

Legal Description

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, AS SHOWN HEREON; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1326.64 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, SAID POINT ALSO BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF SOUTH TAMARAC DRIVE; THENCE SOUTH 00 DEGREES 46 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID WESTERLY RIGHT-OF-WAY EXTENSION, A DISTANCE OF 70.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAMPDEN AVENUE AS DESCRIBED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER RECORDS IN DEED RECORDED IN BOOK 1214 AT PAGE 371; THENCE CONTINUING SOUTH 00 DEGREES 46 MINUTES 02 SECONDS WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH TAMARAC DRIVE, A DISTANCE OF 537.28 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 150.01 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 02 SECONDS EAST A DISTANCE OF 379.88 FEET; THENCE NORTH 44 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 52.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 02 SECONDS EAST, A DISTANCE OF 120.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAMPDEN AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGH-OF-WAY LINE, A DISTANCE OF 187.00 FEET TO THE POINT OF BEGINNING