

Land Description

A PORTION OF BLOCK 41, ST. VINCENTS ADDITION SECOND FILING AND BLOCK 17, FIRST ADDITION TO IRONTON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER 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:

CONSIDERING A LINE BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS 37929" IN RANGE BOX SHOWN BEING 0.40 FEET NORTHEASTERLY OF THE RANGE POINT IN THE INTERSECTION OF 36TH STREET AND CHESTNUT PLACE, ACCORDING TO THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON DECEMBER 29TH, 2021 AT RECEPTION NO. L021475, AND A FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 2132" AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON TO BEAR NORTH 55°49'21" EAST, A DISTANCE OF 316.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WESTERLY MOST CORNER OF LOT 22, BLOCK 17, FIRST ADDITION TO IRONTON; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22, SOUTH 45°05'56" EAST, A DISTANCE OF 124.97 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AN ALLEY VACATED BY ORDINANCE 584-1991, RECORDED AUGUST 9, 1991 AT RECEPTION NO. 75551, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID VACATED ALLEY, NORTH 44°53'32" EAST, A DISTANCE OF 350.01 FEET TO THE EASTERLY MOST CORNER OF LOT 9, BLOCK 41, ST. VINCENT'S ADDITION SECOND FILING; THENCE ALONG THE NORTHEASTERLY LINE EXTENDED OF SAID LOT 9, SOUTH 45°05'33" EAST, A DISTANCE OF 16.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID VACATED ALLEY, BEING THE NORTHERLY MOST CORNER OF LOT 56, BLOCK 41, ST. VINCENT'S ADDITION SECOND FILING; THENCE ALONG SAID SOUTHEASTERLY LINE OF THE VACATED ALLEY, SOUTH 44°53'32" WEST, A DISTANCE OF 350.01 FEET TO THE WESTERLY MOST CORNER OF LOT 43, SAID BLOCK 17; THENCE NORTH 45°05'56" WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,600 SQUARE FEET, MORE OR LESS.