

2025-ENCROACHMENT-0000031-002

**3901 WYNKOOP ENCROACHMENT AREA LAND DESCRIPTION**

MAY 15, 2025

A PARCEL OF LAND LOCATED IN 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 THE RANGE LINE OF 40TH STREET TO BEAR SOUTH 45°13'41" EAST, A DISTANCE OF 346.02 FEET BETWEEN A FOUND 2.5" ALUMINUM CAP MARKED "29425" IN RANGE BOX AT THE INTERSECTION OF BRIGHTON BOULEVARD AND 40TH STREET AND A FOUND 1" IRON AXLE IN RANGE BOX AT THE INTERSECTION OF 40TH STREET AND WYNKOOP STREET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE FOUND 1" IRON AXLE IN RANGE BOX AT THE INTERSECTION OF 40TH STREET AND WYNKOOP STREET; THENCE SOUTH 62°59'09" WEST, A DISTANCE OF 63.16 FEET TO THE EAST CORNER OF BLOCK 30, ST. VINCENT'S ADDITION; THENCE ALONG THE SOUTHEAST LINE OF SAID BLOCK, SOUTH 44°31'35" WEST, A DISTANCE OF 221.85 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°21'01" EAST, A DISTANCE OF 1.99 FEET; THENCE SOUTH 44°36'15" WEST, A DISTANCE OF 89.44 FEET; THENCE NORTH 44°55'55" WEST, A DISTANCE OF 1.87 FEET TO A POINT ON SAID SOUTHEAST LINE OF BLOCK 30; THENCE ALONG SAID SOUTHEAST LINE, NORTH 44°31'35" EAST, A DISTANCE OF 89.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 173 SQUARE FEET, MORE OR LESS.