

3333 BRIGHTON BOULEVARD
PARCEL 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND A PORTION OF BLOCK 13 OF FIRST ADDITION TO IRONTON SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 32 OF SAID BLOCK 13;
THENCE N45°10'21"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 13, A DISTANCE OF 15.00;
THENCE S44°50'37"W ALONG THE NORTHWESTERLY ROW LINE OF BRIGHTON BOULEVARD AS IT NOW EXISTS PER RECEPTION NO. 2014135101, A DISTANCE OF 347.15 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHWESTERLY ROW LINE, S44°50'37"W A DISTANCE OF 187.75 FEET;
THENCE ALONG SAID NORTHWESTERLY ROW LINE, S44°49'14"W A DISTANCE OF 200.08 FEET;
THENCE N45°11'29"W, A DISTANCE OF 160.05 FEET;
THENCE S44°59'18"W A DISTANCE OF 107.37 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 33RD AVENUE;
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, N45°09'24"W, A DISTANCE OF 16.97 FEET;
THENCE N44°58'15"E A DISTANCE OF 107.36 FEET;
THENCE N46°22'11 "W A DISTANCE OF 7.19 FEET;
THENCE S89°59'56"W A DISTANCE OF 124.45 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FESTIVAL STREET AS DEDICATED BY RECEPTION NUMBER 2018072830;
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N44°44'04"E A DISTANCE OF 475.68 FEET;
THENCE S45°11'29"E A DISTANCE OF 273.31 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINS 111,575 SQ. FT (2.561 ACRES) MORE OR LESS

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

BEARINGS ARE BASED ON THE 15' RANGE LINE, IN 35TH STREET ASSUMED TO BEAR S45°10'21"E BEING MONUMENTED BY A FOUND #5 REBAR IN RANGE BOX AT THE INTERSECTION OF 35TH STREET AND CHESTNUT PLACE AND A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #33202 AT THE INTERSECTION OF 35TH STREET AND DELGANY STREET.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF:
MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD. CO 80215
(303) 431-6100
JUNE 26, 2019

3395 BRIGHTON BOULEVARD
PARCEL 2

A PARCEL OF LAND BEING A PORTION OF BLOCK 13, FIRST ADDITION TO IRONTON SUBDIVISION AND A PORTION OF UNPLATTED LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID BLOCK 13 THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 13, N45°10'21"W A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD PER RECEPTION NO. 2014135101 SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, S44°50'37"W A DISTANCE OF 347.15 FEET;
THENCE N45°11'29"W A DISTANCE OF 273.31 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE DELGANY STREET RIGHT-OF-WAY DEDICATION RECORDED AT RECEPTION NO. 2014135101;
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N44°44'04"E A DISTANCE OF 347.25 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK 13 EXTENDED SAID POINT BEING 22.97 FEET NORTHWESTERLY OF THE NORTH CORNER OF SAID BLOCK 13;
THENCE ALONG SAID NORTHEASTERLY LINE EXTENDED OF BLOCK 13, S45°10'21"E A DISTANCE OF 273.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.181 ACRES OR 95,007 SQUARE FEET MORE OR LESS

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE 15' RANGE LINE, IN 35TH STREET ASSUMED TO BEAR S45°10'21"E BEING MONUMENTED BY A FOUND #5 REBAR IN RANGE BOX AT THE INTERSECTION OF 35TH STREET AND CHESTNUT AND A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #33202 AT THE INTERSECTION OF 35TH STREET AND DELGANY STREET.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JUNE 26, 2019