

PUD SUB-AREA 4
DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 19 THROUGH 32, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, ALL OF LOTS 17 through 24, AND A PORTION OF THE ALLEY IN BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET, 27TH STREET, AND LAWRENCE STREET ADJOINING SAID LOTS IN SAID BLOCKS, 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 EAST CORNER OF SAID BLOCK 30;
THENCE NORTH 89°23'02" EAST, A DISTANCE OF 56.57 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 27TH STREET AND THE CENTERLINE OF SAID LAWRENCE STREET, AND THE POINT OF BEGINNING;
THENCE SOUTH 44°23'00" WEST ALONG THE CENTERLINE OF SAID LAWRENCE STREET, A DISTANCE OF 480.68 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LAWRENCE STREET;
THENCE NORTH 45°34'03" WEST ALONG THE CENTERLINE OF SAID 26TH STREET, A DISTANCE OF 173.38 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED SOUTHWESTERLY;
THENCE NORTH 44°23'35" EAST ALONG SAID CENTERLINE AND THE SOUTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 480.53 FEET TO A POINT ON THE CENTERLINE OF SAID 27TH STREET;
THENCE SOUTH 45°36'57" EAST ALONG SAID CENTERLINE, A DISTANCE OF 173.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 83,307 SQUARE FEET OR 1.91 ACRES, MORE OR LESS.

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