

3400 Arkins Court and Legal Description

Portions of Lots 6 to 27, Block 15, First Addition to Ironton, and the vacated alley adjacent to said lots and portions of the vacated Delgany Street and vacated 34th Street adjacent to said lots and portions of Lots 1, 2, 3, 30, 31 and 32, Block 14, First Addition to Ironton and the vacated alley adjacent to said lots and portions of vacated Delgany Street and vacated 34th Street adjacent to said lots and a portion of the SE ¼ of the SE ¼ of Section 22, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the NW corner of Lot 1, Block 13, First Addition to Ironton, thence Westerly along the Northerly line of said Lot extended 27.50 feet, thence on a deflection angle to the left of 90°00'00", 137.50 feet to the True Point of Beginning; thence continuing along said above described course 400.00 feet; thence on a deflection angle to the right of 90°00'00", 194.22 feet to the Southeasterly right-of-way line of Arkins Court, thence on a deflection angle to the right of 76°36'35" along said right-of-way line, 411.18 feet, thence on a deflection angle to the right of 103°23'25" leaving said right-of-way line, 289.44 feet to the True Point of Beginning,

Except that portion as described in Deed recorded June 21, 1994 at Reception No. 9400100725,

City and County of Denver,
State of Colorado.

located at 3400 Arkins Court, Denver, Colorado.

3460 Arkins Court and 1930 35th Street Legal Description

Portions of Lots 1 to 10 and 27 to 32, Block 15, FIRST ADDITION TO IRONTON, and the vacated alley adjacent to said lots and a portion of vacated Delgany Street adjacent to said lots, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the N.W. Corner of Lot 1, Block 13, FIRST ADDITION TO IRONTON; thence northwesterly along the northerly line of said lot extended, 27.50 feet to the TRUE POINT OF BEGINNING; thence southwesterly on a deflection angle to the left of 90°00'00", 137.50 feet; thence northwesterly on a deflection angle to the right of 90°00'00", 222.14 feet; thence southwesterly on a deflection angle to the left of 93°55'57", 88.06 feet; thence northwesterly on a deflection angle to the right of 92°23'21", 52.11 feet to the southeasterly right-of-way line of Arkins Court; thence northeasterly on a deflection angle to the right of 78°09'11" along said right-of-way line, 217.22 feet, thence northeasterly on a deflection angle to the right of 13°23'35" along said right-of-way line, 15.44 feet to the northerly lone line of Lot 1, Block 15, FIRST ADDITION TO IRONTON, thence southeasterly along said lot line extended on a deflection angle of 90°00'00" to the right, 318.50 feet to the TRUE POINT OF BEGINNING. The above described parcel contains 47,316 square feet (1.0862 acres) more or less.