

PW Legal Description No. 2018-Dedication-0000140-001

A Parcel No. RTD-CCD-17 conveyed to the City and County of Denver by Quit Claim Deed recorded at Reception No. 2018082023 on July 3, 2018 in the City and County of Denver Clerk and Recorder's Office, located in the Southeast Quarter of Section 24, 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:

COMMENCING at the Southeast Corner of said Section 24, (being a found 3-1/4 inch aluminum cap in range box, stamped: "COLO DEPT OF HIGHWAYS T3S S24 S19 S25 S30 1990 PLS 11434"); WHENCE the South 1/4 Corner of said Section 24 (being a found 3-1/4 inch aluminum cap, 7 inches below surface, stamped: "MOLLENHAUER 2008 T3S R68W ¼ S24 S25 LS 38033") bears N89°51'23"W (Basis of Bearing-Assumed), a distance of 2654.03 feet; THENCE N12°35'25"W a distance of 2338.39 feet to a point on the northwesterly right of way line of East Smith Road, as described at Ordinance Number 250-1953 at the City and County of Denver Clerk and Recorder's Office, and to the POINT OF BEGINNING;

THENCE N29°31'15"E a distance of 49.13 feet;

THENCE along the arc of a curve to the left, tangent with the last described course, having a central angle of 54°50'08" a radius of 49.00 feet a chord bearing of N02°06'11"E a distance of 45.13 feet and an arc distance of 46.90 feet;

THENCE along the arc of a reverse curve to the right, tangent with the last described curve, having a central angle of 152°36'09" a radius of 65.00 feet a chord bearing of N50°59'12"E a distance of 126.30 feet and an arc distance of 173.12 feet;

THENCE the following two (2) courses coincident with said northwesterly right of way line of East Smith Road:

- 1) S44°00'04"W non-tangent with the last described curve a distance of 91.33 feet;
- 2) S30°46'55"W a distance of 118.34 feet to the POINT OF BEGINNING.