

3150 W SCOTT PL

LAND DESCRIPTION 09/22/23

A PARCEL OF LAND BEING THE WEST 39.95 FEET OF LOT 2, BLOCK 8, BLACK'S GRAND VIEW RESUBDIVISION AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20 BEING A FOUND STONE FROM WHENCE THE WEST 1/4 CORNER OF SAID SECTION 20 BEING A FOUND STONE BEARS SOUTH 00°00'43" EAST, A DISTANCE OF 1297.14 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 76°20'16" EAST, A DISTANCE OF 2037.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°23'55" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 39.95 FEET;

THENCE SOUTH 00°04'11" EAST, A DISTANCE OF 186.68 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;

THENCE NORTH 89°23'55" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 39.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 00°04'11" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 186.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

CONTAINING 7,458 SQUARE FEET OR 0.171 ACRES OF LAND, MORE OR LESS.