

Broadway Station Filing 4

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BSP WEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, TRACTS AND EASEMENTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PORTION OF BLOCKS 1 AND 2, VANDERBILT PARK AND BLOCK 1, SYLVESTER'S ADDITION, BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE BEARINGS IN THIS SURVEY ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE WITH A DIVOT IN THE TOP INSIDE A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR IN RANGE BOX 0.5' BELOW THE SURFACE STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

PARCEL A

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 37°02'18" WEST A DISTANCE OF 1753.31 FEET TO THE NORTHEASTERLY CORNER OF TRACT "AA" AS PLATTED IN BROADWAY STATION FILING NO. 3, RECORDED ON JUNE 18, 2021 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER UNDER RECEPTION NUMBER 2021116986, SAID POINT BEING ALSO ON THE EXTERIOR OF SAID BROADWAY STATION FILING NO. 3, AND THE **POINT OF BEGINNING**;

THENCE ON SAID EXTERIOR THE FOLLOWING (3) THREE COURSES:

1. THENCE SOUTH 46°39'35" WEST, A DISTANCE OF 42.00 FEET TO A 148.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 42°46'50" WEST;
2. THENCE SOUTHWESTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'04", AN ARC DISTANCE OF 37.37 FEET;
3. THENCE SOUTH 61°41'14" WEST, A DISTANCE OF 242.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET, RECORDED IN VANDERBILT PARK AT ENGINEERING BOOK 19 AT PAGE 36 OF SAID RECORDS;

THENCE CONTINUE SOUTH 61°41'14" WEST, A DISTANCE OF 14.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, BEING ALSO A POINT ON A 1,943.49 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 65°20'26" WEST;

THENCE NORTHWESTERLY ON SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°08'14", AN ARC DISTANCE OF 4.65 FEET TO THE CENTERLINE OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A" IN ORDINANCE 1423, SERIES OF 2021;

THENCE NORTH 00°34'07" WEST, ON SAID CENTERLINE, A DISTANCE OF 679.20 FEET;

THENCE NORTH 09°27'08" WEST, A DISTANCE OF 1.24 FEET TO THE EXTERIOR OF SAID PARCEL "A", SAID POINT BEING **POINT "A"**;

THENCE NORTH 80°32'52" EAST, ON SAID EXTERIOR, A DISTANCE OF 14.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, AS RENAMED BY ORDINANCE 20230729 SERIES OF 2023;

THENCE NORTH 00°37'46" WEST, ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, A DISTANCE OF 362.63 FEET TO THE EXTERIOR OF SAID VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "B" IN ORDINANCE 1423, SERIES OF 2021;

THENCE ON SAID EXTERIOR THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTH 09°27'08" WEST, A DISTANCE OF 89.00 FEET TO A 166.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 11°32'50" WEST;
2. THENCE EASTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'48", AN ARC DISTANCE OF 0.47 FEET;
3. THENCE SOUTH 78°17'23" EAST, A DISTANCE OF 13.50 FEET TO SAID EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET;

THENCE NORTH 00°37'46" WEST, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 58.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 OF SAID RECORDS;

THENCE SOUTH 78°08'57" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 251.18 FEET TO THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT-CLAIM DEED RECORDED ON JULY 31, 1872 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 38 AT PAGE 128;

THENCE SOUTH 09°27'08" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 861.23 FEET TO THE NORTHEASTERLY CORNER OF SAID BROADWAY STATION FILING NO. 3;

THENCE ON THE EXTERIOR OF SAID BROADWAY STATION FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 80°32'52" WEST, A DISTANCE OF 5.00 FEET TO A 229.65 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 80°19'27" WEST;
2. THENCE SOUTHERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'03", AN ARC DISTANCE OF 196.20 FEET;
3. THENCE NORTH 35°05'03" WEST, A DISTANCE OF 80.11 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 353,316 SQUARE FEET OR (8.11102 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL B

COMMENCING AT THE PREVIOUSLY MENTIONED POINT "A";

THENCE NORTH 09°27'08" WEST, ON SAID EXTERIOR OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A", A DISTANCE OF 86.72 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF VACATED WEST OHIO AVENUE, DESCRIBED AS PARCEL "C" IN ORDINANCE 1423, SERIES OF 2021, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°23'58" WEST ON SAID CENTERLINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 446.27 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTH 32°45'00" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.01 FEET TO THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

THENCE ON THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARCEL OF LAND THE FOLLOWING (11) ELEVEN COURSES:

1. THENCE NORTH 00°37'16" WEST, A DISTANCE OF 103.94 FEET;
2. THENCE SOUTH 89°49'48" WEST A DISTANCE OF 10.81 FEET;
3. THENCE NORTH 21°29'09" WEST, A DISTANCE OF 294.78 FEET;
4. THENCE NORTH 06°51'15" EAST, A DISTANCE OF 75.63 FEET;
5. THENCE NORTH 37°59'28" EAST, A DISTANCE OF 31.96 FEET;
6. THENCE NORTH 71°38'51" EAST, A DISTANCE OF 81.77 FEET;
7. THENCE SOUTH 79°44'49" EAST, A DISTANCE OF 174.83 FEET;
8. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 50.00 FEET;
9. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 170.00 FEET;
10. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 25.00 FEET;
11. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 125.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH DELAWARE STREET;

THENCE ON SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES:

1. THENCE SOUTH 00°33'00" EAST, A DISTANCE OF 297.99 FEET;
2. THENCE NORTH 89°57'42" EAST, A DISTANCE OF 1.91 FEET;
3. THENCE SOUTH 00°30'29" EAST, A DISTANCE OF 119.70 FEET TO SAID EXTERIOR OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A" IN ORDINANCE 1423, SERIES OF 2021;

THENCE SOUTH 09°27'08" EAST, ON SAID EXTERIOR, A DISTANCE OF 2.22 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 240,412 SQUARE FEET OR (5.51911 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

THE ABOVE OVERALL PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 593,728 SQUARE FEET OR (13.63013 ACRES), MORE OR LESS.

UNDER THE NAME AND STYLE OF BROADWAY STATION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AS STATED IN THE PLAT NOTES.