

LAND DESCRIPTION
PARCEL B

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 NORTHWEST CORNER OF LOT 1, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1; THENCE S00°18'32"E A DISTANCE OF 19.22 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF RALEIGH ST. TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SAID WESTERLY AND EASTERLY LINE S00°18'32"E 8.00 FEET;

THENCE S89°41'28"W A DISTANCE OF 7.19 FEET;

THENCE N00°18'32"W A DISTANCE OF 8.00 FEET;

THENCE N89°41'28"E A DISTANCE OF 7.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.001 ACRES OR 58 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.