

EXHIBIT "A"
LAND DESCRIPTION
PARCEL NUMBER: TE-2
1560 N SHERIDAN BLVD
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOT 6, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION PER THE PLAT THEREOF RECORDED APRIL 4TH, 1888 IN BOOK 5, PAGE 26, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, MONUMENTED WITH A 3 1/4" ALUMINUM CAP (LS# 13485);
 WHENCE THE SOUTH SIXTEENTH CORNER OF SAID SECTION 31, MONUMENTED WITH A 1 1/2" ALUMINUM CAP (ILLEGIBLE) BEARS N 0°22'23" W (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 1320.05 FEET;
 THENCE N 0°22'23" W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 31 A DISTANCE OF 399.98 FEET;
 THENCE N 89°47'23" E DEPARTING SAID WEST LINE A DISTANCE OF 42.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 0°22'23" W DEPARTING SAID SOUTH LINE OF LOT 6 A DISTANCE OF 4.00 FEET;
 THENCE N 89°47'23" E A DISTANCE OF 2.50 FEET;
 THENCE S 00°22'23" E A DISTANCE OF 4.00 FEET TO A POINT ON SAID SOUTH LINE OF LOT 6;
 THENCE S 89°47'23" W ALONG SAID SOUTH LINE OF LOT 6 A DISTANCE OF 2.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION



HEATH HILDEBRAND PLS 38211 _____ DATE

FOR AND ON BEHALF OF EUGENE LYNNE, LLC


 DENVER TRANSPORTATION & INFRASTRUCTURE	TITLE: EXHIBIT "A" 1560 SHERIDAN BLVD, DENVER, CO 80214		
	DESCRIPTION REVISION: 8/28/2023 - CCD COMMENTS	REVISION: 1	DRAWING NO. EL-V-TU-MSPC-C92-ESMT_1550_SHERIDAN
DRAWN: LJ CK HEH	DATE: 10/01/2023		

EXHIBIT "A"
ILLUSTRATION
SHEET 2 OF 2

S 1/16 CORNER
SEC 31, T3S, R68W
1 1/2" ALUMINUM CAP
ILLEGIBLE

BASIS OF BEARING N00°22'23"W 1320.05'
920.07'
399.98'

N89°47'23"E
42.50'

SHERIDAN BLVD - SH 95
(ROW VARIES)

12.5' RESOLUTION
No. 20210507

LOT 4

LOT 5

LOT 6

TE-2
SEE DETAIL

TRUE POINT
OF BEGINNING

LOT 7

LOT 8

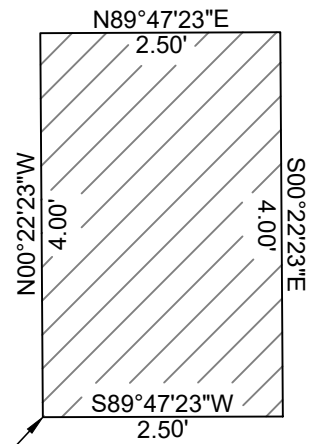
LOT 9

LOT 10

13.5' PERMANENT EASEMENT
REC. No 2017117511 09/07/2022

1560 SHERIDAN BLVD
BRINKHAUS SLOAN LAKE ADDITION
IN THE SW 1/4, SECTION 31,
T3S, R68W

DETAIL:
SCALE: 1" = 2'



AREA = 10
SQUARE FEET



SCALE: 1"=20'

POINT OF
COMMENCEMENT
SW CORNER
SEC 31, T3S, R68W
3 3/4" ALUMINUM CAP
LS# 13485



NOTE: THIS EXHIBIT DOES NOT REPRESENT A LAND SURVEY PLAT AND IS INTENDED TO GRAPHICALLY DEPICT THE WRITTEN DESCRIPTION.



DENVER
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