

2025-ENCROACHMENT-0000135-003

A PARCEL OF LAND BEING A PORTION OF NORTH HIGH STREET, BEING ADJACENT TO LOTS 1 AND 2, BLOCK 6, PROVIDENT PARK, LYING 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 AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, PROVIDENT PARK; THENCE S 00°29'28" W ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 22.96 FEET TO THE POINT OF BEGINNING; THENCE N 89°49'39" W A DISTANCE OF 4.84 FEET; THENCE S 00°10'21" W A DISTANCE OF 12.50 FEET; THENCE S 89°49'39" E A DISTANCE OF 4.84 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, BLOCK 6; THENCE N 00°09'28" E ALONG SAID WESTERLY LINE OF LOTS 1 AND 2, BLOCK 6, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 60.51 SQUARE FEET \ 0.0013 ACRES MORE OR LESS.

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT 1, BLOCK 6, PROVIDENT PARK, AS FORMED BY 1" BRASS NAIL AND TAGS STAMPED "PLS 29048" AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT 1, ASSUMED TO BEAR S 89°50'18" E AS SHOWN HEREON