

PW Legal Description No. 2018-Dedication-0000144-001

Parcel No. RTD-CCD-20 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 with said Section 19 and Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, (a found 3-1/4" 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, (a found 3-1/4" 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 N32°59'55"E a distance of 1118.62 feet to the westerly right-of-way line of Albion Street 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 to the POINT OF BEGINNING;

THENCE N00°03'52"E tangent with the following described curve a distance of 86.59 feet;

THENCE along the arc of a curve to the right, having a central angle of 40°19'04", a radius of 229.00 feet, a chord bearing of N20°13'24"E a distance of 157.84 feet, and an arc distance of 161.14 feet to the westerly right of way line of Albion Street as shown on said plat;

THENCE coincident with said westerly line the following three (3) courses:

- 1) Along the arc of a curve to the right, non-tangent with the last described curve, having a central angle of 94°02'12", a radius of 25.00 feet, a chord bearing of S43°57'33"E a distance of 36.58 feet, and an arc distance of 41.03 feet;
- 2) Along the arc of a curve to the right, non-tangent with the last described curve, having a central angle of 37°45'13", a radius of 133.00 feet, a chord bearing of S21°56'09"W a distance of 86.06 feet, and an arc distance of 87.64 feet;
- 3) Along the arc of a curve to the left, tangent with the last described curve, having a central angle of 40°44'53", a radius of 197.00 feet, a chord bearing of S20°26'20"W a distance of 137.17 feet, and an arc distance of 140.10 feet to the POINT OF BEGINNING.

EXCEPT any portion lying within Smith Road.