

**Zone Lot 1 4338 Lipan ST**

**Legal Description: 4338 Lipan ST Denver, CO 80211lo**

**Parcel Number: 02214-04-040-000**

**A parcel of land being all of Lots 3 through 8 inclusive of Block 1 of viaduct addition to Denver subdivision, lying within the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of section 21, Township 3 South, Range 68 West of the Sixth principal meridian, city and county of Denver, State of Colorado more Particularly described as follows:**

**Basis of Bearings: A 20 foot Range Line in N Kalamath ST Between W 43<sup>rd</sup> Avenue and West 44<sup>th</sup> Avenue having an assumed bearing of South 00°3'16" West, A distance of 363.22 Feet between a drag tooth in Range box at the intersection of North Kalamath Street and West 44<sup>th</sup> Avenue and a 2 Inch aluminum cap (PLS 9329) in range box found at the intersection of North Kalamath Street and West 43<sup>rd</sup> Avenue.**

**Beginning at the Northeast Corner of said Lot 3; Thence along the East line of said Lot 3, South 00°04'07" West, A distance of 151.67 Feet thence North 89°54'07" West, A distance of 125.05 Feet: Thence North 00°04'58" East, A distance of 151.60 Feet to the Northwest corner of said Lot 3; Thence along the North line of said Lot 3, South 89°56'11" East, A distance of 125.01 Feet to the point of Beginning.**

**Containing ±18,958.92 SQ FT or ±0.435 Acres, More or Less**

**Lot and Block Description:**

**Lots 3 to 11, inclusive Block 1, Viaduct Addition to Denver, City and County of Denver, State of Colorado**