



Legal Description

(Legal Description for 2501 E 48th Avenue, Denver, Co 80216)

A parcel of land being a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, described as follows:

Beginning at the intersection of the southeasterly right-of-way line of the Union Pacific Railway Company with the south line of said SW $\frac{1}{4}$, from which the southwest corner of said SW $\frac{1}{4}$ lies westerly at a distance of 406.12 feet; thence easterly along said south line, 227.48 feet to a point of intersection with the west right-of-way line of Columbine Street, said west right-of-way line being 30.00 feet west of, when measured perpendicularly to, the east line of the West Half (W $\frac{1}{2}$) of the SW $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence northerly on a deflection angle left of 89° 58' 53" and parallel with said east line, 30.00 feet to a point being 30 feet north of the south line of said SW $\frac{1}{4}$, said point also being the southwest corner of that portion of Columbine Street vacated by City and County of Denver Ordinance No. 945, Series of 2003; thence easterly along the southerly line of said vacated Columbine Street and along the north right-of-way line of East 48th Avenue, on a deflection angle right of 89° 58' 53", and parallel with the south line of said SW $\frac{1}{4}$, 250.00 feet; thence northerly on a deflection angle left of 89° 58' 53" and parallel with the east line of said W $\frac{1}{2}$, 205.20 feet to a point on the south line of that parcel of land recorded at Book 331 at Page 314; thence westerly on a deflection angle left of 90° 01' 07", parallel with the south line of said SW $\frac{1}{4}$ and along the south line of said parcel of land, 220.00 feet to a point on the east line of said W $\frac{1}{2}$; thence northerly along said east line on a deflection angle right of 90° 01' 07", 144.98 feet to a point perpendicular to the west right-of-way line of said vacated Columbine Street at said west right-of-way line's intersection with the southeasterly right-of-way line of the Union Pacific Railway Company;



thence westerly on a deflection angle left of $90^{\circ}00'00''$, 30.00 feet to said intersection;
thence southwesterly along said southeasterly right-of-way line on a deflection angle left of
 $59^{\circ}06'41''$, 443.11 feet to the Point of Beginning.

Containing 98,892 square feet or 2.270 acres, more or less.