

**ENCROACHMENT LAND DESCRIPTION - PARCEL 1:**

THAT PART OF THE RIGHT-OF-WAY OF W 35TH AVENUE, SITUATE IN THE NE 1/4 OF SECTION 30, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, ADJOINING LOT 50, BLOCK 8, HIGHLAND PLACE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W 35TH AVENUE, WHENCE THE NORTHWEST CORNER OF SAID LOT 50 BEARS, S89°34'12"W, A DISTANCE OF 10.48 FEET; THENCE N00°25'48"W, DEPARTING SAID LINE PERPENDICULARLY, A DISTANCE OF 2.00 FEET; THENCE N89°34'12"E, ALONG A LINE 2.00 FEET NORTH OF & PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET; THENCE S63°46'37"E, A DISTANCE OF 4.46 TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°34'12"W, ALONG SAID SOUTH RIGHT- OF-WAY LINE, A DISTANCE OF 88.98 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 174 SQ. FT. +/-

BEARINGS REFERENCED HEREIN BASED UPON THE ASSUMED BEARING OF N00°00'00"E FOR THE EAST RIGHT-OF-WAY LINE OF MEADE STREET, MONUMENTED AT THE NORTH END IN W 35TH AVENUE BY A FOUND DRAG TOOTH IN A MONUMENT WELL AS A RANGE POINT & AT THE SOUTH END BY A FOUND NAIL & SHINER (PLS 20699) IN THE WALK AS 3.00 FOOT WITNESS CORNER.

**ENCROACHMENT LAND DESCRIPTION - PARCEL 2:**

THAT PART OF THE RIGHT-OF-WAY OF LOWELL BOULEVARD, SITUATE IN THE NE 1/4 OF SECTION 30, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, ADJOINING LOTS 49 & 50, BLOCK 8, HIGHLAND PLACE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 49; THENCE N00°00'42"E, ALONG THE WEST RIGHT-OF-LINE OF LOWELL BOULEVARD, A DISTANCE OF 37.97 FEET; THENCE S63°46'37"E, A DISTANCE OF 1.11 FEET; THENCE S00°00'42"W, ALONG A LINE 1.00 FEET EAST OF & PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 37.47 FEET; THENCE, S89°34'12"W, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 38 SQ. FT., +/-

BEARINGS REFERENCED HEREIN BASED UPON THE ASSUMED BEARING OF N00°00'00"E FOR THE EAST RIGHT-OF-WAY LINE OF MEADE STREET, MONUMENTED AT THE NORTH END IN W 35TH AVENUE BY A FOUND DRAG TOOTH IN A MONUMENT WELL AS A RANGE POINT & AT THE SOUTH END BY A FOUND NAIL & SHINER (PLS 20699) IN THE WALK AS 3.00 FOOT WITNESS CORNER.