

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000191-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF APRIL, 2023, AT RECEPTION NUMBER 2023033529 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EAST 2.0 FEET OF LOTS 23 AND 24, BLOCK 2, OVERLAND PARK SUB-DIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 100 SQUARE FEET OR 0.0023 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°06'15"E BEING A 10 FOOT RANGE LINE LOCATED IN SOUTH ACOMA STREET BETWEEN TWO FOUND MONUMENTS 685.34 FEET APART; ONE MONUMENT BEING AN AXLE IN A SURVEY RANGE BOX AT THE INTERSECTION OF SOUTH ACOMA STREET AND WEST ARKANSAS AVENUE AND THE OTHER MONUMENT BEING A BROKEN STONE IN A SURVEY RANGE BOX AT THE INTERSECTION OF SOUTH ACOMA STREET AND WEST LOUISIANA AVENUE.