

Legal Description

A 10 FOOT STRIP OF LAND BEING A PORTION OF THAT 10 FOOT STRIP OF LAND DESCRIBED IN BOOK 7949 AT PAGE 335 RECORDED OCTOBER 16, 1956, LOCATED WITHIN LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON AND ALSO LOCATED WITHIN LOTS 12-22, BLOCK 41, ST. VINCENTS ADDITION SECOND FILING AND A PORTION OF A VACATED ALLEY ADJACENT TO THE SOUTHEASTERLY LINE OF 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, THE CENTER LINE OF SAID 10 FOOT STRIP WITH SIDELINES AT 5.00 FEET ON EACH SIDE OF SAID CENTER LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF SAID LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON AND LOT 43, SAID BLOCK 17, FIRST ADDITION TO IRONTON AND THE EXTENSION OF SAID SOUTHWESTERLY LINE OF LOT 22, BLOCK 17, TO THE NORTHEASTERLY LINE OF THE VACATED ALLEY VACATED BY ORD. 584 SERIES 1991, BLOCK 17, FIRST ADDITION TO IRONTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO, HAVING AN ASSUMED BEARING OF NORTH 45°05'56" WEST A DISTANCE OF 265.93 FEET BETWEEN A FOUND 1" YELLOW PLASTIC CAP PLS 18475 FOUND AT THE SOUTHEASTERLY CORNER SAID LOT 43, BLOCK 17 AND A YELLOW PLASTIC CAP STAMPED PLS 2132 FOUND AT THE SOUTHWESTERLY CORNER SAID LOT 22, BLOCK 17.

BEGINNING AT A POINT 25 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOTS 12 TO 22, BLOCK 41 AND 10 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 12, BLOCK 41;

THENCE SOUTHWESTERLY ON A LINE PARALLEL TO THE AFORESAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF LOT 19, IN SAID BLOCK 41; THENCE SOUTHWESTERLY ON A LINE TO A POINT ON THE CENTER LINE OF ALLEY IN SAID BLOCK 17 AND 15.67 FEET SOUTHWESTERLY OF THE EXTENDED SOUTHWESTERLY LINE OF LOT 22 IN SAID BLOCK 17, EXCEPTING ANY PART OF SAID EASEMENT SOUTHWESTERLY OF THE EXTENDED SAID SOUTHWESTERLY LINE OF LOT 22, BLOCK 17, TO THE POINT OF TERMINUS.

CONTAINING +/-2,690 SQ. FT. OR +/-0.062 ACRES MORE OR LESS.