

PW LEGAL DESCRIPTION 2015-DEDICATION-0000005-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 22nd day of June, 2015, at Reception Number 2015082302 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

Land Description:

A part of the NE1/4 of Section 6, T.5S., R.67W., of the 6th P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Commencing at the N 1/4 Corner of said Section 6, T.5S., R.67W., of the 6th P.M.;

Thence N89°32'45"E along the North Line of the NE1/4 of said Section 6, a distance of 102.82 feet;

Thence S00°27'15"E a distance of 50.00 feet to a point on the South R.O.W. Line of East Hampden Avenue and the **Point of Beginning**;

Thence along a curve to the left, non-tangent to the last described course, having a central angle of 29°11'47", a radius of 16.00 feet, an arc length of 8.15 feet, a chord bearing of S23°37'47"W and a chord distance of 8.07 feet to a point on the Northeasterly R.O.W. Line of Happy Canyon Road;

Thence N45°05'40"W along said Northeasterly R.O.W. Line, a distance of 10.35 feet to a point on the South R.O.W. Line of East Hampden Avenue;

Thence N89°32'45"E along said South R.O.W. Line, a distance of 10.56 feet to the **Point of Beginning**.

Parcel Contains (36 Square Feet) 0.0008 Acres, more or less.