

**RTD-CCD-23 REV1**

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded August 16, 2017 at Reception No. 2017107648, located in the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-23 REV1 described therein as follows:

RTD-CCD-23 Rev1 Conveyance of the RTD East Corridor Commuter Rail Project, being all of Parcel EC-40 Rev4 conveyed to RTD at Reception No. 2016052731 recorded April 22, 2016, a portion of the parcel of land conveyed to RTD at Reception No. 2013070588 recorded May 16, 2013, a portion of the parcel of land conveyed to RTD at Reception No. 2011142380 recorded December 15, 2011, and a portion of the parcel of land conveyed to RTD at Reception No. 2014135646 recorded November 6, 2014, in the City and County of Denver Clerk and Recorder's Office, located in the Northwest Quarter of the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the 20 foot by 24 foot Denver Range Point at Dahlia Street and Smith Road (a found axle) WHENCE the Center Quarter Corner of said Section 19, (a found 3- $\frac{1}{4}$ " aluminum cap (Illegible) in range box) bears N00°00'30"W a distance of 226.55 feet, and the 20 foot by 20 foot Denver Range Point at Forest Street and Smith Road (a found 2- $\frac{1}{2}$ " aluminum cap, PLS 24942) bears S79°54'32"E (Basis of Bearing – assumed) a distance of 1331.26 feet; THENCE S44°21'49"E a distance of 34.40 feet to the southerly line of the Smith Road Right of Way, also the northwest corner of said parcel of land described at Reception No. 2016052731 and the POINT OF BEGINNING;

THENCE S79°54'32"E, coincident with said southerly Right of Way line, a distance of 1286.60 feet to the westerly line of Forest Street Right of Way line;

THENCE S00°05'47"E, coincident with said westerly line, a distance of 11.49 feet;

THENCE N48°44'52"W a distance of 18.95 feet;

THENCE N79°54'32"W, coincident with a line 1.50 feet southerly of and parallel with said southerly Right of Way line, a distance of 290.30 feet;

THENCE S87°34'55"W a distance of 32.32 feet;

THENCE N79°54'32"W, coincident with a line 8.50 feet southerly of and parallel with said southerly Right of Way line and non-tangent with the following described curve, a distance of 419.26 feet;

THENCE along the arc of a curve to the left, having a central angle of 2°03'48", a radius of 1010.00 feet, a chord bearing of N87°56'19"W a distance of 36.37 feet, and an arc distance of 36.37 feet;

THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 9°03'42", a radius of 1075.00 feet, a chord bearing of N84°26'23"W a distance of 169.84 feet, and an arc distance of 170.02 feet;

THENCE N79°54'32"W, coincident with the southerly line of said parcel of land described at Reception No. 2016052731 and the extension there of, tangent with the last and following described curves, a distance of 186.70 feet;

THENCE the following nine (9) courses coincident with the southerly and westerly lines of said parcel of land described at Reception No. 2016052731:

PW Legal Description No. 2017-Dedication-0000159-002

- 1) Along the arc of a curve to the left, having a central angle of  $2^{\circ}48'28''$ , a radius of 587.00 feet, a chord bearing of  $N81^{\circ}18'46''W$  a distance of 28.76 feet, and an arc distance of 28.77 feet;
- 2)  $S06^{\circ}47'43''W$ , non-tangent with the last described curve, a distance of 5.00 feet;
- 3)  $N83^{\circ}12'17''W$  a distance of 10.00 feet;
- 4)  $N06^{\circ}47'43''E$ , non-tangent with the following described curve, a distance of 5.00 feet;
- 5) Along the arc of a curve to the left, having a central angle of  $4^{\circ}31'03''$ , a radius of 587.00 feet, a chord bearing of  $N85^{\circ}57'05''W$  a distance of 46.27 feet, and an arc distance of 46.28 feet;
- 6)  $S77^{\circ}54'15''W$ , non-tangent with the last described curve and tangent with the following described curve, a distance of 20.65 feet;
- 7) Along the arc of a curve to the left, having a central angle of  $56^{\circ}20'02''$ , a radius of 34.50 feet, a chord bearing of  $S49^{\circ}44'15''W$  a distance of 32.57 feet, and an arc distance of 33.92 feet;
- 8)  $S21^{\circ}34'14''W$ , tangent with the last described curve, a distance of 7.67 feet to the westerly line of said parcel of land described at Reception No. 2016052731;
- 9)  $N00^{\circ}00'30''W$ , coincident with the westerly line of said parcel of land, a distance of 74.70 feet to the POINT OF BEGINNING.