

Parcel Descriptions
MSUD Athletic Complex
Tax ID parcels: 161133289 & 161133319

PARCEL 2:

Per Reception 2013168245

That part of the North 1/2, Northeast 1/4, Northwest 1/4 of Section 4, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of West Colfax Avenue and Cottonwood Lane, sometimes known as Cottonwood Street;
Thence Easterly along the South line of West Colfax Avenue 89.2 feet;
Thence Northeasterly on an angle to the left of 30°20', 256.49 feet to the TRUE POINT OF BEGINNING;
Thence continuing Northeasterly along the aforementioned course 32.89 feet;
Thence Easterly on an angle to the right of 30°20', 71.6 feet;
Thence Southerly at right angles 194.64 feet;
Thence Westerly at right angles 100 feet;
Thence Northerly at right angles 178.04 feet to the POINT OF BEGINNING.

Containing 19,053 square feet or 0.4374 acres, more or less.

PARCEL 3:

Per Reception 2013071412

Part of the Northeast 1/4, Northwest 1/4 of Section 4, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Cottonwood Street and West Colfax Avenue;
Thence East 89.2 feet;
Thence North 50 Degrees 40 Minutes East 289.05 feet;
Thence East 71.6 feet to the POINT OF BEGINNING;
Thence East 100 feet;
Thence South 136.2 feet;
Thence South 59 Degrees 40 Minutes West to point 194.64 feet South of the POINT OF BEGINNING;
Thence North 194.64 feet to the POINT OF BEGINNING.

Containing 16,542 square feet or 0.3798 acres, more or less.