

UPRR 12.12 Acres – Salida Colorado Legal Description

ALL THAT TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, ALSO BEING A PORTION OF THE D&R.G.W.R.R (NOW UNION PACIFIC RAILROAD) DEPOT GROUNDS AS DESCRIBED IN BOOK 18 AT PAGE 256, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET SOUTHWESTERLY OF THE MOST SOUTHWESTERLY RAILROAD TRACK AND ON THE NORTHWESTERLY BOUNDARY OF SAID DEPOT GROUNDS, FROM WHENCE THE NORTHERLY CORNER OF SAID DEPOT GROUNDS, BEING MARKED BY A 1½" ALUMINUM CAP STAMPED LS 37937, BEARS NORTH 57° 13'31" EAST, A DISTANCE OF 350.54 FEET;

THENCE SOUTH 57° 13'31" WEST ALONG SAID NORTHWESTERLY BOUNDARY OF THE DEPOT GROUNDS, A DISTANCE OF 226.46 FEET;

THENCE SOUTH 32°59'29" EAST, A DISTANCE OF 683.00 FEET;

THENCE SOUTH 55° 16' 29" EAST, A DISTANCE OF 272.00 FEET;

THENCE SOUTH 30° 16'29" EAST, A DISTANCE OF 398.00 FEET;

THENCE SOUTH 51 ° 19'29" EAST, A DISTANCE OF 542.55 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF F STREET, THIS AND THE PRECEDING 3 COURSES ARE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID DEPOT GROUNDS;

THENCE NORTH 37°42'39" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF F STREET EXTENDED, A DISTANCE OF 44.89 FEET, MORE OR LESS, TO THE CENTER OF THE ARKANSAS RIVER;

THENCE SOUTH 44°23'59" EAST ALONG SAID CENTER OF THE ARKANSAS RIVER, A DISTANCE OF 32.23 FEET;

THENCE NORTH 43°58'56" EAST, A DISTANCE OF 193. 15 FEET, MORE OR LESS, TO A POINT 50 FEET SOUTHWESTERLY OF THE MOST SOUTHWESTERLY RAILROAD TRACK;

THENCE NORTH 41°17'22" WEST AND PARALLEL TO THE MOST SOUTHWESTERLY RAILROAD TRACK, A DISTANCE OF 1838.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.12 ACRES, MORE OR LESS.