

After Recording Return To:
City and County of Denver
1437 Bannock St., Denver, CO 80202

QUITCLAIM DEED

The Board of County Commissioners of Arapahoe County, a political division of the State of Colorado ("Grantor"), with a principal place of business at 5334 Prince Street, Littleton, Colorado, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby sells and quitclaims to City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee"), with a principal address at 1437 Bannock Street, Denver, Colorado 80202, City of Denver, County of Denver and State of Colorado, the following real property in the County of Arapahoe and State of Colorado, to wit: as more particularly described in Exhibit A attached hereto and incorporated herein by reference, for all purposes and with all its appurtenances.

EXECUTED, as of the ____ day of _____, 2025.

GRANTOR:

**BOARD OF COUNTY COMMISSIONERS FOR
ARAPAHOE COUNTY**

Leslie Summey, Chairperson
Board of County Commissioners

STATE OF COLORADO
COUNTY OF ARAPAHOE

The above and foregoing instrument was acknowledged before me this ___ day of _____, 2025, by Leslie Summey, as Chairperson of the Board of County Commissioners of Arapahoe County.

Notary Signature

Title of Office



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City and County of Denver
1437 Bannock St., Denver, CO 80202

EXHIBIT A

EXHIBIT A LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF EAST CORNELL AVENUE DEDICATED BY THE PLAT OF GAISER HOLLY RIDGE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE CENTER OF EAST CORNELL AVENUE AND SOUTH MONACO STREET PARKWAY;

THENCE SOUTH 48°05'50" WEST, A DISTANCE OF 67.32 FEET TO A POINT OF NON-TANGENT CURVATURE, A POINT ON THE ARAPAHOE COUNTY LINE, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.19 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 66°25'53", AND A CHORD WHICH BEARS NORTH 33°04'53" WEST A CHORD DISTANCE OF 21.91 FEET;

THENCE NORTH 00°11'13" WEST, A DISTANCE OF 11.97 FEET;

THENCE NORTH 89°48'47" EAST, A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 4.11 FEET, SAID CURVE HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 13°50'37", AND A CHORD WHICH BEARS SOUTH 83°15'55" EAST A CHORD DISTANCE OF 4.10 FEET TO SAID COUNTY LINE;

THENCE SOUTH 00°08'03" WEST ALONG SAID COUNTY LINE, A DISTANCE OF 29.88 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 205 SQUARE FEET OR 0.0047 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE FIFTY-FOOT RANGE LINE IN SOUTH MONACO STREET PARKWAY BETWEEN EAST CORNELL AVENUE AND EAST BETHANY PLACE, BASED ON CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION COORDINATE SYSTEM BEARINGS, MONUMENTED ON THE SOUTH END BY A FOUND NO. 8 REBAR IN RANGE BOX, 1.5 FEET BELOW SURFACE, AND THE NORTH END BY A FOUND NO. 8 REBAR IN RANGE BOX, 1.0 FEET BELOW SURFACE, BEARING NORTH 00°08'03" EAST.

PREPARED BY: AARON MURPHY
PLS 38162

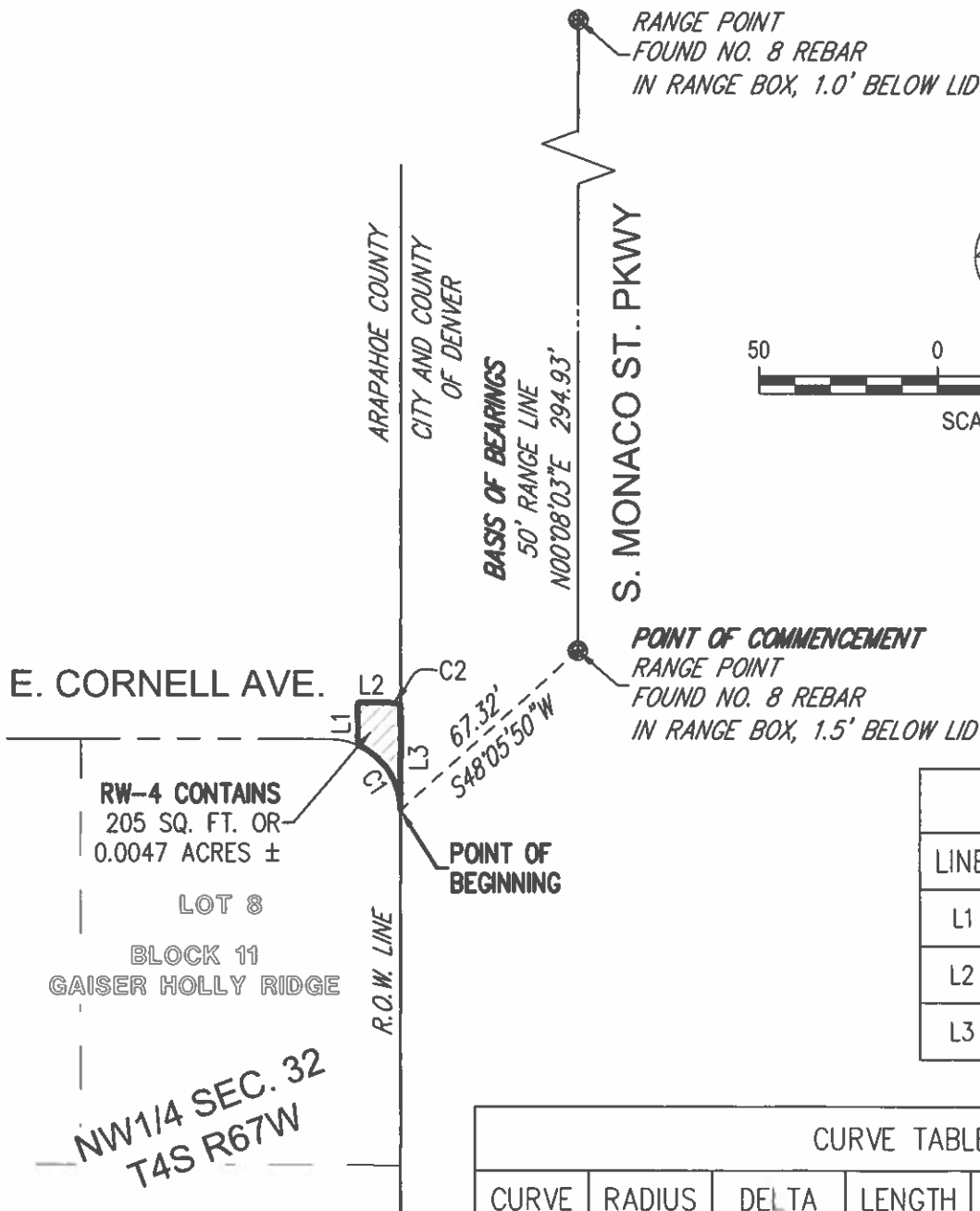
ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



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 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	ISSUE DATE: 09-17-2024	CHECKED BY: AWM	MILL LEVY 20	PROJECT #: 220546
		DRAWN BY: DJH		RW-4 DESCRIPTION
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	9-30-2024	PER COMMENTS		

EXHIBIT A ILLUSTRATION



NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

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	REVISION COMMENTS: PER COMMENTS			2
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