

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 39, ST. VINCENTS ADDITION SECOND FILING, AND A PORTION OF BLOCK 8, IRONTON, TOGETHER WITH VACATED ALLEY IN SAID BLOCKS PER ORDINANCE NO. 189, SERIES OF 1947 RECORDED JANUARY 2, 1948, AT RECEPTION NO. 451672, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID BLOCK 39;

THENCE SOUTH 45°04'03" WEST ALONG THE SOUTHEAST LINES OF SAID BLOCK 39 AND BLOCK 8, A DISTANCE OF 217.18 FEET TO THE SOUTH CORNER OF LOT 21, SAID BLOCK 8;

THENCE NORTH 44°58'01" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 21, A DISTANCE OF 128.69 FEET TO THE LINE BETWEEN SAID ST. VINCENTS ADDITION SECOND FILING AND SAID IRONTON;

THENCE NORTH 89°46'19" WEST ALONG SAID DIVISION LINE, A DISTANCE OF 6.13 FEET TO THE CENTER LINE OF SAID VACATED ALLEY;

THENCE SOUTH 45°03'20" WEST ALONG SAID CENTER LINE, A DISTANCE OF 90.71 FEET TO THE NORTHEAST LINE OF THAT PARCEL DEEDED TO THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2024005429;

THENCE NORTH 44°58'48" WEST ALONG SAID NORTHEAST LINE, A DISTANCE OF 115.02 FEET TO THE SOUTHEAST LINE OF PARCEL 61 DESCRIBED AT RECEPTION NO. 2016075222;

THENCE NORTH 45°02'39" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 313.13 FEET TO THE NORTHEAST LINE OF SAID BLOCK 39;

THENCE SOUTH 44°45'40" EAST ALONG SAID NORTHEAST LINE, A DISTANCE OF 248.17 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 64,940 SQUARE FEET OR 1.49 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE IN WYNKOOP STREET BETWEEN 39TH AVENUE AND 40TH AVENUE, MONUMENTED IN THE NORTHEAST BY A 1" AXLE IN A RANGE BOX AND IN THE SOUTHWEST BY A 2" ALUMINUM CAP STAMPED "CCD RANGE POINT, PLS 38189" IN A RANGE BOX, ASSUMED TO BEAR SOUTH 45°00'00" WEST.

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