

PW Legal Description No. 2017-Dedication-0000145-001

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded July 26, 2017 at Reception No. 2017097314, located in the Southwest Quarter of Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-11 described therein as follows:

COMMENCING at the South Sixteenth Corner of said Section 24 and Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian (a 3- $\frac{1}{4}$ " aluminum cap in range box "PLS 24942") WHENCE the Center South Sixteenth Corner of said Section 24 (a 3- $\frac{1}{4}$ " aluminum cap in range box "PLS 24942") bears S89°51'35"E a distance of 2653.52 feet (basis of bearing – assumed);  
THENCE N84°24'05"E a distance of 600.03 feet to the northerly line of East 40<sup>th</sup> Avenue right-of-way and the POINT OF BEGINNING;

THENCE N00°04'56"E coincident with a line 3.00 feet westerly of and parallel with the westerly line of the Columbine Street right-of-way a distance of 81.00 feet;

THENCE N65°24'27"W tangent with the following described curve a distance of 14.00 feet;

THENCE along the arc of a curve to the right, having a central angle of 148°24'19", a radius of 54.00 feet, a chord bearing of N08°47'42"E a distance of 103.92 feet, and an arc distance of 139.87 feet;

THENCE S00°04'56"W coincident with said westerly right-of-way line, non-tangent with the last described curve, a distance of 189.53 feet;

THENCE N89°51'35"W coincident with said northerly right-of-way line a distance of 3.00 feet to the POINT OF BEGINNING.