

2060 W Colfax Ave

Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 4 THROUGH 7, INCLUSIVE, BLOCK 7, BAKER'S VILLA; ALL OF LOTS 4 THROUGH 7, INCLUSIVE BLOCK 3, BAKER'S SUBDIVISION; AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 7, BAKER'S VILLA;
THENCE SOUTH 00°00'30" EAST ALONG THE EAST LINE OF SAID BLOCK 7 AND THE EAST LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 380.00 FEET TO THE NORTH LINE OF WEST 14TH AVENUE;
THENCE SOUTH 89°59'30" WEST ALONG SAID NORTH LINE, A DISTANCE OF 281.62 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. 20000168407;
THENCE ALONG SAID EAST LINE AND THE EAST LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. 2002010721 THE FOLLOWING TWO COURSES;
1) NORTH 06°28'30" EAST, A DISTANCE OF 168.15 FEET;
2) NORTH 12°53'07" EAST, A DISTANCE OF 223.42 FEET TO THE SOUTH LINE OF WEST COLFAX AVENUE;
THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:
SOUTH 69°09'35" EAST, A DISTANCE OF 13.67 FEET;
NORTH 89°59'30" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.