

## **Bear Valley Park (Duke Parcel)**

### **Legal Description**

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 36, Township 4 South, Range 69 West of the 6<sup>TH</sup> P.M., City and County of Denver, State of Colorado, being more particularly described as follows:

Bearings contained herein are based upon the assumption that the South line of Section 36, Township 4 South, Range 69 West of the 6<sup>th</sup> P.M. bears S89°52'16"W between an existing 3 1/4" aluminum cap monument stamped CDOT PLS 13258 at the Southeast corner of Section 36 and an existing 3 1/4" aluminum cap monument stamped PLS 19591 at the Southwest corner of Section 36;

Commencing at the Southeast corner of said Section 36; Thence S89°52'16"W along the South line of the Southeast Quarter of the Southeast Quarter of said Section 36 a distance of 1320.80 feet to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 36; Thence N00°09'33"W along the West line of said Southeast Quarter of the Southeast Quarter a distance of 645.17 feet to a point on the Southeasterly right-of-way line of West Bear Creek Drive; Thence continuing along said Southeasterly right-of-way line of West Bear Creek Drive and along a curve to the left having a radius of 340.00 feet, a chord bearing of N45°14'18"E, a chord distance of 47.17 feet; Thence along the arc of said curve a distance of 47.21 feet to the Point of Beginning; Thence continuing along said Southeasterly right-of-way line of West Bear Creek Drive and along a curve to the left, having a radius of 340.00 feet, a chord bearing of N39°15'00"E, a chord distance of 23.85 feet; Thence along the arc of said curve a distance of 23.86 feet; Thence N37°14'23"E a distance of 78.04 feet to a point on a curve to the left, having a radius of 190.98 feet, a chord bearing of N29°49'53"E, a chord distance of 49.25 feet; Thence along the arc of said curve a distance of 49.39 feet; Thence departing said Southeasterly right-of-way line of West Bear Creek Drive S69°06'38"E a distance of 330.89 feet to the Northwest corner of Colorado Department of Transportation (CDOT) right-of-way for U.S. Highways 95 and 285; Thence S00°24'07"E along the Westerly line of said CDOT right-of-way a distance of 109.16 feet to the Northeast corner of a City and County of Denver parcel recorded as Reception No. 2003238692; Thence N73°03'24"W along the Northerly line of said City and County of Denver parcel a distance of 199.60 feet; Thence along a curve to the left, having a radius of 950.00 feet, a chord bearing of N75°55'12"W, a chord distance of 94.91 feet; Thence along the arc of said curve a distance of 94.95 feet; Thence N78°47'00"W a distance of 115.94 feet to the Point of Beginning.