

LAND DESCRIPTION

SOUTH BRIDGE

A PARCEL OF LAND BEING A PORTION OF THE RIGHT-OF-WAY OF RALEIGH STREET BETWEEN WEST CONEJOS PLACE AND WEST 16TH AVENUE, SITUATED IN 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 SOUTHEAST CORNER OF LOT 1, BLOCK 6, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST CONEJOS PLACE AND ON THE WEST RIGHT-OF-WAY LINE OF RALEIGH STREET;
THENCE NORTH 00°18'32" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 134.84 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°18'32" WEST ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET;
THENCE NORTH 89°41'28" EAST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 5, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1;
THENCE SOUTH 00°18'32" EAST ALONG SAID WEST LINE, A DISTANCE OF 18.00 FEET;
THENCE SOUTH 89°41'28" WEST, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,206 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 6, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, AS BEARING SOUTH 00°18'32" EAST, PER SAID PLAT.