

BOUNDARY FOR THE CITY OF GLENWOOD SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 4, ORIGINAL TOWNSITE; THENCE S 88° 28' 00" E, 115.00 FEET TO THE NORTHWEST CORNER OF LOT 32, BLOCK 4; THENCE N 01° 32' 00" E, 400.00 FEET TO THE NORTHWEST CORNER OF LOT 29, BLOCK 17; THENCE S 88° 28' 00" E, 290.00 FEET TO THE NORTHWEST CORNER OF LOT 29, BLOCK 16; THENCE N 01° 32' 00" E, 550.00 FEET TO THE NORTHWEST CORNER OF LOT 32, BLOCK 25; THENCE S 88° 28' 00" E, 30.00 FEET; THENCE S 01° 32' 00" W, 50.00 FEET; THENCE S 88° 28' 00" E, 70.00 FEET TO THE SOUTHEAST CORNER OF LOT 31, BLOCK 25; THENCE N 01° 32' 00" E, 50.00 FEET TO THE NORTHEAST CORNER OF BLOCK 25; THENCE S 88° 28' 00" E, 75.00 FEET TO THE NORTHWEST CORNER OF BLOCK 26; THENCE N 01° 32' 00" E, 475.00 FEET TO THE NORTHWEST CORNER OF BLOCK 35; THENCE S 88° 28' 00" E, 115.00 FEET TO THE NORTHWEST CORNER OF LOT 32, BLOCK 35; THENCE N 01° 32' 00" E, 475.00 FEET TO THE NORTHWEST CORNER OF LOT 34, BLOCK 46; THENCE S 88° 28' 00" E, 175.00 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 47; THENCE N 01° 32' 00" E, 757.45 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL A, PROJECT NUMBER I-70-2(2)121 SECTION 3; THENCE ALONG THE SOUTHERLY LINE OF PARCEL A, THE FOLLOWING THREE (3) COURSES: (1) N 55° 21' 00" E, 61.42 FEET; (2) N 56° 47' 30" E, 110.70 FEET; (3) N 55° 10' 00" E, 383.70 FEET; THENCE N 01° 17' 49" E, 224.80 FEET TO THE NORTHEAST CORNER OF BLOCK 88; THENCE N 88° 28' 00" W, 1,118.55 FEET TO THE NORTHWEST CORNER OF BLOCK 79; THENCE S 69° 49' 55" W, 80.94 FEET TO THE NORTHEAST CORNER OF BLOCK 73; THENCE N 88° 28' 00" W, 825.00 FEET TO THE NORTHWEST CORNER OF BLOCK 62; THENCE N 01° 32' 00" E, 465.00 FEET TO THE NORTHWEST CORNER OF BLOCK 65; THENCE N 47° 01' 06" W, 106.73 FEET TO THE INTERSECTION OF THE WEST LINE OF THE LAUREL STREET RIGHT-OF-WAY AND THE SOUTHERLY LINE OF THE LINDEN STREET RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDEN STREET THE FOLLOWING TWO COURSES: (1) N 71° 31' 00" W, 431.68 FEET; (2) N 71° 59' 17" W, 283.01 FEET; THENCE N 62° 29' 48" W, 363.40 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 AND THE WESTERLY RIGHT-OF-WAY LINE OF DEVEREUX ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 THE FOLLOWING EIGHT (8) COURSES: (1) N 65° 00' 45" W, 229.57 FEET; (2) 212.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 12° 19' 55", THE CHORD OF SAID CURVE BEARS N 58° 50' 47" W, 211.60 FEET; (3) N 52° 40' 49" W, 54.48 FEET; (4) 184.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 543.00 FEET, A CENTRAL ANGLE OF 19° 26' 00", THE CHORD OF SAID CURVE BEARS N 62° 23' 49" W, 183.29 FEET; (5) N 72° 06' 49" W, 378.80 FEET; (6) 241.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1176.00 FEET, A CENTRAL ANGLE OF 11° 45' 00", THE CHORD OF SAID CURVE BEARS N 66° 14' 19" W, 240.75 FEET; (7) N 60° 21' 49" W, 42.30 FEET; (8) 203.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 603.00 FEET, A CENTRAL ANGLE OF 19° 17' 59", THE CHORD OF SAID CURVE BEARS N 50° 42' 51" W, 202.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70; THENCE N 57° 49' 42" W, A DISTANCE OF 698.52 FEET TO A POINT ON THE CENTERLINE OF THE COLORADO RIVER; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF THE COLORADO RIVER, (ALSO ALONG THE WESTERLY LINE OF THE PARCEL OF LAND IDENTIFIED AS PARCEL No. 32, NORTH GLENWOOD HEALTH SPA PROPERTY IN THE DEED RECORDED AS RECEPTION NUMBER 438535 IN BOOK 840, AT PAGE 692 IN THE OFFICE OF THE GARFIELD COUNTY, COLORADO, CLERK AND RECORDER) S 05° 24' 18" E, 1,340.40 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF THE COLORADO RIVER (ALSO ALONG THE WESTERLY LINE OF THE FINAL PLAT OF THE NORTH GLENWOOD CENTER SUBDIVISION, RECORDED AS RECEPTION NUMBER 271331 IN THE OFFICE OF THE GARFIELD COUNTY, COLORADO, CLERK AND RECORDER) THE FOLLOWING THREE (3) COURSES: (1) S 13° 33' 38" E, 254.52 FEET; (2) N 46° 47' 22" E, 40.76 FEET; (3) S 23° 30' 08" E, 126.22 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF THE COLORADO RIVER THE FOLLOWING FOUR COURSES: (1) S 26° 59' 38" E, 95.27 FEET; (2) S 27° 17' 00" E, 216.13 FEET; (3) S 42° 52' 11" E, 161.69 FEET; (4) S 67° 50' 30" E, 1,513.26 FEET TO THE INTERSECTION OF THE CENTERLINES OF THE COLORADO RIVER AND THE ROARING FORK RIVER; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE ROARING FORK RIVER THE FOLLOWING SEVEN (7) COURSES: (1) S 19° 12' 16" E, 370.89 FEET; (2) S 03° 00' 09" E, 147.95 FEET; (3) S 07° 16' 58" W, 585.73 FEET; (4) S 04° 36' 23" W, 370.45 FEET; (5) S 30° 42' 50" E, 1,041.61 FEET; (6) S 20° 55' 45" E, 341.53 FEET; (7) S 10° 04' 41" W, 261.52 FEET; THENCE S 88° 28' 00" E, 297.52 FEET TO THE SOUTHWEST CORNER OF BLOCK 1; THENCE N 01° 32' 00" E, 1,350.00 FEET TO THE NORTHWEST CORNER OF BLOCK 21; THENCE S 88° 28' 00" E, 175.00 FEET TO THE NORTHWEST CORNER OF BLOCK 22; THENCE S 01° 32' 00" W, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 22; THENCE S 88° 28' 00" E, 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 22; THENCE N 01° 32' 00" E, 50.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 22; THENCE S 88° 28' 00" E, 115.00 FEET TO THE NORTHEAST CORNER OF BLOCK 22; THENCE S 01° 32' 00" W, 575.00 FEET TO THE NORTHEAST CORNER OF LOT 28, BLOCK 19; THENCE S 88° 28' 00" E, 175.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 18, THENCE S 01° 32' 00" W, 375.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3; THENCE S 88° 28' 00" E, 215.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4, THE POINT OF BEGINNING.

PREPARED BY THE CITY OF GLENWOOD SPRINGS, 3-5-2013, REM

