

ENCROACHMENT LEGAL 4025 EAST 17TH AVENUE PARKWAY

A PARCEL OF LAND BEING A PORTION OF THE 16 FOOT ALLEY, RESUBDIVISION OF LOT 1, BLOCK 24, HARTMAN'S ADDITION, LYING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 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 8, RESUBDIVISION OF LOT 1, BLOCK 24, HARTMANS ADDITION; THENCE N 89°39'36" E ALONG THE NORTH LINE OF SAID LOT 8 AND THE WEST 18.30 FEET OF LOT 9, RESUBDIVISION OF LOT 1, BLOCK 24, HARTMANS ADDITION, A DISTANCE OF 0.68 FEET TO THE POINT OF BEGINNING; THENCE N 00°23'21" W ON A LINE BEING PERPENDICULAR TO SAID NORTH LINE OF LOT 8, A DISTANCE OF 5.74 FEET; THENCE N 89°36'39" E ON A LINE BEING 5.74 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE OF LOT 8 AND THE WEST 18.30 FEET OF LOT 9, A DISTANCE OF 26.56 FEET; THENCE S 00°23'21" E ON A LINE BEING PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 5.74 FEET; THENCE S 89°36'39" W ALONG SAID NORTH LINE OF LOT 8 AND THE WEST 18.30 FEET OF LOT 9, RESUBDIVISION OF LOT 1, BLOCK 24, HARTMANS ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2020079896, A DISTANCE OF 26.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 152 SQUARE FEET, MORE OR LESS.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BEARINGS ARE BASED UPON THE NORTH LINE OF LOT 8 AND THE WEST 18.30 FEET OF LOT 9, RESUBDIVISION OF LOT 1, BLOCK 24, HARTMAN'S ADDITION, ASSUMED TO BEAR N 89°36'39" E AS SHOWN HEREON.