

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A WARRANTY DEED
FROM DIAMOND BEALL DEVELOPMENT, 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 24th day of April, 2025, 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 Diamond Beall Development, LLC, for right-of-way purposes on the following described property:

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

WHEREAS, this Warranty Deed is located within parcel number 0172131402023, being located at 7300 Dahlia Street, Commerce City, Colorado; and

WHEREAS, this Warranty Deed is in conjunction with the Dahlia Street Phase II Roadway and Drainage Improvements Project from East 70th Avenue to State Highway 224, located in the Southeast 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 Diamond Beall Development, 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

WARRANTY DEED

370-F14512-23

THIS DEED, dated this 25 day of JULY, 2023, between **Diamond Beall Development, LLC**, an Oregon limited liability company whose address is PO Box 17095, Portland, Oregon 97217, grantor, 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:

WITNESS, that the grantor, for and in consideration of the sum of FORTY EIGHT THOUSAND TWO HUNDRED FIFTY FOUR AND NO/100 DOLLARS (\$48,254.00), 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, 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: being a portion of 7300 Dahlia Street, Commerce City CO 80022
Assessor's schedule or parcel numbers: part of 0172131402023

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, 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, its successors and assigns forever. The grantor, for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee, 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 shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Diamond Beall Development, LLC, an Oregon limited liability company

Sign: Jerry E. BeallPrint: JERRY E. BEALLTitle: FORSTATE OF OregonCounty of Multnomah

The foregoing instrument was acknowledged before me this 25 day of JULY, 2023, by Jerry Edward Beall as Manager of Diamond Beall Development, LLC.

Witness my hand and official seal.

My commission expires: February 17, 2026

Notary Public

EXHIBIT A
PROJECT CODE: IMP 2022-00004
PROJECT NUMBER: 30561906
PROPERTY DESCRIPTION
RIGHT OF WAY PARCEL NUMBER RW-2

A TRACT OF LAND BEING A PORTION OF LOT 1, CRUSE SUBDIVISION RECORDED AT RECEPTION NO. B622063 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK & RECORDER'S OFFICE SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 31, MONUMENTED BY A 2½" ALUMINUM CAP PLS 20155 IN RANGE BOX, FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 31, MONUMENTED BY AN ILLEGIBLE 3¼" ALUMINUM CAP IN RANGE BOX, BEARS SOUTH 00°20'22" EAST 1321.85 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

THENCE SOUTH 00°20'22" EAST, ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 471.90 FEET TO A POINT;

THENCE NORTH 89°39'38" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, CRUSE SUBDIVISION AND THE POINT OF BEGINNING;

THENCE NORTH 89°45'42" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. C0676078 OF SAID ADAMS COUNTY RECORDS;

THENCE NORTH 89°45'42" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 9.00 FEET TO A POINT;

THENCE SOUTH 00°20'22" EAST, DEPARTING SAID SOUTH & NORTH LINES, A DISTANCE OF 233.35 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

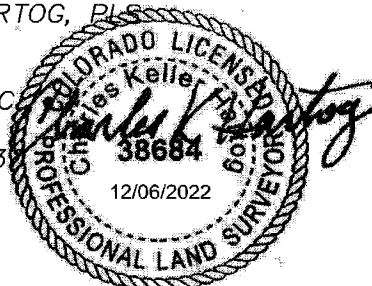
THENCE SOUTH 89°45'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 14.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DAHLIA ST.;

THENCE NORTH 00°20'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 233.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,267 SQUARE FEET OR 0.075 ACRES, MORE OR LESS.

PREPARED BY: CHARLES KELLER HARTOG, PLS
PLS 38684

ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
EVERGREEN, CO 80437
(303)679-8122



FILED IN: M:\2021-169-01-001\WORK\GIS\TECHNICAL\01_SURVEY DRAWINGS\ADAMS-COUNTY\LEGALS\ADAMS RW-2 L&L
PLOTED: TUE 12/06/22 7:42:00A BY: CHW100

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 12/6/2022

DATE	REVISION COMMENTS

DIAMOND BEALL DEVELOPMENT LLC
RIGHT OF WAY PARCEL NO. RW-2
S 1/2 SE 1/4 S31 T2S R67W
ADAMS COUNTY, COLORADO

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123

Info@SurveySystems.net www.SurveySystemsInc.com



A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

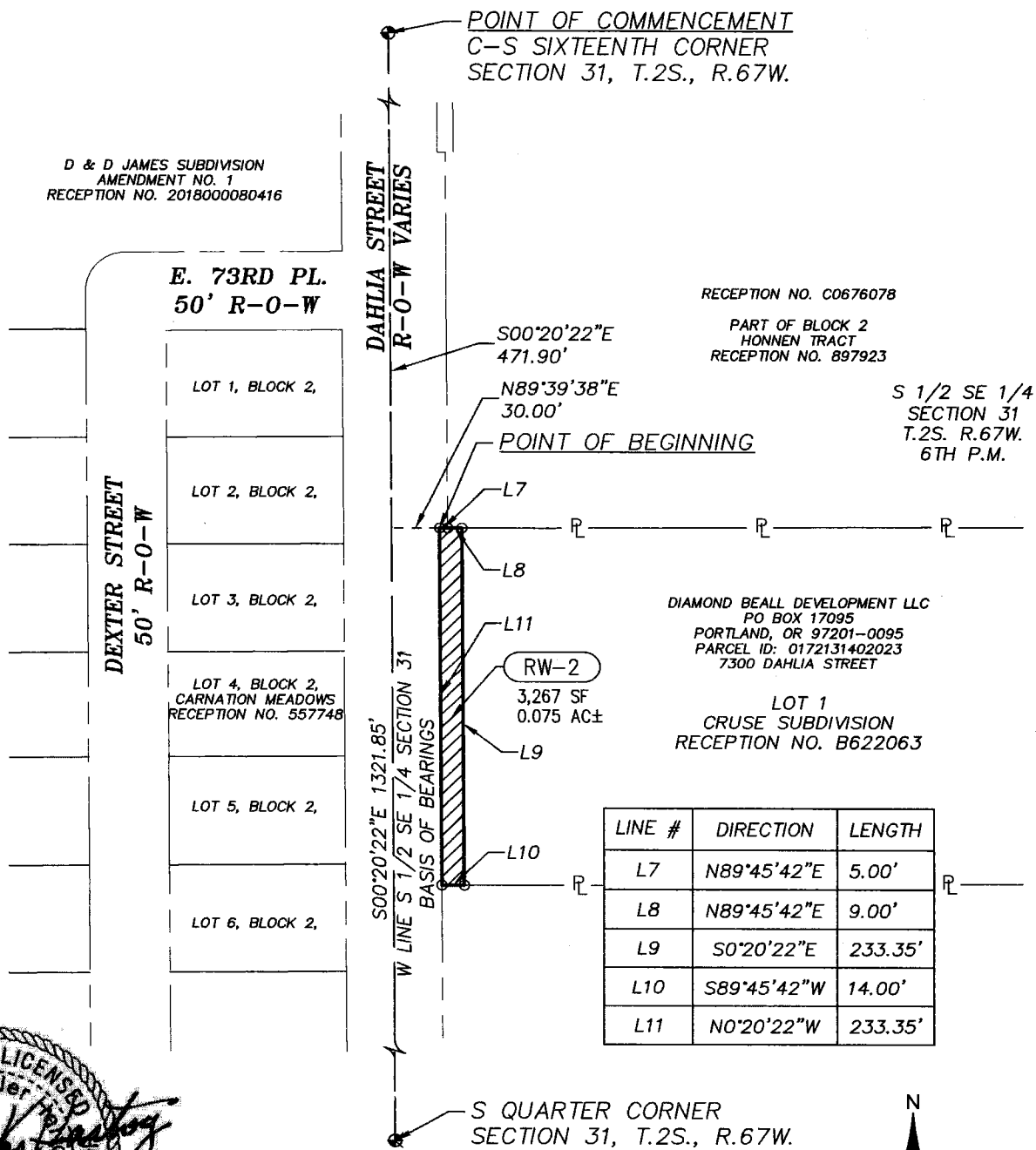
CHECKED BY: MN
DRAWN BY: CH
JOB #: 2021-169-01-001
CLIENT CODE: MXAC3

SHEET NO.

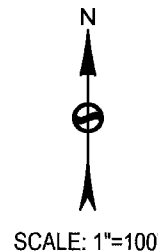
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1 OF 2

ILLUSTRATION TO EXHIBIT A



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED
LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE
ATTACHED LEGAL DESCRIPTION.



FILED IN: 188-01-001 MINOR'S TECHNICAL SURVEY CHANGES/ADDS-NEW LEGAL/LAND LOTS: RW-2 001
PLOTTED: 12/06/22 743006 BY: CHW/DO

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 12/6/2022

DATE	REVISION COMMENTS

DIAMOND BEALL DEVELOPMENT LLC
RIGHT OF WAY PARCEL NO. RW-2
S 1/2 SE 1/4 S31 T2S R67W
ADAMS COUNTY, COLORADO

SURVEY SYSTEMS
A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com
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SHEET NO.

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2 OF 2