

EXHIBIT "A"
LAND DESCRIPTION
PARCEL NUMBER: TE-1
1550 N SHERIDAN BLVD
SHEET 1 OF 2

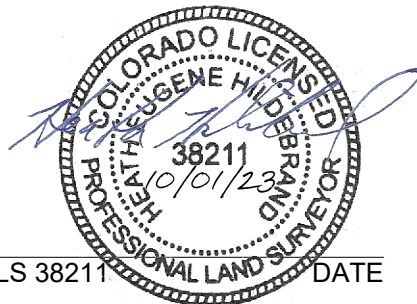
A PARCEL OF LAND BEING A PORTION OF LOTS 7 AND 8, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION PER THE PLAT THEREOF RECORDED APRIL 4TH, 1888 IN BOOK 5, PAGE 26, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) 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 43.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 89°47'23" E CONTINUING ALONG SAID NORTH LINE OF LOT 7 A DISTANCE OF 2.00 FEET;
 THENCE S 0°22'23" E DEPARTING SAID NORTH LINE A DISTANCE OF 50.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8;
 THENCE S 89°47'23" W ALONG SAID SOUTH LINE A DISTANCE OF 2.00 FEET;
 THENCE N 0°22'23" W DEPARTING SAID SOUTH LINE A DISTANCE OF 50.04 FEET THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 100 SQUARE FEET (0.002 ACRES), 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" 1550 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

LOT 5

12.5' RESOLUTION
 No. 20210507

LOT 6

BASIS OF BEARING N00°22'23"W 1320.05'

920.07'

N89°47'23"E
 43.00'

TRUE POINT OF BEGINNING

LOT 7

SHERIDAN BLVD - SH 95
 (ROW VARIES)

N00°22'23"W 50.04'

TE-1
 100 SqFt

L2

1550 SHERIDAN BLVD
 BRINKHAUS SLOAN LAKE ADDITION
 IN THE SW 1/4 SECTION 31, T3S, R68W

LOT 8

399.98'

LOT 9

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°47'23" E	2.00'
L2	S 89°47'23" W	2.00'

LOT 10



POINT OF
 COMMENCEMENT
 SW CORNER
 SEC 31, T3S, R68W
 3 1/4" ALUMINUM CAP
 LS# 13485

SCALE: 1"=20'



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

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