

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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**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 NORTH 71°43'24" WEST, A DISTANCE OF 52.62 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 RIGHT AN ARC LENGTH OF 1.42 FEET, SAID CURVE HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 5°37'22", AND A CHORD WHICH BEARS SOUTH 87°10'42" WEST A CHORD DISTANCE OF 1.42 FEET;

THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 10.82 FEET;

THENCE NORTH 00°11'13" WEST, A DISTANCE OF 10.18 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 23.51 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 67°21'39", AND A CHORD WHICH BEARS NORTH 33°48'53" EAST A CHORD DISTANCE OF 22.18 FEET TO SAID COUNTY LINE;

THENCE SOUTH 00°08'03" WEST ALONG SAID COUNTY LINE, A DISTANCE OF 28.54 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 188 SQUARE FEET OR 0.0043 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



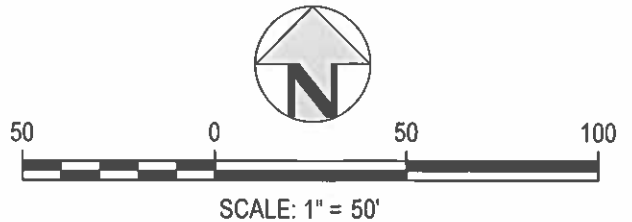
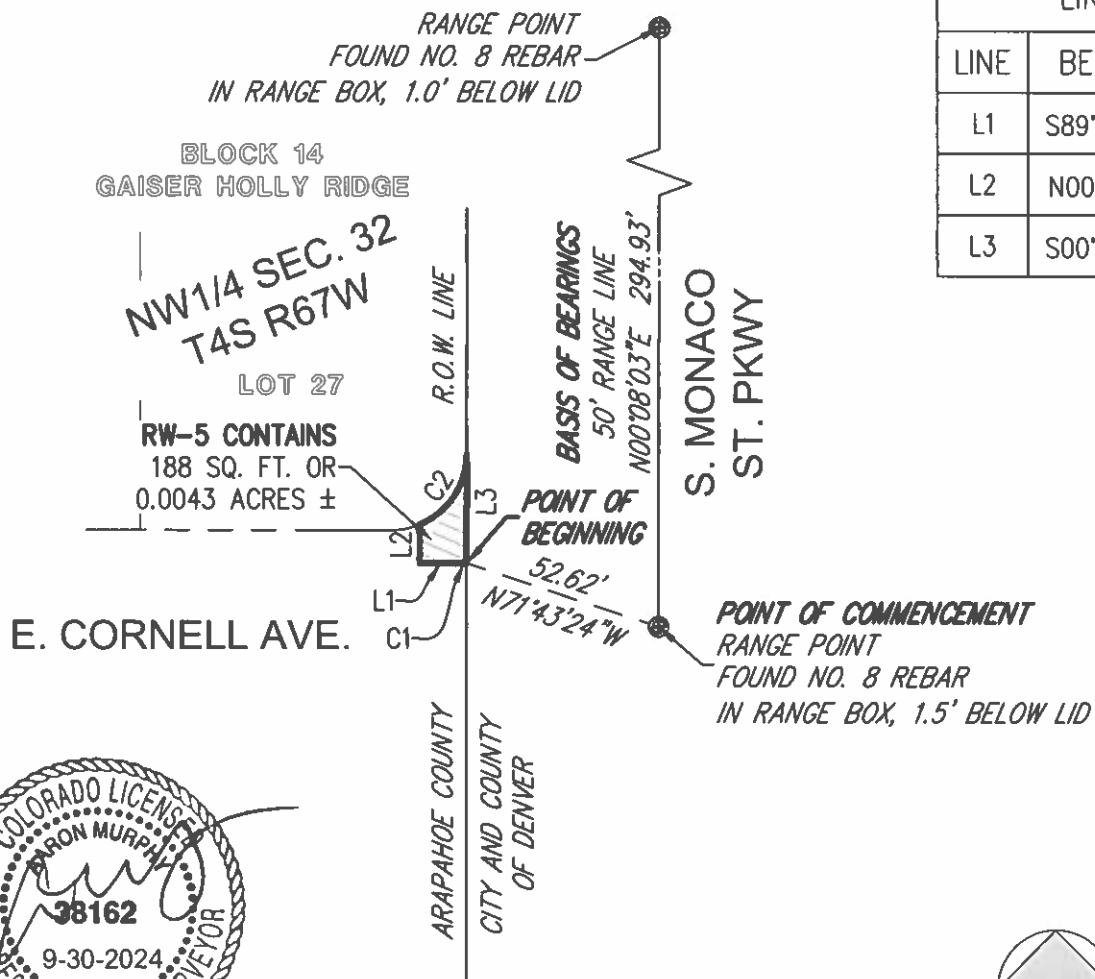
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<p>1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com</p>	ISSUE DATE: 09-17-2024	CHECKED BY: AWM	MILL LEVY 20	PROJECT #: 220546
	DATE: 9-30-2024	DRAWN BY: DJH		RW-5 DESCRIPTION
	REVISION COMMENTS		1	
	PER COMMENTS			

# EXHIBIT A ILLUSTRATION

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	14.50'	5°37'22"	1.42'	S87°10'42"W	1.42'
C2	20.00'	67°21'39"	23.51'	N33°48'53"E	22.18'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°59'23"W	10.82'
L2	N00°11'13"W	10.18'
L3	S00°08'03"W	28.54'



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

**HKS HARRIS KOCHER SMITH**

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Denver, Colorado 80203  
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**MILL LEVY 20**

**RW-5  
ILLUSTRATION**

PROJECT #: 220546  
SHEET NUMBER

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2 OF 2

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