

EXHIBIT A  
EASEMENT AREA  
SHEET 1 OF 2  
LAND DESCRIPTION

A PARCEL OF LAND BEING THE WEST 6 FEET OF 7 PARCELS LOCATED AT 1101 S. DAHLIA ST., 1105 S. DAHLIA ST., 1107 S. DAHLIA ST., 1111 S. DAHLIA ST., 1119 S. DAHLIA ST., 1121 S. DAHLIA ST. AND 1123 S. DAHLIA ST., BEING A PORTION OF BLOCK 1, CHERRY CREEK GARDENS, SAID 7 PARCELS RECORDED JULY 1, 2021 AT RECEPTION NO. 2021125479, BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 10.00 FOOT RANGE LINE LOCATED IN EAST MISSISSIPPI AVENUE BETWEEN DAHLIA STREET AND SOUTH BIRCH STREET, BEING MONUMENTED AT THE INTERSECTION OF EAST MISSISSIPPI AVENUE AND DAHLIA STREET BY A FOUND OLD MINING BIT IN A RANGE BOX, AND MONUMENTED AT THE INTERSECTION OF EAST MISSISSIPPI AVENUE AND SOUTH BIRCH STREET BY A FOUND #5 REBAR IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 89°46'13" WEST A DISTANCE OF 1,246.65 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT LOCATED AT THE INTERSECTION OF EAST MISSISSIPPI AVENUE AND DAHLIA STREET;

THENCE SOUTH 89°46'13" WEST, ALONG SAID 10.00 FOOT RANGE LINE, A DISTANCE OF 157.00 FEET;  
THENCE DEPARTING SAID RANGE LINE, SOUTH 00°13'53" EAST, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2021125479 BEING 1101 SOUTH DAHLIA STREET AND THE POINT OF BEGINNING;

THENCE NORTH 89°46'13" EAST, ALONG THE NORTH LINE OF SAID PARCEL BEING 1101 SOUTH DAHLIA STREET, A DISTANCE OF 6.00 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°13'53" EAST, PARALLEL WITH AND 6.00 FEET EAST OF THE WEST LINE OF SAID PARCEL, A DISTANCE OF 174.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2021125479, SAID POINT ALSO BEING ON THE SOUTH LINE OF 1123 SOUTH DAHLIA STREET AS RECORDED AT SAID RECEPTION NO. 2021125479;  
THENCE SOUTH 89°46'13" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 6.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;  
THENCE NORTH 00°13'53" WEST, ALONG THE WEST LINE OF SAID PARCEL OF A DISTANCE OF 174.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: ±1044 SQ. FT.



RICHARD BRUCE GABRIEL  
COLORADO P.L.S. 37929



03/28/2023 09:35 AM  
City & County of Denver

R \$18.00

EAS

2023024753

Page: 1 of 2

D \$0.00



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DRAWING BY: MB  
PROJECT NO. 501-20-197

DATE: 3-8-23  
PROJECT NO. 501-20-197



City and County of Denver  
OCR Office of the Clerk and Recorder  
Webb Building  
Denver, CO 80202

#7254137  
Mar 28 2023 09:34 am Trans#1801733

TRANSACTION RECORD

Customer : PORTER/LISA  
Card Number : \*\*\*\*\*8886  
Card Entry : ICC  
Account : VISA  
Trans Type : PURCHASE  
Amount : \$147.00

Auth # : 030411  
Sequence # : 007048  
Reference # : 0000001  
Terminal # : 035  
Date : 23/03/28  
Time : 09:34:24

APPROVED

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