

## LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT UC SMP, LLC, BEING THE SOLE OWNER OF THE PARCEL OF LAND SHOWN HEREIN, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL A:

LOTS 1, 2, 3, 8, 9, 10 AND THE NORTH 25 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 7, BLOCK 104, JOHNSON-HICKAM SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO. CONTAINING 47,278 SQUARE FEET OR 1.0854 ACRES, EXCEPTING 2800 SQUARE FEET OR 0.0642 ACRES, HAVING A NET AREA OF 44,478 SQUARE FEET OR 1.0212 ACRES, MORE OR LESS.

### PARCEL B:

THAT PART OF BLOCK 103, BOSTON HEIGHTS, 2ND FILING, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86 WITH THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK;

THENCE NORTH, ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK TO THE NORTH LINE OF THE SOUTH 301.6 FEET OF SAID BLOCK;

THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, TO THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK;

THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK, TO THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN BOOK 972 AT PAGE 270;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 972 AT PAGE 270, TO THE WEST LINE OF A 16-FOOT STRIP THROUGH SAID BLOCK, THE CENTER LINE OF WHICH IS THE NORTH-SOUTH CENTER LINE OF SAID BLOCK;

THENCE EASTERLY TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86;

THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 612 AT PAGE 86, CONTAINING 52,892 SQUARE FEET OR 1.2142 ACRES, EXCEPTING 3,143 SQUARE FEET OR 0.0721 ACRES, HAVING A NET AREA OF 49,749 SQUARE FEET OR 1.1421 ACRES, MORE OR LESS.

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 32 LOTS, 2 BLOCKS, AND 4 TRACTS UNDER THE NAME AND STYLE OF STAPLETON URBAN COTTAGES SUBDIVISION FILING NO. 1, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS AS SHOWN FOR PUBLIC UTILITIES, CABLE TV AND

DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER  
PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF UC SMP, LLC.



# Closure Report

URBAN COTTAGES AT STAPLETON

## PARCEL A

Point of Beginning: Northwest Corner

North: 99864.58' East: 79339.87'

Segment #1 : Line

Course: N00°18'22"W Length: 175.00'

North: 100039.58' East: 79338.94'

Segment #2 : Line

Course: N89°40'30"E Length: 270.16'

North: 100041.11' East: 79609.09'

Segment #3 : Line

Course: S00°18'22"E Length: 175.00'

North: 99866.11' East: 79610.03'

Segment #4 : Line

Course: S89°40'30"W Length: 270.16'

North: 99864.58' East: 79339.87'

Perimeter: 890.32' Area: 47278 Sq. Ft.

Error Closure: 0.00 Course: N00°00'00"E

Error North: 0.000 East: 0.000

Precision 1: 890320000.00

**PARCEL B**

Point of Beginning: Northwest Corner

North: 100059.39' East: 79018.14'

Segment #1 : Line

Course: N89°42'47"E Length: 260.68'

North: 100060.70' East: 79278.82'

Segment #2 : Line

Course: S00°18'22"E Length: 196.32'

North: 99864.38' East: 79279.87'

Segment #3 : Line

Course: S89°40'30"W Length: 270.22'

North: 99862.85' East: 79009.65'

Segment #4 : Line

Course: N00°18'22"W Length: 160.03'

North: 100022.87' East: 79008.80'

Segment #5 : Curve

Length: 37.71' Radius: 437.50'

Delta: 004°56'17" Tangent: 18.87'

Chord: 37.70' Course: N14°21'12"E

Course In: N73°10'39"W Course Out: S78°06'56"E

RP North: 100149.49' East: 78590.02'

End North: 100059.40' East: 79018.14'

Perimeter: 924.97' Area: 52892 Sq. Ft.

Error Closure: 0.01 Course: N07°16'16"E

Error North: 0.006 East: 0.001

Precision 1: 92495.00



# COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies

Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors

1560 Broadway, Suite 1350

Denver, CO 80202

Phone (303) 894-7800; Fax (303) 894-2310; EMAIL [aes@dora.state.co.us](mailto:aes@dora.state.co.us); ~~6600 311~~

SEP 01 2015

Report one monument only on this form - Reproduction of this form is authorized. **FORAES**  
All items are to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced.

1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER \_\_\_\_\_

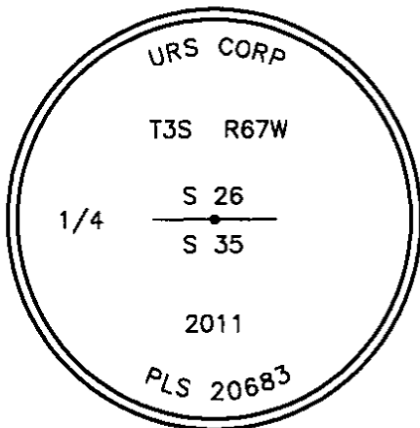
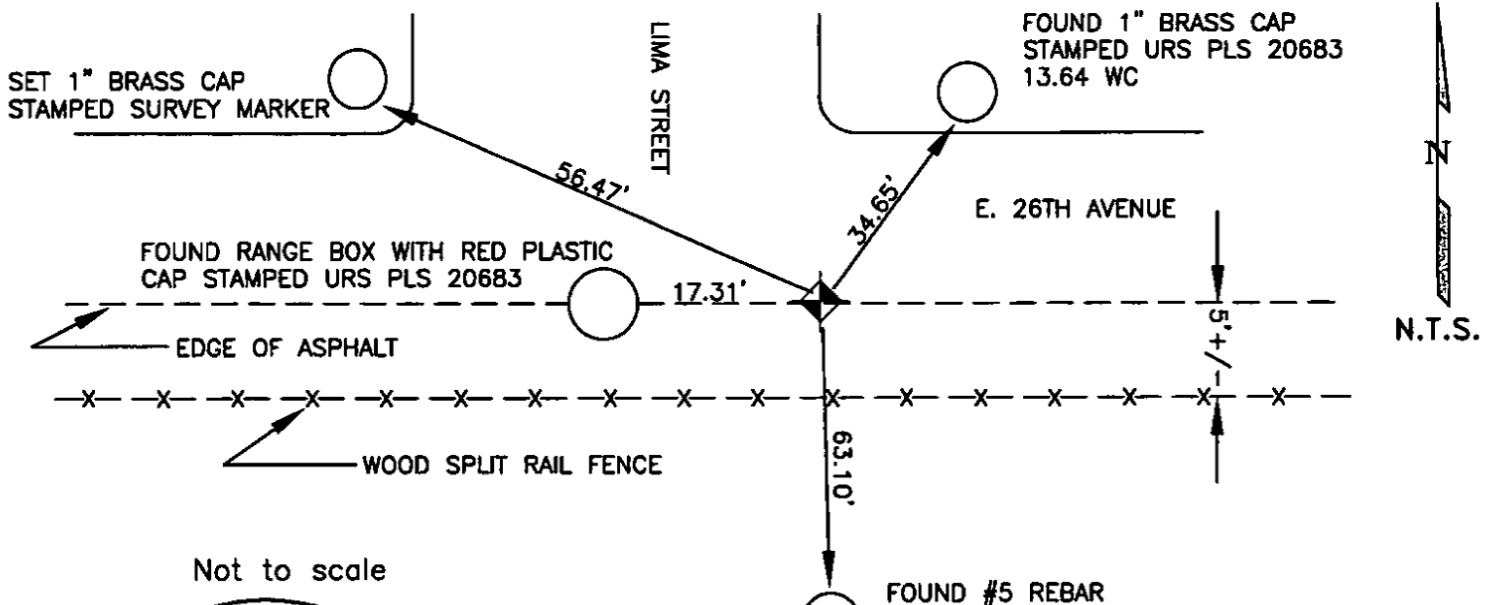
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

ON 6-20-15 FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED AS SHOWN.

3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

FOUND, SET, AND MEASURED TIES AS SHOWN.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

a. Date of field Work to Establish, Restore or Rehabilitate Monument: 6-20-15

b. Date Monument was used as a Control corner: 6-20-15

(Surveyor, do not fill in)

**ACCEPTED**

OCT 31 2015

COLO. ST. BD. OF LIC. FORAES

RECEIVED AT OFFICE OF THE COUNTY CLERK \_\_\_\_\_ COUNTY

BY \_\_\_\_\_

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

## 5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): A. DAVID JOHNSON

Firm Name: AECOM

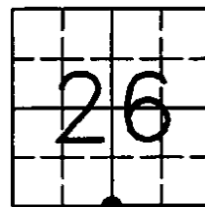
Firm Address: 8181 E. TUFTS AVE

DENVER, CO 80237

Phone: 303-740-2647

## 6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument



7. SEC 26 T 3S R 67W, 6th P.M.  
COUNTY DENVER INDEX REF NUMBER 19-E

\*\*8. SEC 35 T 3S R 67W, 6th P.M.  
COUNTY ADAMS INDEX REF NUMBER 19-E

\*\* To be used only for monuments located on county lines



**Dora**  
Department of Regulatory Agencies

Rev.02/01/2011

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1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER \_\_\_\_\_

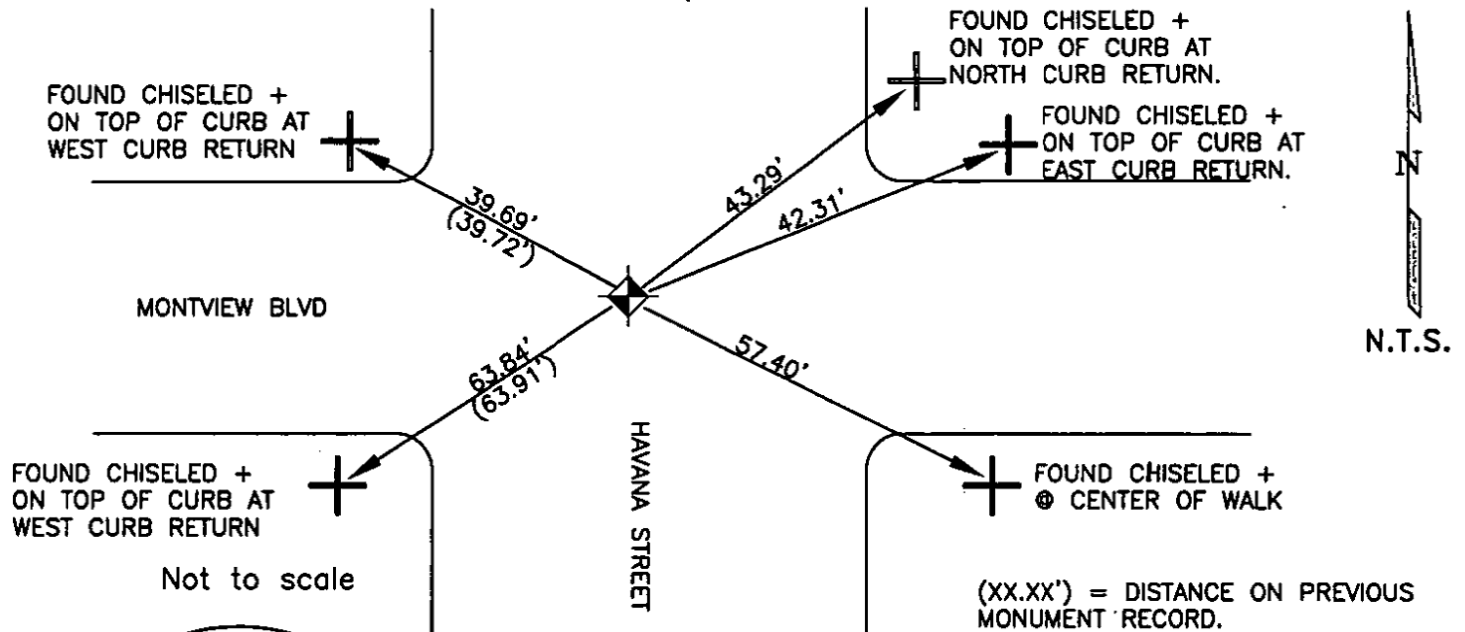
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

ON 6-20-15 FOUND 3" BRASS CAP IN RANGE BOX.

3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

FOUND AND MEASURED TIES AS SHOWN.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



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Name (Please Print): A. DAVID JOHNSON

Firm Name: AECOM

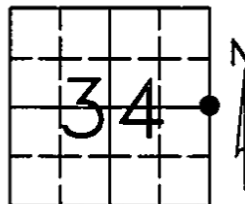
Firm Address: 8181 E. TUFTS AVE

DENVER, CO 80237

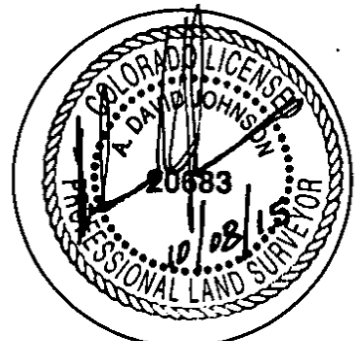
Phone: 303-740-2647

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Signature/Date through Seal

7. SEC 34 T 3S R 67W, 6th P.M.  
COUNTY ADAMS INDEX REF NUMBER 17-C

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

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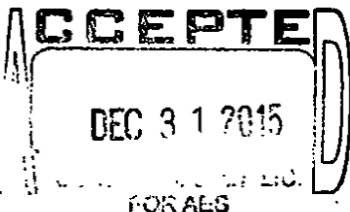
**Dora**  
Department of Regulatory Agencies

Rev.02/01/2011

a. Date of field Work to Establish, Restore or Rehabilitate Monument: 6-20-15

b. Date Monument was used as a Control corner: 6-20-15

(Surveyor, do not fill in)



RECEIVED AT OFFICE OF THE COUNTY CLERK  
\_\_\_\_\_ COUNTY

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

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APR 06 2016

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1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER \_\_\_\_\_

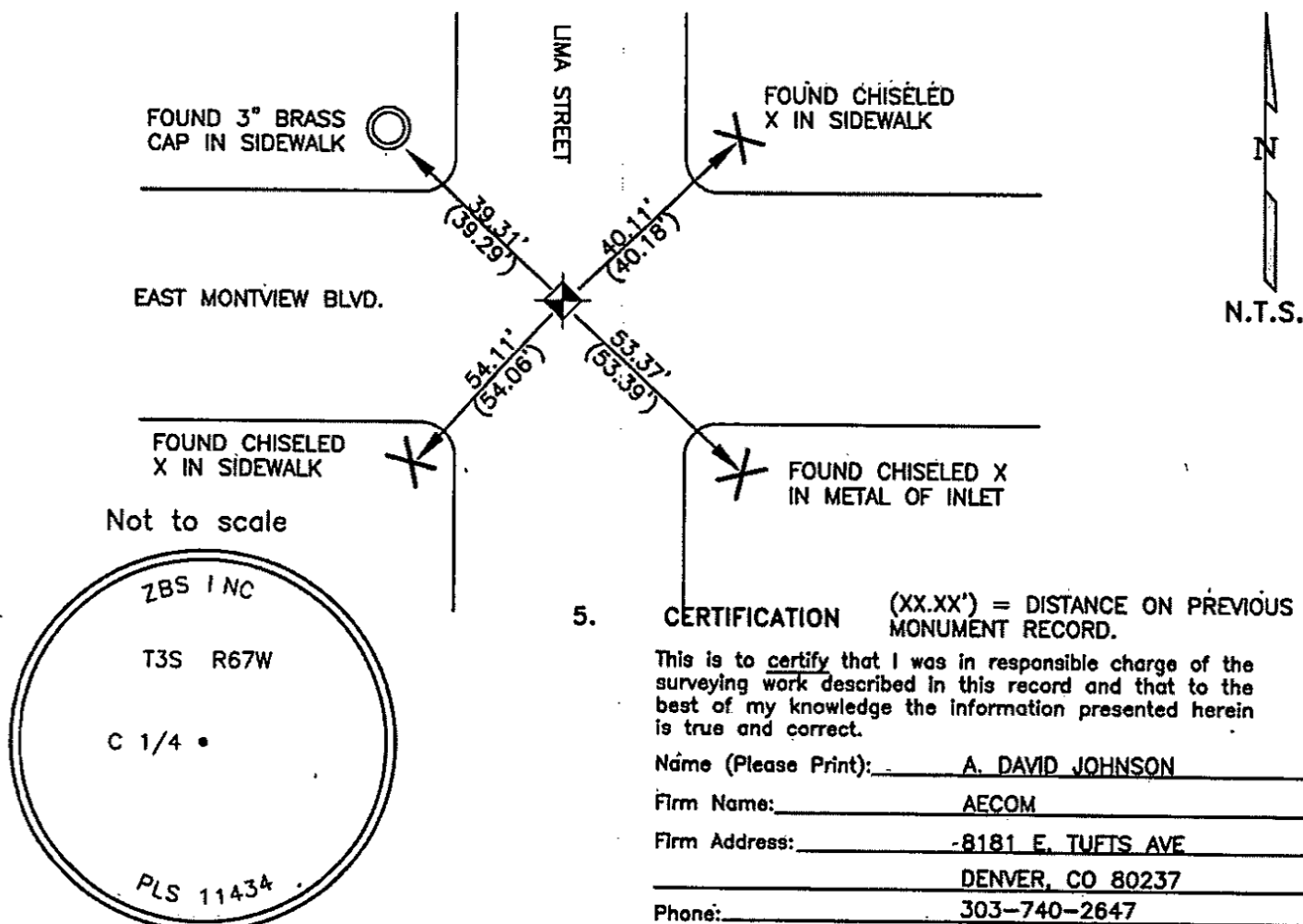
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

ON 2-5-16 FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX.

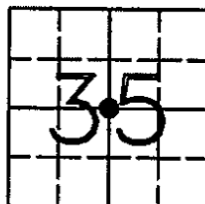
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

FOUND AND MEASURED TIES AS SHOWN.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



6. LOCATION DIAGRAM  
1" = 1 Mile



• = Location of Monument



a. Date of field Work to Establish, Restore or Rehabilitate Monument: 2-5-16

b. Date Monument was used as a Control corner: 2-5-16

(Surveyor, do not fill in)

**ACCEPTED**

JUL 31 2016

COLORADO STATE BOARD OF LIC. FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK \_\_\_\_\_ COUNTY

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

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Signature/Date through Seal

7. SEC. 35 T. 3S R. 67W, 6th P.M.  
COUNTY ADAMS INDEX REF NUMBER 19-C

\*\*8. SEC. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ P.M.  
COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

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NOV 22 2016

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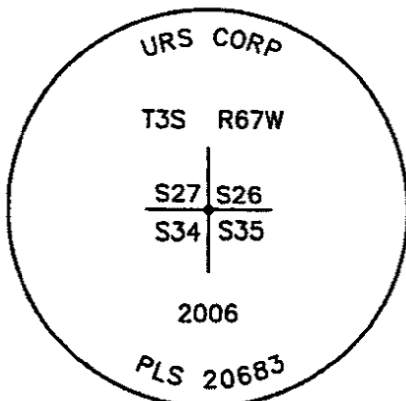
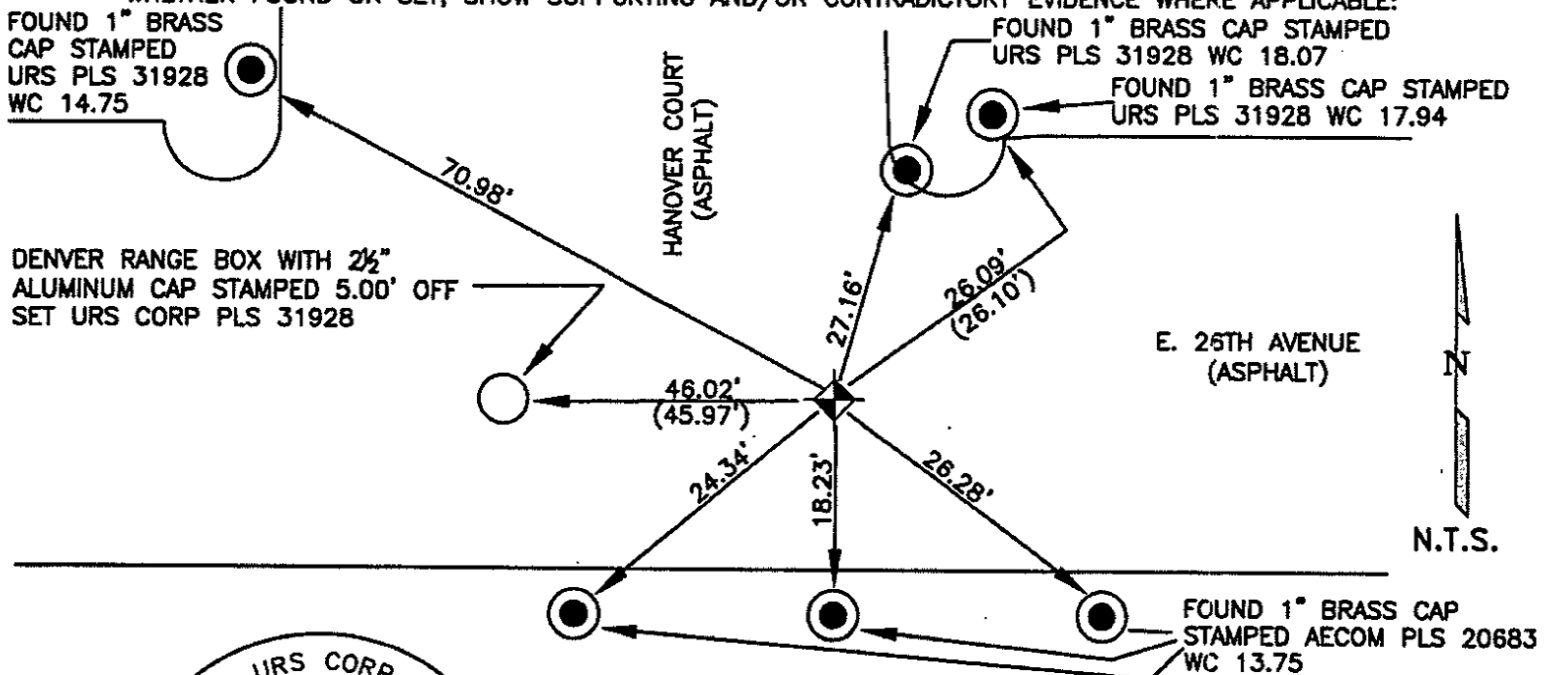
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

ON 11-3-16 FOUND 3 1/4" ALUMINUM CAP IN DENVER RANGE BOX, STAMPED AS SHOWN BELOW.

3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

FOUND AND MEASURED TIES AS SHOWN

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: 11-3-16
- b. Date Monument was used as a Control corner: 11-3-16

(Surveyor, do not fill in)

ACCEPTED  
DEC 31 2016  
COLORADO STATE BOARD OF LIC. FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK  
\_\_\_\_\_ COUNTY

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

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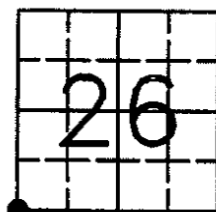
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Name (Please Print): A. DAVID JOHNSON  
Firm Name: AECOM  
Firm Address: 6200 S. QUEBEC STREET  
GREENWOOD VILLAGE, CO 80111  
Phone: 303-740-2647

6. LOCATION DIAGRAM

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● = Location of Monument



Signature/Date through Seal

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