

PW Legal Description No. 2017-Dedication-0000149

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded July 26, 2017 at Reception No. 2017097314, located 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, being all of Parcel No. RTD-CCD-8 described therein as follows:

**COMMENCING** at the East 1/4 Corner of said Section 23;

THENCE S61°58'06"W a distance of 2907.43 feet to an intersection of the Southeasterly right-of-way line of Walnut Street with the Westerly right-of-way line of Franklin Street, said point also being the Northern most corner of said Lot 1 and to the **POINT OF BEGINNING**;

THENCE S00°04'08"W, coincident with said Westerly right-of-way line of Franklin Street, a distance of 9.52 feet;

THENCE N55°47'46"W a distance of 6.83 feet to a point lying on said Southeasterly right-of-way line of Walnut Street;

THENCE N44°54'35"E, coincident with said Southeasterly right-of-way line of Walnut Street, a distance of 8.02 feet to the **POINT OF BEGINNING**.