

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A SPECIAL WARRANTY DEED
FROM ERIN M. BUSKEN AND DOUGLAS S. BUSKEN 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 accepting a Special Warranty Deed from Erin M. Busken and Douglas S. Busken for the following described property:

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

WHEREAS, this Special Warranty Deed is in conjunction with the Berkeley Gardens Neighborhood Improvements Project over a portion of 5310 Irving Street, located in the Northwest Quarter of Section 17, Township 3 South, Range 68 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 Special Warranty Deed from Erin M. Busken and Douglas S. Busken 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

SPECIAL WARRANTY DEED

THIS DEED, made this 31 day of July, 2024, between Erin M. Busken and Douglas S. Busken, tenants in common, grantee, whose legal address is 5310 Irving Street, Denver, Colorado 80221, County of Adams and State of Colorado, grantor, and The County of Adams, State of Colorado, grantee, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601.

WITNESS, that the grantor(s), for and in consideration of the sum of Seventeen Thousand Two Hundred Sixty-Four and no hundredth (\$17,264.00) DOLLARS 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: being a portion of 5310 Irving Street

Assessor's schedule or parcel number: part of 0-1825-17-2-09-006

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, does covenant, and agree that it 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, by, through or under grantor(s), except and subject to matters of record, and except interests of record.

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

Erin M. Busken

Erin M. Busken

Douglas S. Busken

Douglas S. Busken

STATE OF COLORADO)

County of Denver) §

MIRELA O CLUNIE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144032565
MY COMMISSION EXPIRES AUG 19, 2026

The foregoing instrument was acknowledged before me this 31 day of July, 2024, by Erin M. Busken and Douglas S. Busken.

My commission expires:

8/19/2026

Witness my hand and official seal.

[Signature]

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A"

PROJECT NUMBER: 30562017
PARCEL NUMBER: RW-179
DATE: JANUARY 12, 2022

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 2014000018432 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 20699" IN A RANGE BOX AND AT THE NORTH ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23519" IN A RANGE BOX, BEARING N89°59'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE S37°38'34"E A DISTANCE OF 2206.88 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF IRVING STREET AS SHOWN ON THE PLAT OF BERKELEY GARDENS NO. 2 RECORDED IN PLAT BOOK 1 AT PAGE 56 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID PROPERTY AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, S89°57'11"E A DISTANCE OF 5.00 FEET;

THENCE S00°43'48"E A DISTANCE OF 72.32 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PROPERTY;

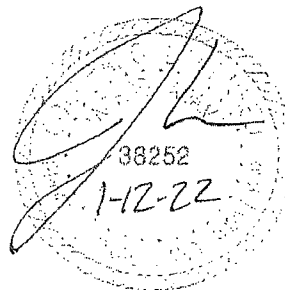
THENCE ON SAID SOUTHERLY LINE, N89°56'20"W A DISTANCE OF 5.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID IRVING STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°43'48"W A DISTANCE OF 72.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 362 SQUARE FEET OR 0.0083 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

FOR AND ON BEHALF OF JR ENGINEERING, LLC
JARROD ADAMS, PLS 38252
(303) 740-9393
7400 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112



X Erin M. Buescher

X [Signature]

EXHIBIT

POINT OF COMMENCEMENT
NW COR. SEC. 17
3-1/4" ALUMINUM CAP
STAMPED "LS 20699"
IN A RANGE BOX

BASIS OF BEARINGS
N. LINE, NW 1/4 SEC. 17
T.3S, R.68W, 6TH P.M.
S89°59'47"W 2651.12'

N 1/4 COR. SEC. 17
3-1/4" ALUMINUM CAP
STAMPED "LS 23519"
IN A RANGE BOX

BERKELEY GARDENS NO. 1
PLAT BOOK 1 PAGE 49

PLOT 24
OWNER
TINKER FORD
BOOK 3038, PAGE 248

POINT OF
BEGINNING

IRVING STREET
(30' R.O.W. WIDTH)

30.00'

N00°43'48"W 72.32'

S00°43'48"E 72.32'

5.00'

OWNER
MELISA BULE
REC. NO. 2020000083571

PLOT 7

BERKELEY GARDENS NO. 2
PLAT BOOK 1 PAGE 56

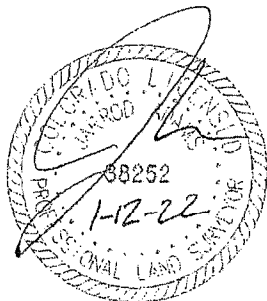
OWNER
IRVING STREET LLC
REC. NO. 2014000018432

N89°56'20"W
5.00'

JENNIFER A. FENTON
OWNER
REC. NO. 2019000032849

EXISTING
ROW

OWNER
53RD AT REGIS LLC
REC. NO.
2020000009626



30 15 0 30

ORIGINAL SCALE: 1" = 30'

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

RIGHT-OF-WAY ACQUISITION PARCEL 179
BERKELEY GARDENS
PROJECT NO.: 16043.00
DATE: 1/12/2022

SHEET: 1 OF 1



J-R ENGINEERING

A Westrian Company

7200 S. Alton Way • Suite C400
Centennial, CO 80112 • 303-740-9991 • www.jrengineering.com