

Legal Description

DATE: June 1, 2021

ADDRESS: 5350 Leetsdale Drive
Denver, CO 80246

PARCEL III:

A PART OF LOT 1, BOOTH'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 32.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, PERPENDICULAR TO SAID WEST LINE OF LOT 1, A DISTANCE OF 150.66 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 115.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEETSDALE DRIVE (100' R.O.W.); AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 20, 1981, IN BOOK 2487 AT PAGE 593, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY R.O.W. LINE OF LEETSDALE DRIVE 140 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL DESCRIBED IN BOOK 2126 AT PAGE 507; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID BOOK 2126 AT PAGE 507 A DISTANCE OF 18.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 136.03 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL IS ALSO DESCRIBED AS:

A PART OF LOT 1, BOOTH'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE OF SAID LOT 1 A DISTANCE OF 32.36 FEET TO THE TRUE POINT OF BEGINNING, WHENCE THE SOUTHWEST CORNER OF LOT 2 OF BOOTH'S SUBDIVISION BEARS SOUTH 00 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 362.38 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 150.66 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 15 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 106.09 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEETSDALE DRIVE AS DESCRIBED IN BOOK 2487 AT PAGE 593, THENCE NORTH 76 DEGREES 50 MINUTES 53 SECONDS WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 140.00 FEET; THENCE SOUTH 51 DEGREES 35 MINUTES 45 SECONDS WEST A DISTANCE OF 17.17 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 127.54 FEET TO THE TRUE POINT OF BEGINNING.