

LAND DESCRIPTION:

A PARCEL OF LAND BEING THE FIVE FEET (5') OF 36TH STREET ADJACENT TO LOT 32, BLOCK 6, IRONTON AND 1ST ADDITION TO IRONTON, EXCEPTING THE NORTHWESTERLY TWO FEET (2'), SITUATED IN THE SOUTHWEST 1/4 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:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 32;
THENCE NORTH 45°25'12" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 36TH STREET AND THE NORTHEASTERLY LINE OF SAID LOT 32, A DISTANCE OF 123.09 FEET, FROM WHENCE THE NORTHWESTERLY CORNER OF SAID LOT 32 BEARS NORTH 45°25'12" WEST, 2.00 FEET;
THENCE NORTH 44°34'48" EAST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NORTHEASTERLY LOT LINE, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 45°25'12" EAST, ALONG A LINE 5 FEET (5') NORTHEASTERLY OF AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 36TH STREET AND SAID NORTHEASTERLY LOT LINE OF LOT 32, A DISTANCE OF 123.09 FEET;
THENCE SOUTH 44°34'48" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 615 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE 20' RANGE LINE ON THE EAST SIDE OF BLOCK 6 AS MONUMENT AS MONUMENTED BY A 3.25" ALUMINUM CAP LS 38026 IN RANGE BOX AT THE NORTHEASTERLY END AND BY A #5 REBAR WITH 1.25" YELLOW PLASTIC CAP LS 16845 AT THE SOUTHWEST END, BEARING SOUTH 44°34'48" WEST.

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