

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE S. FEDERAL BLVD. RIGHT-OF-WAY SITUATED IN THE NORTH HALF OF SECTION 32, TOWNSHIP 4 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 CENTER QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 05°49'19" EAST, A DISTANCE OF 395.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID S. FEDERAL BLVD. AS DESCRIBED IN BOOK 9274 AT PAGE 231 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°45'36" WEST, A DISTANCE OF 103.12 FEET TO THE WEST LINE OF THE S. FEDERAL BLVD. RIGHT-OF-WAY DEDICATED BY LORETTO HEIGHTS FILING NO. 1 RECORDED AT RECEPTION NO. 2021179359;
THENCE NORTH 04°45'49" EAST ALONG SAID WEST LINE, A DISTANCE OF 10.03 FEET;
THENCE SOUTH 89°45'36" EAST, A DISTANCE OF 102.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID S. FEDERAL BLVD;
THENCE SOUTH 00°01'10" WEST ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,027 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, PER THE PLAT OF LORETTO HEIGHTS FILING NO. 1 AS BEARING SOUTH 00°05'27" WEST BEING MONUMENTED AT BOTH ENDS BY A 3.5" ALUMINUM CAP STAMPED "CDOT PLS 28666" IN RANGE BOX.