

PUD SUB-AREA 1
DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 10, AND A PORTION OF THE ALLEY, BLOCK 59, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET AND LARIMER STREET ADJOINING SAID LOTS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 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 NORTH CORNER OF SAID BLOCK 59;
THENCE NORTH 00°34'43" WEST, A DISTANCE OF 56.58 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;
THENCE SOUTH 45°34'03" EAST ALONG THE CENTERLINE OF SAID 26TH STREET, A DISTANCE OF 173.61 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED NORTHEASTERLY;
THENCE SOUTH 44°25'34" WEST ALONG SAID EXTENSION AND SAID ALLEY CENTERLINE, A DISTANCE OF 290.59 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 10 EXTENDED SOUTHEASTERLY;
THENCE NORTH 45°34'33" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.57 FEET TO A POINT ON THE CENTERLINE OF SAID LARIMER STREET;
THENCE NORTH 44°25'03" EAST ALONG SAID CENTERLINE, A DISTANCE OF 290.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 50,445 SQUARE FEET OR 1.16 ACRES, MORE OR LESS.

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