

2099 31st Street

Parcel Description

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2000027221 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE N46°52'07"E A DISTANCE OF 1212.37 FEET TO THE SOUTH CORNER OF THE LANDS DESCRIBED AT RECEPTION NO. 2007105376 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; SAID POINT BEING THE POINT OF BEGINNING; THENCE S45°22'00"W, ALONG THE SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 2000027221, A DISTANCE OF 210.17 FEET; THENCE N44°40'54"W A DISTANCE OF 175.51 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AT RECEPTION NO. 2014091398 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 2014091398 THE FOLLOWING TWO (2) COURSES;

1) THENCE N45°22'00"E A DISTANCE OF 92.29 FEET;

2) THENCE N37°24'22"E A DISTANCE OF 119.01 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 2007105376;

THENCE S44°40'54"E, ALONG THE SOUTHWESTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID RECEPTION NO. 2007105376, A DISTANCE OF 192.01 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 37,858 SQUARE FEET, 0.869 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:
DON LAMBERT, PLS 30830
FOR AND ON BEHALF OF Esi land surveying, llc