

PW Legal Description No. 2015-Dedication-0000115-001

**PROPERTY DESCRIPTION  
PARCEL NUMBER: ROW-6  
DATE: October 30, 2015  
DESCRIPTION**

A tract or parcel of land No. ROW-6 of the City and County of Denver, State of Colorado, containing 20,435 sq. ft. (0.469 acres) of land, more or less, being portions of those parcels of land described in Reception Numbers 2013036771, 2013069089 and 2013020766, all recorded in the City and County of Denver Clerk and Recorder's Office, and lying in the SE 1/4 of the SE 1/4 of Section 23, Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being more particularly described as follows:

**COMMENCING** at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet); Thence N 53°39'47" W, a distance of 279.77 feet, to a point on the west line of said Reception Number 2013036771, being the **POINT OF BEGINNING**;

1. Thence N 89°55'37" E, a distance of 25.53 feet;
2. Thence on a curve to the left having a radius of 80.42 feet, a central angle of 25°24'33", an arc length of 35.66 feet, with a chord bearing of N 77°13'20" E, a distance of 35.37 feet;
3. Thence N 29°13'40" E, a distance of 26.53 feet;
4. Thence S 82°10'31" E, a distance of 7.07 feet;
5. Thence N 13°56'44" E, a distance of 65.86 feet;
6. Thence N 14°43'45" E, a distance of 70.27 feet;
7. Thence N 12°18'19" E, a distance of 102.30 feet;
8. Thence N 22°56'11" E, a distance of 27.08 feet, to a point on the north line of said Reception Number 2013020766;
9. Thence along said north line of Reception Number 2013020766, N 89°54'30" E, a distance of 28.40 feet, to the northeast corner of said Reception Number 2013020766;
10. Thence along the east lines of said Reception Numbers 2013036771, 2013069089, and 2013020766, S 00°06'49" E, a distance of 262.74 feet;
11. Thence along the southeasterly line of said Reception Number 2013036771, on a curve to the right having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, with a chord bearing of S 44°53'11" W, a distance of 42.43 feet;
12. Thence along the south line of said Reception Number 2013036771, S 89°53'11" W, a distance of 145.04 feet, to the southwest corner of said Reception Number 2013036771;
13. Thence along the west line of said Reception Number 2013036771, N 00°06'41" W, a distance of 6.23 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 20,435 sq. ft. (0.469 acres) of land, more or less.

**Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25" dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

Prepared by: Geoffrey F. Stephenson, PLS 23521  
For and on Behalf of  
The Lund Partnership, Inc.  
12265 West Bayaud Avenue, Suite 130  
Lakewood, Colorado 80228