# **QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned Grantor, Montessori School of Washington Park, a Colorado nonprofit corporation, does hereby sell, convey and quitclaim, unto County of Arapahoe, Colorado, a body corporate and politic duly organized and existing under and by virtue of the laws of the state of Colorado, as Grantee, all Grantor's right, title, and interest to the certain real property located at 2695 S. Jersey Street, Denver, CO 80222, more fully described on Exhibit "A," attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the duly authorized representative of the Grantor has executed this instrument on this the 24 day of October, 202.

> Montessori School of Washington Park, a Colorado nonprofit corporation

> > Title: Board President

STATE OF Colorado

The foregoing instrument was acknowledged before me this 24 day of Qctober by Lizzy Teplitsky as Board President of Montessori School of Washington Park, a Colorado nonprofit corporation.

Notary Public

My Commission expires: 8/26/2014

# Exhibit "A" Legal Description

#### **EXHIBIT 'A'**

## Legal Description

# Parcel: ROW-2

A parcel of land, ROW-2, lying within property described and recorded at Reception Number E3000989 on January 4<sup>th</sup>, 2023, in the Arapahoe County Clerk and Recorder's Office and being in the Southwest One-Quarter of Section 29, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 29;

Thence N84°02'04"E, a distance of 440.63 feet, to a point on the East Right of Way line of South Holly Street, being the Point of Beginning;

- 1. Thence departing said East line N20°13'41"E, a distance of 3.55 feet;
- 2. Thence S69°46'19"E, a distance of 7.00 feet;
- 3. Thence S20°13'41"W, a distance of 4.00 feet;
- 4. Thence S69°46'19"E, a distance of 7.90 feet;
- 5. Thence N70°13'56"E, a distance of 7.90 feet;
- 6. Thence S67°53'16"E, a distance of 13.38 feet;
- 7. Thence N89°55'51"E, a distance of 148.44 feet;
- 8. Thence N43°31'20"E, a distance of 10.67 feet to a point on the West Right of Way line of South Jersey Street;
- Thence following said West line along a curve to the right with a radius of 20.00 feet, a
  delta angle of 34°51'51", an arc length of 12.17 feet, and whose long chord bears
  S31°06'42"W for 11.98 feet to a point on the North Right of Way line of East Yale
  Avenue;
- 10. Thence along said North line S89°57'12"W, a distance of 166.37 feet to a point of curvature on said East line;
- 11. Thence departing said North line and following said East line along a curve to the right with a radius of 63.86 feet, a delta angle of 17°51′58″, an arc length of 19.91 feet, and whose long chord bears N58°17′24″W for 19.83 feet to the Point of Beginning;

Containing an area of 553 square feet or approximately 0.013 acres, more or less.

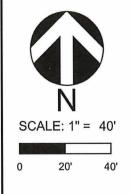
Basis of Bearings: Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section

32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605 For and on behalf of David Evans and Associates, 1600 Broadway Ste 800 Denver, CO 80202



#### **EXHIBIT "A"** RIGHT OF WAY ACQUISITION SW 1/4 SEC. 29, T.4S., R.67W. **LOT 19 LOT 18** 6TH P.M. MONTESSORI SCHOOL OF WASHINGTON PARK **RECEPTION# E3000989 EAST LINE** JANUARY 4, 2023 WEST LINE OF S HOLLY ST OF S JERSEY ST 10' UTIL ESMT **BOOK 11, PAGE 67** N43°31'20"E 10.67' N89°55'51"E 148.44" L= 12.17' P.O.B. S89°57'12"W 166.37' L= 19.91 R= 20.00' ROW-2 R= 63.86' Δ= 034°51'51" Δ= 017°51'58" CL= 11.98' E YALE AVE CL= 19.83' CB= S31°06'42"W CB= N58°17'24"W 29 NORTH LINE OF E YALE AVE BASIS OF BEARINGS N89°57'12"E 32 SOUTH LINE OF SECTION 29 SOUTH ONE-QUARTER NW 1/4 SEC. 32, **CORNER OF SECTION 29** SOUTHWEST CORNER OF SECTION 29 T.4S., R.67W. **FOUND 3.25 INCH ALUMINUM** 6TH P.M. **FOUND 3.25 INCH ALUMINUM** CAP IN RANGE BOX (PLS# 23521) CAP IN RANGE BOX (PLS# 23521)



# **LEGEND**

R=RADIUS

PROPOSED RIGHT OF WAY

EXISTING RIGHT OF WAY

ROW-2 AREA 553 SQ. FT. (0.013 ACRES)

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

CURVE ABBREVIATIONS

L=ARC LENGTH CL=CHORD LENGTH Δ=DELTA ANGLE

**CB=CHORD BEARING** 

LINE TABLE					
LINE	BEARING	LENGTH			
L1	N20°13'41"E	3.55'			
L2	S69°46'19"E	7.00'			
L3	S20°13'41"W	4.00'			
L4	S69°46'19"E	7.90'			
L5	N70°13'56"E	7.90'			
L6	S67°53'16"E	13.38'			

## **BASIS OF BEARINGS:**

Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



_	PROJECT NO.:	SHEET NO.:		Г
	CCDN00001042		1 OF 1	
	FILE NAME:	DRAWN BY:		
	CCDN1042-SR-ROW-ROW2	DWG	<b>MJWO</b>	
	DATE:	CHECKED BY:		
	5/2/2024		DAJC	Г
	SCALE:	PROJECT MANAGER:		ı
	1 INCH=40 FEET		DAJC	

RIGHT OF WAY AQUISITION ROW-2

ARAPAHOE COUNTY, CO