

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. CB25-0061
COMMITTEE OF REFERENCE:
Finance & Governance

A BILL

For an ordinance designating certain properties as being required for public use and authorizing use and acquisition thereof by negotiation or through condemnation proceedings of fee simple, easement and other interests, including any rights and interests related or appurtenant to properties designated as needed for the Morrison Road Improvements Project, located in the area of Morrison Road between West Alameda Avenue and Sheridan Boulevard.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the Council hereby designates the following properties situated in the City and County of Denver and State of Colorado as being needed for public uses and purposes by the City and County of Denver, a municipal corporation of the State of Colorado:

**PARCEL NUMBER: ROW-144
4501 MORRISON ROAD**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO. 2020139297, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOT 18, BLOCK 4, MANLEA SUBDIVISION SECOND FILING, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES WITHIN THE INTERSECTION OF MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE N 68° 58' 13" W, A DISTANCE OF 44.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18 AND THE POINT OF BEGINNING;

1. THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 18, S 47°46'25" W, A DISTANCE OF 9.01 FEET;

- 1 2. THENCE DEPARTING SAID SOUTHERLY LINE OF SAID LOT 18, N 42°13'35" W, A
- 2 DISTANCE OF 1.98 FEET;
- 3
- 4 3. THENCE N 47°32'59" E, A DISTANCE OF 3.99 FEET;
- 5
- 6 4. THENCE N 9°50'25" E, A DISTANCE OF 2.53 FEET;
- 7
- 8 5. THENCE N 42°13'35" W, A DISTANCE OF 2.50 FEET;
- 9
- 10 6. THENCE N 47°32'59" E, A DISTANCE OF 3.00 FEET TO A POINT ON THE EASTERLY
- 11 LINE OF SAID LOT 18;
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- 13 7. THENCE, ALONG SAID EASTERLY LINE, S 42°27'01" E, A DISTANCE OF 6.07 FEET, TO
- 14 THE POINT OF BEGINNING.
- 15

16 THE ABOVE-DESCRIBED PARCEL CONTAINS 32 SQ. FT. (0.0007 ACRES), MORE OR LESS.

17
18 BASIS OF BEARINGS:

19
20 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)

21 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET

22 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS

23 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, SAID LINE ASSUMED TO BEAR S 28°

24 46' 12" E.

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26 **PARCEL NUMBER: ROW-169**

27 **4000 MORRISON ROAD**

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29 **LEGAL DESCRIPTION**

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31 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.

32 2022090648, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,

33 BEING A PART OF LOT 10, BLOCK 39, BELMONT PARK ANNEX, LYING IN THE NORTHEAST

34 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH

35 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,

36 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

37
38 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES

39 WITHIN THE INTERSECTION OF MORRISON ROAD AND SOUTH PERRY STREET,

40 MONUMENTED BY A MARKED STONE IN A RANGE BOX, THENCE S 24°27'52" W, A

41 DISTANCE OF 50.67 FEET TO THE NORTHERLY CORNER OF SAID LOT 10 AND THE POINT

42 OF BEGINNING;

43
44 THENCE COINCIDENT WITH AND ALONG THE EASTERLY LINE OF SAID LOT 10, S 00°05'40"

45 E, A DISTANCE OF 11.11 FEET;

46
47 THENCE DEPARTING SAID EASTERLY LINE OF SAID LOT 10, N 64°45'16" W, A DISTANCE

48 OF 8.90 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 10;

1 THENCE, COINCIDENT WITH AND ALONG SAID NORTHERLY LINE, N 47°42'45" E, A
2 DISTANCE OF 10.86 FEET, TO THE POINT OF BEGINNING.

3
4 THE ABOVE-DESCRIBED PARCEL CONTAINS 45 SQ. FT. (0.001 ACRES), MORE OR LESS.

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6 BASIS OF BEARINGS:

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8 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
9 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
10 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
11 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, SAID LINE IS ASSUMED TO BEAR S
12 28° 46' 12" E.

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15 **PARCEL NUMBER: ROW-170**
16 **4005 MORRISON ROAD**

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18 **LEGAL DESCRIPTION**

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21 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
22 2024060534, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
23 BEING A PART OF LOT 35, BLOCK 30, BELMONT PARK, LYING IN THE NORTHEAST
24 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
25 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,
26 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

27
28 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES
29 WITHIN THE INTERSECTION OF MORRISON ROAD AND SOUTH PERRY STREET,
30 MONUMENTED BY A MARKED STONE IN A RANGE BOX, THENCE N 29°16'12" W, A
31 DISTANCE OF 41.06 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 35 AND THE
32 POINT OF BEGINNING;

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34 1. THENCE COINCIDENT WITH AND ALONG THE SOUTHERLY LINE OF SAID LOT 35, S
35 47°42'45" W, A DISTANCE OF 13.49 FEET;
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37 2. THENCE DEPARTING SAID SOUTHERLY LINE AND PARALLEL TO THE EASTERLY
38 LINE OF SAID LOT 35, N 00°06'59" W, A DISTANCE OF 6.75 FEET;
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40 3. THENCE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 35, N 47°42'45" E, A
41 DISTANCE OF 13.49 FEET;
- 42
43 4. THENCE COINCIDENT WITH AND ALONG THE EASTERLY LINE OF SAID LOT 35, S
44 00°06'59" E, A DISTANCE OF 6.75 FEET, TO THE POINT OF BEGINNING.

45
46 THE ABOVE-DESCRIBED PARCEL CONTAINS 68 SQ. FT. (0.0015 ACRES), MORE OR LESS.

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48 BASIS OF BEARINGS:

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1 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
2 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
3 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
4 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

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6 **PARCEL NUMBER: : ROW-172**
7 **3939 MORRISON ROAD**

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9 **LEGAL DESCRIPTION**

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11 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
12 2022127747, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
13 BEING A PART OF LOT 14, BLOCK 31, BELMONT PARK, LYING IN THE NORTHEAST
14 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
15 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,
16 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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18 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES
19 WITHIN THE INTERSECTION OF MORRISON ROAD AND SOUTH PERRY STREET,
20 MONUMENTED BY A MARKED STONE IN A RANGE BOX, THENCE N 20°12'16" E, A
21 DISTANCE OF 86.39 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 14 AND THE
22 POINT OF BEGINNING;

23
24 THENCE COINCIDENT WITH AND ALONG THE WESTERLY LINE OF SAID LOT 14, N
25 00°06'59" W, A DISTANCE OF 13.85 FEET;

26
27 THENCE DEPARTING SAID WESTERLY LINE OF SAID LOT 14, S 42°12'43" E, A DISTANCE
28 OF 10.28 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 14;

29
30 THENCE, COINCIDENT WITH AND ALONG SAID SOUTHERLY LINE, S 47°47'17" W, A
31 DISTANCE OF 9.29 FEET, TO THE POINT OF BEGINNING.

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33 THE ABOVE-DESCRIBED PARCEL CONTAINS 48 SQ. FT. (0.0011 ACRES), MORE OR LESS.

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35 BASIS OF BEARINGS:

36
37 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
38 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
39 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
40 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

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43 **PARCEL NUMBER: ROW-173**
44 **3950 MORRISON ROAD**

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46 **LEGAL DESCRIPTION**

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48 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
49 2017101192, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,

1 BEING A PART OF LOT 5, BLOCK 38 BELMONT PARK ANNEX, LYING IN THE NORTHEAST
2 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
3 PRINCIPAL MERIDIAN, IN THE COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL
4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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6 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES
7 WITHIN THE INTERSECTION OF MORRISON ROAD AND SOUTH PERRY STREET,
8 MONUMENTED BY A MARKED STONE IN A RANGE BOX, THENCE N 54°04'27" E, A
9 DISTANCE OF 182.66 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5 AND THE
10 POINT OF BEGINNING;

- 11
12 1. THENCE COINCIDENT WITH AND ALONG THE EASTERLY LINE OF SAID LOT 5, S
13 00°04'01" E, A DISTANCE OF 10.81 FEET;
14
15 2. THENCE, DEPARTING SAID EASTERLY LINE, N 65°23'10" W, A DISTANCE OF 8.72
16 FEET;
17
18 3. THENCE COINCIDENT WITH AND ALONG THE NORTHERLY LINE OF SAID LOT 5, N
19 47°47'17" E, A DISTANCE OF 10.68 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT
20 5, TO THE POINT OF BEGINNING.

21
22 THE ABOVE-DESCRIBED PARCEL CONTAINS 43 SQ. FT. (0.0009 ACRES), MORE OR LESS.

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24 BASIS OF BEARINGS:

25
26 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
27 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
28 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
29 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

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31 **PARCEL NUMBER: ROW-183**
32 **3801 MORRISON ROAD**

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34 **LEGAL DESCRIPTION**

35
36 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
37 2008081471, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
38 BEING A PART OF LOT 34, BLOCK 31, BELMONT PARK, LYING IN THE NORTHEAST
39 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
40 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,
41 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

42
43 COMMENCING AT THE RANGE POINT LOCATED APPROXIMATELY 107 FEET
44 NORTHEASTERLY OF THE INTERSECTION OF CENTERLINES OF MORRISON ROAD AND
45 SOUTH OSCEOLA STREET, SAID RANGE POINT ALSO BEING APPROXIMATELY 224 FEET
46 SOUTHWESTERLY OF THE INTERSECTIONS OF CENTERLINES OF MORRISON ROAD,
47 WEST VIRGINIA AVENUE AND SOUTH NEWTON STREET, MONUMENTED BY A DRAG
48 TOOTH IN A RANGE BOX, THENCE N 30°38'49" E, A DISTANCE OF 138.41 FEET TO A POINT
49 ON THE SOUTHEASTERLY LINE OF SAID LOT 34, SAID POINT BEING ALSO THE

1 SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF
2 DENVER DESCRIBED AT BOOK 7647 PAGE 395, RECORDED MARCH 28, 1955 IN CLERK
3 AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;
4
5 THENCE COINCIDENT WITH AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 34, S
6 47°26'41" W, A DISTANCE OF 24.47 FEET;
7
8 THENCE DEPARTING SAID EASTERLY LINE OF SAID LOT 34, N 11°47'46" E, A DISTANCE OF
9 25.39 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 34;
10
11 THENCE COINCIDENT WITH AND ALONG SAID NORTHERLY LINE OF SAID LOT 34, S
12 89°31'06" E, A DISTANCE OF 9.68 FEET, TO THE WESTERLY CORNER OF SAID PARCEL OF
13 LAND DESCRIBED AT BOOK 7647 PAGE 395,
14
15 THENCE, COINCIDENT WITH AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL
16 OF LAND DESCRIBED AT BOOK 7647 PAGE 395, S 21°02'12" E, A DISTANCE OF 8.80 FEET,
17 TO THE POINT OF BEGINNING.

18
19 THE ABOVE-DESCRIBED PARCEL CONTAINS 221 SQ. FT. (0.0051 ACRES), MORE OR LESS.

20
21 BASIS OF BEARINGS:

22
23 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
24 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
25 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
26 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

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29 **PARCEL NUMBER: ROW-187**
30 **450 SOUTH NEWTON STREET**

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32 **LEGAL DESCRIPTION**

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34 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
35 2017063276, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
36 BEING A PART OF LOT 11, BLOCK 18, BELMONT PARK, LYING IN THE NORTHEAST
37 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
38 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,
39 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

40
41 COMMENCING AT THE RANGE POINT LOCATED APPROXIMATELY 107 FEET
42 NORTHEASTERLY OF THE INTERSECTION OF CENTERLINES OF MORRISON ROAD AND
43 SOUTH OSCEOLA STREET, SAID RANGE POINT ALSO SITUATE APPROXIMATELY 224
44 FEET SOUTHWESTERLY OF THE INTERSECTIONS OF CENTERLINES OF MORRISON
45 ROAD, WEST VIRGINIA AVENUE AND SOUTH NEWTON STREET, MONUMENTED BY A
46 DRAG TOOTH IN A RANGE BOX, THENCE N 36°52'32" E, A DISTANCE OF 265.84 FEET TO A
47 POINT ALONG THE EASTERLY LINE OF SAID LOT 11, ALSO BEING THE NORTHWESTERLY
48 CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF DENVER

1 DESCRIBED AT BOOK 7637, PAGE 246, RECORDED MARCH 10TH, 1955 IN THE CLERK AND
2 RECORDER'S OFFICE AND THE POINT OF BEGINNING;

3
4 1. THENCE COINCIDENT WITH AND ALONG THE WESTERLY LINE OF SAID LOT 11, N
5 00°06'41" W, A DISTANCE OF 7.92 FEET;

6
7 2. THENCE DEPARTING SAID WESTERLY LINE, S 39°26'01" E, A DISTANCE OF 14.77
8 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 11;

9
10 3. THENCE COINCIDENT WITH AND ALONG SAID SOUTHERLY LINE, S 47°41'27" W, A
11 DISTANCE OF 0.64 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND
12 DESCRIBED AT BOOK 7637, PAGE 246;

13
14 4. THENCE COINCIDENT WITH AND ALONG THE NORTHEASTERLY LINE OF SAID
15 PARCEL OF LAND DESCRIBED AT BOOK 7637, PAGE 246, N 66°12'37" W, A DISTANCE OF
16 9.72 FEET, TO THE POINT OF BEGINNING.

17
18 THE ABOVE-DESCRIBED PARCEL CONTAINS 40 SQ. FT. (0.0009 ACRES), MORE OR LESS.

19
20 BASIS OF BEARINGS:

21
22 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
23 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
24 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
25 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

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27 **PARCEL NUMBER: ROW-190**
28 **3700 MORRISON ROAD**

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30 **LEGAL DESCRIPTION**

31
32 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
33 2019108040, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
34 BEING A PART OF LOT 6, BLOCK 37, BELMONT PARK ANNEX, LYING IN THE NORTHEAST
35 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
36 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,
37 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

38
39 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES
40 WITHIN THE INTERSECTION OF WEST DAKOTA AVENUE AND SOUTH MEADE STREET,
41 MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE S 03°42'53" W, A DISTANCE OF
42 302.55 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6 AND THE POINT OF
43 BEGINNING;

44
45 1. THENCE COINCIDENT WITH AND ALONG THE EASTERLY LINE OF SAID LOT 6, S
46 00°03'58" E, A DISTANCE OF 6.75 FEET;

47
48 2. THENCE DEPARTING SAID EASTERLY LINE AND PARALLEL TO THE
49 NORTHWESTERLY LINE OF SAID LOT 6, S 47°41'27" W, A DISTANCE OF 10.41 FEET;

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3. THENCE, N 42°18'33" W, A DISTANCE OF 5.00 FEET, TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 6;

4. THENCE, COINCIDENT WITH AND ALONG SAID NORTHWESTERLY LINE, N 47°41'27" E, A DISTANCE OF 14.95 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 63 SQ. FT. (0.0014 ACRES), MORE OR LESS.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

**PARCEL NUMBER: ROW-198
3602 MORRISON ROAD**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO. 2015050961, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOT 10, BLOCK 36, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES WITHIN THE INTERSECTION OF WEST NEVADA AVENUE AND SOUTH LOWELL BLVD., MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE S 00°07'42" E, A DISTANCE OF 376.19 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING;

- 1. THENCE COINCIDENT WITH AND ALONG THE EASTERLY LINE OF SAID LOT 10, S 00°02'34" E, A DISTANCE OF 20.21 FEET;
- 2. THENCE DEPARTING SAID EASTERLY LINE, N 73°01'21" W, A DISTANCE OF 17.41 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 10;
- 3. THENCE, COINCIDENT WITH AND ALONG SAID NORTHERLY LINE, N 47°43'48" E, A DISTANCE OF 22.48 FEET, TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 168 SQ. FT. (0.0039 ACRES), MORE OR LESS.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET

1 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
2 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

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**PARCEL NUMBER: ROW-206
3548 MORRISON ROAD**

LEGAL DESCRIPTION

9 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
10 2003236127, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
11 BEING A PART OF LOTS 5 AND 6, BLOCK 4, ADAMS PARK, LYING IN THE NORTHWEST
12 QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
13 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,
14 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15
16 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES
17 WITHIN THE INTERSECTION OF WEST NEVADA AVENUE AND SOUTH LOWELL BLVD.,
18 MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE S 73°00'55" E, A DISTANCE OF
19 280.83 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6 AND THE POINT OF
20 BEGINNING;

21
22 THENCE COINCIDENT WITH AND ALONG THE NORTHERLY LINE OF SAID LOT 6, S
23 89°38'01" E, A DISTANCE OF 7.32 FEET;
24 THENCE DEPARTING SAID NORTHERLY LINE AND PARALLEL TO THE NORTHWESTERLY
25 LINES OF LOTS 5 AND 6 , S 47°19'04" W, A DISTANCE OF 36.75 FEET;
26 THENCE N 42°40'56" W, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTHWESTERLY
27 LINE OF SAID LOT 5;
28 THENCE, COINCIDENT WITH AND ALONG SAID NORTHWESTERLY LINE, N 47°19'04" E, A
29 DISTANCE OF 31.40 FEET, TO THE POINT OF BEGINNING.

30
31 THE ABOVE-DESCRIBED PARCEL CONTAINS 170 SQ. FT. (0.0039 ACRES), MORE OR LESS.

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33 BASIS OF BEARINGS:

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35 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
36 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
37 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
38 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST, BEARING S 28° 46' 12" E.

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**PARCEL NUMBER: TE-101
5190 MORRISON ROAD**

LEGAL DESCRIPTION

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46 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
47 2015120002, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
48 LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68

1 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,
2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
3

4 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
5 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 57° 45' 52" E, A DISTANCE
6 OF 153.62 FEET TO THE NORTH CORNER OF SAID PARCEL AND THE POINT OF
7 BEGINNING;

8
9 1. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 53°30'21" E, A
10 DISTANCE OF
11 5.10 FEET;

12
13 2. THENCE DEPARTING SAID NORTHEASTERLY LINE, S 47°57'22" W, A DISTANCE OF
14 40.79 FEET;

15
16 3. THENCE, N 42°02'38" W, A DISTANCE OF 5.00 FEET, TO A POINT ON THE
17 NORTHWESTERLY LINE OF SAID PARCEL;

18
19 4. THENCE ALONG SAID NORTHWESTERLY LINE, N 47°57'22" E, A DISTANCE OF 39.78
20 FEET, TO THE POINT OF BEGINNING.

21 THE ABOVE DESCRIBED PARCEL CONTAINS 201 SQ. FT. (0.005 ACRES), MORE OR LESS.
22

23 BASIS OF BEARINGS:

24 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
25 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
26 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
27 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
28 28° 46' 12" E.
29

30 **PARCEL NUMBER: TE-102**
31 **5110 MORRISON ROAD**
32

33 **LEGAL DESCRIPTION**
34

35 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
36 2022016631, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
37 LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68
38 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,
39 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
40

41 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
42 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 57° 45' 52" E, A DISTANCE
43 OF 153.62 FEET TO THE WESTERLY CORNER OF SAID PARCEL AND THE POINT OF
44 BEGINNING;

45
46 THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°54'29" E, A
47 DISTANCE OF
48 334.10 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
49

1 THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°04'49" W, A DISTANCE OF
2 6.75 FEET;
3
4 THENCE DEPARTING SAID EASTERLY LINE, S 47°54'29" W, A DISTANCE OF 328.56 FEET,
5 TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL;
6
7 THENCE ALONG SAID SOUTHWESTERLY LINE, N 53°30'21" W, A DISTANCE OF 5.10 FEET,
8 TO THE POINT OF BEGINNING.
9 THE ABOVE DESCRIBED PARCEL CONTAINS 1,657 SQ. FT. (0.038 ACRES), MORE OR LESS.

10
11 BASIS OF BEARINGS:
12 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
13 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
14 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
15 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
16 28° 46' 12" E.
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19 **PARCEL NUMBER: TE-104**
20 **5195 MORRISON ROAD**

21
22 **LEGAL DESCRIPTION**
23

24 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
25 RECEPTION NO. 2016028786 IN THE CITY AND COUNTY OF DENVER CLERK AND
26 RECORDER'S OFFICE, BEING A PART OF LOTS 7 & 8, PLAT OF SHER-MOR, LYING IN THE
27 SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE
28 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
29 PARTICULARLY DESCRIBED AS FOLLOWS:
30

31 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
32 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 41° 24' 40" E, A DISTANCE
33 OF 297.86 FEET TO THE EAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;
34

35 THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°54'29" W, A DISTANCE
36 OF
37 60.14 FEET, TO THE SOUTH CORNER OF SAID PARCEL;
38

39 THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 41°03'39" W, A
40 DISTANCE OF
41 5.00 FEET;
42

43 THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°54'29" E, A DISTANCE OF 60.05
44 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL;
45

46 THENCE ALONG SAID NORTHEASTERLY LINE, S 42°05'31" E, A DISTANCE OF 5.00 FEET,
47 TO THE
48 POINT OF BEGINNING.

49 THE ABOVE DESCRIBED PARCEL CONTAINS 300 SQ. FT. (0.007 ACRES), MORE OR LESS.

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BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-105
5185 MORRISON ROAD**

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2014121810 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOT 9 OF THE PLAT OF SHER-MOR, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 42° 20' 37" E, A DISTANCE OF 347.58 FEET TO THE EAST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°54'29" W, A DISTANCE OF 50.00 FEET, TO THE SOUTH CORNER OF SAID PARCEL;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°05'31" W, A DISTANCE OF 5.00 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°54'29" E, A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL;

THENCE ALONG SAID NORTHEASTERLY LINE, S 42°05'31" E, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 250 SQ. FT. (0.006 ACRES), MORE OR LESS.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-106
5115 MORRISON ROAD**

1 **LEGAL DESCRIPTION**

2
3 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
4 RECEPTION NO. 2019044802 IN THE CITY AND COUNTY OF DENVER CLERK AND
5 RECORDER'S OFFICE, BEING A PART OF LOTS 10 AND 11, PLAT OF SHER-MOR, LYING IN
6 THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF
7 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING
8 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

9
10 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
11 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 42° 20' 37" E, A DISTANCE
12 OF 347.58 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL AND THE POINT OF
13 BEGINNING;

14
15 THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°05'31" W, A
16 DISTANCE OF 5.00 FEET;

17
18 THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°54'29" E, A DISTANCE OF 100.00
19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL;

20
21 THENCE ALONG SAID NORTHEASTERLY LINE, S 42°05'31" E, A DISTANCE OF 5.00 FEET,
22 TO THE EAST CORNER OF SAID PARCEL;

23
24 THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°54'29" W, A DISTANCE
25 OF 100.00 FEET, TO THE POINT OF BEGINNING.

26
27 THE ABOVE DESCRIBED PARCEL CONTAINS 500 SQ. FT. (0.011 ACRES), MORE OR LESS.

28
29 **BASIS OF BEARINGS:**

30 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
31 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
32 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
33 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
34 28° 46' 12" E.

35
36 **PARCEL NUMBER: TE-107 REV**
37 **5001 MORRISON ROAD**

38
39 **LEGAL DESCRIPTION**

40
41 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
42 RECEPTION NO. 2014121809 AND A PORTION OF VACATED ZENOBIA ST, ORDINANCE NO.
43 462, SERIES OF 2007, RECORDED AT RECEPTION NO. 2007139094, IN THE CITY AND
44 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOT 12, PLAT
45 OF SHER-MOR AND VACATED ZENOBIA ST., LYING IN THE SOUTHWEST QUARTER OF
46 SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
47 CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED
48 AS FOLLOWS:

1 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
2 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 43° 35' 09" E, A DISTANCE
3 OF 447.22 FEET TO THE SOUTH CORNER OF SAID PARCEL AND THE POINT OF
4 BEGINNING;

5
6 1. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 42°05'31" W, A DISTANCE
7 OF 8.00 FEET;

8
9 2. THENCE DEPARTING SAID WESTERLY LINE, N 47°54'29" E, A DISTANCE OF 20.70
10 FEET TO
11 CENTERLINE OF VACATED ZENOBIA ST, ORDINANCE NO. 462, SERIES OF 2007,
12 RECORDED AT RECEPTION NO. 2007139094 ;

13
14 3. THENCE ALONG SAID CENTERLINE, S 00°00'52" E, A DISTANCE OF 10.78 FEET, TO
15 THE SOUTHEASTERLY LINE OF SAID PARCEL;

16
17 4. THENCE ALONG SAID SOUTHEASTERLY LINE, S 47°54'29" W, A DISTANCE OF 13.47
18 FEET, TO THE POINT OF BEGINNING;

19 THE ABOVE DESCRIBED PARCEL CONTAINS 137 SQ. FT. (0.003 ACRES), MORE OR LESS.

20
21 BASIS OF BEARINGS:
22 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
23 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
24 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
25 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
26 28° 46' 12" E.

27
28 **PARCEL NUMBER: TE-109**
29 **5001 MORRISON ROAD**

30
31 **LEGAL DESCRIPTION**

32
33 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
34 RECEPTION NO. 2019044801 AND A PORTION OF VACATED ZENOBIA ST, ORDINANCE NO.
35 462, SERIES OF 2007, RECORDED AT RECEPTION NO. 2007139094, IN THE CITY AND
36 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING IN THE SOUTHWEST
37 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
38 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
39 PARTICULARLY DESCRIBED AS FOLLOWS:

40
41 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
42 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 43° 42' 44" E, A DISTANCE
43 OF 460.65 FEET TO THE INTERSECTION OF THE CENTERLINE OF ZENOBIA ST. AND THE
44 NORTHERLY
45 RIGHT-OF-WAY LINE OF MORRISON ROAD AND THE POINT OF BEGINNING;

46
47 1. THENCE ALONG SAID CENTERLINE, N 00°00'52" W, A DISTANCE OF 10.78 FEET;

48
49 2. THENCE DEPARTING SAID CENTERLINE, N 47°54'29" E, A DISTANCE OF 18.64 FEET;

- 1
- 2 3. THENCE N 47°36'44" E, A DISTANCE OF 67.55 FEET;
- 3
- 4 4. THENCE N 47°48'35" E, A DISTANCE OF 122.72 FEET, TO A POINT ON THE EASTERLY
- 5 LINE OF SAID PARCEL;
- 6
- 7 5. THENCE ALONG SAID EASTERLY LINE, S 43°46'03" E, A DISTANCE OF 8.00 FEET, TO
- 8 THE SOUTH EASTERLY CORNER OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY
- 9 LINE OF MORRISON ROAD;
- 10
- 11 6. THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 47° 48' 35" W, A
- 12 DISTANCE OF 122.93 FEET;
- 13
- 14 7. THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 47°36'44" W,
- 15 A DISTANCE OF 67.56 FEET;
- 16
- 17 8. THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 47°54'29"
- 18 W, A DISTANCE OF 25.89 FEET, TO THE POINT OF BEGINNING;
- 19 THE ABOVE DESCRIBED PARCEL CONTAINS 1,701 SQ. FT. (0.039 ACRES), MORE OR LESS.
- 20

21 BASIS OF BEARINGS:
22 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
23 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
24 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
25 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
26 28° 46' 12" E.

27
28 **PARCEL NUMBER: TE-111**
29 **5055 MORRISON ROAD**

30
31 **LEGAL DESCRIPTION**

32
33 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
34 RECEPTION NO. 2019044803, IN THE CITY AND COUNTY OF DENVER CLERK AND
35 RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP
36 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
37 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 38
39 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
40 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 45° 00' 20" E, A DISTANCE
41 OF 676.66 FEET TO THE SOUTH CORNER OF SAID PARCEL AND THE POINT OF
42 BEGINNING;
- 43
 - 44 1. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 43°46'03" W, A DISTANCE
 - 45 OF 8.00 FEET;
 - 46
 - 47 2. THENCE DEPARTING SAID WESTERLY LINE, N 47°48'35" E , A DISTANCE OF 70.82
 - 48 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
 - 49

1 3. THENCE ALONG SAID EASTERLY LINE, S 42°23'28" E, A DISTANCE OF 8.00 FEET, TO
2 THE SOUTH EASTERLY CORNER OF SAID PARCEL AND A POINT ON THE NORTHERLY
3 RIGHT-OF-WAY LINE OF MORRISON ROAD;

4
5 4. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL S 47°48'35" W , A
6 DISTANCE OF 70.63 FEET, TO THE POINT OF BEGINNING;
7 THE ABOVE DESCRIBED PARCEL CONTAINS 566 SQ. FT. (0.013 ACRES), MORE OR LESS.

8
9 BASIS OF BEARINGS:
10 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
11 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
12 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
13 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
14 28° 46' 12" E.

15 **PARCEL NUMBER: TE-112 REV**
16 **4986 MORRISON ROAD**

17
18 **LEGAL DESCRIPTION**

19
20 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
21 RECEPTION NO. 2018067550, IN THE CITY AND COUNTY OF DENVER CLERK AND
22 RECORDER'S OFFICE, BEING A PART OF LOTS 29 AND 30, BLOCK 2, KENTUCKY
23 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
24 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
25 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
26 FOLLOWS:

27
28 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
29 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
30 BOX, THENCE S 46° 27' 27" W, A DISTANCE OF 814.55 FEET TO THE NORTH CORNER OF
31 SAID LOT 29; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 29, S 47°51'52" W,
32 A DISTANCE OF 8.00 FEET TO THE NORTH CORNER OF SAID PARCEL AND THE POINT OF
33 BEGINNING;

- 34
35 1. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 66°15'19" E, A
36 DISTANCE OF 5.48 FEET;
- 37
38 2. THENCE DEPARTING SAID NORTHEASTERLY LINE, S 47°51'52" W, A DISTANCE OF
39 2.23 FEET;
- 40
41 3. THENCE S 47°48'35" W, A DISTANCE OF 199.00 FEET;
- 42
43 4. THENCE N 42°11'46" W, A DISTANCE OF 5.00 FEET, TO THE NORTHWESTERLY LINE
44 OF SAID PARCEL;
- 45
46 5. THENCE ALONG SAID NORTHWESTERLY LINE, N 47°48'35" E, A DISTANCE OF 199.00
47 FEET, TO THE POINT OF BEGINNING.
48 THE ABOVE DESCRIBED PARCEL CONTAINS 1,001 SQ. FT. (0.023 ACRES), MORE OR LESS.
49

1 BASIS OF BEARINGS:
2 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
3 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
4 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
5 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
6 28° 46' 12" E.

7
8

9 **PARCEL NUMBER: TE-113**
10 **5025 MORRISON ROAD**

11
12 **LEGAL DESCRIPTION**
13

14 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
15 RECEPTION NO. 2013133326, IN THE CITY AND COUNTY OF DENVER CLERK AND
16 RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP
17 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
18 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

19
20 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
21 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 45° 30' 18" E, A DISTANCE
22 OF 823.14 FEET TO THE EASTERLY CORNER OF SAID PARCEL AND THE POINT OF
23 BEGINNING;

24
25 1. THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S 47°48'35" W , A DISTANCE OF
26 76.00 FEET, TO THE SOUTHERLY CORNER OF SAID PARCEL;

27
28 2. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°23'28" W, A
29 DISTANCE OF 5.00 FEET;

30
31 3. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°48'35" E, A DISTANCE OF
32 76.00 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL;

33
34 4. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL S 42°23'28" E , A
35 DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING;
36 THE ABOVE DESCRIBED PARCEL CONTAINS 380 SQ. FT. (0.009 ACRES), MORE OR LESS.

37
38 BASIS OF BEARINGS:
39 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
40 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
41 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
42 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
43 28° 46' 12" E.

44
45

46 **PARCEL NUMBER: TE 114**
47 **5015 MORRISON ROAD**

48 **LEGAL DESCRIPTION**
49

1
2 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
3 1993131121, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
4 LYING IN THE SOUTHWEST QUARTER OF
5 SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
6 CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED
7 AS FOLLOWS:

8
9 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, MONUMENTED BY AN
10 ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, THENCE N 45° 30' 18" E, A DISTANCE
11 OF 823.14 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL AND THE POINT OF
12 BEGINNING;

13
14 1. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°23'28" W, A
15 DISTANCE OF 5.00 FEET;

16
17 2. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°48'35" E, A DISTANCE OF
18 70.27 FEET;

19
20 3. THENCE N 12°16'58" W, A DISTANCE OF 6.07 FEET;

21
22 4. THENCE N 72°20'55" W, A DISTANCE OF 15.91 FEET;

23
24 5. THENCE N 17°39'05" E, A DISTANCE OF 5.00 FEET, TO A POINT ON THE
25 NORTHEASTERLY LINE OF SAID PARCEL;

26
27 6. THENCE ALONG SAID NORTHEASTERLY LINE S 72°20'55" E, A DISTANCE OF 18.80
28 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;

29
30 7. THENCE ALONG THE EAST LINE OF SAID PARCEL, S 12°16'58" E, A DISTANCE OF
31 11.85 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL;

32
33 8. THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S 47°48'35" W, A DISTANCE OF
34 73.15 FEET, TO THE POINT OF BEGINNING.

35 THE ABOVE DESCRIBED PARCEL CONTAINS 490 SQ. FT. (0.011 ACRES), MORE OR LESS.

36
37 BASIS OF BEARINGS:

38 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
39 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
40 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
41 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
42 28° 46' 12" E.

43
44 **PARCEL NUMBER: TE-115**
45 **4950 MORRISON ROAD**

46
47 **LEGAL DESCRIPTION**

48
49 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT

1 RECEPTION NO. 2014134685, IN THE CITY AND COUNTY OF DENVER CLERK AND
2 RECORDER'S OFFICE, AND BEING A PART OF LOTS 28 AND 29, BLOCK 2, KENTUCKY
3 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
4 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
5 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
6 FOLLOWS:

7
8 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
9 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
10 BOX, THENCE S 46° 26' 49" W, A DISTANCE OF 808.45 FEET TO THE NORTH CORNER OF
11 SAID RECEPTION NO. 2014134685 AND THE POINT OF BEGINNING;

12
13 1. THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION
14 NO. 2014134685, S 81° 04' 48" E, A DISTANCE OF 6.43 FEET;

15
16 2. THENCE DEPARTING SAID NORTH LINE, S 47°51'52" W, A DISTANCE OF 15.90 FEET,
17 TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

18
19 3. THENCE ALONG SAID WESTERLY LINE, N 66°15'19" W, A DISTANCE OF 5.48 FEET,
20 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MORRISON ROAD AND THE
21 WESTERLY LINE OF SAID PARCEL;

22
23 4. THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, N
24 47°51'52" E, A DISTANCE OF 14.10 FEET, TO THE POINT OF BEGINNING.
25 THE ABOVE DESCRIBED PARCEL CONTAINS 75 SQ. FT. (0.002 ACRES), MORE OR LESS.

26
27 BASIS OF BEARINGS:
28 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
29 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
30 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
31 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
32 28° 46' 12" E.

33
34 **PARCEL NUMBER: TE-116**
35 **962 S YATES ST**

36
37 **LEGAL DESCRIPTION**

38
39 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
40 RECEPTION NO. 2018032562, IN THE CITY AND COUNTY OF DENVER CLERK AND
41 RECORDER'S OFFICE, BEING A PART OF LOTS 41, 42, AND 43, BLOCK 7, KENTUCKY
42 GARDENS SUBDIVISION,
43 LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68
44 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,
45 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

46
47 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
48 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
49 BOX, THENCE S 50° 46' 22" W, A DISTANCE OF 787.12 FEET TO THE SOUTHEASTERLY

1 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;
2
3 1. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°51'35" W, A
4 DISTANCE OF
5 21.45 FEET, TO THE SOUTH CORNER OF SAID PARCEL;
6
7 2. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 72°20'55" W, A
8 DISTANCE OF
9 46.57 FEET;
10
11 3. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 17°39'05" E, A DISTANCE OF
12 5.00 FEET;
13
14 4. THENCE S 72°20'55" E, A DISTANCE OF 43.69 FEET;
15
16 5. THENCE N 47°51'35" E, A DISTANCE OF 23.13 FEET, TO A POINT ON THE EAST LINE
17 OF SAID PARCEL;
18
19 6. THENCE ALONG SAID EAST LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO THE
20 POINT OF BEGINNING.
21 THE ABOVE DESCRIBED PARCEL CONTAINS 337 SQ. FT. (0.008 ACRES), MORE OR LESS.

22
23 BASIS OF BEARINGS:
24 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
25 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
26 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
27 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
28 28° 46' 12" E.

29
30 **PARCEL NUMBER: TE-117**
31 **4940 MORRISON ROAD**

32
33 **LEGAL DESCRIPTION**

34
35 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
36 RECEPTION NO. 2021124946, IN THE CITY AND COUNTY OF DENVER CLERK AND
37 RECORDER'S OFFICE, AND BEING A PART OF LOTS 1, 2, 3, 4, 5, & 6, BLOCK 6, KENTUCKY
38 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
39 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
40 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
41 FOLLOWS:

42
43 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
44 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
45 BOX, THENCE S 46° 26' 49" W, A DISTANCE OF 808.45 FEET TO THE WEST CORNER OF
46 SAID LOT 1 AND THE POINT OF BEGINNING;

47
48 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED AT
49 RECEPTION NO. 2021124946, N 47°51' 52" E, A DISTANCE OF 275.63 FEET, TO THE

1 NORTHEAST CORNER OF SAID LOT 6;
2
3 2. THENCE DEPARTING SAID NORTHWESTERLY LINE AND ALONG THE EAST LINE OF
4 SAID LOT 6, S 00°22'35" E , A DISTANCE OF 10.72 FEET;
5
6 3. THENCE DEPARTING SAID EAST LINE, S 47°51'52" W, A DISTANCE OF 262.02 FEET,
7 TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1;
8
9 4. THENCE ALONG SAID SOUTHWESTERLY LINE, N 81°04'48" W, A DISTANCE OF 10.29
10 FEET, TO THE POINT OF BEGINNING.
11 THE ABOVE DESCRIBED PARCEL CONTAINS 2,151 SQ. FT. (0.049 ACRES), MORE OR LESS.

12 BASIS OF BEARINGS:
13 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
14 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
15 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
16 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
17 28° 46' 12" E.
18

19
20 **PARCEL NUMBER: TE-118**
21 **4973 MORRISON ROAD**

22
23 **LEGAL DESCRIPTION**
24

25 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
26 RECEPTION NO. 2015022214, IN THE CITY AND COUNTY OF DENVER CLERK AND
27 RECORDER'S OFFICE, BEING A PART OF LOTS 38, 39, AND 40, BLOCK 7, KENTUCKY
28 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
29 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
30 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
31 FOLLOWS:

32
33 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
34 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
35 BOX, THENCE S 50° 46' 22" W, A DISTANCE OF 787.12 FEET TO THE SOUTHWEST CORNER
36 OF SAID PARCEL AND THE POINT OF BEGINNING;
37
38 1. THENCE ALONG THE WEST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO.
39 2015022214, N 00°13'55" E, A DISTANCE OF 6.77 FEET;
40
41 2. THENCE DEPARTING SAID WEST LINE, N 47°51'35" E, A DISTANCE OF 101.52 FEET
42 TO A POINT ON THE EAST LINE OF SAID PARCEL;
43
44 3. THENCE ALONG SAID EAST LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO THE
45 SOUTHEAST CORNER OF SAID PARCEL;
46
47 4. THENCE ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH RIGHT-OF-
48 WAY LINE OF MORRISON ROAD, S 47°51'35" W, A DISTANCE OF 101.52 FEET, TO THE
49 POINT OF BEGINNING.

1 THE ABOVE DESCRIBED PARCEL CONTAINS 508 SQ. FT. (0.012 ACRES), MORE OR LESS.
2
3 BASIS OF BEARINGS:
4 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
5 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
6 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
7 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
8 28° 46' 12" E.

9
10 **PARCEL NUMBER: TE-119**
11 **4971 MORRISON ROAD**

12
13 **LEGAL DESCRIPTION**

14
15 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
16 RECEPTION NO. 2015060517, IN THE CITY AND COUNTY OF DENVER CLERK AND
17 RECORDER'S OFFICE, BEING A PART OF LOTS 36, AND 37, BLOCK 7, KENTUCKY
18 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
19 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
20 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
21 FOLLOWS:

22
23 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
24 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
25 BOX, THENCE S 51° 12' 13" W, A DISTANCE OF 685.76 FEET TO THE SOUTHWEST CORNER
26 OF SAID PARCEL AND THE POINT OF BEGINNING;

- 27
28 1. THENCE ALONG THE WEST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO.
29 2015060517, N 00°13'55" E, A DISTANCE OF 6.77 FEET;
30
31 2. THENCE DEPARTING SAID WEST LINE, N 47°51'35" E, A DISTANCE OF 67.68 FEET TO
32 A POINT ON THE EAST LINE OF SAID PARCEL;
33
34 3. THENCE ALONG SAID EAST LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO THE
35 SOUTHEAST CORNER OF SAID PARCEL;
36
37 4. THENCE ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH RIGHT-OF-
38 WAY LINE OF MORRISON ROAD, S 47°51'35" W, A DISTANCE OF 67.68 FEET, TO THE POINT
39 OF BEGINNING.

40 THE ABOVE DESCRIBED PARCEL CONTAINS 338 SQ. FT. (0.008 ACRES), MORE OR LESS.

41
42 BASIS OF BEARINGS:
43 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
44 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
45 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
46 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
47 28° 46' 12" E.

48
49 **PARCEL NUMBER: TE-120**

1 **4969 MORRISON ROAD**

2
3 **LEGAL DESCRIPTION**

4
5 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
6 RECEPTION NO. 2021022755, IN THE CITY AND COUNTY OF DENVER CLERK AND
7 RECORDER'S OFFICE, BEING A PART OF LOT 35, BLOCK 7, KENTUCKY GARDENS
8 SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4
9 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
10 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

11
12 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
13 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
14 BOX, THENCE
15 S 51° 47' 03" W, A DISTANCE OF 584.44 FEET TO THE SOUTHEASTERLY CORNER OF SAID
16 PARCEL AND THE POINT OF BEGINNING;

- 17
- 18 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
- 19 DISTANCE OF 33.84 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
- 20
- 21 2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
- 22 OF 6.77 FEET;
- 23
- 24 3. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 33.84
- 25 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
- 26
- 27 4. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO
- 28 THE POINT OF BEGINNING.
- 29 THE ABOVE DESCRIBED PARCEL CONTAINS 169 SQ. FT. (0.004 ACRES), MORE OR LESS.

30
31 BASIS OF BEARINGS:
32 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
33 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
34 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
35 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
36 28° 46' 12" E.

37
38 **PARCEL NUMBER: TE-121**
39 **4967 MORRISON ROAD**

40
41 **LEGAL DESCRIPTION**

42
43 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
44 RECEPTION NO. 2008119138, IN THE CITY AND COUNTY OF DENVER CLERK AND
45 RECORDER'S OFFICE, BEING A PART OF LOT 34, BLOCK 7, KENTUCKY GARDENS
46 SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4
47 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
48 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
2 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
3 BOX, THENCE S 52° 01' 31" W, A DISTANCE OF 550.68 FEET TO THE SOUTHEASTERLY
4 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

5
6 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
7 DISTANCE OF 33.84 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;

8
9 2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
10 OF 6.77 FEET;

11
12 3. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 33.84
13 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

14
15 4. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO
16 THE POINT OF BEGINNING.

17 THE ABOVE DESCRIBED PARCEL CONTAINS 169 SQ. FT. (0.004 ACRES), MORE OR LESS.

18
19 BASIS OF BEARINGS:
20 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
21 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
22 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
23 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
24 28° 46' 12" E.

25
26 **PARCEL NUMBER: TE-122**
27 **4899 MORRISON ROAD**

28
29 **LEGAL DESCRIPTION**

30
31 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
32 RECEPTION NO. 2022080571, IN THE CITY AND COUNTY OF DENVER CLERK AND
33 RECORDER'S OFFICE, BEING A PART OF LOTS 32 AND 33, BLOCK 7, KENTUCKY
34 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
35 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
36 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
37 FOLLOWS:

38
39 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
40 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
41 BOX, THENCE S 52° 01' 31" W, A DISTANCE OF 550.68 FEET TO THE SOUTHWESTERLY
42 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

43
44 1. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
45 OF 6.77 FEET;

46
47 2. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 67.68
48 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

1 3. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO
2 THE SOUTHEASTERLY CORNER OF SAID PARCEL;

3
4 4. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
5 DISTANCE OF 67.68 FEET, TO THE POINT OF BEGINNING.
6 THE ABOVE DESCRIBED PARCEL CONTAINS 338 SQ. FT. (0.008 ACRES), MORE OR LESS.

7
8 BASIS OF BEARINGS:
9 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
10 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
11 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
12 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
13 28° 46' 12" E.

14
15 **PARCEL NUMBER: TE-123**
16 **4900 MORRISON ROAD**

17
18 **LEGAL DESCRIPTION**

19
20 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
21 RECEPTION NO. 2021124946, IN THE CITY AND COUNTY OF DENVER CLERK AND
22 RECORDER'S OFFICE, BEING A PART OF LOTS 7 AND 8, BLOCK 6 , KENTUCKY GARDENS
23 SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4
24 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
25 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
26 FOLLOWS:

27
28 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
29 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
30 BOX, THENCE S 45° 42' 50" W, A DISTANCE OF 532.95 FEET TO THE NORTHWEST CORNER
31 OF SAID PARCEL AND THE POINT OF
32 BEGINNING;

33
34 1. THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION
35 NO. 2021124946, N 47°51'52" E, A DISTANCE OF 34.02 FEET;

36
37 2. THENCE DEPARTING SAID NORTH LINE, S 42°08'08" E , A DISTANCE OF 8.00 FEET;

38
39 3. THENCE S 47°51'52" W , A DISTANCE OF 41.17 FEET, TO A POINT ON THE WEST
40 LINE OF SAID PARCEL;

41
42 4. THENCE ALONG SAID WEST LINE OF SAID PARCEL, N 00°22'35" W, A DISTANCE OF
43 10.72 FEET, TO THE POINT OF BEGINNING.
44 THE ABOVE DESCRIBED PARCEL CONTAINS 301 SQ. FT. (0.007 ACRES), MORE OR LESS.

45
46 BASIS OF BEARINGS:
47 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
48 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
49 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS

1 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
2 28° 46' 12" E.

3
4
5
6
7
8

**PARCEL NUMBER: TE-124
4897 MORRISON ROAD**

LEGAL DESCRIPTION

9 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
10 RECEPTION NO. 2022080566, IN THE CITY AND COUNTY OF DENVER CLERK AND
11 RECORDER'S OFFICE, BEING A PART OF LOTS 30 AND 31, BLOCK 7, KENTUCKY
12 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
13 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
14 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
15 FOLLOWS:

16
17 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
18 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
19 BOX, THENCE S 53° 22' 48" W, A DISTANCE OF 415.80 FEET TO THE SOUTHEASTERLY
20 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 21
- 22 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
- 23 DISTANCE OF 67.68 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
- 24
- 25 2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
- 26 OF 2.71 FEET;
- 27
- 28 3. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 67.68
- 29 FEET, TO A POINT ON EASTERLY LINE OF SAID PARCEL;
- 30
- 31 4. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 2.71 FEET, TO
- 32 THE POINT OF BEGINNING.

33 THE ABOVE DESCRIBED PARCEL CONTAINS 135 SQ. FT. (0.003 ACRES), MORE OR LESS.

34
35 **BASIS OF BEARINGS:**

36 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
37 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
38 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
39 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
40 28° 46' 12" E.

41
42
43
44
45
46

**PARCEL NUMBER: TE-126
4895 MORRISON ROAD**

LEGAL DESCRIPTION

47 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
48 RECEPTION NO. 2006028077, IN THE CITY AND COUNTY OF DENVER CLERK AND
49 RECORDER'S OFFICE, BEING A PART OF LOTS 28 AND 29, BLOCK 7, KENTUCKY

1 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
2 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
3 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
4 FOLLOWS:

5
6 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
7 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
8 BOX, THENCE S 54° 27' 02" W, A DISTANCE OF 348.50 FEET TO THE SOUTHEASTERLY
9 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 10
11 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
12 DISTANCE OF 67.68 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
13
14 2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
15 OF 6.77 FEET;
16
17 3. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 67.68
18 FEET, TO A POINT ON EASTERLY LINE OF SAID PARCEL;
19
20 4. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO
21 THE POINT OF BEGINNING.

22 THE ABOVE DESCRIBED PARCEL CONTAINS 338 SQ. FT. (0.008 ACRES), MORE OR LESS.

23
24 BASIS OF BEARINGS:
25 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
26 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
27 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
28 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
29 28° 46' 12" E.

30
31 **PARCEL NUMBER: TE-127**
32 **4887 MORRISON ROAD**

33
34 **LEGAL DESCRIPTION**

35
36 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
37 RECEPTION NO. 2021093398, IN THE CITY AND COUNTY OF DENVER CLERK AND
38 RECORDER'S OFFICE, BEING A PART OF LOT 27, BLOCK 7, KENTUCKY GARDENS
39 SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4
40 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
41 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

42
43 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
44 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
45 BOX, THENCE S 55° 09' 26" W, A DISTANCE OF 314.90 FEET TO THE SOUTHEASTERLY
46 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 47
48 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
49 DISTANCE OF 33.84 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;

- 1
2 2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
3 OF 2.71 FEET;
4
5 3. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 33.84
6 FEET, TO A POINT ON EASTERLY LINE OF SAID PARCEL;
7
8 4. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 2.71 FEET, TO
9 THE POINT OF BEGINNING.
10 THE ABOVE DESCRIBED PARCEL CONTAINS 68 SQ. FT. (0.002 ACRES), MORE OR LESS.

11
12 BASIS OF BEARINGS:
13 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
14 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
15 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
16 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
17 28° 46' 12" E.
18

19 **PARCEL NUMBER: TE-128**
20 **4885 MORRISON ROAD**

21 **LEGAL DESCRIPTION**

22
23
24 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
25 RECEPTION NO. 2021002512, IN THE CITY AND COUNTY OF DENVER CLERK AND
26 RECORDER'S OFFICE, BEING A PART OF LOT 26, BLOCK 7, KENTUCKY GARDENS
27 SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4
28 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
29 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
30

31 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
32 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
33 BOX, THENCE S 55° 09' 26" W, A DISTANCE OF 314.90 FEET TO THE SOUTHWESTERLY
34 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;
35

- 36 1. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
37 OF 6.77 FEET;
38
39 2. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 33.84
40 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
41
42 3. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO
43 THE SOUTHEASTERLY CORNER OF SAID PARCEL;
44
45 4. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
46 DISTANCE OF 33.84 FEET, TO THE POINT OF BEGINNING.
47 THE ABOVE DESCRIBED PARCEL CONTAINS 169 SQ. FT. (0.004 ACRES), MORE OR LESS.
48

49 BASIS OF BEARINGS:

1 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
2 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
3 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
4 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
5 28° 46' 12" E.
6

7 **PARCEL NUMBER: TE-129 REV**
8 **4842 MORRISON ROAD**
9

10 **LEGAL DESCRIPTION**
11

12 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
13 RECEPTION NO. 2001045517, IN THE CITY AND COUNTY OF DENVER CLERK AND
14 RECORDER'S OFFICE, BEING A PART OF LOTS 13 THROUGH 20, BLOCK 6, KENTUCKY
15 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST
16 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
17 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
18 PARTICULARLY DESCRIBED AS FOLLOWS:
19

20 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
21 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
22 BOX, THENCE S 44° 11' 19" W, A DISTANCE OF 311.95 FEET TO THE NORTHWESTERLY
23 CORNER OF SAID PARCEL AND THE POINT OF
24 BEGINNING;
25

- 26 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°51'52" E, A
27 DISTANCE OF 254.94 FEET, TO THE NORTHERLY CORNER OF SAID PARCEL;
28
- 29 2. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 66°23'50" E, A
30 DISTANCE OF 9.86 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;
31
- 32 3. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°39'32" E, A DISTANCE
33 OF 5.48 FEET;
34
- 35 4. THENCE DEPARTING SAID EASTERLY LINE N 66°23'50" W, A DISTANCE OF 5.59
36 FEET;
37
- 38 5. THENCE S 47°51'52" W, A DISTANCE OF 260.20 FEET, TO A POINT ON THE
39 WESTERLY LINE OF SAID PARCEL;
40
- 41 6. THENCE ALONG SAID WESTERLY LINE, N 00°22'35" W, A DISTANCE OF 10.72 FEET,
42 TO THE POINT OF BEGINNING.
43 THE ABOVE DESCRIBED PARCEL CONTAINS 2,099 SQ. FT. (0.048 ACRES), MORE OR LESS.
44

45 BASIS OF BEARINGS:
46 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
47 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
48 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
49 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S

1 28° 46' 12" E.
2

3 **PARCEL NUMBER: TE-130**
4 **4845 MORRISON ROAD**

5
6 **LEGAL DESCRIPTION**
7

8 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
9 RECEPTION NO. 2016075837, IN THE CITY AND COUNTY OF DENVER CLERK AND
10 RECORDER'S OFFICE, BEING A PART OF LOTS 19, 20, 21 AND 22, BLOCK 7, KENTUCKY
11 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST
12 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
13 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
14 PARTICULARLY DESCRIBED AS FOLLOWS:

15
16 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
17 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
18 BOX, THENCE S 63° 28' 15" W, A DISTANCE OF 148.64 FEET TO THE SOUTHEASTERLY
19 CORNER OF SAID PARCEL AND THE POINT OF
20 BEGINNING;

- 21
22 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°51'35" W, A
23 DISTANCE OF 135.36 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
24
25 2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
26 OF 6.77 FEET;
27
28 3. THENCE DEPARTING SAID WESTERLY LINE, N 47°51'35" E, A DISTANCE OF 135.36
29 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
30
31 4. THENCE ALONG SAID EASTERLY LINE, S 00°13'55" W, A DISTANCE OF 6.77 FEET, TO
32 THE POINT OF BEGINNING.

33 THE ABOVE DESCRIBED PARCEL CONTAINS 677 SQ. FT. (0.016 ACRES), MORE OR LESS.
34

35 **BASIS OF BEARINGS:**

36 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
37 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
38 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
39 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
40 28° 46' 12" E.
41

42 **PARCEL NUMBER: TE-131**
43 **4801 MORRISON ROAD**

44
45 **LEGAL DESCRIPTION**
46

47 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
48 RECEPTION NO. 1988281131, IN THE CITY AND COUNTY OF DENVER CLERK AND
49 RECORDER'S OFFICE, BEING A PART OF LOTS

1 23, 24 AND 25, BLOCK 7, KENTUCKY GARDENS SUBDIVISION, LYING IN THE SOUTHWEST
2 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
3 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
4 PARTICULARLY DESCRIBED AS FOLLOWS:

5
6 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
7 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
8 BOX, THENCE S 63° 28' 15" W, A DISTANCE OF 148.64 FEET TO THE SOUTHWEST CORNER
9 OF SAID PARCEL AND THE POINT OF BEGINNING;

- 10
11 1. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°13'55" E, A DISTANCE
12 OF 6.77 FEET;
13
14 2. THENCE DEPARTING SAID LINE, N 47°51'35" E, A DISTANCE OF 138.54 FEET;
15
16 3. THENCE N 47°47'06" E, A DISTANCE OF 88.55 FEET;
17
18 4. THENCE N 20°50'10" W, A DISTANCE OF 12.77 FEET, TO A POINT ON THE
19 NORTHERLY LINE OF SAID PARCEL;
20
21 5. THENCE ALONG SAID NORTHERLY LINE, S 89°27'27" E, A DISTANCE OF 12.89 FEET,
22 TO THE NORTHEASTERLY CORNER OF SAID PARCEL;
23
24 6. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 20°50'10" E, A
25 DISTANCE OF 8.75 FEET, TO THE SOUTHEASTERLY CORNER OF SAID PARCEL;
26
27 7. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°47'06" W, A
28 DISTANCE OF 99.49 FEET;
29
30 8. THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, S 47°51'35" W, A
31 DISTANCE OF 143.10 FEET, TO THE POINT OF BEGINNING.
32 THE ABOVE DESCRIBED PARCEL CONTAINS 1,303 SQ. FT. (0.030 ACRES), MORE OR LESS.

33
34 BASIS OF BEARINGS:
35 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
36 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
37 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
38 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
39 28° 46' 12" E.

40
41 **PARCEL NUMBER: TE-132**
42 **4804 MORRISON ROAD**

43
44 **LEGAL DESCRIPTION**

45
46 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
47 RECEPTION NO. 2020196694, IN THE CITY AND COUNTY OF DENVER CLERK AND
48 RECORDER'S OFFICE, BEING A PART OF LOTS 1, 2, 3 AND 4, BLOCK 5, KENTUCKY
49 GARDENS SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,

1 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
2 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
3 FOLLOWS:

4
5 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
6 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
7 BOX, THENCE N 89° 35' 42" E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER
8 OF SAID PARCEL AND THE POINT OF BEGINNING;

9
10 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°47' 06" E, A
11 DISTANCE OF 134.65 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;

12
13 2. THENCE ALONG THE EAST LINE OF SAID PARCEL, S 00°32'33" W, A DISTANCE OF
14 6.81 FEET;

15
16 3. THENCE DEPARTING SAID EAST LINE, S 47°47'06" W, A DISTANCE OF 134.46 FEET,
17 TO A POINT ON THE WEST LINE OF SAID PARCEL;

18
19 4. THENCE ALONG SAID WEST LINE, N 00°39'32" W, A DISTANCE OF 6.68 FEET, TO THE
20 POINT OF BEGINNING.

21 THE ABOVE DESCRIBED PARCEL CONTAINS 673 SQ. FT. (0.015 ACRES), MORE OR LESS.

22
23 BASIS OF BEARINGS:

24 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
25 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
26 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
27 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST.
28 SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

29
30 **PARCEL NUMBER: TE-133**
31 **4742 W. KENTUCKY AVE.**

32
33 **LEGAL DESCRIPTION**

34
35 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
36 2010019267, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
37 BEING A PART OF LOTS 5 AND 6, BLOCK 5, KENTUCKY GARDENS SUBDIVISION, LYING IN
38 THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF
39 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING
40 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

41
42 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
43 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
44 BOX, THENCE N 55° 02' 39" E, A DISTANCE OF 158.28 FEET, TO THE NORTHWESTERLY
45 CORNER OF SAID PARCEL AND THE POINT OF
46 BEGINNING;

47
48 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°47' 06" E, A
49 DISTANCE OF 19.36 FEET, TO THE NORTHERLY CORNER OF SAID PARCEL;

- 1
2 2. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, S 89°27'27" E, A
3 DISTANCE OF 35.50 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL;
4
5 3. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°32'33" W, A DISTANCE
6 OF 5.00 FEET;
7
8 4. THENCE DEPARTING SAID EASTERLY LINE, N 89°27'27" W, A DISTANCE OF 33.54
9 FEET;
10
11 5. THENCE S 47°47'06" W, A DISTANCE OF 22.03 FEET, TO A POINT ON THE WESTERLY
12 LINE OF SAID PARCEL;
13
14 6. THENCE ALONG SAID WESTERLY LINE, N 00°32'33" E, A DISTANCE OF 6.81 FEET, TO
15 THE POINT OF BEGINNING.
16 THE ABOVE DESCRIBED PARCEL CONTAINS 276 SQ. FT. (0.006 ACRES), MORE OR LESS.

17
18 BASIS OF BEARINGS:

19 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
20 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
21 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
22 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
23 28° 46' 12" E.
24

25 **PARCEL NUMBER: TE-134 REV**
26 **4775 MORRISON ROAD**

27
28 **LEGAL DESCRIPTION**
29

30 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
31 2004169101, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
32 LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68
33 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
34 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
35 FOLLOWS:
36

37 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
38 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
39 BOX, THENCE N 41° 44' 58" E, A DISTANCE OF 383.32 FEET TO THE NORTHEASTERLY
40 CORNER OF SAID PARCEL AND THE POINT OF
41 BEGINNING;
42

- 43 1. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°40'51" W, A
44 DISTANCE OF 167.33 FEET;
45
46 2. THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, S 47°47'06" W, A
47 DISTANCE OF 14.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID PARCEL;
48
49 3. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, N 89°27'27" W, A

1 DISTANCE OF 11.72 FEET;
2
3 4. THENCE DEPARTING SAID SOUTHERLY LINE, N 47°40'51" E, A DISTANCE OF 181.20
4 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL;
5
6 5. THENCE ALONG SAID NORTHERLY LINE, S 89°46'27" E, A DISTANCE OF 11.83 FEET,
7 TO THE POINT OF BEGINNING.
8 THE ABOVE DESCRIBED PARCEL CONTAINS 1,450 SQ. FT. (0.033 ACRES), MORE OR LESS.

9
10 BASIS OF BEARINGS:
11 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
12 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
13 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
14 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
15 28° 46' 12" E.

16
17 **PARCEL NUMBER: TE-135**
18 **4655 W. KENTUCKY AVE.**

19
20 **LEGAL DESCRIPTION**

21
22 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
23 2015024204, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
24 LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68
25 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
26 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
27 FOLLOWS:

28
29 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
30 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A
31 RANGE BOX, THENCE N 50° 12' 55" E, A DISTANCE OF 461.07 FEET TO THE NORTHERLY
32 CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 33
34 1. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 39°04'00" E, A
35 DISTANCE OF 8.01 FEET;
36
37 2. THENCE DEPARTING SAID NORTHEASTERLY LINE, S 47°40'51" W, A DISTANCE OF
38 47.33 FEET;
39
40 3. THENCE N 42°19'09" W, A DISTANCE OF 5.00 FEET;
41
42 4. THENCE S 47°40'51" W, A DISTANCE OF 137.39 FEET, TO A POINT ON THE
43 SOUTHWESTERLY LINE OF SAID PARCEL;
44
45 5. THENCE ALONG SAID SOUTHWESTERLY LINE, N 20°53'18" W, A DISTANCE OF 3.22
46 FEET, TO THE NORTHWESTERLY CORNER OF SAID PARCEL;
47 6. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°40'51" E, A
48 DISTANCE OF 184.00 FEET TO THE POINT OF BEGINNING.
49 THE ABOVE DESCRIBED PARCEL CONTAINS 791 SQ. FT. (0.018 ACRES), MORE OR LESS.

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BASIS OF BEARINGS:
ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-136 REV
4645 MORRISON ROAD**

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO. 2024056916, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE N 43° 09' 46" E, A DISTANCE OF 502.83 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 1. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 47°40'51" W, A DISTANCE OF 120.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL;
 - 2. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, N 89°46'27" W, A DISTANCE OF 7.39 FEET;
 - 3. THENCE DEPARTING SAID SOUTHERLY LINE, N 47°40'51" E, A DISTANCE OF 120.05 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL;
 - 4. THENCE ALONG SAID NORTHERLY LINE, S 89°32'09" E, A DISTANCE OF 7.36 FEET, TO THE POINT OF BEGINNING;.
- THE ABOVE DESCRIBED PARCEL CONTAINS 600 SQ. FT. (0.014 ACRES), MORE OR LESS.

BASIS OF BEARINGS:
ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-137
4450 MORRISON ROAD**

1 **LEGAL DESCRIPTION**

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3 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
4 2011044839, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
5 LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68
6 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,
7 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8
9 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
10 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
11 BOX, THENCE N 50° 12' 55" E, A DISTANCE OF 461.07 FEET, TO THE WEST CORNER OF
12 SAID PARCEL AND THE POINT OF BEGINNING;

- 13
- 14 1. THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL, N 47°40'51" E , A
- 15 DISTANCE OF 208.36 FEET TO THE NORTH CORNER OF SAID PARCEL;
- 16
- 17 2. THENCE ALONG THE NORTHEAST LINE OF SAID PARCEL, S 79°26'02" E , A
- 18 DISTANCE OF 6.27 FEET;
- 19
- 20 3. THENCE DEPARTING SAID NORTHEAST LINE, S 47°40'51"W, A DISTANCE OF 212.43
- 21 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL;
- 22
- 23 4. THENCE ALONG SAID SOUTHWESTERLY LINE, N 39°04'00" W, A DISTANCE OF 5.01
- 24 FEET, TO THE POINT OF BEGINNING;.

25 THE ABOVE DESCRIBED PARCEL CONTAINS 1,052 SQ. FT. (0.024 ACRES), MORE OR LESS.

26
27 BASIS OF BEARINGS:
28 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
29 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
30 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
31 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
32 28° 46' 12" E.

33
34 **PARCEL NUMBER: TE-138**
35 **4781 MORRISON ROAD**

36
37 **LEGAL DESCRIPTION**

38
39
40 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT BOOK 9778 PG 252,
41 RECORDED AUGUST 30, 1967, IN THE CITY AND COUNTY OF DENVER CLERK AND
42 RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP
43 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
44 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

45
46 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
47 MORRISON ROAD AND SOUTH WOLFF STREET, MONUMENTED BY AN AXLE IN A RANGE
48 BOX, THENCE N 43° 09' 46" E, A DISTANCE OF 502.83 FEET TO THE SOUTHEASTERLY
49 CORNER OF SAID PARCEL AND THE POINT OF

1 BEGINNING;
2
3 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, N 89°32'09" W, A
4 DISTANCE OF 7.36 FEET;
5
6 2. THENCE DEPARTING SAID SOUTHERLY LINE, N 47°40'51" E, A DISTANCE OF 138.31
7 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENE DITCH AS
8 REFERENCED IN RECEPTION NO. 1967001276;
9
10 3. THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 11°44'09" E, A DISTANCE
11 OF 5.81 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MORRISON
12 ROAD;
13
14 4. THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MORRISON ROAD AND
15 THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°40'51" W, A DISTANCE OF 129.95 FEET
16 TO THE POINT OF BEGINNING.
17 THE ABOVE DESCRIBED PARCEL CONTAINS 671 SQ. FT. (0.015 ACRES), MORE OR LESS.

18
19 BASIS OF BEARINGS:
20 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
21 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
22 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
23 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
24 28° 46' 12" E.
25

26 **PARCEL NUMBER: TE-139**
27 **4444 MORRISON ROAD**

28 **LEGAL DESCRIPTION**

29
30
31 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
32 RECEPTION NO. 2002028166, IN THE CITY AND COUNTY OF DENVER CLERK AND
33 RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP
34 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
35 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

36
37 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
38 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE
39 BOX, THENCE S 42° 24' 54" W, A DISTANCE OF
40 214.54 FEET TO THE NORTH CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

41
42 1. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 69°49'02" E, A
43 DISTANCE OF 5.64 FEET;
44
45 2. THENCE DEPARTING SAID LINE, S 47°46'25" W, A DISTANCE OF 169.22 FEET, TO A
46 POINT ON THE SOUTHERLY LINE OF SAID PARCEL;
47
48 3. THENCE ALONG SAID SOUTHERLY LINE OF SAID PARCEL, N 79°26'02" W, A

1 DISTANCE OF 6.27 FEET, TO THE WEST CORNER OF SAID PARCEL;
2
3 4. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°40'51" E, A
4 DISTANCE OF 1.77 FEET;
5
6 5. THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, N 47°46'25" E, A
7 DISTANCE OF 168.63 FEET, TO THE POINT OF BEGINNING.
8 THE ABOVE DESCRIBED PARCEL CONTAINS 849 SQ. FT. (0.019 ACRES), MORE OR LESS.
9

10 BASIS OF BEARINGS:
11 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
12 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
13 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
14 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
15 28° 46' 12" E.
16

17 **PARCEL NUMBER: TE-140**
18 **4589 MORRISON ROAD**

19 **LEGAL DESCRIPTION**

20
21
22 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
23 RECEPTION NO. 2023090591, IN THE CITY AND COUNTY OF DENVER CLERK AND
24 RECORDER'S OFFICE, BEING A PART OF LOT
25 12, BLOCK 4, MANLEA SUBDIVISION SECOND FILING, LYING IN THE SOUTHWEST
26 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
27 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
28 PARTICULARLY DESCRIBED AS FOLLOWS:
29

30 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
31 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE
32 BOX, THENCE S 54° 53' 42" W, A DISTANCE OF
33 322.65 FEET TO THE EASTERLY CORNER OF SAID PARCEL AND THE POINT OF
34 BEGINNING;
35

- 36 1. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°46'25" W, A
37 DISTANCE OF 61.28 FEET, TO THE SOUTHERLY CORNER OF SAID PARCEL;
38
- 39 2. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 71°37'41" W, A
40 DISTANCE OF 65.37 FEET;
41
- 42 3. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 18°22'19" E, A DISTANCE OF
43 2.00 FEET;
44
- 45 4. THENCE S 71°37'41" E, A DISTANCE OF 60.76 FEET;
46
- 47 5. THENCE N 47°46'25" E, A DISTANCE OF 61.80 FEET, TO A POINT ON THE
48 NORTHEASTERLY LINE OF SAID PARCEL;
49

1 6. THENCE ALONG SAID NORTHEASTERLY LINE, S 42°13'35" E, A DISTANCE OF 5.00
2 FEET, TO THE POINT OF BEGINNING;
3 THE ABOVE DESCRIBED PARCEL CONTAINS 434 SQ. FT. (0.010 ACRES), MORE OR LESS.
4

5 BASIS OF BEARINGS:

6 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
7 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
8 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
9 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
10 28° 46' 12" E.
11

12 **PARCEL NUMBER: TE-141**
13 **4567 MORRISON ROAD**

14 **LEGAL DESCRIPTION**

15
16
17 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
18 RECEPTION NO. 2017052717, IN THE CITY AND COUNTY OF DENVER CLERK AND
19 RECORDER'S OFFICE, BEING A PART OF LOTS 13 & 14, BLOCK 4, MANLEA SUBDIVISION
20 SECOND FILING, LYING IN THE SOUTHWEST QUARTER OF SECTION
21 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
22 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
23 FOLLOWS:
24

25 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
26 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE
27 BOX, THENCE S 54° 53' 42" W, A DISTANCE OF
28 322.65 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL AND THE POINT OF
29 BEGINNING;
30

31 1. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°13'35" W, A
32 DISTANCE OF 5.00 FEET;
33

34 2. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°46'25" E, A DISTANCE OF
35 75.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL;
36

37 3. THENCE ALONG SAID NORTHEASTERLY LINE, S 42°13'35" E, A DISTANCE OF 5.00
38 FEET, TO THE SOUTHEASTERLY CORNER OF SAID PARCEL;
39

40 4. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°46'25" W , A
41 DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.
42 THE ABOVE DESCRIBED PARCEL CONTAINS 375 SQ. FT. (0.009 ACRES), MORE OR LESS.
43

44 BASIS OF BEARINGS:

45 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
46 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
47 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
48 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
49 28° 46' 12" E.

**PARCEL NUMBER: TE-142 REV
4545 MORRISON ROAD**

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2017052717, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOTS 14, 15 AND 16, BLOCK 4, MANLEA SUBDIVISION SECOND FILING, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE S 57° 02' 25" W, A DISTANCE OF 248.40 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

1. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°13'35" W, A DISTANCE OF 10.00 FEET;
2. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°46'25" E, A DISTANCE OF 76.52 FEET;
3. THENCE S 42°13'33" E, A DISTANCE OF 5.00 FEET;
4. THENCE N 47°46'25" E, A DISTANCE OF 23.48 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL;
5. THENCE ALONG SAID NORTHEASTERLY LINE, S 42°13'35"E, A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
6. THENCE S 47°46'25" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 883 SQ. FT. (0.020 ACRES), MORE OR LESS.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-143
4440 MORRISON ROAD**

LEGAL DESCRIPTION

1 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
2 RECEPTION NO. 1998074803, IN THE CITY AND COUNTY OF DENVER CLERK AND
3 RECORDER'S OFFICE, BEING A PART OF LOTS 1, 2 & 3, BLOCK 1, MANLEA SUBDIVISION,
4 LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
5 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
6 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
7 FOLLOWS:

8
9 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
10 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE
11 BOX, THENCE S 00° 36' 41" E, A DISTANCE OF 26.75 FEET TO THE NORTH CORNER OF
12 SAID PARCEL AND THE POINT OF BEGINNING;

- 13
14 1. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 42°13'12" E, A
15 DISTANCE OF 10.00 FEET;
- 16
17 2. THENCE DEPARTING SAID NORTHEASTERLY LINE, S 47°46'25" W, A DISTANCE OF
18 172.17 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL,.
- 19
20 3. THENCE ALONG SAID SOUTHWESTERLY LINE, N 69°49'02" W, A DISTANCE OF 11.28
21 FEET TO THE WEST CORNER OF SAID PARCEL;
- 22
23 4. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°46'25" E, A
24 DISTANCE OF 177.40 FEET;
- 25 THE ABOVE DESCRIBED PARCEL CONTAINS 1,748 SQ. FT. (0.040 ACRES), MORE OR LESS.

26
27 BASIS OF BEARINGS:
28 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
29 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
30 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
31 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
32 28° 46' 12" E.

33
34 **PARCEL NUMBER: TE-144 REV**
35 **4501 MORRISON ROAD**

36
37 **LEGAL DESCRIPTION**

38
39 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
40 RECEPTION NO. 2020139297, IN THE CITY AND COUNTY OF DENVER CLERK AND
41 RECORDER'S OFFICE, BEING A PART OF LOTS 16, 17 AND 18, BLOCK 4, MANLEA
42 SUBDIVISION SECOND FILING, LYING IN THE SOUTHWEST
43 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
44 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
45 PARTICULARLY DESCRIBED AS FOLLOWS:

46
47 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
48 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE
49 BOX, THENCE N 68° 58' 13" W, A DISTANCE OF 44.79 FEET TO THE EASTERLY CORNER OF

1 SAID LOT 18; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 18, S 47° 46' 25"
2 W, A DISTANCE OF 9.01 FEET TO THE POINT OF
3 BEGINNING;
4
5 1. THENCE ALONG SAID SOUTHEASTERLY LINE, S 47°46'25" W, A DISTANCE OF 116.00
6 FEET, TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;
7
8 2. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°13'35" W, A
9 DISTANCE OF 5.00 FEET
10
11 3. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°46'25" E, A DISTANCE OF
12 120.99 FEET;
13
14 4. THENCE N 42°27'01" W, A DISTANCE OF 33.60 FEET;
15
16 5. THENCE N 47°32'59" E, A DISTANCE OF 4.00 FEET, TO A POINT ON THE
17 NORTHEASTERLY LINE OF SAID LOT 18.
18
19 6. THENCE ALONG SAID NORTHEASTERLY LINE, S 42°27'01" E, A DISTANCE OF 32.55
20 FEET;
21
22 7. THENCE DEPARTING SAID NORTHEASTERLY LINE, S 47°32'59" W, A DISTANCE OF
23 3.00 FEET;
24
25 8. THENCE S 42°13'35" E, A DISTANCE OF 2.50 FEET;
26
27 9. THENCE S 09°50'25" W, A DISTANCE OF 2.53 FEET;
28
29 10. THENCE S 47°32'59" W, A DISTANCE OF 3.99 FEET;
30
31 11. THENCE S 42°13'35" E, A DISTANCE OF 1.98 FEET, TO THE POINT OF BEGINNING;
32 THE ABOVE DESCRIBED PARCEL CONTAINS 728 SQ. FT. (0.017 ACRES), MORE OR LESS.

33 BASIS OF BEARINGS:
34 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
35 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
36 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
37 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
38 28° 46' 12" E.
39

40
41 **PARCEL NUMBER: TE-145**
42 **4410 MORRISON ROAD**
43

44 **LEGAL DESCRIPTION**
45

46 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
47 RECEPTION NO. 2010125270, IN THE CITY AND COUNTY OF DENVER CLERK AND
48 RECORDER'S OFFICE, BEING A PART OF LOT
49 4, BLOCK 1, MANLEA SUBDIVISION, LYING IN THE SOUTHWEST QUARTER OF SECTION 18,

1 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
2 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
3 FOLLOWS:

4
5 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
6 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE
7 BOX, THENCE S 00° 36' 41" E, A DISTANCE OF
8 26.75 FEET TO THE WESTERLY CORNER OF SAID PARCEL AND THE POINT OF
9 BEGINNING;

- 10
11 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°46'25" E, A
12 DISTANCE OF 17.82 FEET;
- 13
14 2. THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N
15 47°46'47" E, A DISTANCE OF
16 29.60 FEET;
- 17
18 3. THENCE DEPARTING SAID NORTHWESTERLY LINE, S 42°13'13" E, A DISTANCE OF
19 10.00 FEET ;
- 20
21 4. THENCE S 47°46'25" W, A DISTANCE OF 47.42 FEET, TO A POINT ON THE
22 SOUTHWESTERLY LINE OF SAID PARCEL;
- 23
24 5. THENCE ALONG SAID SOUTHWESTERLY LINE, N 42°13'13" W, A DISTANCE OF 10.00
25 FEET, TO THE POINT OF BEGINNING.

26 THE ABOVE DESCRIBED PARCEL CONTAINS 474 SQ. FT. (0.011 ACRES), MORE OR LESS.

27
28 BASIS OF BEARINGS:
29 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
30 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
31 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
32 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
33 28° 46' 12" E.

34
35 **PARCEL NUMBER: TE-149**
36 **4401 MORRISON ROAD**

37
38 **LEGAL DESCRIPTION**

39
40 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
41 RECEPTION NO. 2015082435, IN THE CITY AND COUNTY OF DENVER CLERK AND
42 RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP
43 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
44 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

45
46 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT
47 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE
48 BOX, THENCE N 41° 13' 24" E, A DISTANCE OF 352.56 FEET TO THE SOUTHWESTERLY
49 CORNER OF SAID PARCEL TO THE POINT OF

- 1 BEGINNING;
- 2
- 3 1. THENCE ALONG SAID SOUTHWESTERLY LINE, N 42°15'52" W, A DISTANCE OF 2.00
- 4 FEET;
- 5
- 6 2. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°43'36" E, A DISTANCE OF
- 7 142.34 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL;
- 8
- 9 3. THENCE ALONG SAID EAST LINE, S 00°11'45" E, A DISTANCE OF 2.69 FEET TO THE
- 10 SOUTHEASTERLY CORNER OF SAID PARCEL;
- 11
- 12 4. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°43'36" W, A
- 13 DISTANCE OF 140.54 FEET TO THE POINT OF BEGINNING.
- 14 THE ABOVE DESCRIBED PARCEL CONTAINS 283 SQ. FT. (0.006 ACRES), MORE OR LESS.
- 15

16 BASIS OF BEARINGS:

17 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)

18 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET

19 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS

20 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S

21 28° 46' 12" E.

22

23 **PARCEL NUMBER: TE-152**

24 **4301 MORRISON ROAD**

25

26 **LEGAL DESCRIPTION**

27

28 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.

29 2010024097, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,

30 LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68

31 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,

32 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

33

34 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON

35 ROAD AND THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 18, MONUMENTED BY

36 AN AXLE IN A RANGE BOX, THENCE N 00° 08' 10" W, A DISTANCE OF 53.93 FEET TO THE

37 SOUTHERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

38

39 1. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°07'12" W, A DISTANCE OF

40 6.74 FEET;

41

42 2. THENCE DEPARTING SAID WEST LINE, N 47°44'29" E, A DISTANCE OF 205.30 FEET,

43 TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

44

45 3. THENCE ALONG SAID EASTERLY LINE, S 43°10'40" E, A DISTANCE OF 5.00 FEET, TO

46 THE SOUTHEASTERLY CORNER OF SAID PARCEL;

47

48 4. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°44'29" W, A

49 DISTANCE OF 209.90 FEET, TO THE POINT OF BEGINNING.

1 THE ABOVE DESCRIBED PARCEL CONTAINS 1,038 SQ. FT. (0.024 ACRES), MORE OR LESS.
2
3 BASIS OF BEARINGS:
4 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
5 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
6 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
7 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
8 28° 46' 12" E.

10 **PARCEL NUMBER: TE-163**
11 **4040 MORRISON ROAD**

13 **LEGAL DESCRIPTION**

15 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
16 RECEPTION NO. 2019056233, IN THE CITY AND COUNTY OF DENVER CLERK AND
17 RECORDER'S OFFICE, BEING A PART OF LOTS 1, 2, 3 AND 4, BLOCK 39, BELMONT PARK
18 ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
19 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
20 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22 COMMENCING AT CITY AND COUNTY OF DENVER RANGE POINT AT SOUTH QUITMAN
23 STREET AND MORRISON ROAD, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
24 THENCE S 88° 35' 27" E, A DISTANCE OF 28.95 FEET, TO THE NORTHWESTERLY CORNER
25 OF SAID PARCEL AND THE POINT OF BEGINNING;

- 27 1. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N 47°42'45" E, A
28 DISTANCE OF 120.17 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL;
 - 30 2. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°06'01" E, A DISTANCE
31 OF 6.75 FEET;
 - 33 3. THENCE DEPARTING SAID EASTERLY LINE, S 47°42'45" W, A DISTANCE OF 116.12
34 FEET;
 - 36 4. THENCE S 00°06'31" E, A DISTANCE OF 5.72 FEET;
 - 38 5. THENCE S 89°53'29" W, A DISTANCE OF 3.00 FEET, TO A POINT ON THE WESTERLY
39 LINE OF SAID PARCEL;
 - 41 6. THENCE ALONG SAID WESTERLY LINE, N 00°06'31" W, A DISTANCE OF 9.75 FEET,
42 TO THE POINT OF BEGINNING.
- 43 THE ABOVE DESCRIBED PARCEL CONTAINS 614 SQ. FT. (0.014 ACRES), MORE OR LESS.

45 BASIS OF BEARINGS:
46 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
47 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
48 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
49 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S

1 28° 46' 12" E.
2

3 **PARCEL NUMBER: TE-164**
4 **4047 MORRISON ROAD**

5
6 **LEGAL DESCRIPTION**
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8 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
9 RECEPTION NO. 2003198112, IN THE CITY AND COUNTY OF DENVER CLERK AND
10 RECORDER'S OFFICE, BEING A PART OF LOTS
11 26 AND 27, BLOCK 30, BELMONT PARK, LYING IN THE NORTHEAST QUARTER OF SECTION
12 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
13 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
14 FOLLOWS:

15
16 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
17 AND SOUTH QUITMAN STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
18 THENCE N 23° 24' 48" E, A DISTANCE OF 97.23 FEET TO THE SOUTH CORNER OF SAID
19 PARCEL AND THE POINT OF BEGINNING;

20
21 1. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 66°12'31" W, A
22 DISTANCE OF 9.72 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;

23
24 2. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°07'28" W, A DISTANCE OF
25 21.66 FEET;

26
27 3. THENCE DEPARTING SAID WEST LINE, N 89°52'32" E, A DISTANCE OF 8.00 FEET;

28
29 4. THENCE S 00°07'28" E, A DISTANCE OF 15.61 FEET;

30
31 5. THENCE N 47°42'45" E, A DISTANCE OF 56.69 FEET TO A POINT ON THE EAST LINE
32 OF SAID PARCEL,

33
34 6. THENCE ALONG SAID EAST LINE, S00°06'28"E, A DISTANCE OF 10.80 FEET TO THE
35 SOUTHEAST CORNER OF SAID PARCEL;

36
37 7. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S47°42'45"W, A
38 DISTANCE OF 55.49 FEET TO THE POINT OF BEGINNING.
39 THE ABOVE DESCRIBED PARCEL CONTAINS 640 SQ. FT. (0.015 ACRES), MORE OR LESS.

40
41 BASIS OF BEARINGS:

42 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
43 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
44 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
45 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
46 28° 46' 12" E.
47

48 **PARCEL NUMBER: TE-165**
49 **4035 MORRISON ROAD**

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2 **LEGAL DESCRIPTION**
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4 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
5 RECEPTION NO. 2018120621, IN THE CITY AND COUNTY OF DENVER CLERK AND
6 RECORDER'S OFFICE, BEING A PART OF LOTS
7 28 AND 29, BLOCK 30, BELMONT PARK, LYING IN THE NORTHEAST QUARTER OF SECTION
8 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
9 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
10 FOLLOWS:

11
12 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
13 AND SOUTH QUITMAN STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
14 THENCE N 32° 11' 45" E, A DISTANCE OF 149.56 FEET TO THE SOUTHWEST CORNER OF
15 SAID PARCEL AND THE POINT OF BEGINNING;

16
17 1. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°06'28" W, A DISTANCE OF
18 10.80 FEET;

19
20 2. THENCE DEPARTING SAID WEST LINE, N 47°42'45" E, A DISTANCE OF 67.52 FEET,
21 TO A POINT ON THE EAST LINE OF SAID PARCEL;

22
23 3. THENCE ALONG SAID EAST LINE, S 00°06'28" E, A DISTANCE OF 10.80 FEET TO THE
24 SOUTHEAST CORNER OF SAID PARCEL;

25
26 4. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°42'45"W , A
27 DISTANCE OF 67.52 FEET TO THE
28 POINT OF BEGINNING.

29 THE ABOVE DESCRIBED PARCEL CONTAINS 540 SQ. FT. (0.012 ACRES), MORE OR LESS.

30
31 **BASIS OF BEARINGS:**

32 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
33 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
34 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
35 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
36 28° 46' 12" E.

37
38 **PARCEL NUMBER: TE-166 REV**
39 **636 S. QUITMAN ST.**
40

41 **LEGAL DESCRIPTION**
42

43 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
44 RECEPTION NO. 2018001046, IN THE CITY AND COUNTY OF DENVER CLERK AND
45 RECORDER'S OFFICE, BEING A PART OF LOTS
46 4 AND 5, BLOCK 39, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF
47 SECTION 18,
48 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
49 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

1 FOLLOWS:
2

3 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
4 AND SOUTH QUITMAN STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
5 THENCE N 53° 11' 22" E, A DISTANCE OF 209.54 FEET TO THE NORTHEASTERLY CORNER
6 OF SAID PARCEL AND THE POINT OF
7 BEGINNING;

8
9 1. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°06'01" E, A DISTANCE
10 OF 10.80 FEET;

11
12 2. THENCE DEPARTING SAID EASTERLY LINE, S 47°42'45" W, A DISTANCE OF 67.48
13 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

14
15 3. THENCE ALONG SAID WESTERLY LINE, N 00°06'01" W, A DISTANCE OF 10.80 FEET,
16 TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

17
18 4. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°42'45" E, A
19 DISTANCE OF 67.48 FEET, TO THE POINT OF BEGINNING.
20 THE ABOVE DESCRIBED PARCEL CONTAINS 540 SQ. FT. (0.012 ACRES), MORE OR LESS.

21
22 BASIS OF BEARINGS:

23 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
24 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
25 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
26 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
27 28° 46' 12" E.

28
29 **PARCEL NUMBER: TE-167**
30 **4031 MORRISON ROAD**

31
32 **LEGAL DESCRIPTION**

33
34 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
35 RECEPTION NO. 2017063260, IN THE CITY AND COUNTY OF DENVER CLERK AND
36 RECORDER'S OFFICE, BEING A PART OF LOT 30, BLOCK 30, BELMONT PARK, LYING IN
37 THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4
38 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
39 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

40
41 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
42 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
43 THENCE S 60° 20' 50" W, A DISTANCE OF 182.87 FEET TO THE SOUTHEASTERLY CORNER
44 OF SAID PARCEL AND THE POINT OF
45 BEGINNING;

46
47 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°42'45" W, A
48 DISTANCE OF 52.66 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

49

- 1 2. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°06'28" W, A DISTANCE OF
- 2 10.80 FEET;
- 3
- 4 3. THENCE DEPARTING SAID WEST LINE, N 47°42'45" E, A DISTANCE OF 52.66 FEET,
- 5 TO A POINT ON THE EAST LINE OF SAID PARCEL;
- 6
- 7 4. THENCE ALONG SAID EAST LINE, S 00°06'28" E, A DISTANCE OF 10.80 FEET, TO THE
- 8 POINT OF BEGINNING.
- 9 THE ABOVE DESCRIBED PARCEL CONTAINS 421 SQ. FT. (0.010 ACRES), MORE OR LESS.

10
11 BASIS OF BEARINGS:
12 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
13 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
14 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
15 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
16 28° 46' 12" E.

17
18 **PARCEL NUMBER: TE-168**
19 **4008 MORRISON ROAD**

20
21 **LEGAL DESCRIPTION**

22
23 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
24 RECEPTION NO. 1999209010, AND LATER DESCRIBED AS PROPOSED ZONE LOT 1 OF THE
25 PARCEL RECONFIGURATION AT
26 RECEPTION NO. 2022090648, BOTH BEING IN THE CITY AND COUNTY OF DENVER CLERK
27 AND RECORDER'S OFFICE, BEING A PART OF LOTS 6 AND 7, BLOCK 39, BELMONT PARK
28 ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
29 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
30 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31
32 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
33 AND SOUTH QUITMAN STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
34 THENCE N 53° 11' 22" E, A DISTANCE OF 209.54 FEET TO THE NORTHWESTERLY CORNER
35 OF SAID PROPOSED ZONE LOT 1 AND THE POINT OF BEGINNING;

- 36
- 37 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PROPOSED ZONE LOT 1, N
- 38 47°42'45" E, A DISTANCE OF 60.02 FEET, TO THE NORTHEASTERLY CORNER OF SAID
- 39 PROPOSED ZONE LOT 1;
- 40
- 41 2. THENCE ALONG THE EASTERLY LINE OF SAID PROPOSED ZONE LOT 1, S 42°31'10"
- 42 E, A DISTANCE OF 5.00 FEET;
- 43
- 44 3. THENCE DEPARTING SAID EASTERLY LINE, S 47°42'45" W, A DISTANCE OF 64.57
- 45 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPOSED ZONE LOT 1;
- 46
- 47 4. THENCE ALONG SAID WESTERLY LINE, N 00°06'01" W, A DISTANCE OF 6.75 FEET,
- 48 TO THE POINT OF BEGINNING.
- 49 THE ABOVE DESCRIBED PARCEL CONTAINS 311 SQ. FT. (0.007 ACRES), MORE OR LESS.

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BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-169
4000 MORRISON ROAD**

LEGAL DESCRIPTION

A PARCEL OF LAND, AS DESCRIBED AT RECEPTION NO. 1999209010, AND LATER DESCRIBED AS PROPOSED ZONE LOT 3 AT RECEPTION NO. 2022090648, BOTH BEING IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOTS 7, 8, 9, AND 10, BLOCK 39, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT THE INTERSECTION OF RANGE LINES WITHIN THE INTERSECTION OF MORRISON ROAD AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX, THENCE S 24° 27' 52" W, A DISTANCE OF 50.67 FEET TO THE NORTHERLY CORNER OF SAID PROPOSED ZONE LOT 3; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PROPOSED ZONE LOT 3 S 47°42'45" W, A DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING;

1. THENCE DEPARTING SAID NORTHWESTERLY LINE, S 64°45'16" E, A DISTANCE OF 8.90 FEET, TO A POINT ON THE EASTERLY LINE OF SAID ZONE LOT 3;
2. THENCE ALONG SAID EASTERLY LINE, S 00°05'40" E, A DISTANCE OF 11.50 FEET;
3. THENCE DEPARTING SAID EASTERLY LINE, S 89°54'20" W, A DISTANCE OF 2.00 FEET;
4. THENCE N 00°05'40" W, A DISTANCE OF 9.14 FEET;
5. THENCE N 66°11'28" W, A DISTANCE OF 7.26 FEET;
6. THENCE S 47°42'45" W, A DISTANCE OF 114.15 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID ZONE LOT 3;
7. THENCE ALONG SAID SOUTHWESTERLY LINE, N 42°31'10" W, A DISTANCE OF 2.00 FEET, TO THE NORTHWEST CORNER OF SAID ZONE LOT 3;
8. THENCE ALONG THE NORTHWESTERLY LINE OF SAID ZONE LOT 3, N 47°42'45" E, A DISTANCE OF 116.77 FEET, TO THE POINT OF BEGINNING;

1 THE ABOVE DESCRIBED PARCEL CONTAINS 276 SQ. FT. (0.006 ACRES), MORE OR LESS.
2
3 BASIS OF BEARINGS:
4 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
5 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
6 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
7 BENCHMARK DISK SET
8 IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.
9

10 **PARCEL NUMBER: TE-170 REV**
11 **4005 MORRISON ROAD**

12 **LEGAL DESCRIPTION**

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15 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
16 RECEPTION NO. 2024060534, IN THE CITY AND COUNTY OF DENVER CLERK AND
17 RECORDER'S OFFICE, BEING A PART OF LOTS 31, 32, 33, 34 AND 35, BLOCK 30, BELMONT
18 PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
19 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
20 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
21

22 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
23 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
24 THENCE S 60° 20' 50" W, A DISTANCE OF 182.87 FEET TO THE SOUTHWESTERLY CORNER
25 OF SAID PARCEL AND THE POINT OF
26 BEGINNING;
27

- 28 1. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°06'28" W, A DISTANCE OF
29 10.79 FEET;
- 30
31 2. THENCE DEPARTING SAID WEST LINE, N 47°42'45" E, A DISTANCE OF 187.69 FEET
32 TO THE EAST LINE OF SAID PARCEL;
- 33
34 3. THENCE ALONG THE EAST LINE OF SAID PARCEL, S 00°06'59" E, A DISTANCE OF
35 4.05 FEET;
- 36
37 4. THENCE DEPARTING SAID EAST LINE, S 47°42'45" W, A DISTANCE OF 13.49 FEET;
- 38
39 5. THENCE S 00°06'59" E, A DISTANCE OF 6.75 FEET TO A POINT ON THE SOUTH LINE
40 OF SAID PARCEL;
- 41
42 6. THENCE ALONG SAID SOUTH LINE, S 47°42'45" W, A DISTANCE OF 174.20 FEET TO
43 THE POINT OF BEGINNING.

44 THE ABOVE DESCRIBED PARCEL CONTAINS 1,434 SQ. FT. (0.033 ACRES), MORE OR LESS.
45

46 BASIS OF BEARINGS:
47 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
48 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
49 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS

1 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
2 28° 46' 12" E.

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**PARCEL NUMBER: TE-171
3970 MORRISON ROAD**

LEGAL DESCRIPTION

9 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
10 RECEPTION NO. 2022107787, IN THE CITY AND COUNTY OF DENVER CLERK AND
11 RECORDER'S OFFICE, BEING A PART OF LOTS
12 1, 2 & 3, BLOCK 38, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF
13 SECTION 18, TOWNSHIP
14 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
15 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16
17 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
18 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
19 THENCE S 88° 31' 00" E, A DISTANCE OF 28.95 FEET TO THE NORTHWESTERLY CORNER
20 OF SAID PARCEL AND THE POINT OF BEGINNING;

- 21
- 22 1. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N 47°47'17" E, A
- 23 DISTANCE OF 93.66 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL;
- 24
- 25 2. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°05'52" E, A DISTANCE
- 26 OF 6.74 FEET;
- 27
- 28 3. THENCE DEPARTING SAID EASTERLY LINE, S 47°47'17" W, A DISTANCE OF 63.38
- 29 FEET;
- 30
- 31 4. THENCE N 42°12'43" W, A DISTANCE OF 3.00 FEET;
- 32
- 33 5. THENCE S 47°47'17" W, A DISTANCE OF 27.56 FEET, TO A POINT ON THE WESTERLY
- 34 LINE OF SAID PARCEL;
- 35
- 36 6. THENCE ALONG SAID WESTERLY LINE, N 00°05'40" W, A DISTANCE OF 2.70 FEET,
- 37 TO THE POINT OF BEGINNING.
- 38 THE ABOVE DESCRIBED PARCEL CONTAINS 382 SQ. FT. (0.009 ACRES), MORE OR LESS.
- 39

40 BASIS OF BEARINGS:
41 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
42 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
43 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
44 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
45 28° 46' 12" E.

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**PARCEL NUMBER: TE-172 REV
3939 MORRISON ROAD**

LEGAL DESCRIPTION

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A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2022127747, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOTS 14 & 15, BLOCK 31, BELMONT PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX, THENCE N 31° 54' 14" E, A DISTANCE OF 146.15 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°47'17" W, A DISTANCE OF 54.71 FEET;
2. THENCE DEPARTING SAID SOUTHERLY LINE, N 42°12'43" W, A DISTANCE OF 10.28 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL;
3. THENCE ALONG SAID WEST LINE, N 00°06'59"W , A DISTANCE OF 5.95 FEET;
4. THENCE DEPARTING SAID WEST LINE, N 47°47'17" E, A DISTANCE OF 1.35 FEET;
5. THENCE S 42°12'43" E, A DISTANCE OF 9.71 FEET;
6. THENCE N 47°47'17" E, A DISTANCE OF 7.20 FEET;
7. THENCE S 42°12'43" E, A DISTANCE OF 3.00 FEET;
8. THENCE N 47°47'17" E, A DISTANCE OF 33.64 FEET;
9. THENCE N 42°12'43" W, A DISTANCE OF 3.00 FEET;
10. THENCE N 47°47'17" E, A DISTANCE OF 6.50 FEET;
11. THENCE S 42°12'43" E, A DISTANCE OF 3.00 FEET;
12. THENCE N 47°47'17" E, A DISTANCE OF 3.76 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL;
13. THENCE ALONG SAID EAST LINE, S 01°07'00" E, A DISTANCE OF 2.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 210 SQ. FT. (0.005 ACRES), MORE OR LESS.

BASIS OF BEARINGS:
ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)

1 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
2 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
3 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
4 28° 46' 12" E.

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9

PARCEL NUMBER: TE-173
3950 MORRISON ROAD

LEGAL DESCRIPTION

10
11 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
12 RECEPTION NO. 2017101192, IN THE CITY AND COUNTY OF DENVER CLERK AND
13 RECORDER'S OFFICE, BEING A PART OF LOTS 3, 4 AND 5, BLOCK 38, BELMONT PARK
14 ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
15 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
16 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

17
18 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
19 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
20 THENCE N 57° 41' 18" E, A DISTANCE OF 116.32 FEET TO THE NORTHWESTERLY CORNER
21 OF SAID PARCEL AND THE POINT OF
22 BEGINNING;

- 23
24 1. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N 47°47'17" E, A
25 DISTANCE OF 56.29 FEET;
26
27 2. THENCE DEPARTING SAID NORTHERLY LINE, S 65°23'10" E, A DISTANCE OF 8.72
28 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
29
30 3. THENCE ALONG SAID EASTERLY LINE, S 00°04'01" E, A DISTANCE OF 32.12 FEET;
31
32 4. THENCE DEPARTING SAID EASTERLY LINE, S 89°55'59" W, A DISTANCE OF 2.00
33 FEET;
34
35 5. THENCE N 00°04'01" W, A DISTANCE OF 19.67 FEET;
36
37 6. THENCE S 89°55'59" W, A DISTANCE OF 3.00 FEET;
38
39 7. THENCE N 00°04'01" W, A DISTANCE OF 2.51 FEET;
40
41 8. THENCE N 67°10'17" W, A DISTANCE OF 7.75 FEET;
42
43 9. THENCE S 47°47'17" W, A DISTANCE OF 50.59 FEET TO A POINT ON THE WESTERLY
44 LINE OF SAID PARCEL;
45
46 10. THENCE ALONG SAID WESTERLY LINE, N 00°05'52" W, A DISTANCE OF 6.74 FEET,
47 TO THE POINT OF BEGINNING.
48 THE ABOVE DESCRIBED PARCEL CONTAINS 436 SQ. FT. (0.010 ACRES), MORE OR LESS.
49

1 BASIS OF BEARINGS:
2 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
3 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
4 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
5 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
6 28° 46' 12" E.
7

8 **PARCEL NUMBER: TE-174 REV**
9 **3925 MORRISON ROAD**

10 **LEGAL DESCRIPTION**

11
12
13 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AS
14 'PARCEL 2' AT
15 RECEPTION NO. 2022127747, IN THE CITY AND COUNTY OF DENVER CLERK AND
16 RECORDER'S OFFICE, AND BEING A PART OF LOTS 15, 16 & 17, BLOCK 31, BELMONT
17 PARK, LYING IN THE NORTHEAST QUARTER
18 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL
19 MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY
20 DESCRIBED AS FOLLOWS:
21

22 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
23 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
24 THENCE N 31° 54' 14" E, A DISTANCE OF 146.15 FEET TO THE SOUTHWEST CORNER OF
25 SAID 'PARCEL 2' AND THE POINT OF
26 BEGINNING;

- 27 1. THENCE ALONG THE WEST LINE OF SAID 'PARCEL 2', N 01°07'00" W, A DISTANCE
28 OF 2.65 FEET;
- 29 2. THENCE N 47°47'17" E, A DISTANCE OF 16.63 FEET;
- 30 3. THENCE N 42°12'43" W, A DISTANCE OF 3.00 FEET;
- 31
- 32 4. THENCE N 47°47'17" E, A DISTANCE OF 7.66 FEET;
- 33
- 34 5. THENCE S 42°12'43" E, A DISTANCE OF 3.00 FEET;
- 35
- 36 6. THENCE N 47°47'17" E, A DISTANCE OF 31.50 FEET;
- 37
- 38 7. THENCE N 42°12'54" W, A DISTANCE OF 3.00 FEET;
- 39
- 40 8. THENCE N 47°47'17" E, A DISTANCE OF 7.89 FEET;
- 41
- 42 9. THENCE S 42°13'52" E, A DISTANCE OF 3.00 FEET;
- 43
- 44 10. THENCE N 47°47'17" E, A DISTANCE OF 7.21 FEET, TO A POINT ON THE EAST LINE
45 OF SAID 'PARCEL 2';
- 46
- 47 11. THENCE ALONG SAID EAST LINE, S 00°07'23" E, A DISTANCE OF 2.70 FEET, TO THE
48 SOUTHEAST CORNER OF SAID 'PARCEL 2';
49

1 12. THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S 47°47'17" W, A DISTANCE OF
2 70.82 FEET TO THE
3 POINT OF BEGINNING.
4 THE ABOVE DESCRIBED PARCEL CONTAINS 188 SQ. FT. (0.004 ACRES), MORE OR LESS.

5
6 BASIS OF BEARINGS:
7 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
8 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
9 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
10 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST.
11 SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

12
13 **PARCEL NUMBER: TE-175**
14 **3915 MORRISON ROAD**

15
16 **LEGAL DESCRIPTION**

17
18 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AS
19 PARCEL '3' AT

20
21
22
23 RECEPTION NO. 2022127747, IN THE CITY AND COUNTY OF DENVER CLERK AND
24 RECORDER'S OFFICE, AND BEING A PART OF LOT 18, BLOCK 31, BELMONT PARK, LYING
25 IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST,
26 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING
27 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

28
29 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
30 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
31 THENCE N 37° 04' 23" E, A DISTANCE OF 215.14 FEET TO THE SOUTHWEST CORNER OF
32 SAID 'PARCEL 3' AND THE POINT OF
33 BEGINNING;

34 1. THENCE ALONG THE WEST LINE OF SAID 'PARCEL 3', N 00°07'23" W , A DISTANCE
35 OF 2.70 FEET;
36 2. THENCE DEPARTING SAID WEST LINE, N 47°47'17" E, A DISTANCE OF 51.41 FEET,
37 TO A POINT ON THE EAST LINE OF SAID PARCEL 3;

38
39 3. THENCE ALONG SAID EAST LINE, S 00°05'46" E, A DISTANCE OF 2.70 FEET, TO THE
40 SOUTHEAST CORNER OF SAID PARCEL 3;

41
42 4. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 3, S 47°47'17" W, A
43 DISTANCE OF 51.41 FEET TO THE POINT OF BEGINNING.
44 THE ABOVE DESCRIBED PARCEL CONTAINS 103 SQ. FT. (0.002 ACRES), MORE OR LESS.

45
46 BASIS OF BEARINGS:
47 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
48 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
49 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS

1 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST.
2 SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

3
4 **PARCEL NUMBER: TE-176 REV**
5 **3901 MORRISON ROAD**

6
7 **LEGAL DESCRIPTION**
8

9 A PARCEL OF LAND, BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.
10 2019180809, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
11 LYING IN THE NORTHEAST QUARTER OF
12 SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
13 CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED
14 AS FOLLOWS:

15
16 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
17 3-1/4" ALUMINUM
18 CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM
19 MONUMENT BOX, THENCE S 37° 36' 17" W, A DISTANCE OF 1,658.51 FEET TO THE
20 EASTERLY CORNER OF SAID PARCEL AND THE POINT
21 OF BEGINNING;

- 22
23 1. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°47'17" W, A
24 DISTANCE OF 403.01 FEET TO THE SOUTH CORNER OF SAID PARCEL;
25
26 2. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°05'46" W, A DISTANCE OF
27 2.70 FEET;
28
29 3. THENCE DEPARTING SAID WEST LINE, N 47°47'17" E, A DISTANCE OF 37.09 FEET;
30
31 4. THENCE N 30°36'57 "W, A DISTANCE OF 8.17 FEET;
32
33 5. THENCE N 47°47'17" E, A DISTANCE OF 32.23 FEET;
34
35 6. THENCE S 42°12'43" E, A DISTANCE OF 8.00 FEET;
36
37 7. THENCE N 47°47'17" E, A DISTANCE OF 134.34 FEET;
38
39 8. THENCE N 42°12'43" W, A DISTANCE OF 3.00 FEET;
40
41 9. THENCE N 47°47'17" E, A DISTANCE OF 10.00 FEET;
42
43 10. THENCE S 42°12'43" E, A DISTANCE OF 3.00 FEET;
44
45 11. THENCE N 47°47'17" E, A DISTANCE OF 58.01 FEET;
46
47 12. THENCE N 42°12'43" W, A DISTANCE OF 3.00 FEET;
48
49 13. THENCE N 47°47'17" E, A DISTANCE OF 10.00 FEET;

- 1
2 14. THENCE S 42°12'43" E, A DISTANCE OF 3.00 FEET;
3
4 15. THENCE N 47°47'17" E, A DISTANCE OF 34.10 FEET;
5
6 16. THENCE N 42°12'43" W, A DISTANCE OF 3.00 FEET;
7
8 17. THENCE N 47°47'17" E, A DISTANCE OF 10.00 FEET;
9
10 18. THENCE S 42°12'43" E, A DISTANCE OF 3.00 FEET;
11
12 19. THENCE N 47°47'17" E, A DISTANCE OF 71.63 FEET, TO THE NORTH LINE OF SAID
13 PARCEL;
14
15 20. THENCE ALONG SAID NORTH LINE, S 89°19'28" E, A DISTANCE OF 2.94 FEET TO THE
16 POINT OF BEGINNING.

17
18 THE ABOVE DESCRIBED PARCEL CONTAINS 1,157 SQ. FT. (0.027 ACRES), MORE OR LESS.

19
20 BASIS OF BEARINGS:

21 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
22 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
23 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
24 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
25 28° 46' 12" E.

26
27 **PARCEL NUMBER: TE-177**
28 **3940 MORRISON ROAD**

29
30 **LEGAL DESCRIPTION**
31

32 A PARCEL OF LAND, BEING A PORTION OF PARCEL 2, AS DESCRIBED AT RECEPTION NO.
33 2015040606 AND LATER CORRECTED AT RECEPTION NO. 2020053351, IN THE CITY AND
34 COUNTY OF DENVER CLERK AND
35 RECORDER'S OFFICE, BEING A PART OF LOTS 1, 2, 3 AND 11, BLOCK 13, WESTLAWN
36 ADDITION, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
37 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
38 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

39
40 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
41 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
42 THENCE N 52° 38' 32" E, A DISTANCE OF
43 236.36 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 3 AND THE POINT OF
44 BEGINNING;

- 45
46 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 3, N 47°47'17" E, A
47 DISTANCE OF 55.75 FEET, TO THE NORTHERLY CORNER OF SAID PARCEL 3;
48
49 2. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, S 42°12'43" E, A

- 1 DISTANCE OF 5.00 FEET;
2
3 3. THENCE DEPARTING SAID NORTHEASTERLY LINE, S 47°47'17" W, A DISTANCE OF
4 53.54 FEET;
5
6 4. THENCE S 00°04'01" E, A DISTANCE OF 76.45 FEET;
7
8 5. THENCE S 89°55'59" W, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY
9 LINE OF SAID PARCEL 3;
10
11 6. THENCE ALONG SAID WESTERLY LINE, N 00°04'01" W, A DISTANCE OF 78.67 FEET,
12 TO THE POINT OF BEGINNING.
13 THE ABOVE DESCRIBED PARCEL CONTAINS 661 SQ. FT. (0.015 ACRES), MORE OR LESS.

14
15 BASIS OF BEARINGS:
16 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
17 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
18 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
19 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
20 28° 46' 12" E.

21
22 **PARCEL NUMBER: TE-178**
23 **3900 MORRISON ROAD**

24
25 **LEGAL DESCRIPTION**
26

27 A PARCEL OF LAND, BEING A PORTION OF PARCEL 2, AS DESCRIBED AT RECEPTION NO.
28 2015040606 AND LATER CORRECTED AT RECEPTION NO. 2020053350, IN THE CITY AND
29 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOTS 3 AND 4,
30 BLOCK 13, WESTLAWN ADDITION, LYING IN THE NORTHEAST QUARTER OF SECTION 18,
31 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
32 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
33 FOLLOWS:

34
35 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
36 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
37 THENCE N 51° 05' 23" E, A DISTANCE OF
38 347.26 FEET TO THE NORTHERLY CORNER OF SAID PARCEL 2 AND THE POINT OF
39 BEGINNING;

- 40
41 1. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2, S 42°12'43" E, A
42 DISTANCE OF 5.00 FEET;
43
44 2. THENCE DEPARTING SAID NORTHEASTERLY LINE, S 47°47'17" W, A DISTANCE OF
45 55.42 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 2;
46
47 3. THENCE ALONG SAID SOUTHWESTERLY LINE, N 42°12'43" W, A DISTANCE OF 5.00
48 FEET, TO THE WESTERLY CORNER OF SAID PARCEL 2;
49

1 4. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, N 47°47'17" E, A
2 DISTANCE OF 55.42 FEET, TO THE POINT OF BEGINNING.
3 THE ABOVE DESCRIBED PARCEL CONTAINS 277 SQ. FT. (0.006 ACRES), MORE OR LESS.
4

5 BASIS OF BEARINGS:
6 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
7 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
8 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
9 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
10 28° 46' 12" E.
11

12 **PARCEL NUMBER: TE-179**
13 **3900 MORRISON ROAD, SPACE 2**

14 **LEGAL DESCRIPTION**

15
16
17 A PARCEL OF LAND, BEING A PART OF THAT PARCEL DESCRIBED AT RECEPTION NO.
18 2002098228,
19 RECONFIGURED TO PARCEL 1 AT RECEPTION NO. 2015040605 AND LATER CORRECTED
20 AT RECEPTION NO. 2020053349, IN THE CITY AND COUNTY OF DENVER CLERK AND
21 RECORDER'S OFFICE, BEING A PART OF LOTS
22 4, 5, 6, AND 7, BLOCK 13, WESTLAWN ADDITION, LYING IN THE NORTHEAST QUARTER OF
23 SECTION 18,
24 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
25 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
26 FOLLOWS:
27

28 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
29 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
30 THENCE N 50° 18' 06" E, A DISTANCE OF
31 456.02 FEET TO THE NORTHERLY CORNER OF SAID PARCEL 1 AND THE POINT OF
32 BEGINNING;
33

- 34 1. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, S 00°02'03" E, A
35 DISTANCE OF 6.75 FEET;
36
- 37 2. THENCE DEPARTING SAID EASTERLY LINE, S 47°47'17" W, A DISTANCE OF 104.37
38 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1;
39
- 40 3. THENCE ALONG SAID SOUTHWESTERLY LINE, N 42°12'43" W, A DISTANCE OF 5.00
41 FEET, TO THE WESTERLY CORNER OF SAID PARCEL 1;
42
- 43 4. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL1, N 47°47'17" E, A
44 DISTANCE OF 108.90 FEET, TO THE POINT OF BEGINNING.
45 THE ABOVE DESCRIBED PARCEL CONTAINS 533 SQ. FT. (0.012 ACRES), MORE OR LESS.
46

47 BASIS OF BEARINGS:
48 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
49 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET

1 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
2 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
3 28° 46' 12" E.
4

5 **PARCEL NUMBER: TE-180**
6 **3892 MORRISON ROAD**
7

8 **LEGAL DESCRIPTION**
9

10 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
11 RECEPTION NO. 2017053650, IN THE CITY AND COUNTY OF DENVER CLERK AND
12 RECORDER'S OFFICE, BEING A PART OF LOTS
13 8, 9 & 10, BLOCK 13, WESTLAWN ADDITION, LYING IN THE NORTHEAST QUARTER OF
14 SECTION 18, TOWNSHIP
15 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
16 DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
17

18 COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT AT MORRISON ROAD
19 AND SOUTH PERRY STREET, MONUMENTED BY A MARKED STONE IN A RANGE BOX,
20 THENCE N 50° 18' 06" E, A DISTANCE OF
21 456.02 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND THE POINT OF
22 BEGINNING;
23

- 24 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°47'17" E, A
25 DISTANCE OF 82.46 FEET, TO THE NORTHERLY CORNER OF SAID PARCEL;
26
- 27 2. THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, S 66°07'23" E, A
28 DISTANCE OF 9.73 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL;
29
- 30 3. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°02'03" E, A DISTANCE
31 OF 51.42 FEET;
32
- 33 4. THENCE DEPARTING SAID EASTERLY LINE, S 89°57'57" W, A DISTANCE OF 3.00
34 FEET;
35
- 36 5. THENCE N 00°02'03" W, A DISTANCE OF 47.28 FEET;
37
- 38 6. THENCE N 66°07'23" W, A DISTANCE OF 5.41 FEET;
39
- 40 7. THENCE S 47°47'17" W, A DISTANCE OF 83.74 FEET, TO A POINT ON THE WESTERLY
41 LINE OF SAID PARCEL;
42
- 43 8. THENCE ALONG SAID WESTERLY LINE, N 00°02'03" W, A DISTANCE OF 6.75 FEET,
44 TO THE POINT OF BEGINNING.
45 THE ABOVE DESCRIBED PARCEL CONTAINS 601 SQ. FT. (0.014 ACRES), MORE OR LESS.
46

47 BASIS OF BEARINGS:
48 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
49 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET

1 IN THE TOP OF A
2 CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK
3 SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

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PARCEL NUMBER: TE-181
3895 W. CUSTER PL.

LEGAL DESCRIPTION

10 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
11 RECEPTION NO. 2012048072, IN THE CITY AND COUNTY OF DENVER CLERK AND
12 RECORDER'S OFFICE, BEING A PART OF LOT 1, BLOCK 8, WESTLAWN ADDITION, LYING
13 IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST,
14 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING
15 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16
17 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
18 3-1/4" ALUMINUM
19 CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM
20 MONUMENT BOX, THENCE S 35° 31' 02" W, A DISTANCE OF 1,661.97 FEET TO THE
21 NORTHEASTERLY CORNER OF SAID PARCEL AND THE
22 POINT OF BEGINNING;

- 23
24 1. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°00'54" E, A DISTANCE
25 OF 4.05 FEET;
26
27 2. THENCE DEPARTING SAID EASTERLY LINE, S 47°47'17" W, A DISTANCE OF 36.50
28 FEET;
29
30 3. THENCE S 42°12'43" E, A DISTANCE OF 2.00 FEET;
31
32 4. THENCE S 47°47'17" W, A DISTANCE OF 15.24 FEET;
33
34 5. THENCE S 00°02'03" E, A DISTANCE OF 43.58 FEET, TO A POINT ON THE
35 SOUTHERLY LINE OF SAID PARCEL;
36
37 6. THENCE ALONG SAID SOUTHERLY LINE, N 89°12'56" W, A DISTANCE OF 5.00 FEET,
38 TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
39
40 7. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 00°02'03" W, A DISTANCE
41 OF 45.73 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL;
42
43 8. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N 47°47'17" E, A
44 DISTANCE OF 56.69 FEET, TO THE
45 POINT OF BEGINNING.

46 THE ABOVE DESCRIBED PARCEL CONTAINS 419 SQ. FT. (0.010 ACRES), MORE OR LESS.

47
48 BASIS OF BEARINGS:
49 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)

1 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
2 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
3 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
4 28° 46' 12" E.

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9

PARCEL NUMBER: TE-182
3830 MORRISON ROAD

LEGAL DESCRIPTION

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A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
RECEPTION NO. 2024061144, IN THE CITY AND COUNTY OF DENVER CLERK AND
RECORDER'S OFFICE, BEING A PART OF LOTS
2 AND 3, BLOCK 8, WESTLAWN ADDITION, LYING IN THE NORTHEAST QUARTER OF
SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
3-1/4" ALUMINUM
CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM
MONUMENT BOX, THENCE S 35° 05' 44" W, A DISTANCE OF 1,607.02 FEET TO THE
NORTHERLY CORNER OF LOT 3, SAID CORNER ALSO
BEING THE MOST WESTERLY CORNER OF LOT 22, BLOCK 37, BELMONT PARK ANNEX
AND THE POINT OF BEGINNING;

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1. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, S 89°33'35" E, A
DISTANCE OF 7.33 FEET;
2. THENCE DEPARTING SAID NORTHERLY LINE, S47°26'41" W, A DISTANCE OF 3.72
FEET;
3. THENCE N 81°44'04" W, A DISTANCE OF 2.58 FEET;
4. THENCE S 47°26'41" W, A DISTANCE OF 21.52 FEET;
5. THENCE S 47°47'17" W, A DISTANCE OF 37.47 FEET, TO A POINT ON THE WESTERLY
LINE OF SAID PARCEL;
6. THENCE ALONG SAID WESTERLY LINE, N 00°00'54" W, A DISTANCE OF 4.05 FEET,
TO THE NORTHWESTERLY CORNER OF SAID PARCEL;
7. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°47'17" E, A
DISTANCE OF 34.74 FEET;
8. THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, N 47°26'41" E, A
DISTANCE OF 21.51 FEET, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 185 SQ. FT. (0.004 ACRES), MORE OR LESS.

1 BASIS OF BEARINGS:
2 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
3 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
4 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
5 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
6 28° 46' 12" E.
7

8 **PARCEL NUMBER: TE-183**
9 **3801 MORRISON ROAD**

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11 **LEGAL DESCRIPTION**
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13 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
14 RECEPTION NO. 2008081471, IN THE CITY AND COUNTY OF DENVER CLERK AND
15 RECORDER'S OFFICE, BEING A PART OF LOTS 30, 31, 32, 33 & 34, BLOCK 31, BELMONT
16 PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
17 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
18 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
19 FOLLOWS:
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21 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
22 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
23 ALUMINUM MONUMENT BOX, THENCE S 37° 36' 17" W, A DISTANCE OF 1,658.51 FEET TO
24 THE SOUTH EAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;
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- 26 1. THENCE ALONG THE SOUTH LINE OF SAID PARCEL, N 89°19'28" W , A DISTANCE OF
27 11.76 FEET;
- 28
- 29 2. THENCE DEPARTING SAID SOUTH LINE, N 47°47'17" E , A DISTANCE OF 51.53 FEET;
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- 31 3. THENCE N 47°26'41" E, A DISTANCE OF 105.32 FEET;
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- 33 4. THENCE N 11°47'46" E, A DISTANCE OF 13.05 FEET;
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- 35 5. THENCE N 89°31'06" W, A DISTANCE OF 50.10 FEET;
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- 37 6. THENCE N 00°28'54" E, A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTH LINE
38 OF SAID PARCEL;
39
- 40 7. THENCE ALONG SAID NORTH LINE, S 89°31'06" E, A DISTANCE OF 59.86 FEET,
41
- 42 8. THENCE DEPARTING SAID NORTH LINE, S 11°47'46" W, A DISTANCE OF 25.39 FEET
43 TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
44
- 45 9. THENCE ALONG SAID EASTERLY LINE S 47°26'41" W, A DISTANCE OF 107.91 FEET;
46
- 47 10. THENCE CONTINUING ALONG SAID EASTERLY LINE, S 47°47'17" W, A DISTANCE OF
48 42.94 FEET, TO THE POINT OF BEGINNING.
49 THE ABOVE DESCRIBED PARCEL CONTAINS 1,824 SQ. FT. (0.042 ACRES), MORE OR LESS.

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BASIS OF BEARINGS:
ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-184
3800 MORRISON ROAD**

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2017050054, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOTS 21 AND 22, BLOCK 37, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM MONUMENT BOX, THENCE S 35° 05' 44" W, A DISTANCE OF 1,607.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 1. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°26'41" E, A DISTANCE OF 107.18 FEET, TO THE NORTHERLY CORNER OF SAID PARCEL;
 - 2. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 47°09'28" E, A DISTANCE OF 5.02 FEET;
 - 3. THENCE DEPARTING SAID EASTERLY LINE, S 47°26'41" W, A DISTANCE OF 102.22 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL;
 - 4. THENCE ALONG SAID SOUTHERLY LINE, N 89°33'35" W, A DISTANCE OF 7.33 FEET, TO THE POINT OF BEGINNING.
- THE ABOVE DESCRIBED PARCEL CONTAINS 523 SQ. FT. (0.012 ACRES), MORE OR LESS.

BASIS OF BEARINGS:
ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-187
450 S. NEWTON ST.**

LEGAL DESCRIPTION

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A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2017063276, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOT 11, BLOCK 18, BELMONT PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT LOCATED APPROXIMATELY 107 FEET NORTHEASTERLY OF THE INTERSECTION OF CENTERLINES OF MORRISON ROAD AND SOUTH OSCEOLA STREET, SAID RANGE POINT ALSO BEING APPROXIMATELY 224 FEET SOUTHWESTERLY OF THE INTERSECTIONS OF CENTERLINES OF MORRISON ROAD, WEST VIRGINIA AVENUE AND SOUTH NEWTON STREET, MONUMENTED BY A DRAG TOOTH IN A RANGE BOX, THENCE N 36° 52' 32" E, A DISTANCE OF 265.84 FEET TO A POINT ALONG THE WESTERLY LINE OF SAID LOT 11, ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF DENVER AT BOOK 7637 PAGE 246, MARCH 10, 1955, IN THE RECORDS OF SAID CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE N 00°06'41" W, A DISTANCE OF 7.92 FEET TO THE POINT OF BEGINNING;

- 1. THENCE CONTINUING ALONG SAID WESTERLY LINE, N 00°06'41" W, A DISTANCE OF 2.91 FEET;
- 2. THENCE DEPARTING SAID WESTERLY LINE, S 86°22'48" E, A DISTANCE OF 1.87 FEET;
- 3. THENCE S 41°31'06" E, A DISTANCE OF 15.57 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL;
- 4. THENCE ALONG SAID SOUTHERLY LINE, S 47°41'27" W, A DISTANCE OF 3.78 FEET;
- 5. THENCE DEPARTING SAID SOUTHERLY LINE, N 39°26'01" W, A DISTANCE OF 14.77 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 56 SQ. FT. (0.001 ACRES), MORE OR LESS.

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-188
3729 MORRISON ROAD**

1 **LEGAL DESCRIPTION**

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3 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
4 RECEPTION NO. 2017063275, IN THE CITY AND COUNTY OF DENVER CLERK AND
5 RECORDER'S OFFICE, BEING A PART OF LOTS 12 & 13, BLOCK 18, BELMONT PARK, LYING
6 IN THE NORTHEAST QUARTER OF SECTION 18,
7 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
8 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
9 FOLLOWS:

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11 COMMENCING AT A RANGE POINT LOCATED APPROXIMATELY 107 FEET
12 NORTHEASTERLY OF THE INTERSECTION OF CENTERLINES OF MORRISON ROAD AND
13 SOUTH OSCEOLA STREET, SAID RANGE POINT ALSO BEING APPROXIMATELY 224 FEET
14 SOUTHWESTERLY OF THE INTERSECTIONS OF
15 CENTERLINES OF MORRISON ROAD, WEST VIRGINIA AVENUE AND SOUTH NEWTON
16 STREET, MONUMENTED BY A DRAG TOOTH IN A RANGE BOX, THENCE N 39° 33' 22" E, A
17 DISTANCE OF 289.70 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12 AND THE
18 POINT OF BEGINNING;

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20 1. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°06'38"W, A DISTANCE OF
21 6.75 FEET;
22
23 2. THENCE DEPARTING SAID WEST LINE, N 47°41'27" E, A DISTANCE OF 67.45 FEET TO
24 A POINT ON THE EAST LINE OF SAID PARCEL;
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26 3. THENCE ALONG SAID EAST LINE, S 00°06'30" E, A DISTANCE OF 6.75 FEET TO THE
27 SOUTHEAST CORNER OF SAID PARCEL;
28
29 4. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°41'27" W, A
30 DISTANCE OF 67.45 FEET TO THE POINT OF BEGINNING.
31 THE ABOVE DESCRIBED PARCEL CONTAINS 337 SQ. FT. (0.008 ACRES), MORE OR LESS.

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33 BASIS OF BEARINGS:
34 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
35 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
36 IN THE TOP OF A
37 CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK
38 SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

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40 **PARCEL NUMBER: TE-189**
41 **3715 MORRISON RD**

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43 **LEGAL DESCRIPTION**

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45 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
46 RECEPTION NO. 1997071123, IN THE CITY AND COUNTY OF DENVER CLERK AND
47 RECORDER'S OFFICE, BEING A PART OF LOTS 14, 15, AND 16, BLOCK 18, BELMONT
48 PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
49 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,

1 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
2
3 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
4 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
5 ALUMINUM MONUMENT BOX, THENCE S 32° 54' 08" W, A DISTANCE OF 1,134.29 FEET TO
6 THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;
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8 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°41'27" W, A
9 DISTANCE OF 138.94 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
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11 2. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°06'30" W, A DISTANCE OF
12 4.05 FEET;
13
14 3. THENCE DEPARTING SAID WEST LINE, N 47°41'27" E, A DISTANCE OF 138.94 FEET,
15 TO THE EAST LINE OF SAID PARCEL;
16
17 4. THENCE ALONG SAID EAST LINE, S 00°05'50" E, A DISTANCE OF 4.05 FEET, TO THE
18 POINT OF BEGINNING.
19 THE ABOVE DESCRIBED PARCEL CONTAINS 417 SQ. FT. (0.010 ACRES), MORE OR LESS.

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21 BASIS OF BEARINGS:
22 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
23 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
24 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
25 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
26 28° 46' 12" E.
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28 **PARCEL NUMBER: TE-190A**
29 **3700 MORRISON RD**
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31 **LEGAL DESCRIPTION**
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33 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
34 RECEPTION NO. 2019108040, IN THE CITY AND COUNTY OF DENVER CLERK AND
35 RECORDER'S OFFICE, BEING A PART OF LOTS 3, 4, 5, AND 6, BLOCK 37, BELMONT PARK
36 ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
37 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
38 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
39 FOLLOWS:
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41 COMMENCING AT A RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES
42 WITHIN THE INTERSECTION OF WEST DAKOTA AVENUE AND SOUTH MEADE STREET,
43 MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE S 03° 42' 53" W, A DISTANCE OF
44 302.55 FEET TO THE NORTHEASTERLY
45 CORNER OF SAID LOT 6; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6, S 47° 41'
46 27" W, A DISTANCE OF 14.95 FEET TO THE POINT OF BEGINNING;
47
48 1. THENCE DEPARTING SAID NORTHERLY LINE, S 42°18'33" E, A DISTANCE OF 5.00
49 FEET;

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- 2 2. THENCE S 47°41'27" W, A DISTANCE OF 124.67 FEET, TO A POINT ON THE
- 3 WESTERLY LINE OF SAID PARCEL;
- 4
- 5 3. THENCE ALONG SAID WESTERLY LINE, N 00°05'16" W, A DISTANCE OF 6.75 FEET,
- 6 TO THE NORTHWEST CORNER OF SAID PARCEL;
- 7
- 8 4. THENCE ALONG SAID NORTHERLY LINE, N 47°41'27" E, A DISTANCE OF 120.14
- 9 FEET, TO THE POINT OF BEGINNING.
- 10 THE ABOVE DESCRIBED PARCEL CONTAINS 612 SQ. FT. (0.014 ACRES), MORE OR LESS.

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12 BASIS OF BEARINGS:
13 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
14 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
15 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
16 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
17 28° 46' 12" E.

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19 **PARCEL NUMBER: TE-190B**
20 **3700 MORRISON ROAD**

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22 **LEGAL DESCRIPTION**

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24 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
25 RECEPTION NO. 2019108040, IN THE CITY AND COUNTY OF DENVER CLERK AND
26 RECORDER'S OFFICE, BEING A PART OF LOT 6, BLOCK 37, BELMONT PARK ANNEX,
27 LYING IN THE NORTHEAST QUARTER OF SECTION 18,
28 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
29 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
30 FOLLOWS:

31
32 COMMENCING AT A RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES
33 WITHIN THE INTERSECTION OF WEST DAKOTA AVENUE AND SOUTH MEADE STREET,
34 MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE S 03° 42' 53" W, A DISTANCE OF
35 302.55 FEET TO THE NORTHEASTERLY
36 CORNER OF SAID LOT 6; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6, S 00°03'58"
37 E, A DISTANCE OF 6.75 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 6 AND
38 THE POINT OF BEGINNING;

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- 40 1. THENCE ALONG SAID EASTERLY LINE, S 00°03'58" E, A DISTANCE OF 15.48 FEET;
- 41
- 42 2. THENCE DEPARTING SAID EASTERLY LINE, N 42°18'33" W, A DISTANCE OF 11.46
- 43 FEET;
- 44
- 45 3. THENCE, N 47°41'27" E, A DISTANCE OF 10.41 FEET, TO THE POINT OF BEGINNING.
- 46 THE ABOVE DESCRIBED PARCEL CONTAINS 60 SQ. FT. (0.001 ACRES), MORE OR LESS.
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48 BASIS OF BEARINGS:
49 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)

1 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
2 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
3 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
4 28° 46' 12" E.

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**PARCEL NUMBER: TE-191
3701 MORRISON RD**

LEGAL DESCRIPTION

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A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
RECEPTION NO. 2017000131, IN THE CITY AND COUNTY OF DENVER CLERK AND
RECORDER'S OFFICE, BEING A PART OF LOTS 17, 18, 19, 20 & 21, BLOCK 18, BELMONT
PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
ALUMINUM MONUMENT BOX, THENCE S 30° 56' 15" W, A DISTANCE OF 1,004.45 FEET TO
THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

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1. THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S 47°41'27" W, A DISTANCE OF
134.90 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL;
2. THENCE DEPARTING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID PARCEL,
N 00°05'50" W, A DISTANCE OF 4.05 FEET;
3. THENCE N47°41'27"E, A DISTANCE OF 132.20 FEET;
4. THENCE N 00°04'38" W , A DISTANCE OF 64.65 FEET;
5. THENCE N 89°55'22" E, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE
OF SAID PARCEL;
6. THENCE ALONG SAID EAST LINE, S 00°04'38" E, A DISTANCE OF 66.88 FEET TO THE
POINT OF BEGINNING.

39 THE ABOVE DESCRIBED PARCEL CONTAINS 532 SQ. FT. (0.012 ACRES), MORE OR LESS.

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BASIS OF BEARINGS:
ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
28° 46' 12" E.

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**PARCEL NUMBER: TE-192A
446 S MEADE ST**

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LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2017030183, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOT 1, BLOCK 36, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM MONUMENT BOX, THENCE S27° 27' 57" W, A DISTANCE OF 1011.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, S 00°03'58" E, A DISTANCE OF 27.34 FEET, TO THE POINT OF BEGINNING;

1. THENCE DEPARTING SAID WESTERLY LINE, S 19°13'20" E, A DISTANCE OF 23.44 FEET;
2. THENCE S 89°56'02" W, A DISTANCE OF 6.69 FEET;
3. THENCE S 00°03'58" E, A DISTANCE OF 7.88 FEET;
4. THENCE S 89°56'02" W, A DISTANCE OF 1.00 FEET, TO A POINT ON SAID WESTERLY LINE;
5. THENCE ALONG SAID WESTERLY LINE, N 00°03'58" W, A DISTANCE OF 30.03 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 93 SQ. FT. (0.002 ACRES), MORE OR LESS.

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BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.

**PARCEL NUMBER: TE-192B
446 S. MEADE ST**

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2017030183, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PART OF LOTS 1 AND 2, BLOCK 36, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND

1 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
2 FOLLOWS:

3
4 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
5 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
6 ALUMINUM MONUMENT BOX, THENCE S 26° 03' 08" W, A DISTANCE OF 948.05 FEET TO
7 THE NORTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

8
9 1. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°03'19" E, A DISTANCE
10 OF 12.15 FEET;

11
12 2. THENCE DEPARTING SAID EASTERLY LINE, S 47°43'48" W, A DISTANCE OF 60.77
13 FEET;

14
15 3. THENCE S 00°03'58" E, A DISTANCE OF 11.89 FEET;

16
17 4. THENCE S 60°14'55" W, A DISTANCE OF 5.76 FEET, TO A POINT ON THE WESTERLY
18 LINE OF SAID PARCEL;

19
20 5. THENCE ALONG SAID WESTERLY LINE, N 00°03'58" W, A DISTANCE OF 22.35 FEET,
21 TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

22
23 6. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N 47°43'48" E, A
24 DISTANCE OF 67.52 FEET, TO THE POINT OF BEGINNING.

25 THE ABOVE DESCRIBED PARCEL CONTAINS 663 SQ. FT. (0.015 ACRES), MORE OR LESS.

26
27 BASIS OF BEARINGS:

28 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
29 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
30 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
31 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
32 28° 46' 12" E.

33
34 **PARCEL NUMBER: TE-193**
35 **3649 MORRISON RD**

36
37 **LEGAL DESCRIPTION**

38
39 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
40 RECEPTION NO. 2020150517, IN THE CITY AND COUNTY OF DENVER CLERK AND
41 RECORDER'S OFFICE, BEING A PART OF LOTS 14, 15, 16 & 17, BLOCK 17, BELMONT
42 PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
43 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
44 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

45
46 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
47 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
48 ALUMINUM MONUMENT BOX, THENCE S 26° 48' 42" W, A DISTANCE OF 812.79 FEET TO
49 THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 1
2 1. THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S 47°43'48" W, A DISTANCE OF
3 134.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
4
5 2. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°04'38" W, A DISTANCE OF
6 26.58 FEET;
7
8 3. THENCE DEPARTING SAID WEST LINE, N 89°55'22" E, A DISTANCE OF 5.00 FEET;
9
10 4. THENCE S 00°04'38" E, A DISTANCE OF 15.30 FEET;
11
12 5. THENCE N 47°43'48" E, A DISTANCE OF 128.16 FEET TO A POINT ON THE EAST LINE
13 OF SAID PARCEL;
14
15 6. THENCE ALONG SAID EAST LINE, S 00°06'02" E, A DISTANCE OF 6.75 FEET TO THE
16 POINT OF BEGINNING.
17 THE ABOVE DESCRIBED PARCEL CONTAINS 762 SQ. FT. (0.017 ACRES), MORE OR LESS.

18
19 BASIS OF BEARINGS:
20 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
21 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
22 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
23 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
24 28° 46' 12" E.
25

26 **PARCEL NUMBER: TE-194**
27 **3660 MORRISON ROAD**

28 **LEGAL DESCRIPTION**

29
30
31 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
32 RECEPTION NO. 2006062851, IN THE CITY AND COUNTY OF DENVER CLERK AND
33 RECORDER'S OFFICE, BEING A PART OF LOTS 3 AND 4, BLOCK 36, BELMONT PARK
34 ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
35 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
36 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
37 FOLLOWS:
38

39 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
40 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
41 ALUMINUM MONUMENT BOX, THENCE S 26° 03' 08" W, A DISTANCE OF 948.05 FEET TO
42 THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING;
43

- 44 1. THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4, N 47°43'48" E, A
45 DISTANCE OF 67.52 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4;
46
47 2. THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, S 00°03'05" E, A DISTANCE OF
48 12.15 FEET;
49

1 3. THENCE DEPARTING SAID EASTERLY LINE, S 47°43'48" W, A DISTANCE OF 67.52
2 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 3;

3
4 4. THENCE ALONG SAID WESTERLY LINE, N 00°03'19" W, A DISTANCE OF 12.15 FEET,
5 TO THE POINT OF BEGINNING.

6 THE ABOVE DESCRIBED PARCEL CONTAINS 608 SQ. FT. (0.014 ACRES), MORE OR LESS.

7
8 BASIS OF BEARINGS:

9 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
10 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
11 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
12 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
13 28° 46' 12" E.

14
15 **PARCEL NUMBER: TE-195**
16 **3640 MORRISON ROAD**

17
18 **LEGAL DESCRIPTION**

19
20 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
21 RECEPTION NO. 1996043628, IN THE CITY AND COUNTY OF DENVER CLERK AND
22 RECORDER'S OFFICE, BEING A PART OF LOT 5, BLOCK 36, BELMONT PARK ANNEX,
23 LYING IN THE NORTHEAST QUARTER OF SECTION 18,
24 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
25 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
26 FOLLOWS:

27
28 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
29 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
30 ALUMINUM MONUMENT BOX, THENCE S 23° 00' 48" W, A DISTANCE OF 837.53 FEET, TO
31 THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

32
33 1. THENCE ALONG THE EASTERLY LINE OF SAID LOT 5, S 00°02'52" E, A DISTANCE OF
34 12.15 FEET;

35
36 2. THENCE DEPARTING SAID EASTERLY LINE, S 47°43'48" W, A DISTANCE OF 52.68
37 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 5;

38
39 3. THENCE ALONG SAID WESTERLY LINE, N 00°03'05" W, A DISTANCE OF 12.15 FEET,
40 TO THE NORTHWESTERLY CORNER OF SAID LOT 5;

41
42 4. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, N 47°43'48" E, A DISTANCE
43 OF 52.68 FEET, TO THE POINT OF BEGINNING.

44 THE ABOVE DESCRIBED PARCEL CONTAINS 474 SQ. FT. (0.011 ACRES), MORE OR LESS.

45
46 BASIS OF BEARINGS:

47 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
48 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
49 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS

1 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
2 28° 46' 12" E.

3
4
5
6
7
8

**PARCEL NUMBER: TE-196
3615 MORRISON ROAD**

LEGAL DESCRIPTION

9 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
10 RECEPTION NO. 2014029327, IN THE CITY AND COUNTY OF DENVER CLERK AND
11 RECORDER'S OFFICE, BEING A PART OF LOTS 18 AND 19, BLOCK 17, BELMONT PARK,
12 LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68
13 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,
14 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15
16 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
17 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
18 ALUMINUM MONUMENT BOX, THENCE S 23° 48' 06" W, A DISTANCE OF 715.48 FEET, TO
19 THE SOUTHEASTERLY CORNER OF SAID LOT 19 AND THE POINT OF BEGINNING;

- 20
21 1. THENCE ALONG THE SOUTHERLY LINE OF LOTS 19 AND 18, SAID BLOCK 17, S
22 47°43'48" W, A DISTANCE OF 105.23 FEET, TO THE SOUTHWESTERLY CORNER OF SAID
23 LOT 18;
24
25 2. THENCE ALONG THE WESTERLY LINE OF SAID SAID LOT 18, N 00°06'02" W, A
26 DISTANCE OF 6.75 FEET;
27
28 3. THENCE DEPARTING SAID WESTERLY LINE, N 47°43'48" E, A DISTANCE OF 105.22
29 FEET, TO THE EASTERLY LINE OF SAID LOT 19;
30
31 4. THENCE ALONG SAID EASTERLY LINE, S 00°06'32" E, A DISTANCE OF 6.75 FEET, TO
32 THE POINT OF BEGINNING.

33 THE ABOVE DESCRIBED PARCEL CONTAINS 526 SQ. FT. (0.012 ACRES), MORE OR LESS.

34
35 **BASIS OF BEARINGS:**

36 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
37 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
38 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
39 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
40 28° 46' 12" E.

41
42
43
44
45
46

**PARCEL NUMBER: TE-197
3632 MORRISON ROAD**

LEGAL DESCRIPTION

47 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
48 RECEPTION NO. 2018018978, IN THE CITY AND COUNTY OF DENVER CLERK AND
49 RECORDER'S OFFICE, BEING A PART OF LOT 6, BLOCK 36, BELMONT PARK ANNEX,

1 LYING IN THE NORTHEAST QUARTER OF SECTION 18,
2 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
3 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
4 FOLLOWS:
5

6 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
7 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
8 ALUMINUM MONUMENT BOX, THENCE S 23° 00' 48" W, A DISTANCE OF 837.53 FEET, TO
9 THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING;

- 10
11 1. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6, N 47°43'48" E, A DISTANCE
12 OF 52.68 FEET, TO THE NORTHEAST CORNER OF SAID LOT 6;
 - 13
14 2. THENCE ALONG THE EAST LINE OF SAID LOT 6, S 00°02'39" E, A DISTANCE OF 13.90
15 FEET;
 - 16
17 3. THENCE DEPARTING SAID EAST LINE, N 42°16'12" W, A DISTANCE OF 1.29 FEET;
 - 18
19 4. THENCE S 47°43'48" W, A DISTANCE OF 51.50 FEET, TO A POINT ON THE WEST LINE
20 OF SAID LOT 6;
 - 21
22 5. THENCE ALONG SAID WEST LINE, N 00°02'52" W, A DISTANCE OF 12.15 FEET, TO
23 THE POINT OF BEGINNING.
- 24 THE ABOVE DESCRIBED PARCEL CONTAINS 475 SQ. FT. (0.011 ACRES), MORE OR LESS.

25
26 BASIS OF BEARINGS:
27 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
28 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
29 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
30 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
31 28° 46' 12" E.
32

33 **PARCEL NUMBER: TE-198**
34 **3602 MORRISON ROAD**

35
36 **LEGAL DESCRIPTION**
37

38 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
39 RECEPTION NO. 2015050961, IN THE CITY AND COUNTY OF DENVER CLERK AND
40 RECORDER'S OFFICE, BEING A PART OF LOTS 7, 8, 9 AND 10, BLOCK 36, BELMONT PARK
41 ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
42 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
43 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
44

45 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
46 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
47 ALUMINUM MONUMENT BOX, THENCE S 16°18'06" W, A DISTANCE OF 671.60 FEET TO THE
48 NORTHEASTERLY CORNER OF SAID LOT 10; THENCE ALONG THE NORTHWESTERLY
49 LINE OF SAID LOT 10, S 47°43'48" W, A DISTANCE OF 22.48 FEET, TO THE POINT OF

- 1 BEGINNING;
2
3 1. THENCE DEPARTING SAID NORTHWESTERLY LINE, S 73°01'21" E, A DISTANCE OF
4 17.41 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
5
6 2. THENCE ALONG SAID EASTERLY LINE, S 00°02'34" E, A DISTANCE OF 7.08 FEET;
7
8 3. THENCE DEPARTING SAID EASTERLY LINE, N 15°10'50" W, A DISTANCE OF 3.05
9 FEET;
10
11 4. THENCE N 35°52'32" W, A DISTANCE OF 2.48 FEET;
12
13 5. THENCE N 70°47'43" W, A DISTANCE OF 3.45 FEET;
14
15 6. THENCE S 47°43'48" W, A DISTANCE OF 24.04 FEET;
16
17 7. THENCE N 55°02'10" W, A DISTANCE OF 3.08 FEET;
18
19 8. THENCE S 47°43'48" W, A DISTANCE OF 11.16 FEET;
20
21 9. THENCE S 32°21'30" E, A DISTANCE OF 3.05 FEET;
22
23 10. THENCE S 47°43'48" W, A DISTANCE OF 7.96 FEET;
24
25 11. THENCE N 58°25'33" W, A DISTANCE OF 2.37 FEET;
26
27 12. THENCE N 88°10'37" W, A DISTANCE OF 2.47 FEET;
28
29 13. THENCE S 47°43'48" W, A DISTANCE OF 2.69 FEET;
30
31 14. THENCE S 06°53'07" W, A DISTANCE OF 2.70 FEET;
32
33 15. THENCE S 33°44'18" E, A DISTANCE OF 2.26 FEET;
34
35 16. THENCE S 47°43'48" W, A DISTANCE OF 17.91 FEET;
36
37 17. THENCE N 61°05'43" W, A DISTANCE OF 2.56 FEET;
38
39
40 18. THENCE S 85°37'29" W, A DISTANCE OF 2.57 FEET;
41
42 19. THENCE S 47°43'48" W, A DISTANCE OF 9.46 FEET;
43
44 20. THENCE S 18°55'40" W, A DISTANCE OF 2.08 FEET;
45
46 21. THENCE S 07°41'13" E, A DISTANCE OF 3.64 FEET;
47
48 22. THENCE S 47°43'48" W, A DISTANCE OF 21.06 FEET;
49

- 1 23. THENCE N 65°04'43" W, A DISTANCE OF 3.28 FEET;
- 2
- 3 24. THENCE S 89°08'25" W, A DISTANCE OF 1.48 FEET;
- 4
- 5 25. THENCE S 47°43'48" W, A DISTANCE OF 4.05 FEET;
- 6
- 7 26. THENCE S 07°11'30" E, A DISTANCE OF 1.72 FEET;
- 8
- 9 27. THENCE S 14°55'19" E, A DISTANCE OF 2.36 FEET;
- 10
- 11 28. THENCE S 47°43'48" W, A DISTANCE OF 10.52 FEET;
- 12
- 13 29. THENCE N 42°16'12" W, A DISTANCE OF 1.21 FEET, TO A POINT ON THE WEST LINE
- 14 OF SAID PARCEL;
- 15
- 16 30. THENCE ALONG SAID WEST LINE N 00°02'39" W, A DISTANCE OF 13.90 FEET, TO
- 17 THE NORTHWESTERLY CORNER OF SAID PARCEL;
- 18
- 19 31. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°43'48" E, A
- 20 DISTANCE OF 112.56 FEET, TO THE POINT OF BEGINNING.
- 21

22 THE ABOVE DESCRIBED PARCEL CONTAINS 1,327 SQ. FT. (0.030 ACRES), MORE OR LESS.

23
24 BASIS OF BEARINGS:
25 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
26 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
27 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
28 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR
29 S 28° 46' 12" E.

30
31 **PARCEL NUMBER: TE-199A**
32 **3601 MORRISON ROAD**

33
34 **LEGAL DESCRIPTION**

35
36 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
37 RECEPTION NO. 2022103545, IN THE CITY AND COUNTY OF DENVER CLERK AND
38 RECORDER'S OFFICE, BEING A PART OF LOTS 20, 21, 22, AND 23, BLOCK 17, BELMONT
39 PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
40 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
41 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
42 FOLLOWS:

43
44 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
45 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
46 ALUMINUM MONUMENT BOX, THENCE S 18° 31' 19" W, A DISTANCE OF 594.69 FEET, TO
47 THE SOUTHEASTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 48
- 49 1. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 47°43'48" W, A

- 1 DISTANCE OF 134.92 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
2
3 2. THENCE ALONG THE WEST LINE OF SAID PARCEL, N 00°06'32" W, A DISTANCE OF
4 6.75 FEET;
5
6 3. THENCE DEPARTING SAID WEST LINE, N 47°43'48" E, A DISTANCE OF 128.17 FEET;
7
8 4. THENCE N 00°05'10" W, A DISTANCE OF 12.72 FEET;
9
10 5. THENCE N 36°34'27" E, A DISTANCE OF 8.37 FEET, TO A POINT ON THE EASTERLY
11 LINE OF SAID PARCEL;
12
13 6. THENCE ALONG SAID EASTERLY LINE, S 00°05'10" E, A DISTANCE OF 21.65 FEET,
14 TO THE POINT OF BEGINNING.
15 THE ABOVE DESCRIBED PARCEL CONTAINS 744 SQ. FT. (0.017 ACRES), MORE OR LESS.

16
17 BASIS OF BEARINGS:
18 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
19 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
20 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
21 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
22 28° 46' 12" E.

23 **PARCEL NUMBER: TE-199B**
24 **3601 MORRISON ROAD**

25
26 **LEGAL DESCRIPTION**
27

28 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
29 RECEPTION NO. 2022103545, IN THE CITY AND COUNTY OF DENVER CLERK AND
30 RECORDER'S OFFICE, BEING A PART OF LOT 24, BLOCK 17, BELMONT PARK, LYING IN
31 THE NORTHEAST QUARTER OF SECTION 18,
32 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
33 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
34 FOLLOWS:

- 35
36 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
37 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
38 ALUMINUM MONUMENT BOX, THENCE S 18° 31' 19" W, A DISTANCE OF 594.69 FEET, TO
39 THE SOUTHEASTERLY
40 CORNER OF LOT 23, BLOCK 17, BELMONT PARK; THENCE ALONG THE EAST LINE OF SAID
41 BLOCK 17, N 00°05'10" W, A DISTANCE OF 66.47 FEET, TO A POINT ON THE EASTERLY
42 LINE OF SAID LOT 24 AND THE POINT OF BEGINNING;
43
44 1. THENCE DEPARTING SAID EASTERLY LINE, S 89°54'50" W, A DISTANCE OF 5.00
45 FEET;
46
47 2. THENCE N 00°05'10" W, A DISTANCE OF 19.67 FEET;
48
49 3. THENCE N 89°54'50" E, A DISTANCE OF 5.00 FEET, TO A POINT ON SAID EASTERLY

1 LINE;

2

3 4. THENCE ALONG SAID EASTERLY LINE, S 00°05'10" E, A DISTANCE OF 19.67 FEET,
4 TO THE POINT OF BEGINNING.

5 THE ABOVE DESCRIBED PARCEL CONTAINS 98 SQ. FT. (0.002 ACRES), MORE OR LESS.

6

7 BASIS OF BEARINGS:

8 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
9 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
10 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
11 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
12 28° 46' 12" E.

13

14 **PARCEL NUMBER: TE-200A**
15 **3570 MORRISON ROAD**

16

17 **LEGAL DESCRIPTION**

18

19 A PARCEL OF LAND, BEING A PART OF 'PARCEL 1' AS DESCRIBED AT RECEPTION NO.
20 2023057565, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
21 BEING A PART OF LOT 1,
22 BLOCK 35, BELMONT PARK ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18,
23 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
24 COUNTY OF DENVER,
25 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

26

27 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
28 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
29 ALUMINUM MONUMENT BOX, THENCE S 13° 01' 11" W, A DISTANCE OF 614.99 FEET, TO
30 THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE
31 OF SAID LOT 1, S 00°02'34" E, A DISTANCE OF 49.42 FEET TO THE POINT OF BEGINNING;

32

33 1. THENCE DEPARTING SAID WESTERLY LINE, N 89°57'26" E, A DISTANCE OF 5.00
34 FEET;

35

36 2. THENCE S 00°02'34" E, A DISTANCE OF 23.69 FEET;

37

38 3. THENCE S 89°57'26" W, A DISTANCE OF 5.00 FEET, TO A POINT ON SAID WESTERLY
39 LINE;

40

41 4. THENCE ALONG SAID WESTERLY LINE, N 00°02'34" W, A DISTANCE OF 23.69 FEET,
42 TO THE POINT OF BEGINNING.

43 THE ABOVE DESCRIBED PARCEL CONTAINS 118 SQ. FT. (0.003 ACRES), MORE OR LESS.

44

45 BASIS OF BEARINGS:

46 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
47 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
48 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
49 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S

1 28° 46' 12" E.
2

3 **PARCEL NUMBER: TE-200B**
4 **3570 MORRISON ROAD**

5
6 **LEGAL DESCRIPTION**
7

8 A PARCEL OF LAND, BEING A PART OF 'PARCEL 1' AS DESCRIBED AT RECEPTION NO.
9 2023057565, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
10 BEING A PART OF LOTS 1, 2, 3, 4 AND 5, BLOCK 35, BELMONT PARK ANNEX, LYING IN THE
11 NORTHEAST QUARTER OF SECTION 18,
12 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
13 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
14 FOLLOWS:
15

16 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
17 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
18 ALUMINUM MONUMENT BOX, THENCE S 13° 01' 11" W, A DISTANCE OF 614.99 FEET TO
19 THE NORTHWESTERLY CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING;
20

21 THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING THREE (3)
22 COURSES:
23

- 24 1. THENCE N 47°43'48" E, A DISTANCE OF 81.03 FEET;
- 25 2. THENCE S 00°02'42" E, A DISTANCE OF 2.70 FEET;
- 26 27 3. THENCE N 47°43'48" E, A DISTANCE OF 106.70 FEET, TO THE NORTHEASTERLY
28 CORNER OF SAID PARCEL 1;
- 29 30 4. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, S 00°02'40" E, A
31 DISTANCE OF 6.75 FEET;
- 32 33 5. THENCE DEPARTING SAID EASTERLY LINE, S 47°43'48" W, A DISTANCE OF 74.86
34 FEET;
- 35 36 6. THENCE S 15°23'40" E, A DISTANCE OF 2.24 FEET;
- 37 38 7. THENCE S 47°43'48" W, A DISTANCE OF 36.18 FEET;
- 39 40 8. THENCE N 42°16'12" W, A DISTANCE OF 5.00 FEET;
- 41 42 9. THENCE S 47°43'48" W, A DISTANCE OF 56.01 FEET;
- 43 44 10. THENCE S 42°16'12" E, A DISTANCE OF 3.00 FEET;
- 45 46 11. THENCE S 47°43'48" W, A DISTANCE OF 8.28 FEET;
- 47 48 12. THENCE S 35°04'52" W, A DISTANCE OF 5.94 FEET;
- 49

- 1
- 2 13. THENCE S 20°33'42" W, A DISTANCE OF 8.58 FEET;
- 3
- 4 14. THENCE S 00°02'34" E, A DISTANCE OF 16.60 FEET;
- 5
- 6 15. THENCE S 89°57'26" W, A DISTANCE OF 2.00 FEET, TO A POINT ON THE WESTERLY
- 7 LINE OF SAID PARCEL 1;
- 8
- 9 16. THENCE ALONG SAID WESTERLY LINE, N 00°02'34" W, A DISTANCE OF 31.29 FEET,
- 10 TO THE POINT OF BEGINNING.
- 11

12 THE ABOVE DESCRIBED PARCEL CONTAINS 1,068 SQ. FT. (0.025 ACRES), MORE OR LESS.

13
14 BASIS OF BEARINGS:
15 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
16 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
17 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
18 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
19 28° 46' 12" E.

20
21 **PARCEL NUMBER: TE-201A**
22 **3555 MORRISON ROAD**

23
24 **LEGAL DESCRIPTION**
25

26 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
27 RECEPTION NO. 2022091484, IN THE CITY AND COUNTY OF DENVER CLERK AND
28 RECORDER'S OFFICE, BEING A PART OF LOTS 14, 15 AND 16, BLOCK 1, BELMONT PARK,
29 LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68
30 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO,
31 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

32
33 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
34 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
35 ALUMINUM MONUMENT BOX, THENCE S 15° 00' 19" W, A DISTANCE OF 536.80 FEET, TO
36 THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE ALONG THE WESTERLY LINE
37 OF SAID LOT 14, N 00°05'10" W, A DISTANCE OF 12.00 FEET TO THE SOUTHWEST CORNER
38 OF SAID PARCEL AND THE POINT OF
39 BEGINNING;

- 40
- 41 1. THENCE CONTINUING ALONG SAID WESTERLY LINE, N 00°05'10" W, A DISTANCE OF
- 42 30.61 FEET;
- 43
- 44 2. THENCE DEPARTING SAID WESTERLY LINE, N 89°54'50" E, A DISTANCE OF 5.00
- 45 FEET;
- 46
- 47 3. THENCE S 00°05'10" E, A DISTANCE OF 27.36 FEET;
- 48
- 49 4. THENCE S 66°10'41" E, A DISTANCE OF 3.22 FEET;

- 1
- 2 5. THENCE N 47°43'48" E, A DISTANCE OF 57.65 FEET;
- 3
- 4 6. THENCE S 89°39'37" E, A DISTANCE OF 7.39 FEET, TO A POINT ON THE
- 5 SOUTHEASTERLY LINE OF SAID PARCEL;
- 6
- 7 7. THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, S 47°43'48" W, A
- 8 DISTANCE OF 66.33 FEET, TO THE SOUTHERLY CORNER OF SAID PARCEL;
- 9
- 10 8. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 66°10'41" W, A
- 11 DISTANCE OF 9.73 FEET, TO THE POINT OF BEGINNING.
- 12 THE ABOVE DESCRIBED PARCEL CONTAINS 487 SQ. FT. (0.011 ACRES), MORE OR LESS.
- 13 BASIS OF BEARINGS:
- 14 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
- 15 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
- 16 IN THE TOP OF A
- 17 CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS BENCHMARK DISK
- 18 SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S 28° 46' 12" E.
- 19

PARCEL NUMBER: TE-201B
3555 MORRISON ROAD

LEGAL DESCRIPTION

20
21
22
23
24
25 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
26 RECEPTION NO. 2022091484, IN THE CITY AND COUNTY OF DENVER CLERK AND
27 RECORDER'S OFFICE, BEING A PART OF LOT
28 16, BLOCK 1, BELMONT PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18,
29 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
30 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
31 FOLLOWS:

32
33 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A
34 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
35 ALUMINUM MONUMENT BOX,
36 THENCE S 08° 05' 21" W, A DISTANCE OF 454.87 FEET, TO THE SOUTHEASTERLY CORNER
37 OF SAID LOT 16; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, S 47°43'48"
38 W, A DISTANCE OF 4.42 FEET, TO THE POINT OF BEGINNING;

- 39
- 40 1. THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF SAID PARCEL, S
- 41 47°43'48" W, A DISTANCE OF 18.38 FEET;
- 42
- 43 2. THENCE DEPARTING SAID SOUTHEASTERLY LINE, N 01°16'07" W, A DISTANCE OF
- 44 6.63 FEET;
- 45
- 46 3. THENCE N 47°43'48" E, A DISTANCE OF 8.78 FEET;
- 47
- 48 4. THENCE S 88°39'26" E, A DISTANCE OF 7.25 FEET, TO THE POINT OF BEGINNING.
- 49 THE ABOVE DESCRIBED PARCEL CONTAINS 68 SQ. FT. (0.002 ACRES), MORE OR LESS.

1 BASIS OF BEARINGS:
2 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
3 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
4 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
5 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
6 28° 46' 12" E.

7

8

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12

13 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
14 RECEPTION NO. 2001017805, IN THE CITY AND COUNTY OF DENVER CLERK AND
15 RECORDER'S OFFICE, BEING A PART OF LOTS 1 AND 2, BLOCK 4, ADAMS PARK, LYING IN
16 THE NORTHWEST QUARTER OF SECTION 17,
17 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
18 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
19 FOLLOWS:

20

21 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A
22 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT
23 ALUMINUM MONUMENT BOX, THENCE ALONG THE WEST LINE OF SAID SECTION 17, S 00°
24 02' 40" E, A DISTANCE OF
25 472.91 FEET, TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND THE POINT OF
26 BEGINNING;

27

- 28 1. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N 47°43'48" E, A
29 DISTANCE OF 18.22 FEET;
- 30
- 31 2. THENCE CONTINUING ALONG SAID NORTHERLY LINE, N 47°19'04" E, A DISTANCE
32 OF 49.72 FEET, TO THE NORTHEASTERLY CORNER OF SAID PARCEL;
- 33
- 34 3. THENCE ALONG THE EAST LINE OF SAID PARCEL S 00°01'46" E, A DISTANCE OF
35 13.60 FEET;
- 36
- 37 4. THENCE DEPARTING SAID EAST LINE, S 47°19'04" W, A DISTANCE OF 40.54 FEET;
- 38
- 39 5. THENCE S 47°43'48" W, A DISTANCE OF 27.33 FEET, TO A POINT ON THE WEST LINE
40 OF SAID PARCEL;
- 41
- 42 6. THENCE ALONG SAID WEST LINE, N 00°02'40" W, A DISTANCE OF 13.50 FEET, TO
43 THE POINT OF BEGINNING.
- 44 THE ABOVE DESCRIBED PARCEL CONTAINS 679 SQ. FT. (0.016 ACRES), MORE OR LESS.

45

46 BASIS OF BEARINGS:
47 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
48 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
49 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS

1 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
2 28° 46' 12" E.

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**PARCEL NUMBER: TE-205
3552 MORRISON ROAD**

LEGAL DESCRIPTION

9 A PARCEL OF LAND, BEING A PORTION OF 'PARCEL A' AS DESCRIBED AT RECEPTION NO.
10 2017140605, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
11 BEING A PART OF LOTS 3 AND 4, BLOCK 4, ADAMS PARK, LYING IN THE NORTHWEST
12 QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH
13 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE
14 PARTICULARLY DESCRIBED AS FOLLOWS:

15
16 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A
17 3-1/4" ALUMINUM
18 CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM
19 MONUMENT BOX, THENCE S 06° 43' 56" E, A DISTANCE OF 429.92 FEET, TO THE
20 NORTHWESTERLY CORNER OF SAID 'PARCEL A' AND THE POINT OF BEGINNING;

- 21
22 1. THENCE ALONG THE NORTHERLY LINE OF SAID 'PARCEL A', N 47°19'04" E, A
23 DISTANCE OF 67.94 FEET, TO THE NORTHEASTERLY CORNER OF SAID 'PARCEL A';
24
25 2. THENCE ALONG THE EASTERLY LINE OF SAID 'PARCEL A', S 00°02'30" E, A
26 DISTANCE OF 12.23 FEET;
27
28 3. THENCE DEPARTING SAID EASTERLY LINE, S 47°19'04" W, A DISTANCE OF 18.02
29 FEET;
30
31 4. THENCE N 42°40'56" W, A DISTANCE OF 3.00 FEET;
32
33 5. THENCE S 47°19'04" W, A DISTANCE OF 31.96 FEET;
34
35 6. THENCE S 42°40'56" E, A DISTANCE OF 4.00 FEET;
36
37 7. THENCE S 47°19'04" W, A DISTANCE OF 18.89 FEET, TO A POINT ON THE WESTERLY
38 LINE OF SAID 'PARCEL A';
39
40 8. THENCE ALONG SAID WESTERLY LINE, N 00°01'46" W, A DISTANCE OF 13.60 FEET,
41 TO THE POINT OF BEGINNING.

42 THE ABOVE DESCRIBED PARCEL CONTAINS 534 SQ. FT. (0.012 ACRES), MORE OR LESS.

43
44 BASIS OF BEARINGS:

45 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
46 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
47 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
48 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
49 28° 46' 12" E.

1 **PARCEL NUMBER: TE-206**
2 **3548 MORRISON ROAD**

3
4 **LEGAL DESCRIPTION**

5
6 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
7 RECEPTION NO. 2003236127, IN THE CITY AND COUNTY OF DENVER CLERK AND
8 RECORDER'S OFFICE, BEING A PART OF LOTS
9 5 AND 6, BLOCK 4, ADAMS PARK, LYING IN THE NORTHWEST QUARTER OF SECTION 17,
10 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
11 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
12 FOLLOWS:

13
14 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A
15 3-1/4" ALUMINUM
16 CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM
17 MONUMENT BOX, THENCE S 23° 10' 53" E, A DISTANCE OF 381.86 FEET, TO THE
18 NORTHEASTERLY CORNER OF SAID PARCEL AND THE
19 POINT OF BEGINNING;

- 20
21 1. THENCE ALONG THE EAST LINE OF SAID PARCEL, S 00°02'45" E, A DISTANCE OF
22 5.00 FEET;
23
24 2. THENCE DEPARTING SAID EAST LINE, N 89°38'01" W, A DISTANCE OF 9.67 FEET;
25
26 3. THENCE S 47°19'04" W, A DISTANCE OF 54.82 FEET, TO A POINT ON THE WEST LINE
27 OF SAID PARCEL;
28
29 4. THENCE ALONG SAID WEST LINE, N 00°02'30" W, A DISTANCE OF 12.23 FEET, TO
30 THE NORTHWESTERLY CORNER OF SAID PARCEL;
31
32 5. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°19'04" E, A
33 DISTANCE OF 12.83 FEET;
34
35 6. THENCE DEPARTING SAID NORTHWESTERLY LINE, S 42°40'56" E, A DISTANCE OF
36 5.00 FEET;
37
38 7. THENCE N 47°19'04" E, A DISTANCE OF 36.75 FEET, TO A POINT ON THE
39 NORTHERLY LINE OF SAID PARCEL;
40
41 8. THENCE ALONG SAID NORTHERLY LINE, S 89°38'01" E, A DISTANCE OF 10.14 FEET,
42 TO THE POINT OF BEGINNING.
43 THE ABOVE DESCRIBED PARCEL CONTAINS 343 SQ. FT. (0.008 ACRES), MORE OR LESS.

44
45 **BASIS OF BEARINGS:**

46 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
47 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
48 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
49 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S

1 28° 46' 12" E.
2

3 **PARCEL NUMBER: TE-207**
4 **3528 W. NEVADA PL.**

5
6 **LEGAL DESCRIPTION**
7

8 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT
9 RECEPTION NO. 2003219130, IN THE CITY AND COUNTY OF DENVER CLERK AND
10 RECORDER'S OFFICE, BEING A PART OF LOTS
11 7 AND 8, BLOCK 4, ADAMS PARK, LYING IN THE NORTHWEST QUARTER OF SECTION 17,
12 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
13 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
14 FOLLOWS:

15
16 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A
17 3-1/4" ALUMINUM
18 CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM
19 MONUMENT BOX, THENCE S 23° 10' 53" E, A DISTANCE OF 381.86 FEET, TO THE
20 NORTHWESTERLY CORNER OF SAID PARCEL AND THE
21 POINT OF BEGINNING;

22
23 1. THENCE ALONG THE NORTH LINE OF SAID PARCEL, S 89°38'01" E, A DISTANCE OF
24 50.02 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;

25
26 2. THENCE ALONG THE EAST LINE OF SAID PARCEL, S 00°02'45" E, A DISTANCE OF
27 5.00 FEET;

28
29 3. THENCE DEPARTING SAID EAST LINE, N 89°38'01" W, A DISTANCE OF 50.02 FEET,
30 TO A POINT ON THE WEST LINE OF SAID PARCEL;

31
32 4. THENCE ALONG SAID WEST LINE, N 00°02'45" W, A DISTANCE OF 5.00 FEET, TO THE
33 POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 250 SQ. FT. (0.006
34 ACRES), MORE OR LESS.

35
36 **BASIS OF BEARINGS:**

37 ALL BEARINGS ARE BASED ON A LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS)
38 CONTROL POINTS MOE (PID AA7132), MONUMENTED BY A 3.25" NGS CONTROL DISK SET
39 IN THE TOP OF A CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS
40 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S
41 28° 46' 12" E.
42

43 **Section 2.** That the Council finds and determines that property interests in these properties
44 are needed and required for the following public uses and public purposes: improvement and repair
45 of sidewalks and curb ramps, traffic signal replacements or improvements, intersection modifications
46 including bulb outs, roadway rehabilitation, and construction of two pedestrian plazas; one at Newton

1 Street and a second at Osceola Street in the area of Morrison Road between West Alameda Avenue
2 and Sheridan Boulevard (the "Project"). The Project will require negotiated purchase or
3 condemnation of all or any portion of any property as needed, this includes easement interests,
4 access rights, and improvements.

5 **Section 3.** That Council authorizes the Mayor, including his duly authorized representatives,
6 in accordance with applicable federal, state, and City laws and rules and regulations adopted
7 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title,
8 permanent easements, temporary easements, fixtures, licenses, permits, improvements (including
9 without limitation, general outdoor advertising devices, buildings, and access points) and any other
10 rights, interests, and appurtenances thereto. Such authority includes the taking of all actions
11 necessary to do so without further action by City Council, including but not limited to: conducting
12 negotiations, executing all related agreements, making all necessary payments, taking any and all
13 actions required by law before instituting condemnation proceedings, allowing the temporary use of
14 City-owned land and conveying all or a portion of any City-owned land, including remnants, by
15 quitclaim deed, permanent or temporary easements, leases, licenses and permits.

16 **Section 4.** That if the interested parties do not agree upon the compensation to be paid for
17 the needed property interests, the owner or owners of the property are incapable of consenting, the
18 name or residence of any owner is unknown, or any of the owners are non-residents of the State,
19 then the City Attorney of the City and County of Denver, upon the Mayor's direction, is authorized
20 and empowered to exercise the City and County of Denver's eminent domain powers by instituting
21 and, as necessary, prosecuting to conclusion proceedings under Article 1, Title 38, Colorado
22 Revised Statutes, to acquire needed property interests upon, through, over, under and along the
23 above-described property as necessary for the purposes set forth in Section 2 above.

24 **Section 5.** That the Council finds and determines that the County of Denver's Department of
25 Transportation and Infrastructure or federal and state agencies may find the need to alter the nature
26 of the property interests or the legal descriptions of the properties referred to in this Ordinance and
27 may continue to do so in order to meet the needs of the Project. Council authorizes the Mayor,
28 including his duly authorized representatives, in accordance with applicable federal, state, and City
29 laws and rules and regulations adopted pursuant thereto, to acquire the property as the property
30 interests and legal descriptions are altered in accordance with the means authorized in this
31 Ordinance.

32 **Section 6.** That the Council hereby finds and determines that to improve the safety and
33 operation of pedestrians, bicycles and vehicles in the vicinity of the Project, it may be necessary to

1 rebuild, modify, remove, and relocate existing access points to streets located in the vicinity of the
2 Project.

3 **Section 7** That the Council authorizes the City to use the power of eminent domain to act
4 as the local authority to repurpose existing City right-of-way with improvements to prioritize the
5 movement of people for safety and economic benefits and for the installation and modification of
6 sidewalks, roadways, intersections, signals, and related improvements in the area of Morrison Road
7 between West Alameda Avenue and Sheridan Boulevard.

8 **Section 8** That the City Council hereby finds and determines that the Morrison Road
9 Improvements Project is necessary for the health, safety, and welfare of the public.

10

11

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

1 COMMITTEE APPROVAL DATE: January 21, 2025 by Consent
2 MAYOR-COUNCIL DATE: January 28, 2025
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____
10 PREPARED BY: Gabrielle Corica, Assistant City Attorney DATE: January 30, 2025
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.
15
16 Kerry Tipper, Denver City Attorney
17
18 BY: _____, Assistant City Attorney DATE: _____