

**LEGAL DESCRIPTION 4862 W. 13TH AVE. (PER DEED [REC# 2019148923](#); [OCTOBER 24, 2019](#)):**

THAT PART OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> OF THE NORTHWEST <sup>1</sup>/<sub>4</sub> OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF XAVIER STREET EXTENDED SOUTH FROM MIDDLEFIELD SUBDIVISION, 184 FEET SOUTH OF THE SOUTHWEST CORNER OF MIDDLEFIELD SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF XAVIER STREET EXTENDED, 124 FEET TO THE SOUTH LINE OF WEST 13TH AVENUE AS DEEDED TO THE CITY OF DENVER; THENCE EAST ALONG THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF XAVIER STREET 124 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LOT AREA: [15485.46](#) ± SQ.FT. ([0.355](#) ± AC.)