

EXHIBIT A  
LEGAL DESCRIPTION  
SHEET 1 OF 2

2024-ENCROACHMENT-0000002-004

A PARCEL OF LAND LYING THE SOUTH SIDE OF THE EAST 38<sup>TH</sup> AVENUE RIGHT-OF-WAY, ADJACENT TO LOT 1, BLOCK 12, PROVIDENT PARK, A SUBDIVISION PLAT RECORDED IN BOOK 3, PAGE 29 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE 20-FOOT RANGE LINE FOR THE NORTH LINE OF BLOCK 12, PROVIDENT PARK, BEING ASSUMED TO BEAR N 89°49'41" W, FROM THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND GILPIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, TO THE RANGE POINT IN THE INTERSECTION OF EAST 38TH AVENUE AND FRANKLIN STREET, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38284" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF EAST 38<sup>TH</sup> AVENUE AND GILPIN STREET, THENCE S 77°02'42" W, A DISTANCE OF 176.13 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 12, SAID PROVIDENT PARK AND THE POINT OF BEGINNING;  
THENCE N 89° 49' 41" W, ALONG SAID NORTH LINE, A DISTANCE OF 10.11 FEET;  
THENCE N 00° 10' 19" E, A DISTANCE OF 2.00 FEET;  
THENCE S 89° 49' 41" E, ALONG A LINE BEING 2.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 1, BLOCK 12, PROVIDENT PARK, A DISTANCE OF 10.11 FEET;  
THENCE S 00° 10' 19" W, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20 SQUARE FEET OR 0.0005 ACRES, MORE OR LESS.

PREPARED BY JEFFREY C. ANTON  
COLORADO P.L.S. NO. 38818  
FOR AND ON BEHALF OF  
CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303-703-4444



3473 South Broadway  
Englewood, Colorado 80113  
303.703.4444  
[LIVEYOURCORE.COM](http://LIVEYOURCORE.COM)