

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, 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

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

UNPLATTED
RECEPTION NO. C0686003

10' DRAINAGE &
UTILITY EASEMENT
RECEPTION NO. B059750

THE N 30' OF LOT 1
LAWRENCE TRACT
RECEPTION NO. 2016000023734

LOT 1
EXCEPT THE NORTH 30'
LAWRENCE TRACT
RECEPTION NO. B059750

POINT OF COMMENCEMENT
C--S SIXTEENTH CORNER
(SOUTHEAST CORNER
NORTH HALF SOUTHWEST QUARTER)
SECTION 31, T. 2 S., R. 67 W.
FND 2 1/2" ALUM CAP LS 20155 1991

LOT 2
DAHLIA INDUSTRIAL
PARK AMENDED
RECEPTION NO.
B743947

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

LOT 1
DAHLIA INDUSTRIAL
PARK AMENDED
RECEPTION NO.
B743947

RIGHT OF WAY
PARCEL NO. RW-17

THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

**DALEY LAND,
SURVEYING, INC.**
17011 LINCOLN AVE #361
PARKER, CO 80134

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 2½" 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			

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

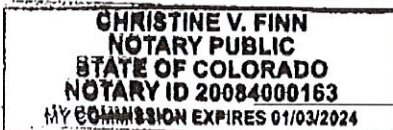
STATE OF Colorado)

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



[Signature]

Notary Public