

2420 W 14th Ave legal description (area to be rezoned):

A PARCEL OF LAND BEING A PORTION OF THE PARCEL DESCRIBED AT RECEPTION NO. 2022051269, FURTHER BEING A PORTION OF AN UNPLATTED PARCEL OF LAND; A PORTION OF WEST 14TH AVENUE VACATED BY ORDINANCE NO. 20210664; AND A PORTION OF LOTS 3 THROUGH 7, BLOCK 4, BAKER'S SUBDIVISION; ALL SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 4, BAKER'S SUBDIVISION;

THENCE ALONG THE PERIMETER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2022051269 THE FOLLOWING FIVE (5) COURSES:

1) SOUTH 00°00'30" EAST, A DISTANCE OF 125.00 FEET;

2) SOUTH 89°59'30" WEST, A DISTANCE OF 11.95 FEET;

3) NORTH 65°42'25" WEST, A DISTANCE OF 135.80 FEET TO A POINT OF NON-TANGENT CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.28 FEET, SAID CURVE HAVING A RADIUS OF 492.81 FEET, A CENTRAL ANGLE OF 23°38'01", AND A CHORD WHICH BEARS NORTH 77°32'51" WEST A CHORD DISTANCE OF 201.84 FEET;

5) NORTH 00°58'13" EAST, A DISTANCE OF 69.57 FEET TO A POINT ON THE NORTH LINE OF WEST 14TH AVENUE EXTENDED WESTERLY;

THENCE NORTH 89°59'30" EAST ALONG SAID EXTENSION AND ALONG SAID NORTH LINE, A DISTANCE OF 281.62 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, BAKER'S SUBDIVISION;

THENCE SOUTH 00°00'30" EAST, A DISTANCE OF 44.00 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 4, BAKER'S SUBDIVISION;

THENCE NORTH 89°59'30" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33,829 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.