

**EXHIBIT A****LAND DESCRIPTION  
PARCEL 3**

A PARCEL OF LAND BEING ALL OF THAT 12.00 FEET WIDE SANITARY SEWER EASEMENT DESCRIBED IN BOOK 3831 AT PAGE 24, AND LOCATED WITHIN LOT 2, BLOCK 7, BLOCK 8, AND TRACT E, 9TH & COLORADO FILING NO. 1, RECORDED UNDER RECEPTION NO. 2018116411, ALL BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, A DISTANCE OF 2,649.00 FEET, BEING MONUMENTED AT THE NORTH END (W 1/4 COR.) BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 13212 1991" IN RANGE BOX, AND AT THE SOUTH END (SW COR.) BY A 3-1/4" ALUMINUM CAP STAMPED "LS 13212 1991" IN RANGE BOX, WITH ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 86°00'36" EAST, A DISTANCE OF 480.32 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2, BLOCK 7, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 88°48'45" EAST, A DISTANCE OF 12.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°15'29" EAST, A DISTANCE OF 594.34 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 8;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°33'50" WEST, A DISTANCE OF 12.00 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°15'29" WEST, A DISTANCE OF 594.18 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.164 ACRES, (7,131 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122  
303-718-1898

# ILLUSTRATION TO EXHIBIT A PARCEL 3

## POINT OF COMMENCEMENT

W 1/4 CORNER SECTION 6, T.4S., R.67W., 6TH P.M.  
RECOVERED NO. 6 REBAR W/ 3-1/4" ALUMINUM  
CAP STAMPED "LS 13212 1991" IN RANGE BOX

## 11TH AVE.

(PUBLIC ROW WIDTH VARIES)

N. LINE N 1/2 NW 1/4 SW 1/4 SEC. 6

N89°34'42"E 1214.36'

## POINT OF BEGINNING

N88°48'45"E

12.00'

S86°00'36"E 480.32' (TIE)

479'

N 1/2 NW 1/4  
SW 1/4 SEC. 6,  
T4S, R67W, 6TH P.M.

10' SEWER EASEMENT  
BOOK 8795 PAGE 552

(BASIS OF BEARINGS)  
S00°15'29"E 2649.00'

W. LINE N 1/2 NW 1/4 SW 1/4 SEC. 6

COLORADO BLVD.  
(PUBLIC R.O.W. WIDTH VARIES)

LOT 2  
BLOCK 7  
**9TH & COLORADO**  
**FILING NO. 1**  
REC. NO. 2018116411



0' 25' 50' 100'  
SCALE: 1" = 50'

70.00'  
ACCESS EASEMENT  
REC. NO. 2016143515

SW CORNER SECTION 6, T.4S., R.67W., 6TH P.M.  
RECOVERED 3 1/4" ALUM. CAP STAMPED "LS  
13212 1991" IN RANGE BOX.

SEE SHEET 3

PERMANENT NON-EXCLUSIVE  
EASEMENT  
REC. NO. 2017161635

12' SANITARY SEWER EASEMENT  
BOOK 3831 PAGE 24

N00°15'29"W 594.18'

S00°15'29"E 594.34'

PARCEL CONTAINS  
7,131 (SQ.FT.)  
0.164 ACRES  
MORE OR LESS

TRACT E

FUTURE 10TH AVE.

TRACT D

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:  
DWG NAME: 12' SANITARY SEWER EASEMENT.DWG  
DWG: YM CHK: AKP  
DATE: 8/8/2019  
SCALE: 1" = 50'



**AZTEC**  
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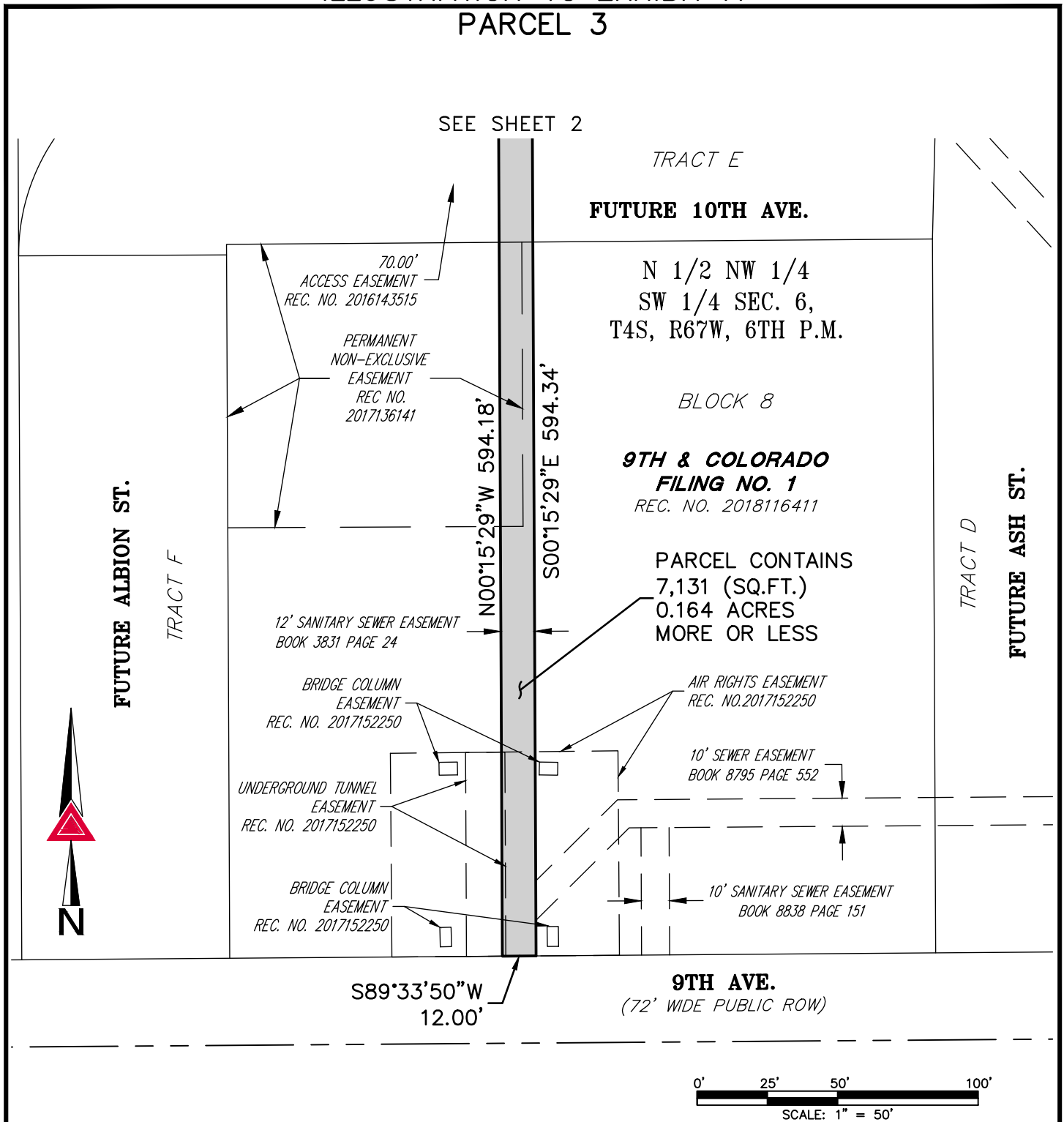
Q:\87619-04 -9th & Colorado Block 7 ALTA\DWG\EXHIBITS

**12' SANITARY SEWER EASEMENT**  
N 1/2 NW 1/4 SW 1/4 SEC. 6, T4S, R67W, 6TH P.M.  
DENVER COUNTY, COLORADO

JOB NUMBER 87619-04

2 OF 3 SHEETS

# ILLUSTRATION TO EXHIBIT A PARCEL 3



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3 OF 3 SHEETS