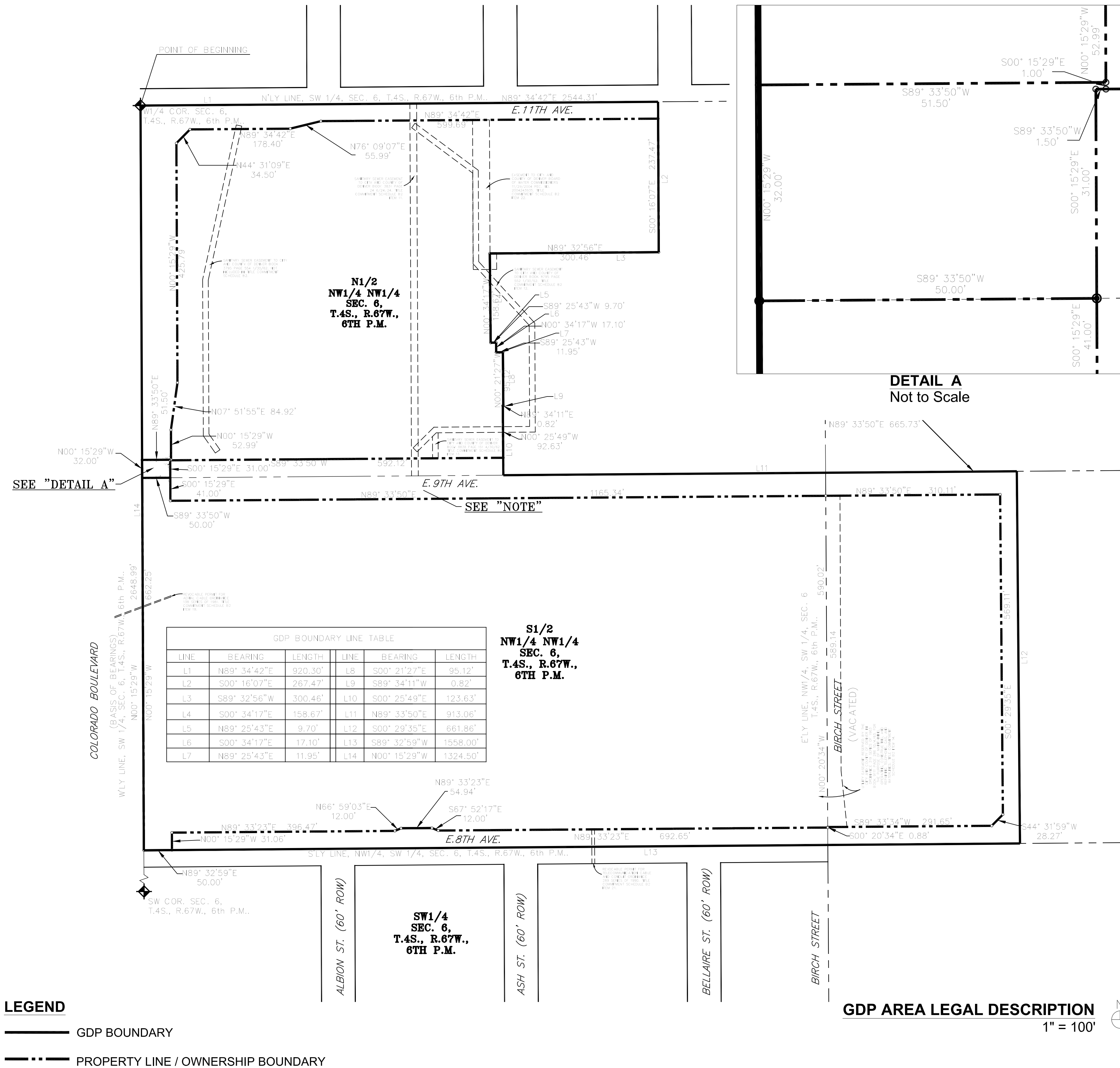


9th AND COLORADO

THE 9TH AVENUE CAMPUS OF THE UNIVERSITY OF COLORADO DENVER, GENERAL DEVELOPMENT PLAN, PROJECT # 2005_0014_05, AT EAST SIDE OF COLORADO BOULEVARD BETWEEN 8TH AVENUE AND 11TH AVENUE LOCATED IN THE SW 1/4 OF SECT 6, TOWNSHIP 4S, RANGE 67W OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO



Overall Legal Description Shea Neighborhoods Project

overall legal description
shea neighborhoods project

A PARCEL OF LAND BEING A PART OF LOTS 1 THRU 48, BLOCK 1, HARTER'S COLFAX PLACE, AND A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, 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 2648.99 FEET:

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES:

1. North 44°31'09" East, A DISTANCE OF 34.50 FEET;
2. North 89°34'42" East, A DISTANCE OF 178.40 FEET;
3. North 76°09'07" East, A DISTANCE OF 55.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 11TH AVE., SAID LINE BEING PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE North 89°34'42" East, A DISTANCE OF 599.69 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF BELLAIRE STREET;

THENCE ALONG SAID SOUTHERLY EXTENSION South 00°16'07" East, A DISTANCE OF 237.47 FEET;

THENCE DEPARTING SAID SOUTHERLY EXTENSION South 89°32'56" West, A DISTANCE OF 300.46 FEET TO THE NORTHERLY EXTENSION OF AN EXISTING BUILDING WALL LINE;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID BUILDING WALL LINE THE FOLLOWING (7) COURSES:

1. South 00°34'17" East, A DISTANCE OF 158.67 FEET;
2. North 89°25'43" East, A DISTANCE OF 9.70 FEET;
3. South 00°34'17" East, A DISTANCE OF 17.10 FEET;
4. North 89°25'43" East, A DISTANCE OF 11.95 FEET;
5. South 00°21'27" East, A DISTANCE OF 95.12 FEET;
6. South 89°34'11" West, A DISTANCE OF 0.82 FEET;
7. ALONG SAID BUILDING WALL LINE AND THE SOUTHERLY EXTENSION THEREOF South 00°29'35" East, A DISTANCE OF 92.83 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 9TH AVE., AS DESCRIBED IN DEED TO THE CITY AND COUNTY OF DENVER RECORDED JUNE 24, 1924 IN BOOK 2550 AT PAGE 221 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE South 89°33'50" West, A DISTANCE OF 592.12 FEET TO A LINE PARALLEL WITH AND 50.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE South 00°15'29" East, A DISTANCE OF 72.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 8TH AVE., AS DESCRIBED IN DEED TO THE CITY AND COUNTY OF DENVER RECORDED NOVEMBER 19, 1983 IN BOOK 9138 AT PAGE 553 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE North 89°33'50" East, A DISTANCE OF 1,475.45 FEET TO THE EASTERLY LINE OF SAID BLOCK 1, HARTER'S COLFAX PLACE;

THENCE ALONG SAID EASTERLY LINE South 00°29'35" East, A DISTANCE OF 569.11 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE CITY AND COUNTY OF DENVER RECORDED FEBRUARY 17, 1998 UNDER RECEPTION NO. 980022580 IN SAID RECORDS;

THENCE ALONG SAID NORTHWESTERLY LINE South 44°31'59" West, A DISTANCE OF 28.27 FEET TO THE NORTHERLY LINE OF SAID BLOCK 1;

THENCE ALONG SAID SOUTHERLY LINE South 89°33'34" West, A DISTANCE OF 291.65 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID EASTERLY LINE South 00°20'34" East, A DISTANCE OF 0.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 8TH AVE., AS DESCRIBED IN DEED TO THE CITY AND COUNTY OF DENVER RECORDED AUGUST 4, 1923 IN BOOK 2550 AT PAGE 113 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE South 89°33'23" West, A DISTANCE OF 692.65 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE CITY AND COUNTY OF DENVER RECORDED JUNE 10, 1997 UNDER RECEPTION NO. 9700074130 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL THE FOLLOWING (3) COURSES:

1. North 67°52'17" West, A DISTANCE OF 12.00 FEET;
2. South 89°33'23" West, A DISTANCE OF 54.94 FEET;
3. South 66°59'03" West, A DISTANCE OF 12.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF 8TH AVE.;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE South 89°33'23" West, A DISTANCE OF 396.47 FEET TO A LINE PARALLEL WITH AND 50.00 FEET EASTERLY FROM SAID WESTERLY LINE OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE South 00°15'29" East, A DISTANCE OF 31.06 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTHERLY LINE South 89°32'59" West, A DISTANCE OF 50.00 FEET TO SAID WESTERLY LINE OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID WESTERLY LINE North 00°15'29" West, A DISTANCE OF 694.25 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID DEED TO THE CITY AND COUNTY OF DENVER RECORDED DECEMBER 29, 1994 UNDER RECEPTION NO. 9400191068;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL THE FOLLOWING (4) COURSES:

1. North 89°33'50" East, A DISTANCE OF 51.50 FEET;
2. North 00°15'29" West, A DISTANCE OF 52.99 FEET;
3. North 07°51'55" East, A DISTANCE OF 84.92 FEET;
4. North 00°15'29" West, A DISTANCE OF 425.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 30.153 ACRES (1,313,445 SQUARE FEET), MORE OR LESS.

9th Avenue Business Improvement District GDP Boundary:

9th Avenue Business Improvement District gdp boundary

A PARCEL OF LAND BEING A PART OF LOTS 1 THRU 48, BLOCK 1, HARTER'S COLFAX PLACE, AND A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" East 2648.99 FEET:

THENCE ALONG THE north line of said southwest quarter, NORTH 89°34'42" EAST 920.30 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF BELLAIRE STREET;

THENCE ALONG SAID SOUTHERLY EXTENSION South 00°16'07" East 267.47 FEET;

THENCE DEPARTING SAID SOUTHERLY EXTENSION South 89°32'56" West 300.46 FEET TO THE NORTHERLY EXTENSION OF AN EXISTING BUILDING WALL LINE;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION, SAID BUILDING WALL LINE, and the SOUTHERLY extension of said building wall line THE FOLLOWING 7 COURSES:

1. South 00°34'17" East 158.67 FEET;
2. North 89°25'43" East 9.70 FEET;
3. South 00°34'17" East 17.10 FEET;
4. North 89°25'43" East 11.95 FEET;
5. South 00°21'27" East 95.12 FEET;
6. South 89°34'11" West 0.82 FEET;
7. SOUTH 00°25'49" EAST 123.63 FEET TO THE SOUTHERLY line of the north half of the northwest quarter of the southwest quarter of said section 6;

THENCE ALONG SAID SOUTHERLY line and the NORTHERLY line of the southwest quarter of the northeast quarter of the southwest quarter of said section 6, NORTH 89°33'50" EAST 913.06 FEET TO THE centerline of Clermont street;

THENCE ALONG SAID centerline, SOUTH 00°29'35" EAST 661.86 FEET TO THE SOUTHERLY line of said southwest quarter of the northeast quarter of the southwest quarter of section 6;

THENCE ALONG SAID southerly line and the southerly line of the south half of the northwest quarter of the southwest quarter of said section 6, SOUTH 89°32'59" WEST 1,558.00 FEET TO the southwest corner of said south half of the northwest quarter of the southwest quarter of said section 6;

THENCE ALONG THE west line of the northwest quarter of the SOUTHWEST quarter of said section 6, NORTH 00°15'29" WEST 1,324.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.045 ACRES (1,526,574 SQ. FT.), MORE OR LESS.

GDP AREA LEGAL DESCRIPTION

1" = 100'

LEGEND

- GDP BOUNDARY
- - - - PROPERTY LINE / OWNERSHIP BOUNDARY



2201 BLAKE ST., STE. #100
DENVER, COLORADO 80202
303.733.6500 FAX 303.733.6507

6127 MAIN STREET, SUITE C106
POST OFFICE BOX 2111
EDWARDS, COLORADO 81622
970.586.6700 FAX 970.586.6911

APPLICANT/DEVELOPER
985 NORTH AND COLORADO LLC
5740 17TH AVENUE, SUITE 200
GREENWOOD VILLAGE, CO 80111
303.773.1700 F. 303.529.5262

OWNER
UNIVERSITY OF COLORADO DENVER
1301 LAWRENCE STREET
DENVER, COLORADO 80204

CALL NUMBER
S-4-1100-000-01-PARKWAY
SAFE 001
DENVER, CO 80202
303.741.3737 F. 725.401.1652

EXAMINATION/REVISIONS
REVISION NO. DATE
1 01/11/05 11:54 AM
2 01/11/05 11:54 AM
3 01/11/05 11:54 AM

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE. SUITE 1
LITTLETON, CO 80120
303.773.1888 F. 303.773.1887

GENERAL DEVELOPMENT PLAN

9th AND COLORADO

DATE	REVISION	BY	DATE
	1		
	2		
	3		
	4		
	5		
	6		
	7		

PROJECT NO.
06008.00.00

DATE:
11.25.08

SHEET NUMBER:
3 of 3

LEGAL DESCRIPTION