59'55"E BEING A 4' OFFSET LINE TO THE SOUTH LINE OF BLOCK 1, HYDE PARK ADDITION, BETWEEN TWO MONUMENTS 354.14 FEET APART; BOTH MONUMENTS BEING CHISELED CROSSES IN THE CONCRETE CURB, ONE AT THE NORTHEAST CORNER OF THE INTERSECTION OF DOWNING STREET AND 37TH AVENUE AND THE OTHER AT THE NORTHEAST CORNER OF THE INTERSECTION OF MARION STREET AND 37TH AVENUE.

PREPARED BY:

DAMIEN CAIN
STATE OF COLORADO PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC
PREPARED ON SEPTEMBER 18, 2018