

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000144-001:

LAND DESCRIPTION – EAST YALE AVENUE

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED OCTOBER 24, 1974 AT BOOK 963, PAGE 647 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SE ¼;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SE ¼ 312.07 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF THE HIGH LINE CANAL;
THENCE ON A RIGHT DEFLECTION ANGLE OF 76°20'35" ALONG SAID EASTERLY PROPERTY LINE 51.46 FEET TO A POINT;
THENCE ON A RIGHT DEFLECTION ANGLE OF 103°39'25" AND PARALLEL TO THE SOUTH LINE OF SAID SE ¼ 324.30 FEET TO A POINT ON THE EAST LINE OF SAID SE ¼;
THENCE SOUTHERLY ALONG SAID EAST LINE 50.00 FEET TO THE POINT OF BEGINNING.