

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 0172131402020, being located at 4850 East 74th Avenue, 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

370-F14512-23



WARRANTY DEED

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 TWENTY NINE THOUSAND NINE HUNDRED NINETY-EIGHT AND NO/100 DOLLARS (\$29,998.00), 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 4850 E 74th Avenue, Commerce City CO 80022
Assessor's schedule or parcel numbers: part of 0172131402020

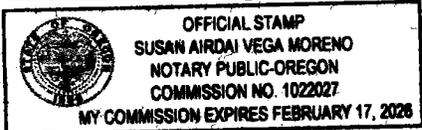
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in 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. Beall
Print: JERRY E. BEALL
Title: MANAGER

STATE OF OREGON
County of MULTNOMAH's

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, 2028

[Signature]
Notary Public

EXHIBIT A
 PROJECT CODE: IMP 2022-00004
 PROJECT NUMBER: 30561906
 PROPERTY DESCRIPTION
 RIGHT OF WAY PARCEL NUMBER RW-1

A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. C0676078, BEING A PART OF BLOCK 2, HONNEN TRACT RECORDED AT RECEPTION NO. 897923 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:

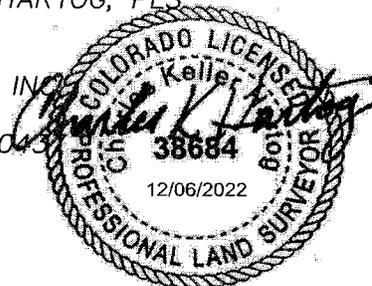
COMMENCING AT THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 31, MONUMENTED BY A 2½" ALUMINUM CAP PLS 20155 IN RANGE BOX, FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 31, MONUMENTED BY AN ILLEGIBLE ¾" ALUMINUM CAP IN RANGE BOX, BEARS SOUTH 00°20'22" EAST 1321.85 FEET AND UPON WHICH THESE BEARING 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 224.76 FEET TO A POINT;
- THENCE NORTH 89°39'38" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO. C0676078 AND A POINT ON THE SOUTH LINE OF THAT RIGHT OF WAY PARCEL DESCRIBED IN RECEPTION NO. 2021000083239 OF SAID ADAMS COUNTY RECORDS;
- THENCE NORTH 89°39'40" EAST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID RIGHT OF WAY PARCEL DESCRIBED IN RECEPTION NO. 2021000083239, A DISTANCE OF 5.00 FEET TO A POINT;
- THENCE SOUTH 00°20'19" EAST, DEPARTING THE SOUTH LINE OF SAID RIGHT OF WAY PARCEL, A DISTANCE OF 18.40 FEET TO A POINT;
- THENCE SOUTH 04°09'12" EAST A DISTANCE OF 60.13 FEET TO A POINT;
- THENCE SOUTH 00°20'22" EAST A DISTANCE OF 168.76 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. C0676078;
- THENCE SOUTH 89°45'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 9.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DAHLIA ST;
- THENCE NORTH 00°20'22" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 247.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,031 SQUARE FEET OR 0.047 ACRES, MORE OR LESS.

PREPARED BY: CHARLES KELLER HARTOG, PLS
 PLS 38684

ON BEHALF OF: SURVEY SYSTEMS, INC.
 P.O. BOX 2168
 EVERGREEN, CO 80433
 (303)679-8122



FILED IN: 169-01-001 MINCO\GIS\TECHNICAL\GIS_SURVEY_DRAWINGS\ADAMS-COUNTY\LEGAL\ADAMS-169-01-001

PLotted: Tue 12/06/22 7:48:28 AM BY: CHARTOG

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-1
 S 1/2 SE 1/4 S31 T2S R67W
 ADAMS COUNTY, COLORADO

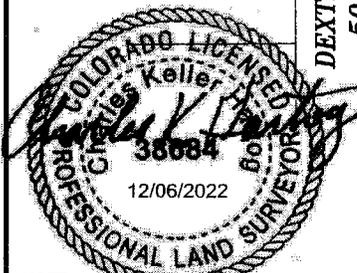
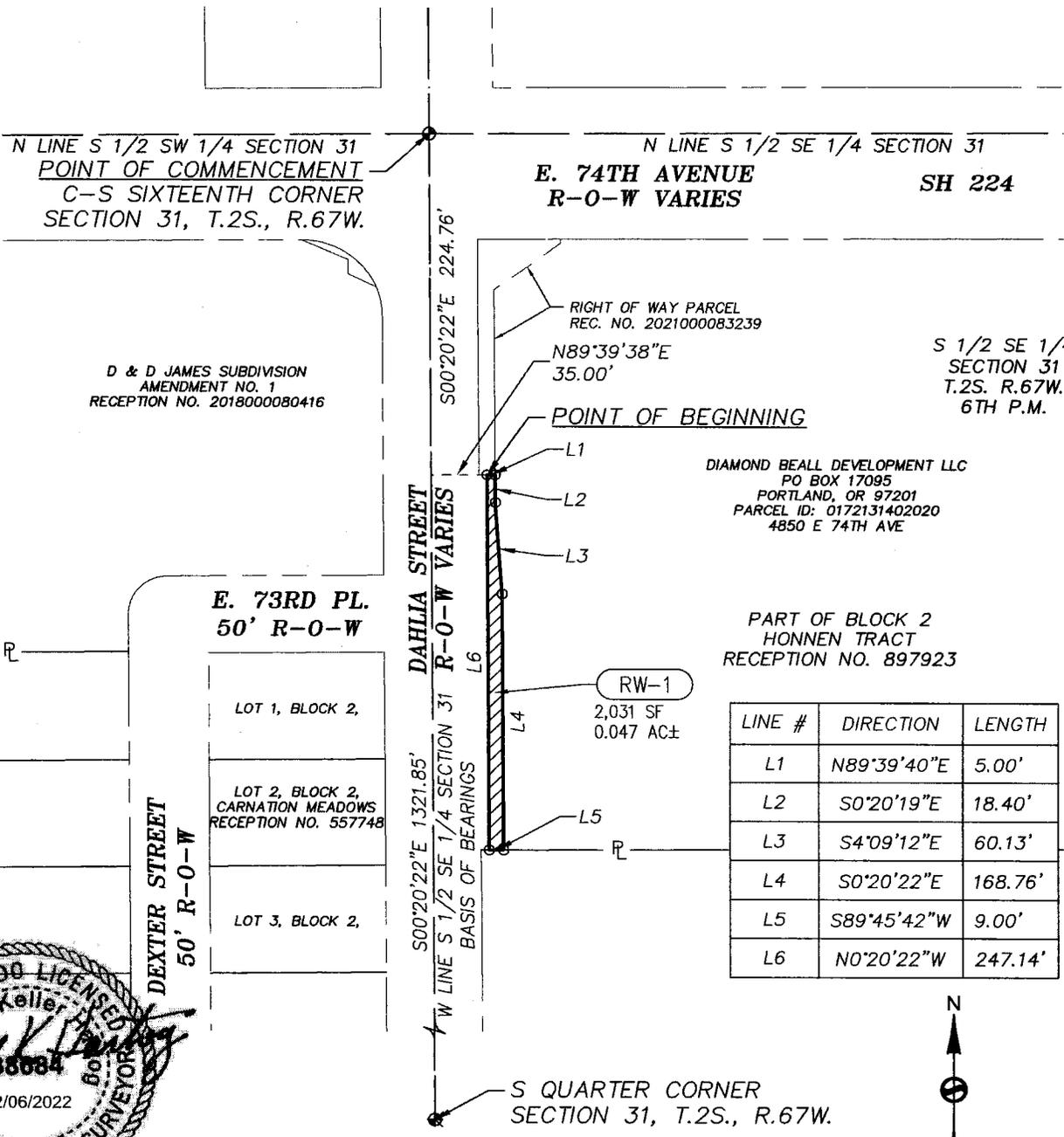
SURVEY SYSTEMS
 A Professional Land Surveying Company

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

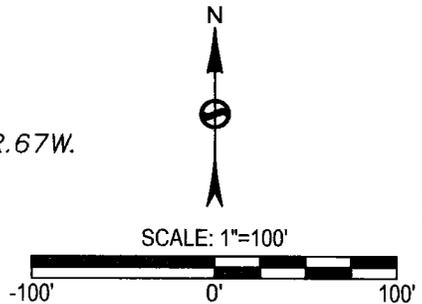
CHECKED BY: MN
 DRAWN BY: CH
 JOB #: 2021-169-01-001
 CLIENT CODE: MKAC3

SHEET NO.
 1
 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: 12/06/22 7:55:54 AM BY: CHW/DG

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

DATE	REVISION COMMENTS
ISSUE DATE: 12/6/2022	

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

SURVEY SYSTEMS
 A Professional Land Surveying Company
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CHECKED BY: MN DRAWN BY: CH JOB #: 2021-169-01-001 CLIENT CODE: MXAC3
SHEET NO. 2
2 OF 2