

ENCROACHMENT DESCRIPTION:

A PORTION OF LAND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ESTABLISHED BY ILIFF'S UNIVERSITY ADDITION RECORDED IN BOOK 11 AT PAGE 10 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 26, OF SAID ILIFF'S UNIVERSITY ADDITION SUBDIVISION; THENCE N00°00'00"W, ALONG THE EAST LINE OF SAID PUBLIC RIGHT-OF-WAY, A DISTANCE OF 14.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16, ALSO BEING THE **POINT OF BEGINNING**;

THENCE N39°43'05"W, A DISTANCE OF 16.17 FEET;

THENCE N00°00'00"W, A DISTANCE OF 73.43 FEET, PARALLEL WITH THE EAST LINE OF SAID PUBLIC RIGHT-OF-WAY;

THENCE N89°55'54"E, A DISTANCE OF 10.33 FEET TO A POINT ON THE EAST LINE OF SAID PUBLIC RIGHT-OF-WAY, ALSO BEING THE NORTHWEST CORNER OF LOT 13, BLOCK 26, OF SAID ILIFF'S UNIVERSITY ADDITION SUBDIVISION;

THENCE S00°00'00"E, A DISTANCE OF 85.88 FEET, ALONG THE EAST LINE OF SAID PUBLIC RIGHT-OF-WAY, BACK TO THE **POINT OF BEGINNING**.

CONTAINING 823.16 ± SQUARE FEET (0.018 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF LOT 13, BLOCK 26, ILIFF'S UNIVERSITY ADDITION SUBDIVISION BETWEEN A FOUND #5 REBAR WITH A 1.25" ORANGE PLASTIC CAP STAMPED "L.S. 9489" LOCATED AT THE NORTHWEST CORNER OF SAID LOT 13 AND A FOUND #5 REBAR WITH A 1.25" ORANGE PLASTIC CAP STAMPED "L.S. 9489" LOCATED AT THE NORTHEAST CORNER OF SAID LOT 13. ASSUMED TO BEAR N89°55'54"E AT 150.00 FEET.