

EXHIBIT "A"
LAND DESCRIPTION
PARCEL NUMBER: TE-3
1540 N SHERIDAN BLVD
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOT 9, 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 349.94 FEET;
 THENCE N 89°47'23" E DEPARTING SAID WEST LINE A DISTANCE OF 43.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 89°47'23" E ALONG SAID NORTH LINE OF LOT 9 A DISTANCE OF 1.50 FEET;
 THENCE S 00°22'23" E DEPARTING SAID NORTH LINE A DISTANCE OF 4.00 FEET;
 THENCE S 89°47'23" W A DISTANCE OF 1.50 FEET;
 THENCE N 00°22'23" W A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION

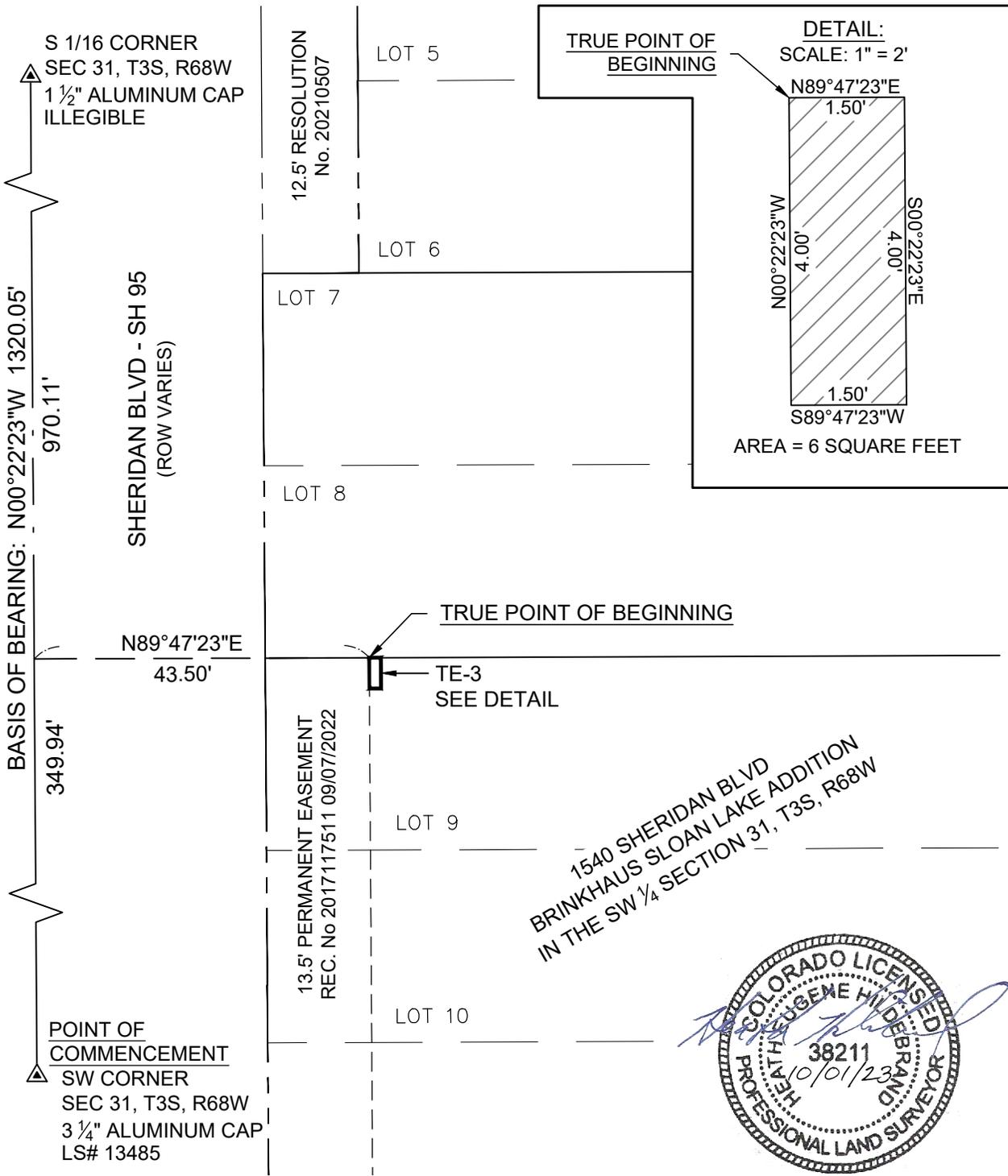


HEATH HILDEBRAND PLS 38211 _____ DATE

FOR AND ON BEHALF OF EUGENE LYNNE, LLC

 DENVER TRANSPORTATION & INFRASTRUCTURE	TITLE: EXHIBIT "A" 1540 SHERIDAN BLVD, DENVER, CO 80214		
	DESCRIPTION REVISION: 8/28/2023 - CCD COMMENTS DRAWN: LJ CK HEH DATE 10/01/2023	REVISION: 1	DRAWING NO. EL-V-TU-MSPC-C92-ESMT_1550_SHERIDAN

EXHIBIT "A"
ILLUSTRATION
SHEET 2 OF 2



N

 SCALE: 1"=20'

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

1540 SHERIDAN BLVD
 BRINKHAUS SLOAN LAKE ADDITION
 IN THE SW 1/4 SECTION 31, T3S, R68W



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

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