

## LEGAL DESCRIPTION

A PART OF BROADWAY STATION FILING NO. 4 AND A PART OF S. CHEROKEE ST. AS SHOWN ON THE PLAT OF VANDERBILT PARK AND SYLVESTER'S ADDITION TO VANDERBILT PARK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, MARKED BY A 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017", WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 15, MARKED BY A FOUND STONE WITH DIVOT IN A MONUMENT BOX, BEARS NORTH 00°44'36" WEST A DISTANCE OF 2647.74 FEET; THENCE NORTH 42°17'52" WEST, A DISTANCE OF 2,693.81 FEET TO THE SOUTHWEST CORNER OF TRACT C, AS SHOWN ON SAID BROADWAY STATION FILING NO. 4 AND THE POINT OF BEGINNING;

THENCE, COINCIDENT WITH THE WESTERLY AND NORTHERLY LINES OF SAID BROADWAY STATION FILING 4, THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 32°45'00" WEST, A DISTANCE OF 26.01 FEET;
2. THENCE NORTH 00°37'16" WEST, A DISTANCE OF 103.94 FEET;
3. THENCE SOUTH 89°49'48" WEST, A DISTANCE OF 10.81 FEET;
4. THENCE NORTH 21°29'09" WEST, A DISTANCE OF 294.78 FEET;
5. THENCE NORTH 06°51'15" EAST, A DISTANCE OF 75.63 FEET;
6. THENCE NORTH 37°59'28" EAST, A DISTANCE OF 31.96 FEET;
7. THENCE NORTH 71°38'51" EAST, A DISTANCE OF 81.77 FEET;
8. THENCE SOUTH 79°44'49" EAST, A DISTANCE OF 174.83 FEET;
9. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 50.00 FEET;
10. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 170.00 FEET;
11. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 25.00 FEET;
12. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF TRACT EE OF SAID BROADWAY STATION FILING NO. 4;

THENCE NORTH 84°21'13" EAST, A DISTANCE OF 29.21 FEET TO THE NORTHWEST CORNER OF TRACT CC OF SAID BROADWAY STATION FILING NO. 4;

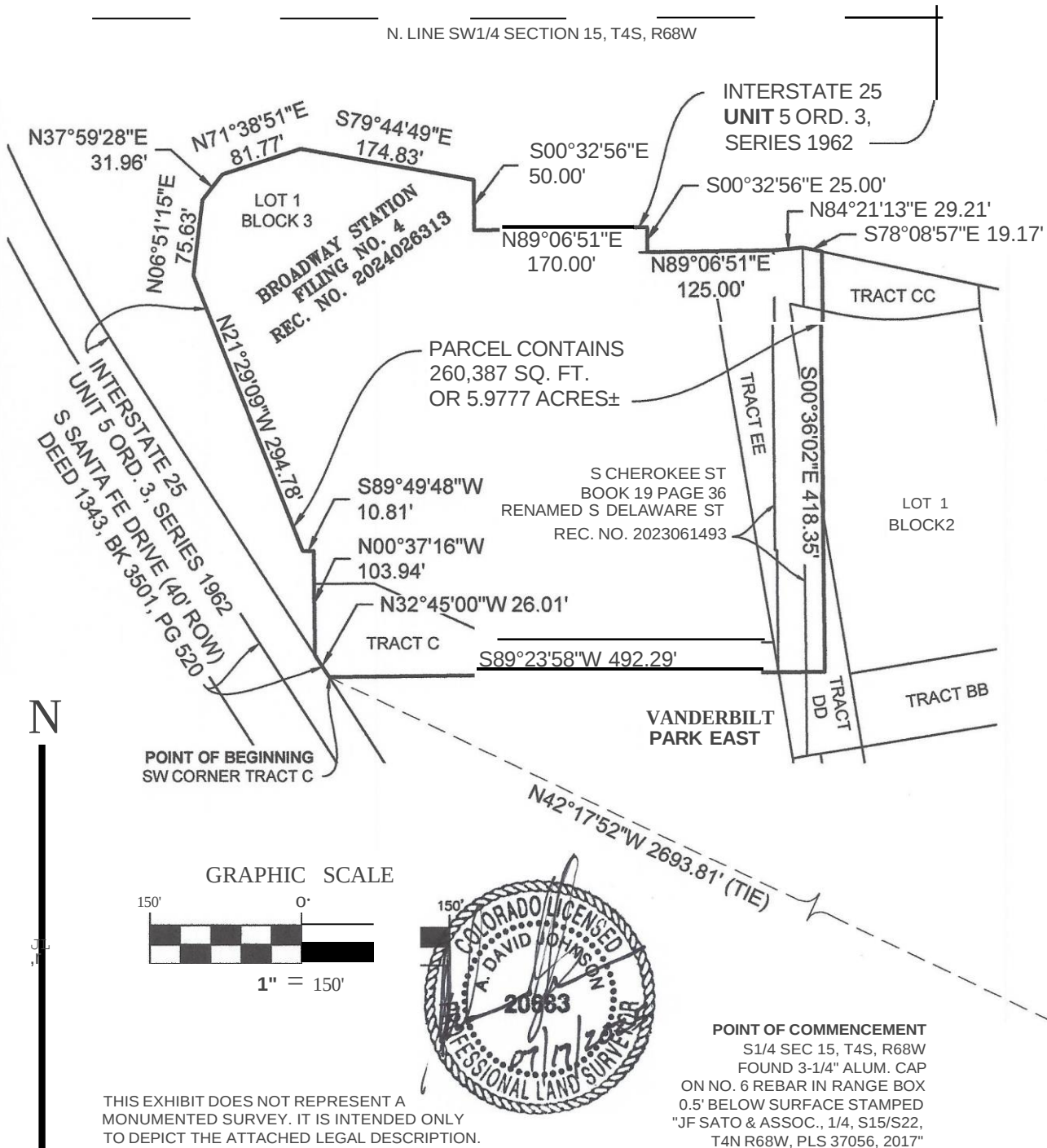
THENCE SOUTH 78°08'57" EAST, COINCIDENT WITH THE NORTH LINE OF SAID TRACT CC, A DISTANCE OF 19.17 FEET;

THENCE SOUTH 00°36'02" EAST, A DISTANCE OF 418.35 FEET TO THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE OF TRACT C;

THENCE SOUTH 89°23'58" WEST, ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE OF TRACT C, A DISTANCE OF 492.29 FEET TO SAID SOUTHWEST CORNER OF TRACT C AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 260,387 SQUARE FEET OR (5.9777 ACRES), MORE OR LESS.

C1/4 SEC 15, T4S, R68W  
FOUND STONE WITH  
DIVOT IN RANGE BOX



E. LINE SW1/4 SECTION 15, T4S, R68W  
(BASIS OF BEARINGS) N0°44'36"W 2647.74'

PREPARED BY:

SCALE: 1" = 150'

EXHIBIT "A"

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CHECKED BY: ADJ

DATE: 07/17/2025

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