

Delgany 1 – Office – 2 – 3680 Chestnut

A PORTION OF RIGHT-OF-WAY WITHIN DELGANY STREET ADJACENT TO BLOCK 17, FIRST ADDITION TO IRONTON, AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON DECEMBER 29, 2021 AT RECEPTION NO. L021475, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 37929" IN RANGE BOX SHOWN BEING 0.40 FEET NORTHEASTERLY OF THE RANGE POINT IN THE INTERSECTION OF 36TH STREET AND CHESTNUT PLACE, ACCORDING TO THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON DECEMBER 29TH, 2021 AT RECEPTION NO. L021475, AND A FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 2132" AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON TO BEAR NORTH 55°49'21" EAST, A DISTANCE OF 316.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON; THENCE ALONG THE SOUTHWESTERLY LINE OF LOTS 22 AND 43, SAID BLOCK 17, SOUTH 45°05'56" EAST, A DISTANCE OF 265.93 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 43; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DELGANY STREET, NORTH 44°53'53" EAST, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 44°53'53" EAST, A DISTANCE OF 141.20 FEET; THENCE SOUTH 45°06'07" EAST, A DISTANCE OF 8.50 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 8.50 FEET SOUTHEASTERLY THEREFROM, SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 44°53'53" WEST, A DISTANCE OF 141.20 FEET; THENCE NORTH 45°06'07" WEST, A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,200 SQUARE FEET, MORE OR LESS.