

Land Description

A portion of W. Wells Pl. right-of-way lying in Knox Addition to Denver Subdivision and Pleasant Hill Subdivision located in the SE1/4 of the NW1/4 of Section 6, Township 4 South, Range 68 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, of said Knox Addition to Denver Subdivision; Thence N89°39'12"W, along a Westerly extension of the North line of said Block 1, a distance of 23.18 feet to a point of intersection with the Southerly extension of the West line of Block 2, of said Pleasant Hill Subdivision; Thence N0°20'48"E, along said Southerly extension, a distance of 30.02 feet to a point of intersection with the South line of said Pleasant Hill Subdivision; Thence S89°38'57"E, along said South line, a distance of 250.05 feet to a point of intersection with the Southerly extension of the East line of said Block 2; Thence N0°24'09"W, along said Southerly extension, a distance of 7.97 feet to the Southeast corner of said Block 2; Thence S89°39'12"E, a distance of 60.00 feet to the Southwest corner of Block 1, Pleasant Hill Subdivision; Thence S89°39'12"E, along the South line of said Block 1, a distance of 106.50 feet to the East line of said Block 1; Thence S0°23'50"E, along a Southerly extension of said East line of Block 1, a distance of 60.00 feet to a point of intersection with an Easterly extension of the South right-of-way line of W. Wells Pl. as described in Ordinance No. 123 of 1961; Thence N89°39'12"W, along said Easterly extension, a distance of 166.49 feet to the East line of Parcel V- 38 as described in Ordinance No. 681 of 2009; Thence N0°24'09"W, along said East line, a distance of 22.00 feet to a point on the North line of said Block 1, Knox addition to Denver Subdivision; Thence N89°39'12"W, along said North line, a distance of 227.26 feet to the Point of Beginning.