

Chestnut 1 – Office - 1 – 3680 Chestnut

A PORTION OF RIGHT-OF-WAY WITHIN CHESTNUT PLACE ADJACENT TO BLOCK 41, VINCENT ADDITION SECOND FILING AND 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 SOUTHEAST QUARTER OF SECTION 22 AND 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 SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHESTNUT PLACE, NORTH 44°53'00" EAST, A DISTANCE OF 31.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°07'00" WEST, A DISTANCE OF 8.40 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 8.40 FEET NORTHWESTERLY THEREFROM, SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 44°53'00" EAST, A DISTANCE OF 113.00 FEET; THENCE SOUTH 45°07'00" EAST, A DISTANCE OF 8.40 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 44°53'00" WEST, A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 949 SQUARE FEET, MORE OR LESS.