

LAND DESCRIPTION
PARCEL A

A PARCEL OF LAND LYING WITHIN THE PUBLIC RIGHT-OF-WAY OF RALEIGH ST. AS PLATTED BY SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE S00°18'32"E A DISTANCE OF 66.59 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF RALEIGH ST. TO THE POINT OF BEGINNING;

THENCE N89°40'41" E A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 AND THE EASTERLY RIGHT-OF-WAY LINE RALEIGH ST.;

THENCE S00°18'32"E A DISTANCE OF 5.00 FEET ALONG SAID EASTERLY AND WESTERLY LINE;

THENCE S89°40'41"W A DISTANCE OF 67.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, BLOCK 1 AND THE WESTERLY LINE OF SAID RALEIGH ST.;

THENCE ALONG THE SAID EASTERLY AND WESTERLY LINE, N00°18'32"W A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.008 ACRES OR 335 SQ. FT. MORE OR LESS

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP PLS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.