

TWO (2) PARCELS OF LAND BEING PORTIONS OF S. PANCRACTIA STREET, W. FRANCES WALSH PLACE, AND S. LORETTO WAY, AS DEDICATED BY THE PLAT OF LORETTO HEIGHTS FILING NO. 1, RECORDED AT RECEPTION NO. 2021179359, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 52°40'23" WEST, A DISTANCE OF 674.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. PANCRACTIA STREET AND THE POINT OF BEGINNING;
THENCE SOUTH 89°56'38" WEST, A DISTANCE OF 71.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. PANCRACTIA STREET;
THENCE NORTH 00°01'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°56'38" EAST, A DISTANCE OF 71.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. PANCRACTIA STREET;
THENCE SOUTH 00°01'10" WEST ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 710 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

PARCEL TWO:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 58°04'25" WEST, A DISTANCE OF 1569.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. LORETTO WAY AND THE POINT OF BEGINNING;
THENCE NORTH 46°57'45" WEST, A DISTANCE OF 107.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. FRANCES WALSH PLACE;
THENCE SOUTH 81°27'05" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3.25 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF W. FRANCES WALSH PLACE AND THE WEST RIGHT-OF-WAY LINE OF S LORETTO WAY;
THENCE NORTH 08°32'55" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 9.90 FEET;
THENCE SOUTH 46°57'45" EAST, A DISTANCE OF 103.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. LORETTO WAY;
THENCE SOUTH 08°32'55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 12.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,035 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.