

PW Legal Description No. 2017-Dedication-0000103-001

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD WHENCE THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS S87°30'22"E A DISTANCE OF 3,143.63 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD, S44°58'33"W A DISTANCE OF 391.35 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, N45°01'27"W A DISTANCE OF 15.00 FEET; THENCE N44°58'33"E A DISTANCE OF 391.15 FEET; THENCE S45°01'27"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.013 ACRES OR 5870 SQUARE FEET MORE OR LESS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST-WEST CENTERLINE OF SECTION 23 ASSUMED TO BEAR N89°53'51"W AND BEING MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED LS 23521 IN RANGE BOX AT THE EAST QUARTER CORNER AND A 3.25" ALUMINUM CAP STAMPED LS 24961 AT THE WEST QUARTER CORNER.

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