

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2025

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

5 **A BILL**

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

13  
14 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

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

18  
19  
20 **PARCEL NUMBER: ROW-144**  
21 **4501 MORRISON ROAD**

22  
23 **LEGAL DESCRIPTION**

24  
25 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.  
26 2020139297, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
27 BEING A PART OF LOT 18, BLOCK 4, MANLEA SUBDIVISION SECOND FILING, LYING IN THE  
28 SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE  
29 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31  
32 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES  
33 WITHIN THE INTERSECTION OF MORRISON ROAD AND SOUTH UTICA STREET,  
34 MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE N 68° 58' 13" W, A DISTANCE OF  
35 44.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18 AND THE POINT OF  
36 BEGINNING;

37  
38 1. THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 18, S 47°46'25" W, A DISTANCE  
39 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;  
12  
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.  
25

26 **PARCEL NUMBER: ROW-169**  
27 **4000 MORRISON ROAD**

28 **LEGAL DESCRIPTION**

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30  
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;  
49

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.

5  
6 BASIS OF BEARINGS:

7  
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  
15 **PARCEL NUMBER: ROW-170**  
16 **4005 MORRISON ROAD**

17  
18 **LEGAL DESCRIPTION**

19  
20  
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;

- 33  
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;
- 36  
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;
- 39  
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.

47  
48 BASIS OF BEARINGS:

49

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.

5  
6 **PARCEL NUMBER: : ROW-172**  
7 **3939 MORRISON ROAD**

8  
9 **LEGAL DESCRIPTION**

10  
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:

17  
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.

32  
33 THE ABOVE-DESCRIBED PARCEL CONTAINS 48 SQ. FT. (0.0011 ACRES), MORE OR LESS.

34  
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.

41  
42  
43 **PARCEL NUMBER: ROW-173**  
44 **3950 MORRISON ROAD**

45  
46 **LEGAL DESCRIPTION**

47  
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:

5  
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.

23  
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.

30  
31 **PARCEL NUMBER: ROW-183**  
32 **3801 MORRISON ROAD**

33  
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.  
27

28  
29 **PARCEL NUMBER: ROW-187**  
30 **450 SOUTH NEWTON STREET**

31  
32 **LEGAL DESCRIPTION**

33  
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.

26  
27 **PARCEL NUMBER: ROW-190**  
28 **3700 MORRISON ROAD**

29  
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;

- 1
- 2 3. THENCE, N 42°18'33" W, A DISTANCE OF 5.00 FEET, TO A POINT ON THE
- 3 NORTHWESTERLY LINE OF SAID LOT 6;
- 4
- 5 4. THENCE, COINCIDENT WITH AND ALONG SAID NORTHWESTERLY LINE, N 47°41'27"
- 6 E, A DISTANCE OF 14.95 FEET, TO THE POINT OF BEGINNING.
- 7

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

9  
10 BASIS OF BEARINGS:

11  
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, BEARING S 28° 46' 12" E.

16  
17 **PARCEL NUMBER: ROW-198**  
18 **3602 MORRISON ROAD**

19  
20 **LEGAL DESCRIPTION**

21  
22  
23 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AT RECEPTION NO.  
24 2015050961, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
25 BEING A PART OF LOT 10, BLOCK 36, BELMONT PARK ANNEX, LYING IN THE NORTHEAST  
26 QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH  
27 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
28 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

29  
30 COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF RANGE LINES  
31 WITHIN THE INTERSECTION OF WEST NEVADA AVENUE AND SOUTH LOWELL BLVD.,  
32 MONUMENTED BY AN AXLE IN A RANGE BOX, THENCE S 00°07'42" E, A DISTANCE OF  
33 376.19 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10 AND THE POINT OF  
34 BEGINNING;

- 35
- 36 1. THENCE COINCIDENT WITH AND ALONG THE EASTERLY LINE OF SAID LOT 10, S
- 37 00°02'34" E, A DISTANCE OF 20.21 FEET;
- 38 2. THENCE DEPARTING SAID EASTERLY LINE, N 73°01'21" W, A DISTANCE OF 17.41
- 39 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 10;
- 40 3. THENCE, COINCIDENT WITH AND ALONG SAID NORTHERLY LINE, N 47°43'48" E, A
- 41 DISTANCE OF 22.48 FEET, TO THE POINT OF BEGINNING.
- 42

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

44  
45 BASIS OF BEARINGS:

46  
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



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.

32  
33 BASIS OF BEARINGS:  
34  
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**

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.

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

32 **LEGAL DESCRIPTION**

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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 **LEGAL DESCRIPTION**

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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.

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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  
49 **LEGAL DESCRIPTION**

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.

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  
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 CONCRETE POST, AND RUBY (PID AE5252), MONUMENTED BY A USGS  
17 BENCHMARK DISK SET IN A 9" X 9" CONCRETE POST. SAID LINE IS ASSUMED TO BEAR S  
18 28° 46' 12" E.

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 **LEGAL DESCRIPTION**

13  
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 **LEGAL DESCRIPTION**

29  
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;  
49



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  
22 **LEGAL DESCRIPTION**  
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**

2  
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  
20 **LEGAL DESCRIPTION**

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**

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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.

1  
2 **PARCEL NUMBER: TE-142 REV**  
3 **4545 MORRISON ROAD**

4  
5 **LEGAL DESCRIPTION**  
6

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

15 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED AT  
16 MORRISON ROAD AND SOUTH UTICA STREET, MONUMENTED BY AN AXLE IN A RANGE  
17 BOX, THENCE S 57° 02' 25" W, A DISTANCE OF 248.40 FEET TO THE SOUTHERLY CORNER  
18 OF SAID PARCEL AND THE POINT OF  
19 BEGINNING;  
20

21 1. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, N 42°13'35" W, A  
22 DISTANCE OF 10.00 FEET;  
23

24 2. THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 47°46'25" E, A DISTANCE OF  
25 76.52 FEET;  
26

27 3. THENCE S 42°13'33" E, A DISTANCE OF 5.00 FEET;  
28

29 4. THENCE N 47°46'25" E, A DISTANCE OF 23.48 FEET TO THE NORTHEASTERLY LINE  
30 OF SAID PARCEL;  
31

32 5. THENCE ALONG SAID NORTHEASTERLY LINE, S 42°13'35"E, A DISTANCE OF 5.00  
33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;  
34

35 6. THENCE S 47°46'25" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.  
36 THE ABOVE DESCRIBED PARCEL CONTAINS 883 SQ. FT. (0.020 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 **PARCEL NUMBER: TE-143**  
46 **4440 MORRISON ROAD**

47  
48 **LEGAL DESCRIPTION**  
49



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

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-145**  
42 **4410 MORRISON ROAD**

43 **LEGAL DESCRIPTION**

44  
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.

9  
10 **PARCEL NUMBER: TE-163**  
11 **4040 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. 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:

21  
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;

- 26  
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;  
29  
30 2. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, S 00°06'01" E, A DISTANCE  
31 OF 6.75 FEET;  
32  
33 3. THENCE DEPARTING SAID EASTERLY LINE, S 47°42'45" W, A DISTANCE OF 116.12  
34 FEET;  
35  
36 4. THENCE S 00°06'31" E, A DISTANCE OF 5.72 FEET;  
37  
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;  
40  
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.

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-164**  
4 **4047 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. 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**

1  
2 **LEGAL DESCRIPTION**  
3

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;



- 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**

13  
14  
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**

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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**PARCEL NUMBER: TE-173**  
**3950 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. 2017101192, IN THE CITY AND COUNTY OF DENVER CLERK AND  
RECORDER'S OFFICE, BEING A PART OF LOTS 3, 4 AND 5, BLOCK 38, 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:

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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 57° 41' 18" E, A DISTANCE OF 116.32 FEET TO THE NORTHWESTERLY CORNER  
OF SAID PARCEL AND THE POINT OF  
BEGINNING;

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1. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N 47°47'17" E, A  
DISTANCE OF 56.29 FEET;
  2. THENCE DEPARTING SAID NORTHERLY LINE, S 65°23'10" E, A DISTANCE OF 8.72  
FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
  3. THENCE ALONG SAID EASTERLY LINE, S 00°04'01" E, A DISTANCE OF 32.12 FEET;
  4. THENCE DEPARTING SAID EASTERLY LINE, S 89°55'59" W, A DISTANCE OF 2.00  
FEET;
  5. THENCE N 00°04'01" W, A DISTANCE OF 19.67 FEET;
  6. THENCE S 89°55'59" W, A DISTANCE OF 3.00 FEET;
  7. THENCE N 00°04'01" W, A DISTANCE OF 2.51 FEET;
  8. THENCE N 67°10'17" W, A DISTANCE OF 7.75 FEET;
  9. THENCE S 47°47'17" W, A DISTANCE OF 50.59 FEET TO A POINT ON THE WESTERLY  
LINE OF SAID PARCEL;
  10. THENCE ALONG SAID WESTERLY LINE, N 00°05'52" W, A DISTANCE OF 6.74 FEET,  
TO THE POINT OF BEGINNING.
- THE ABOVE DESCRIBED PARCEL CONTAINS 436 SQ. FT. (0.010 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-174 REV**  
9 **3925 MORRISON ROAD**

10  
11 **LEGAL DESCRIPTION**

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 FEEET;
- 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 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  
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

15 **LEGAL DESCRIPTION**  
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;  
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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;  
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43 4. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, 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.  
4

5 **PARCEL NUMBER: TE-181**  
6 **3895 W. CUSTER PL.**  
7

8 **LEGAL DESCRIPTION**  
9

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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**PARCEL NUMBER: TE-182**  
**3830 MORRISON ROAD**

**LEGAL DESCRIPTION**

10  
11 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT  
12 RECEPTION NO. 2024061144, IN THE CITY AND COUNTY OF DENVER CLERK AND  
13 RECORDER'S OFFICE, BEING A PART OF LOTS  
14 2 AND 3, BLOCK 8, WESTLAWN ADDITION, LYING IN THE NORTHEAST QUARTER OF  
15 SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
16 CITY AND COUNTY OF DENVER, COLORADO,  
17 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

18  
19 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A  
20 3-1/4" ALUMINUM  
21 CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT ALUMINUM  
22 MONUMENT BOX, THENCE S 35° 05' 44" W, A DISTANCE OF 1,607.02 FEET TO THE  
23 NORTHERLY CORNER OF LOT 3, SAID CORNER ALSO  
24 BEING THE MOST WESTERLY CORNER OF LOT 22, BLOCK 37, BELMONT PARK ANNEX  
25 AND THE POINT OF BEGINNING;

- 26  
27 1. THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, S 89°33'35" E, A  
28 DISTANCE OF 7.33 FEET;  
29  
30 2. THENCE DEPARTING SAID NORTHERLY LINE, S47°26'41" W, A DISTANCE OF 3.72  
31 FEET;  
32  
33 3. THENCE N 81°44'04" W, A DISTANCE OF 2.58 FEET;  
34  
35 4. THENCE S 47°26'41" W, A DISTANCE OF 21.52 FEET;  
36  
37 5. THENCE S 47°47'17" W, A DISTANCE OF 37.47 FEET, TO A POINT ON THE WESTERLY  
38 LINE OF SAID PARCEL;  
39  
40 6. THENCE ALONG SAID WESTERLY LINE, N 00°00'54" W, A DISTANCE OF 4.05 FEET,  
41 TO THE NORTHWESTERLY CORNER OF SAID PARCEL;  
42  
43 7. THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°47'17" E, A  
44 DISTANCE OF 34.74 FEET;  
45  
46 8. THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, N 47°26'41" E, A  
47 DISTANCE OF 21.51 FEET, TO THE POINT OF BEGINNING.  
48 THE ABOVE DESCRIBED PARCEL CONTAINS 185 SQ. FT. (0.004 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-183**  
9 **3801 MORRISON ROAD**

10  
11 **LEGAL DESCRIPTION**  
12

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:  
20

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;  
25

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;

30  
31 3. THENCE N 47°26'41" E, A DISTANCE OF 105.32 FEET;

32  
33 4. THENCE N 11°47'46" E, A DISTANCE OF 13.05 FEET;

34  
35 5. THENCE N 89°31'06" W, A DISTANCE OF 50.10 FEET;

36  
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**

2  
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:

10  
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;

- 19  
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;
- 25  
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.

32 BASIS OF BEARINGS:

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

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

42 **LEGAL DESCRIPTION**

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44  
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;

- 7  
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;  
10  
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.

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-190A**  
29 **3700 MORRISON RD**

30  
31 **LEGAL DESCRIPTION**  
32

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:

40  
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;

1  
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.

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-190B**  
20 **3700 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. 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;

39  
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.

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.

5  
6  
7  
8  
9

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

**LEGAL DESCRIPTION**

10  
11 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT  
12 RECEPTION NO. 2017000131, IN THE CITY AND COUNTY OF DENVER CLERK AND  
13 RECORDER'S OFFICE, BEING A PART OF LOTS 17, 18 , 19, 20 & 21, BLOCK 18, BELMONT  
14 PARK, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,  
15 RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
16 COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
17 FOLLOWS:

18  
19 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A  
20 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT  
21 ALUMINUM MONUMENT BOX, THENCE S 30° 56' 15" W, A DISTANCE OF 1,004.45 FEET TO  
22 THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

- 23  
24 1. THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S 47°41'27" W, A DISTANCE OF  
25 134.90 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL;  
26  
27 2. THENCE DEPARTING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID PARCEL,  
28 N 00°05'50" W, A DISTANCE OF 4.05 FEET;  
29  
30 3. THENCE N47°41'27"E, A DISTANCE OF 132.20 FEET;  
31  
32 4. THENCE N 00°04'38" W , A DISTANCE OF 64.65 FEET;  
33  
34 5. THENCE N 89°55'22" E, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE  
35 OF SAID PARCEL;  
36  
37 6. THENCE ALONG SAID EAST LINE, S 00°04'38" E, A DISTANCE OF 66.88 FEET TO THE  
38 POINT OF BEGINNING.

39 THE ABOVE DESCRIBED PARCEL CONTAINS 532 SQ. FT. (0.012 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  
49

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

1  
2 **LEGAL DESCRIPTION**  
3

4 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT  
5 RECEPTION NO. 2017030183, IN THE CITY AND COUNTY OF DENVER CLERK AND  
6 RECORDER'S OFFICE, BEING A PART OF LOT 1, BLOCK 36, BELMONT PARK ANNEX,  
7 LYING IN THE NORTHEAST QUARTER OF SECTION 18,  
8 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 THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A  
13 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS 1990 PLS 13485," IN A CDOT  
14 ALUMINUM MONUMENT BOX, THENCE S27° 27' 57" W, A DISTANCE OF 1011.11 FEET TO  
15 THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF  
16 SAID LOT 1, S 00°03'58" E, A DISTANCE OF  
17 27.34 FEET, TO THE POINT OF BEGINNING;

- 18  
19 1. THENCE DEPARTING SAID WESTERLY LINE, S 19°13'20" E, A DISTANCE OF 23.44  
20 FEET;  
21  
22 2. THENCE S 89°56'02" W, A DISTANCE OF 6.69 FEET;  
23  
24 3. THENCE S 00°03'58" E, A DISTANCE OF 7.88 FEET;  
25  
26 4. THENCE S 89°56'02" W, A DISTANCE OF 1.00 FEET, TO A POINT ON SAID WESTERLY  
27 LINE;  
28  
29 5. THENCE ALONG SAID WESTERLY LINE, N 00°03'58" W, A DISTANCE OF 30.03 FEET,  
30 TO THE POINT OF BEGINNING.  
31 THE ABOVE DESCRIBED PARCEL CONTAINS 93 SQ. FT. (0.002 ACRES), MORE OR LESS.

32  
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 **PARCEL NUMBER: TE-192B**  
41 **446 S. MEADE ST**

42  
43 **LEGAL DESCRIPTION**  
44

45 A PARCEL OF LAND, BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT  
46 RECEPTION NO. 2017030183, IN THE CITY AND COUNTY OF DENVER CLERK AND  
47 RECORDER'S OFFICE, BEING A PART OF LOTS 1 AND 2, BLOCK 36, BELMONT PARK  
48 ANNEX, LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,  
49 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  
29 **LEGAL DESCRIPTION**  
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  
26 2. THENCE S 00°02'42" E, A DISTANCE OF 2.70 FEET;  
27  
28 3. THENCE N 47°43'48" E, A DISTANCE OF 106.70 FEET, TO THE NORTHEASTERLY  
29 CORNER OF SAID PARCEL 1;  
30  
31 4. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, S 00°02'40" E, A  
32 DISTANCE OF 6.75 FEET;  
33  
34 5. THENCE DEPARTING SAID EASTERLY LINE, S 47°43'48" W, A DISTANCE OF 74.86  
35 FEET;  
36  
37 6. THENCE S 15°23'40" E, A DISTANCE OF 2.24 FEET;  
38  
39 7. THENCE S 47°43'48" W, A DISTANCE OF 36.18 FEET;  
40  
41 8. THENCE N 42°16'12" W, A DISTANCE OF 5.00 FEET;  
42  
43 9. THENCE S 47°43'48" W, A DISTANCE OF 56.01 FEET;  
44  
45 10. THENCE S 42°16'12" E, A DISTANCE OF 3.00 FEET;  
46  
47 11. THENCE S 47°43'48" W, A DISTANCE OF 8.28 FEET;  
48  
49 12. THENCE S 35°04'52" W, A DISTANCE OF 5.94 FEET;

- 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

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

22 **LEGAL DESCRIPTION**

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

9

10

11

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.

3  
4  
5  
6  
7

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

**LEGAL DESCRIPTION**

8  
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 *Anshul Bagga*  
18 BY: Anshul Bagga (Jan 29, 2025 16:17 MST), Assistant City Attorney DATE: Jan 29, 2025