

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A WARRANTY DEED FROM THE
MILES FAMILY, LLLP TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 14th day of January, 2021, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a Warranty Deed from The Miles Family, LLLP for right-of-way purposes on the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Warranty Deed is in conjunction with the Dahlia Street Capital Improvement Program Project – Dahlia Street from State Highway 224 to I-76, for a portion of 7725 Dahlia Street, located in the Northwest Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Warranty Deed from The Miles Family, LLLP, be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, Justin Martinez, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chairperson/Acting Chairperson
Adams County Planning Commission

Doc Fee: Tax Exempt

WARRANTY DEED

THIS DEED, dated this 15th day of December 2020, between THE MILES FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP, A Colorado Limited Liability Limited Partnership, whose address is 6969 E. 11th Avenue, Denver, Colorado 80220, grantor(s), and the COUNTY OF ADAMS, State of Colorado, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of Seven Thousand Four Hundred Forty Seven and no/100 Dollars (\$7,447.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Also known by street and number as: 7725 Dahlia Street, Commerce City, CO 80022

Assessor's schedule or parcel number: part of 0172131205002

0172131205001

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

THE MILES FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP

By: [Signature]

By: [Signature]

Print: Daniel C. Miles

Print: Roslyn E. Miles

Title: General Partner

Title: General Partner

STATE OF CO)

County of Denver) §

The foregoing instrument was acknowledged before me this 14 day of DEC., 2020, Daniel C. Miles and Roslyn E. Miles, as General of The Miles Family Limited Liability Partnership

Witness my hand and official seal.

My commission expires: 8-19-24

Notary Public

CASSIDEE SCHMIDT

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID 20164032013

My Commission Expires: August 19, 2024



EXHIBIT A
PROJECT CODE: 30561604W
PROJECT NUMBER: IMP 2016-00005
PROPERTY DESCRIPTION
RIGHT OF WAY PARCEL NUMBER: RW-28

A tract or parcel of land over and across that parcel of land described at Reception No. C1071667 as Lot 2, Billkort Subdivision at Reception No. B088220 recorded in the Public Records of Adams County, located in the South Half of the Northwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, County of Adams, State of Colorado, said parcel being more particularly described as follows:

For the purposes of this description the bearings are referenced to the East Line of the Northwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, bearing North 00°16'04" West, a distance of 2652.86 feet. Monumented by a P.K. Nail at the Center Quarter Corner and by a #6 rebar inside a 2" diameter pipe at the North Quarter Corner.

Commencing at the Center Quarter Corner of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE North 00°16'04" West along the East Line of said Northwest Quarter of Section 31, a distance of 901.85 feet to the south line extended of Lot 2, Billkort Subdivision described at Reception No. B088220 recorded in the Public Records of Adams County;

THENCE South 89°43'56" West, along said south line extended, a distance of 35.00 feet to the southeast corner of said Lot 2 and the Point of Beginning;

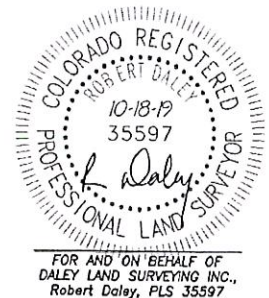
THENCE continuing South 89°43'56" West along the south line of said Lot 2, a distance of 5.00 feet;

THENCE North 00°16'04" West, parallel with and 5.00 feet west of the east line of said Lot 2 and the west right of way line of Dahlia Street, a distance of 125.00 feet to the north line of said Lot 2;

THENCE North 89°43'56" East, a distance of 5.00 feet to the northeast corner of said Lot 2 and the west right of way line of Dahlia Street;

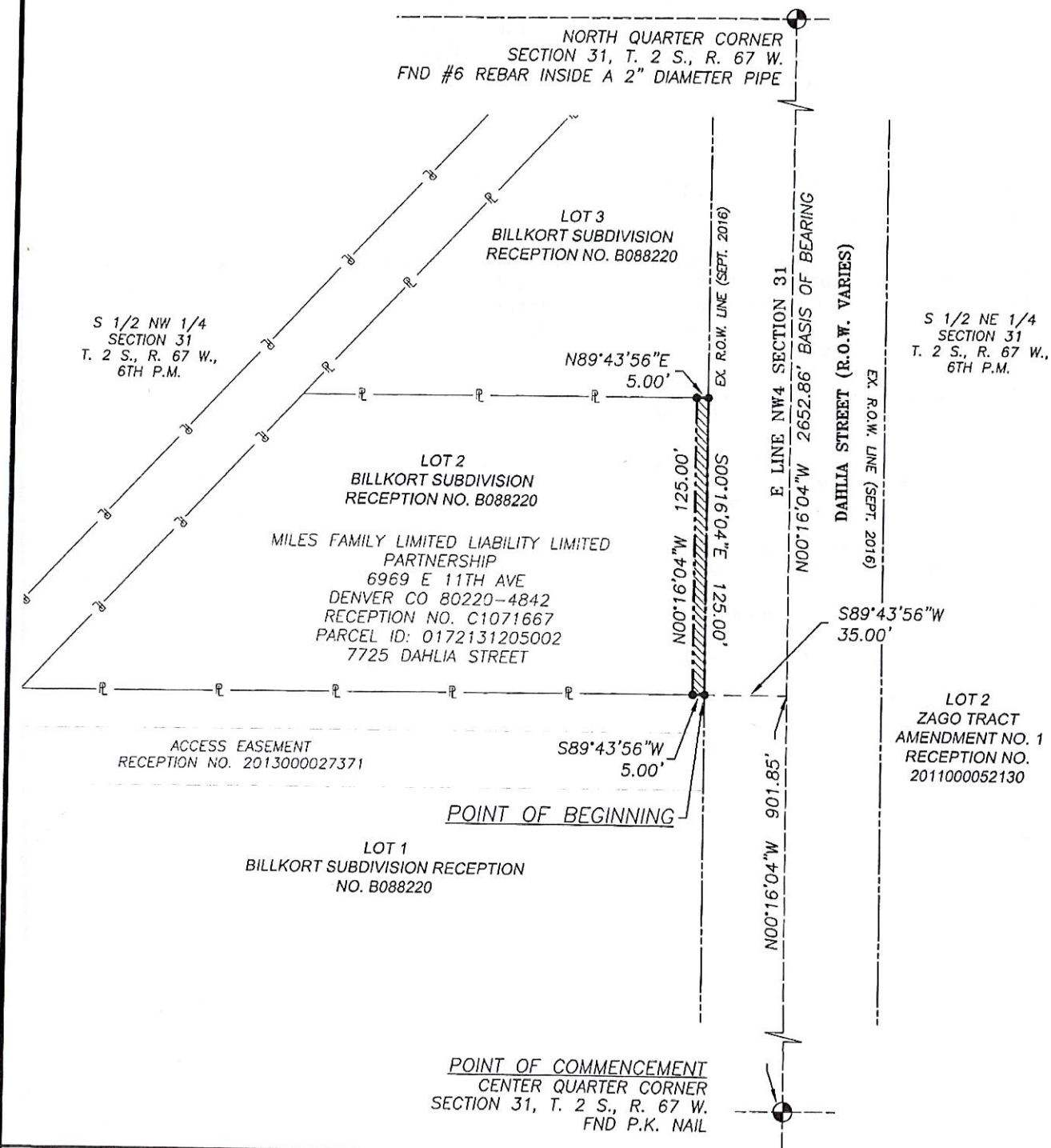
THENCE South 00°16'04" East, along said east line and said west right of way line, a distance of 125.00 feet to the Point of Beginning.

Containing 625 Square Feet, or 0.014 Acres, more or less.



OWNER MILES FAMILY LLLP		RIGHT OF WAY PARCEL NO. RW-28	THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
APN. 0172131205002			
CALC: AVV	DATE: 10/18/2019	S 1/2 NW 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO	DALEY LAND SURVEYING, INC. 17011 LINCOLN AVE #301 PARKER, CO 80134
DRWN: AVV	JOB No. 1503-014		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT A



OWNER

MILES FAMILY LLLP

**RIGHT OF WAY
PARCEL NO. RW-28**

S 1/2 NW 1/4 SEC. 31, T.2S., R.67W.
ADAMS COUNTY, COLORADO

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

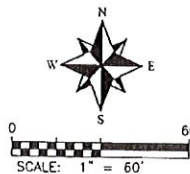
**DALEY LAND
SURVEYING, INC.**
17011 LINCOLN AVE #301
PARKER, CO 80134

APN. 0172131205002

CALC: AVV DATE: 10/18/2019

DRWN: AVV JOB No. 1503-014

SHEET 2 OF 2



\\Survey\1503014\Drawings\Right of Way Legal Description - Right of Way Exhibit RW-28.dwg

EXHIBIT A
PROJECT CODE: 30561604W
PROJECT NUMBER: IMP 2016-00005
PROPERTY DESCRIPTION
RIGHT OF WAY PARCEL NUMBER: RW-29

A tract or parcel of land over and across that parcel of land described at Reception No. C1071667 as Lot 3, Billkort Subdivision as recorded at Reception No. B088220 in the Public Records of Adams County, located in the South Half of the Northwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, County of Adams, State of Colorado, said parcel being more particularly described as follows:

For the purposes of this description the bearings are referenced to the East Line of the Northwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, bearing North 00°16'04" West, a distance of 2652.86 feet. Monumented by a P.K. Nail at the Center Quarter Corner and by a #6 rebar inside a 2" diameter pipe at the North Quarter Corner.

Commencing at the Center Quarter Corner of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE North 00°16'04" West along the East Line of said Northwest Quarter of Section 31, a distance of 1026.85 feet to the south line extended of Lot 3, Billkort Subdivision at Reception No. B088220 recorded in the Public Records of Adams County;

THENCE South 89°43'56" West, along said south line extended, a distance of 35.00 feet to the southeast corner of said Lot 3 and the Point of Beginning;

THENCE continuing South 89°43'56" West along the south line of said Lot 3, a distance of 5.00 feet;

THENCE North 00°16'04" West, parallel with and 5.00 feet west of the east line of said Lot 3 and west right of way line of Dahlia Street, a distance of 106.55 feet;

THENCE North 05°24'15" East, a distance of 50.59 feet to the east line of said Lot 3 and said west right of way line of Dahlia Street;

THENCE South 00°16'04" East, along said east line and said west right of way line, a distance of 156.89 feet to the Point of Beginning.

Containing 659 Square Feet, or 0.015 Acres, more or less.



OWNER MILES FAMILY LLLP		RIGHT OF WAY PARCEL NO. RW-29 S 1/2 NW 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY. DALEY LAND SURVEYING, INC. 17011 LINCOLN AVE #301 PARKER, CO 80134
APN. 0172131205001			
CALC: AVV	DATE: 10/18/2019		
DRWN: AVV	JOB No. 1503-014		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT A

NORTH QUARTER CORNER
SECTION 31, T. 2 S., R. 67 W.
FND #6 REBAR INSIDE A 2" DIAMETER PIPE

S 1/2 NW 1/4
SECTION 31
T. 2 S., R. 67 W., 6TH P.M.

INTERSTATE HIGHWAY 76
(R.O.W. VARIES)

LOT 3
BILLKORT SUBDIVISION
RECEPTION NO. B088220

MILES FAMILY LIMITED LLLP
PARCEL ID: 0172131205001

LOT 2
BILLKORT SUBDIVISION
RECEPTION NO. B088220

POINT OF BEGINNING

POINT OF COMMENCEMENT
CENTER QUARTER CORNER
SECTION 31, T. 2 S., R. 67 W.
FND P.K. NAIL

E LINE NW4 SECTION 31
N00°16'04"W 2652.86' BASIS OF BEARING

DAHILIA STREET (R.O.W. VARIES)

S 1/2 NE 1/4
SECTION 31
T. 2 S., R. 67 W.,
6TH P.M.

LOT 2
ZAGO TRACT
AMENDMENT NO. 1
RECEPTION NO.
2011000052130

\\Survey\1503014\Drawings\Right of Way Legal Description - Right of Way Exhibit RW-29.dwg

OWNER

MILES FAMILY LLLP

APN: 0172131205001

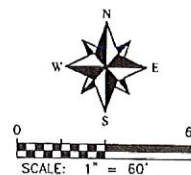
CALC: AVV DATE: 10/18/2019

DRWN: AVV JOB No. 1503-014

SHEET 2 OF 2

RIGHT OF WAY
PARCEL NO. RW-29

S 1/2 NW 1/4 SEC. 31, T.2S., R.67W.
ADAMS COUNTY, COLORADO



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

DALEY LAND
SURVEYING, INC.
17011 LINCOLN AVE #301
PARKER, CO 80134

WARRANTY DEED

THIS DEED, dated this 16th day of JUNE, 2020, between Your Company, LLC, a Colorado Limited Liability Company, whose address is 1120 Lincoln Street, Suite 1100, Denver, Colorado 80203, grantor(s), and the COUNTY OF ADAMS, State of Colorado, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Also known by street and number as: 7505 Dahlia Street, Commerce City, CO 80022

Assessor's schedule or parcel number: part of 0172131314002

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except interests of record.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Name YOUR COMPANY, LLC
By: [Signature]
Print: MICHAEL M. KATZ
Title: PRESIDENT
MEMBER, THE GWENNE ROGERS
TRUST, DATED APRIL 16, 2001,
KATZ, LOOK + ONORATO, P.C.,
TRUSTEE

STATE OF Colorado)
County of Denver) §

The foregoing instrument was acknowledged before me this 16th day of JUNE, 2020
Michael M. Katz, as _____ of _____.

Witness my hand and official seal.
My commission expires: 1/3/2024

CHRISTINE V. FINN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084000163
MY COMMISSION EXPIRES 01/03/2024

[Signature]
Notary Public

EXHIBIT A
PROJECT CODE: 30561604W
PROJECT NUMBER: IMP 2016-00005
PROPERTY DESCRIPTION
RIGHT OF WAY PARCEL NUMBER: RW-17

A tract or parcel of land over and across that parcel of land described as the North 30 feet of Lot 1, Lawrence Tract recorded at Reception No. 2016000023734 in the Public Records of Adams County, located in the North Half of the Southwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, County of Adams, State of Colorado, said parcel being more particularly described as follows:

For the purposes of this description the bearings are referenced to the East Line of the North Half of the Southwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, bearing North 00°20'20" West, a distance of 1321.84 feet. Monumented by a 2 $\frac{1}{2}$ " Aluminum Cap marked LS 20155 1991 at the Center-South Sixteenth Corner (Southeast Corner North Half Southwest Quarter) and by a P.K. Nail at the Center Quarter Corner.

Commencing at the Center-South Sixteenth Corner (Southeast Corner North Half Southwest Quarter) of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE North 00°20'20" West along the East Line of the North Half of the Southwest Quarter of said Section 31, a distance of 1085.47 feet to the south line extended of the North 30 feet of Lot 1, Lawrence Tract recorded at Reception No. 2016000023734 in the Public Records of Adams County;

THENCE South 89°39'40" West, along said south line extended, a distance of 35.00 feet to the southeast corner of said North 30 feet of Lot 1 and the Point of Beginning;

THENCE continuing South 89°39'40" West along the south line of said North 30 feet of Lot 1, a distance of 5.00 feet;

THENCE North 00°20'20" West, parallel with and 5.00 feet west of the east line of said North 30 feet of Lot 1 and the west right of way line of Dahlia Street, a distance of 30.00 feet to the north line of said Lot 1;

THENCE North 89°39'40" East, along said north line, a distance of 5.00 feet to the northeast corner of said Lot 1 and said west right of way line of Dahlia Street;

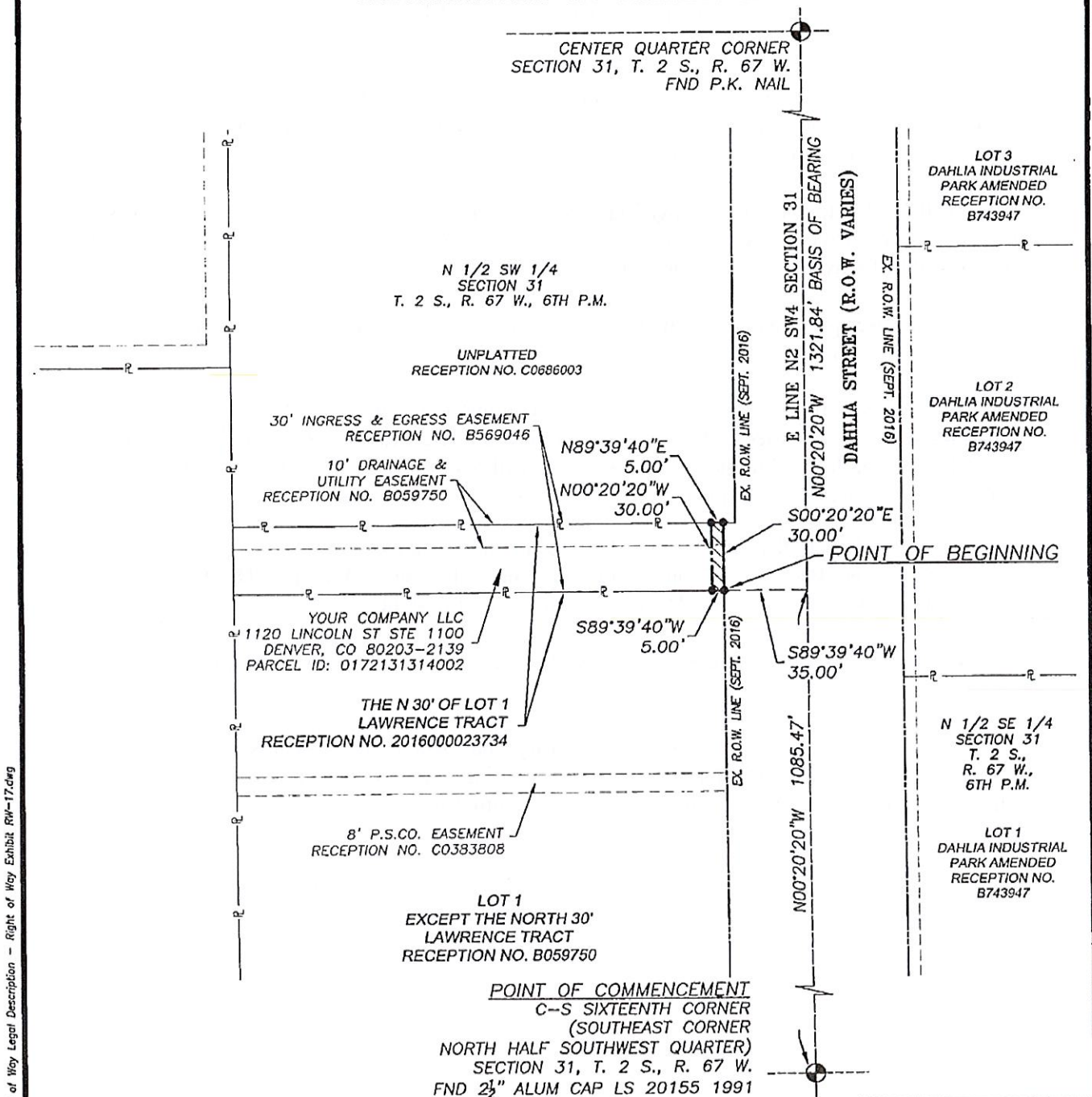
THENCE South 00°20'20" East, along said west line, a distance of 30.00 feet to the Point of Beginning.

Containing 150 Square Feet, or 0.003 Acres, more or less.



OWNER YOUR COMPANY LLC		RIGHT OF WAY PARCEL NO. RW-17 N 1/2 SW 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO	THIS DOES NOT REPRESENT A MONUMENTED SURVEY. DALEY LAND SURVEYING, INC. 17011 LINCOLN AVE #301 PARKER, CO 80134
APN. 0172131314002			
CALC: AVV	DATE: 10/18/2019		
DRWN: AVV	JOB No. 1503-014		
SHEET 1 OF 2			

ILLUSTRATION TO EXHIBIT A



\\Survey\1503014\Drawings\Right of Way Legal Description - Right of Way Exhibit RW-17.dwg

OWNER YOUR COMPANY LLC		RIGHT OF WAY PARCEL NO. RW-17 N 1/2 SW 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO		<p>SCALE: 1" = 60'</p>	THIS DOES NOT REPRESENT A MONUMENTED SURVEY. DALEY LAND SURVEYING, INC. 17011 LINCOLN AVE #301 PARKER, CO 80134
APN. 0172131314002		N 1/2 SW 1/4 SEC. 31, T.2S., R.67W.			
CALC: AVV	DATE: 10/18/2019	ADAMS COUNTY, COLORADO			
DRWN: AVV	JOB No. 1503-014	ADAMS COUNTY, COLORADO			
SHEET 2 OF 2					

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A WARRANTY DEED FROM
YOUR COMPANY, LLC, TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 14th day of January, 2021, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a Warranty Deed from Your Company, LLC, for right-of-way purposes on the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Warranty Deed is in conjunction with the Dahlia Street Capital Improvement Program Project – Dahlia Street from State Highway 224 to I-76, for a portion of 7505 Dahlia Street, located in the Southwest Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Warranty Deed from Your Company, LLC, be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, _____, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.

Chairperson/Acting Chairperson
Adams County Planning Commission