

Legal Description

A parcel of land in the 80 foot public right of way of W 17th Ave as shown on Piersons's Addition to Denver, located in the Southeast Quarter of Section 31, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, described as follows:

Note:

1. The Basis of Bearings is the 20 foot Range Line for West 17th Avenue between North Newton and North Lowell Boulevard located in Section 31, T3S, R68W of the 6th P.M., as monumented with axles in range boxes at each end and is assumed to bear S 89°49'08" E.
2. All directions, distances and dimensions are based on coordinates from the City and County of Denver local coordinate system.

Commencing at the range point found for the 20 foot range line at the intersection of West 17th Avenue and North Lowell Boulevard; Thence S 78°09'40" W a distance of 96.04 feet to a point on the north line of Block 4, Pierson's Addition to Denver as recorded December 21st, 1910 at Book of Maps 17 Page 10, from whence the northeast corner of said Block 4 bears S 89°49'08" E a distance of 34.97 feet; said north line also being the south right of way of West 17th Ave. and the POINT OF BEGINNING;

Thence along said south right of way, N 89°49'08" W a distance of 40.00 feet;

Thence departing said south right of way, N 00°10'52" E a distance of 12.50 feet;

Thence S 89°49'08" E a distance of 40.00 feet;

Thence S 00°10'52" W a distance of 12.50 feet to said south right of way and the POINT OF BEGINNING.

Containing 500 square feet or 0.01 acres more or less.