

2013-PROJMSTR-000255-ER-001

A sanitary sewer easement recorded at Book 5231, Page 369, on 8/20/1938 in the Clerk and Recorder's office of the City and County of Denver, more particularly described as follows:

Beginning at the northwest corner of Lot 21 Block 13, First Addition to Ironton, City and County of Denver;
Thence S44°50'36"W, 14.14';
Thence S89°50'36"W, 195.53';
Thence N45°09'24"W, 14.14';
Thence N89°50'36"E, 215.53', along the southwest lot lines of Lots 13-1 6, Block 13, First Addition to Ironton, City and County of Denver, to the point of beginning;
Containing 2,055 SF (0.047 AC) more or less.

Basis of bearing is between the set #5 rebar with an orange plastic cap (L.S. 37969) at the Western Right-Of-Way intersection of Brighton Boulevard and 35th street and the set #5 rebar with an orange plastic cap (L.S. 37969) along the Northwest Right-Of-Way of Brighton Boulevard, with an assumed bearing of S44°50'15"W.

2013-PROJMSTR-000255-ER-002

A portion of the vacated alley per Ordinance 97-1939 and 151-1953 between Lots 1-13, Block 13 and Lots 21-32, Block 13, First Addition to Ironton more particularly described as follows:

Beginning at the northwest corner of Lot 21 Block 13, First Addition to Ironton, City and County of Denver;
Thence S89°50'36"W, 22.63', to a point on the southeast lot line of Lot 13, Block 13, First Addition to Ironton, City and County of Denver;
Thence N44°50'36"E, 303.56', along the southeast lot lines of Lots 1-13, Block 13, First Addition to Ironton, City and County of Denver, to a point on the southerly Right-of-Way of 35th Street also being the southeast corner of Lot 1, Block 13, First Addition to Ironton, City and County of Denver;
Thence S45°10'21 E", 16.00', along the southerly Right-of-Way of 35th Street to the north corner of Lot 32, Block 13, First Addition to Ironton, City and County of Denver;
Thence S44°50'36"W, 287.57', along the northwest lot lines of Lots 21-32, Block 13, First Addition to Ironton, City and County of Denver, to the point of beginning;
Containing 4,729 SF (0.109 AC) more or less.

Basis of bearing is between the set #5 rebar with an orange plastic cap (L.S. 37969) at the Western Right-Of-Way intersection of Brighton Boulevard and 35th street and the set #5 rebar with an orange plastic cap (L.S. 37969) along the Northwest Right-Of-Way of Brighton Boulevard, with an assumed bearing of S44°50' 15"W.

2013-PROJMSTR-000255-ER-003

A portion of vacated Delgany Street and vacated 34th Street per Ordinance #151-1953 more particularly described as follows:

Beginning at the north corner of Lot 1 Block 13, First Addition to Ironton, City and County of Denver;
Thence S44°50'36"W, 399 .93, along the northwest lot lines of Lots 1-16, Block 13, First Addition to Ironton, City and County of Denver, to the northwest corner of Lot 16, Block 13, First Addition to Ironton, City and County of Denver;
Thence S45°09'24"E, 28.60', along the southwest Lot Line of Lot 16, Block 13, First Addition to Ironton, City and County of Denver;
Thence S89°50'36"W, 71.72';
Thence N44°44'04"E, 450.63' to a point on the southerly Right-of-Way of 35th Street monumented by a #5 rebar with an orange plastic cap stamped "LS 37969";
Thence S45°19'44"E, 22.97' along the southerly Right-of-Way of 35th Street to the Point of Beginning;
Containing 10,323 SF (0.237 AC) more or less.

Basis of bearing is between the set #5 rebar with an orange plastic cap (L.S. 37969) at the Western Right-Of-Way intersection of Brighton Boulevard and 35th street and the set #5 rebar with an orange plastic cap (L.S. 37969) along the Northwest Right-Of-Way of Brighton Boulevard, with an assumed bearing of S44°50' 15"W.