

ENCHROACHMENT EXHIBIT B
2022-ENCHROACHMENT-0000067-002

DESCRIPTION:

A PARCEL OF LAND WITHIN THE RIGHT-OF-WAY FOR WALNUT STREET BETWEEN BLOCKS 4 AND 26, CASE & EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 OF SAID BLOCK 4, THENCE ALONG THE EAST LINE OF SAID BLOCK 4, NORTH 44° 55' 38" EAST, A DISTANCE OF 53.17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 44° 55' 38" EAST, A DISTANCE OF 59.92 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 45° 05' 19" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 44° 55' 38" WEST, A DISTANCE OF 59.92 FEET;

THENCE NORTH 45° 05' 19" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 360 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE 20.00' RANGE LINE ALONG WALNUT STREET BETWEEN BLOCKS 4 AND 26, CASE & EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BETWEEN A FOUND NO.6 REBAR WITH A 2.5" ALLOY CAP IN A RANGE BOX STAMPED "MATRIX - PLS 34977" AT THE INTERSECTION OF 28TH STREET AND WALNUT STREET AND BY A FOUND NO.6 REBAR WITH A 2.5" ALLOY CAP IN A RANGE BOX STAMPED "FRONTIER SURV - PLS 30830" AT THE INTERSECTION OF 29TH STREET AND WALNUT STREET WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 44° 55' 38" WEST.

PREPARED BY:

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