

ZONE LOT DESCRIPTION(REV 10-20-23)

A PARCEL OF LAND BEING ALL OF LOTS 9 THROUGH 22 AND 44 THROUGH 56, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING AND ALL OF LOTS 17 THROUGH 22 AND LOTS 43 THROUGH 49, BLOCK 17, FIRST ADDITION TO IRONTON, TOGETHER WITH THE VACATED ALLEY ADJACENT TO SAID LOTS AS VACATED BY VACATION ORDINANCE #584, SERIES OF 1991, RECORDED AUGUST 9, 1991 UNDER RECEPTION NO. 75551, LOCATED WITHIN THE SE1/4 OF SECTION 22 AND THE SW1/4 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 NORTHWESTERLY CORNER OF SAID LOT 9, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING:

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 9 THROUGH 17, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING AND THE WESTERLY LINE OF SAID LOTS 17 THROUGH 22, BLOCK 17, SAID FIRST ADDITION TO IRONTON, SOUTH 44°53'00" WEST A DISTANCE OF 350.02 FEET TO THE SOUTHWESTERLY CORNER SAID LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON, THE SOUTHWESTERLY EXTENSION OF SAID LOT 22 EXTENDED ACROSS SAID VACATED ALLEY, AS VACATED BY VACATION ORDINANCE #584, SERIES OF 1991 TO THE SOUTHWESTERLY CORNER SAID LOT 43, BLOCK 17, FIRST ADDITION TO IRONTON AND ALONG THE SOUTHERLY LINE OF SAID LOT 43, BLOCK 17, FIRST ADDITION TO IRONTON SOUTH 45°05'56" EAST A DISTANCE OF 265.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 43, BLOCK 17, FIRST ADDITION TO IRONTON;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 43 THROUGH 49, BLOCK 17, FIRST ADDITION TO IRONTON AND ALONG THE EASTERLY LINE OF SAID LOTS 49 THROUGH LOT 56, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING NORTH 44°53'53" EAST A DISTANCE OF 350.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 56, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 56, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING, THE NORTHWESTERLY EXTENSION OF SAID LOT 56, BLOCK 41 ACROSS SAID VACATED ALLEY BY VACATION ORDINANCE #584, SERIES OF 1991 BEING THE NORTHERLY LINE OF SAID ALLEY VACATION TO THE NORTHEASTERLY CORNER OF SAID LOT 9, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING AND ALONG THE NORTHERLY LINE OF SAID LOT 9, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING NORTH 45°05'33" WEST A DISTANCE OF 266.02 FEET TO THE SAID NORTHWESTERLY CORNER LOT 9, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING AND THE POINT OF BEGINNING.

CONTAINING +/-93,093 SQ. FT. OR +/-2.137 ACRES MORE OR LESS.