

PW Legal Description No. 2018-Dedication-0000135-002

A portion of Parcel No. RTD-CCD-18 Rev1 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 Southwest Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the South Sixteenth Corner common to said Section 19 and to Section 24, Township 3 South, Range 68 West, (being a found 3-1/4 inch aluminum cap in range box, stamped: "COLO DEPT OF HIGHWAYS S1/16 S24 S19 R68W R67W T3S 1990 PLS 11434"); WHENCE the Southwest Corner of said Section 19, (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") bears S00°03'52"W (Basis of Bearing-Assumed), a distance of 1322.58 feet;

THENCE S39°20'04"E a distance of 94.53 feet to a point on the southerly Right of Way line of East 40th Avenue as shown on Albion Street Subdivision Filing No. 1 at Reception No. 2003197552, recorded September 19, 2003, in the City and County of Denver Clerk and Recorder's Office, and the POINT OF BEGINNING;

THENCE coincident with said southerly line the following four (4) courses:

- 1) Along the arc of a curve to the right, having a central angle of 90°00'02", a radius of 50.00 feet, a chord bearing of N45°03'53"E a distance of 70.71 feet, and an arc distance of 78.54 feet;
- 2) S89°56'06"E, tangent with the last described curve and non-tangent with the following described curve, a distance of 66.31 feet;
- 3) Along the arc of a curve to the left, having a central angle of 51°28'05", a radius of 210.00 feet, a chord bearing of N64°19'50"E a distance of 182.36 feet, and an arc distance of 188.64 feet;
- 4) Along the arc of a curve to the right, non-tangent with the last described curve, having a central angle of 7°10'30", a radius of 95.00 feet, a chord bearing of N42°11'15"E a distance of 11.89 feet, and an arc distance of 11.90 feet;

THENCE S89°56'06"E, non-tangent with the last described curve and tangent with the following described curve, a distance of 44.61 feet;

THENCE along the arc of a curve to the left, having a central angle of 29°01'23", a radius of 215.00 feet, a chord bearing of N75°33'13"E a distance of 107.75 feet, and an arc distance of 108.91 feet to said southerly Right of Way line;

THENCE coincident with said southerly line the following two (2) courses:

- 1) S89°56'08"E, non-tangent with the last and following described curves, a distance of 14.87 feet;
- 2) Along the arc of a curve to the left, having a central angle of 78°32'29", a radius of 160.00 feet, a chord bearing of N50°43'46"E a distance of 202.56 feet, and an arc distance of 219.33 feet;

THENCE S08°05'44"W, non-tangent with the last and following described curves, a distance of 14.58 feet;

THENCE along the arc of a curve to the right, having a central angle of 79°01'49", a radius of 284.00 feet, a chord bearing of S50°33'00"W a distance of 361.41 feet, and an arc distance of 391.73 feet;

THENCE N89°56'06"W, tangent with the last described curve, a distance of 20.00 feet;

THENCE S00°03'54"W a distance of 8.00 feet;

THENCE N89°56'06"W, tangent with the following described curve, a distance of 241.47 feet;

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THENCE along the arc of a curve to the left, having a central angle of $16^{\circ}08'37''$, a radius of 82.32 feet, a chord bearing of $S81^{\circ}59'34''W$ a distance of 23.12 feet, and an arc distance of 23.19 feet;

THENCE $S46^{\circ}14'21''W$, non-tangent with the last described curve, a distance of 33.00 feet;

THENCE $S53^{\circ}22'44''W$, a distance of 24.94 feet;

To the Point of Beginning.