



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Engineering~~; Planner; Right-of-Way; ~~Addressing~~; ~~Building Safety~~;

~~Neighborhood Services~~; ~~Environmental~~; ~~Parks~~; Attorney; ~~Finance~~; Plan Coordination



PROJECT NAME: Bodedreams Subdivision

APPLICANT

Name(s): Alex Bode Phone #: 864-497-9519
Address: 315 Bristol Drive Unit A
City, State, Zip: Cheyenne, WY
2nd Phone #: 82007 Email: alex@dreamscapesdenver.com

OWNER

Name(s): BodeDreams, LLC Phone #: 864-497-9519
Address: 6100 E 104th Ave; 10240 McKay Rd
City, State, Zip: Northglenn, CO 80233
2nd Phone #: Email: alex@dreamscapesdenver.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Jason Moore Phone #: 720-249-3584
Address: 10333 E. Dry Creek Road, Suite 400
City, State, Zip: Englewood, CO 80112
2nd Phone #: Email: jason.moore@westwoodps.com

DESCRIPTION OF SITE

Address:

6100 E 104th Ave; 10240 McKay Rd

City, State, Zip:

Northglenn, CO 80233

Area (acres or
square feet):

12.1999 acres

Tax Assessor
Parcel Number

172117000045; 172117000049; 172117000050

Existing
Zoning:

A-1 Agricultural District

Existing Land
Use:

Landscaping Center

Proposed Land
Use:

Landscaping Center

Have you attended a Conceptual Review? YES ☒

NO ☐

If yes, please list PRE#: PRE2025-00036

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Alexander Bode

Date:

7/16/26

Owner's Printed Name

Name:



Owner's Signature

Bodedreams Subdivision

PLT2025-00043

Cover letter

July 31, 2026

Responses to all comments are provided below. No additional changes have been made other than those required by comments.

Name of Reviewer: Greg Barnes

PLN01: Staff has received a response from the Colorado Division of Water Resources acknowledging adequate water supply.

Response: Noted, thank you.

PLN02: An estimate was previously provided for cash-in-lieu of public land dedication requirements. This payment of cash-in-lieu should not be provided until after hearing dates are set.

Response: Noted, thank you.

PLN03: Since our initial review, the need for a Subdivision Improvements Agreement is no longer present.

Response: Noted, thank you.

Name of Reviewer: Thayeng Chang

ROW1: Relocate case number to top right corner.

Response: Completed. Please see Sheet 1.

SHEET 1:

ROW2: Revise 'OWNERSHIP CERTIFICATE' TITLE TO INCLUDE 'DEDICATION AND'

Response: Completed. Please see Sheet 2.

ROW3: Revise Purpose statement; there are only 3 parcels.

Response: Per correspondence from Ian Cortez dated 7/06/26, this comment has been disregarded.

ROW4: Revise existing legal description; there are only 3 parcels and it must match Title commitment verbatim.

Response: Completed. Please see Sheet 2.

ROW5: Revise to: "Have by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of BodeDreams Subdivision Filing No. 1. All public streets are hereby dedicated to Adams County for public use." Move the position of this part, so that the owner signature block follows it: "The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on the plat; and further restricts the use of all Public Easements to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County."

Response: Completed. Please see Sheet 2.

ROW6: Provide a copy of a recorded Statement of Authority stating the party executing the plat can bind the entity. Their name and title needs to be typed in the signature block and affirmation.

Response: A recorded Statement of Authority is attached. The name and title have been typed in the signature block and affirmation.

ROW7: Missing Owners signature block

Response: Completed. Please see Sheet 2.

ROW8: Missing Planning Commission signature block before BoCC block

Response: Completed. Please see Sheet 1.

ROW9: Remove Recordation Certificate block

SHEET 2:

ROW10: **ADVISORY** Note No. 12 (O&M Manual) missing information needs to be recorded prior to approval and recordation of this plat.

Response: Note No. 12 (O&M Manual) has been removed. As previously agreed, the application for the Minor Subdivision has been separated from the proposed Birdseye Energy Storage Project (Case No. PRC2025-00016). As a result, there is no proposed development as part of the Minor Subdivision application.

ROW 11: Graphical depiction in Sheet 3 does not match highlighted course.

Response: Completed. Please see revised Sheet 4.

ROW 12: Remove Note No. 13

Response: Completed. Please see Sheet 1.

ROW 13: Missing Utility Easement note, please add.

Response: Completed. Please see new Note 12 on Sheet 1.

ROW 14: **ADVISORY** The Title Commitment, dated 03/18/2026, must be updated to 30 days or more current month, day, and year prior to the final BoCC public hearing without exception.

The hyperlinks need to be activated for review, and this will revise the information under GENERAL NOTES #3 in SHEET 2.

Response: Noted. An updated title commitment with hyperlinks is attached, and it will be obtained again prior to the final BOCC public hearing.

ROW15: Add a note that lists the mineral interests recorded on August 29, 1997 in Book 4381 at Page 264 (#14 of title commitment) and how it affects property; if it is blanket in nature, then note may read: "ALL MINERAL INTERESTS, AS RESERVED AND RECORDED ON AUGUST 29, 1994 IN BOOK 4381 AT PAGE 264 ARE HEREBY NOTED AS A BLANKET INTEREST IN NATURE OVER SAID PROPERTY."

Response: Completed. Please see Note 13 on Sheet 1.

SHEET 3:

ROW16: Review/Revise SW course information, as it does not match new parcel description in Sheet 2.

Response: Completed. Please see Sheet 4.

ROW 17: Correct graphically depicted EXISTING PARCEL information to match title commitment.

Response: Completed. Please see Sheet 4.

Name of reviewer: Sally Daggett

1. Sheet 1 – "Ownership Certificate" should be restyled as "Ownership and Dedication" or whatever title ROW prefers.

Response: Completed. Please see Sheet 2.

2. Sheet 1 – The dedication paragraph needs to pick "have" or "has" (not both) and to fix the first sentence so that it is clear what specifically is being dedicated to the County.

Response: Completed. Please see Sheet 2.

3. Sheet 1 – Owner needs to have signature block on plat.

Response: Completed. Please see Sheet 2.

4. Sheet 1 – Planning Commission needs to have signature block on plat.

Response: Completed. Please see Sheet 2.

5. Sheet 2 – Note 12 – Recording info will need to be filled in for O&M Manual.

Response: Note No. 12 (O&M Manual) has been removed. As previously agreed, the application for the Minor Subdivision has been separated from the proposed Birdseye Energy Storage Project. As a result, there is no proposed development as part of the Minor Subdivision application

6. Plat needs revisions to comply with any other County requirements as identified by ROW.

Response: The plat has been revised to address all the comments provided by ROW. Please see attached updated plat.

Comments on plat, Pages 1-24 of comment PDF file:

1. 2-inch border on left

Response: Completed.

2. This is the legal description. Ownership certificate should have signature lines and notary area.

Response: Completed. Please see Sheet 2.

3. This information should be a part of the ownership certificate.

Response: Completed. Please see Sheet 2.

4. The proposed ROW dedication is not sufficient. The city's 2022 TMMP designates this portion of McKay Road as a 4 lane major arterial with sidepaths. In the straight section a total of 128' of ROW (or a 64' from the CL is needed) per detail A13 in Drawing No. 500-1E. At the intersection a total ROW width of 135' is needed per detail A14, the 135' of ROW shall span the entire length needed for the turn lane.

Response: Completed. Please see Sheet 4.

5. 75' of ROW shall be dedicated along the south half of the 104th Avenue ROW, measured from the CL. This is consistent with the ROW limits to the east, and the ROW needed for the full buildout of 104th Avenue. The 2022 TMMP shows this section of 104th Avenue is a 6 lane major arterial roadway with sidepaths. Please refer to cross section A4 within Drawing No. 500-1B within the city's standards and specifications for the detailed cross section.

Response: Completed. Please see Sheet 4.

6. Access on 104th Avenue must have intersection sight distance triangle shown on this plat.

Response: No driveways are proposed as part of this Minor Subdivision Application, so intersection sight distance triangles are not shown.

7. Access on McKay Road must have appropriate intersection sight distance triangles shown on this plat. Access must align with the ball fields access on west side of McKay.

Response: No driveways are proposed as part of this Minor Subdivision Application, so intersection sight distance triangles are not shown. A new access on McKay Road will only be required as part of the proposed Birdseye Energy Storage project being proposed in a separate conditional use permit application, Case No. PRC2025-00016.

8. In Lot Summary Table, replace “total lot” with “net site” and “total” with “gross.”

Response: Completed. Please see Sheet 4.

9. On Page 22 of 24 in the PDF: replace “NO RIB” with “NORTH”

Response: Legal description has been revised to match title commitment verbatim, per comment ROW above.

10. On Page 22 of 24 in the PDF: replace “DO” with “DISTANCE OF”

Response: Legal description has been revised to match title commitment verbatim, per comment ROW above.

11. On Page 22 of 24 in the PDF: replace “UNDEVELOPED NAME” with “BODEDREAMS SUBDIVISION FILING NO. 1”

Response: Completed. Please see Sheet 2.

12. On Page 23 of 24 in the PDF, the legal description should include the entire property being platted, which includes the proposed right of way dedications.

Response: Completed. Please see Sheet 2.

13. On Page 23 of 24 in the PDF, replace 11.528 with 12.204 and replace 502,169 with 531,586.

Response: Addressed. Numbers have been revised per corrected ROW dedication in consultation with City of Thornton.

14. On Page 23 of 24 in the PDF, General Note 8, replace 531,585 with 531,586. In General Note 10, add “EAST.”

Response: Addressed. Numbers have been revised per corrected ROW dedication in consultation with City of Thornton.

15. On Page 24 of 24 in the PDF, multiple redlines.

Response: Comments have been addressed, please see Sheet 4.

**ALTA Commitment
SCHEDULE A**

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.]:

Issued By:
Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

Commitment Number: 23000373057-01

Revision Number: 5

Agreement Number:

1. Commitment Date: July 15, 2026, at 8:00 a.m.
2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: To Be Determined
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, [vested in:](#)

Bodedreams, LLC, a Colorado limited liability company
5. The Land is described as follows:

SEE ATTACHED SCHEDULE A - EXHIBIT A

SCHEDULE A - EXHIBIT A

Parcel 1:

Parcel ID No.: 0172117000045

Commencing at the N1/4 corner of Section 17, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado;

Thence S00°33'21"E along the North-South centerline of said Section 17, a distance of 656.25 feet to the NE corner of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence continuing S00°33'21"E along the East line of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 656.25 feet to the SE corner of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence S89°58'18"W along the South line of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 659.91 feet to the SW corner of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence N00°32'40"W along the West line of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 328.79 feet to the SE corner of the NE1/4 of the SE1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence N89°58'14"W along the South line of the NE1/4 of the SW1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 329.93 feet to the SW corner of the NE1/4 of the SW1/4 of the NE1/4 of the NW1/4 of said Section 17;

Thence continuing N89°58'14"W along the South line of the N1/2 of the SW1/4 of the NE1/4 of the NW 1/4 of said Section 17 a distance of 75.10 feet, being the True Point of Beginning;

Thence continuing N89°58'14"W a distance of 233 feet more or less to the East boundary of McKay Road;

Thence North along the East boundary of McKay Road, a distance of 200 feet;

Thence East parallel with the South line of the within described parcel a distance of 233 feet, more or less, to a point;

Thence S00°32'20"E and parallel to the West line of the NE1/4 of the SW1/4 of the NE1/4 of the NW1/4 of said Section 17, a distance of 200 feet to the point of beginning.

Parcel 2:

Parcel ID No.: 0172117000049

Tract One:

The North half of the Northeast quarter of the Northwest quarter of Section 17, Township 2 South, Range 67 West of the 6th P.M.,

EXCEPT that portion thereof lying within the 104th Avenue right of way as taken by the Department of Highways, State of Colorado and described in Rule and Order recorded July 12, 1968 in [Book 1448 at Page 392](#) as follows:

A tract or parcel of land No. 6 of the Department of Highways, State of Colorado, Project No. S0052(3) in the NE1/4 of the NW1/4 of Section 17, Township 2 South, Range 67 West of the Sixth Principal Meridian, in Adams County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the East line of the NE1/4 of the NW1/4 of Section 17, Township 2 South, Range 67 West, from which point the Northeast corner of said NE1/4 of the NW1/4 bears North a distance of 60.00 feet;

1. Thence along the East line, North a distance of 60.00 feet to said Northeast corner;
2. Thence along the North line of said Section 17, N89°55'00"W, a distance of 1,309.30 feet to the Northwest corner of said NE1/4 of the NW1/4;
3. Thence along the West line of the said NE1/4 of the NW1/4, S00°05'00"W, a distance of 110.00 feet;
4. Thence S89°55'00"E, a distance of 25.00 feet;
5. Thence N45°05'00"E, a distance of 70.7 feet;
6. Thence S89°55'00"E, a distance of 1,234.4 feet, more or less to the point of beginning;

AND ALSO EXCEPT that portion thereof described in Deed recorded September 25, 1980 in [Book 2494 at Page 52](#), described as follows:

A portion of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter and a portion of the South one-half of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter and the East 75.00 feet of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 17, Township 2 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the North one-quarter corner of said Section 17;
Thence South 00°33'21" East along the East line of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 60.01 feet, to a point on the South right of way line of 104th Avenue, said point being the True Point of Beginning;

Thence continuing South 00°33'21" East along the East line of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 268.12 feet, to the Northeast corner of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 17;
Thence continuing South 00°33'21" East along the East line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 328.12 feet, to the Southeast corner of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17;
Thence North 89°54'45" West along the South line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 659.79 feet, to the Southeast corner of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17;
Thence continuing North 89°54'45" West along the South line of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 329.89 feet, to the Southwest corner of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17;
Thence continuing North 89°45'45" West along the South line of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 75.18 feet;
Thence North 00°32'20" West and parallel to the West line of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 279.20 feet;
Thence South 89°51'17" East and parallel to the North line of the South one-half of the North one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 75.18 feet;
Thence continuing South 89°51'17" East and parallel to the North line of the South one-half of the North one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 914.60 feet to a point North 89°51'17" West and a distance of 75.01 feet from the East line of the North one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 17;
Thence North 00°33'21" West parallel to the East line of the North one-half of the Northeast one-quarter of the Northwest one-quarter of Section 17, a distance of 318.20 feet, to a point on the South right of way line of said 104th Avenue;
Thence South 89°47'48" East along the South right of way line of said 104th Avenue and parallel to the North line of the Northeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 17, a distance of 75.01 feet, to the True Point of Beginning;

AND ALSO EXCEPT that portion thereof described in Deed recorded May 1, 2000 in [Book 6111 at Page 958](#), as follows:

A part of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 2 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado, described as follows:
Beginning at the North $\frac{1}{4}$ corner of said Section 17;

Thence South 00°32'31" East a distance of 60.01 feet;
Thence North 89°47'16" West a distance of 75.01 feet to the True Point of Beginning;
Thence South 00°33'21" East a distance of 318.20 feet;
Thence North 89°51'17" West a distance of 683.74 feet;
Thence North 00°33'14" West a distance of 329.00 feet to a point on the South right of way line of East 104th Avenue;
Thence South 89°47'16" East along said South right of way line a distance of 683.74 feet to the True Point of Beginning;

AND ALSO EXCEPT any portion thereof lying within McKay Road on the West, County of Adams, State of Colorado.

Tract Two:

Beginning at the NW corner NE1/4 SW1/4 NE1/4 NW1/4 of Section 17, Township 2 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado;
Thence West 75.18 feet to the Point of Beginning;
Thence South 129.20 feet more or less;
Thence West parallel with the South line of the N1/2 SW1/4 NE1/4 NW1/4 of Section 17 to the East boundary line of McKay Road;
Thence North 129.20 feet more or less;
Thence East to a point 329.20 feet North and 75.18 feet West of the SW corner NE1/4 SW1/4 NE1/4 NW1/4 Section 17.

Parcel 3:

Parcel ID No.: 0172117000050

A part of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 2 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado, described as:

Beginning at the North 1/4 of said Section 17; thence South 00 degrees 32 minutes 21 seconds East a distance of 60.01 feet; thence North 89 degrees 47 minutes 16 seconds West a distance of 75.01 feet to the true point of beginning; thence South 00 degrees 33 minutes 21 seconds East a distance of 318.20 feet; thence North 89 degrees 51 minutes 17 seconds West a distance of 683.74 feet; thence North 00 degrees 33 minutes 14 seconds West a distance of 319.00 feet to a point on the South right-of-way line East 104th Avenue; thence South 89 degrees 47 minutes 16 seconds East along said South right-of-way line a distance of 683.74 feet to the true point of beginning, County of Adams, State of Colorado.

SCHEDULE B – I

Requirements

File No.: 23000373057-01

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence that improvements and/or repairs or alterations to the Land are completed, that contractors, sub-contractors, labor, and materialmen are all paid and have released of record all liens or notice of intent to perfect a lien.
7. If the fee owner is an entity, evidence of the good standing, incumbency, and authority of that entity and of the Proposed Insured shown in Schedule A, Item 2(a) who will execute the instrument(s) required by the Company.

With regard to **Bodedreams, LLC, a Colorado limited liability company**, the Company requires for its review a copy of the following:

- a. Articles of Organization, and any amendment thereto;
- b. Operating Agreement, and any amendment thereof;
- c. Certificate of good standing, if available, evidencing that the LLC is in good standing in the state of its registration and in the state where the Land is located (if different);
- d. Execution and recordation of Statement of Authority pursuant to the provisions of Section 38-30-172 C.R.S.

Note: At the time the Company is furnished these items, the Company may make additional requirements or exceptions.

NOTE: Statement of Authority for Bodedreams, LLC, recorded August 10, 2021, at [Reception No. 2021000095529](#), disclosed the following persons as those authorized to transact business on behalf of said entity: Alexander Bode, as Manager/Owner

NOTE: Statement of Authority for Bodedreams, LLC, recorded May 29, 2026, at [Reception No. 20260000031089](#), disclosed the following persons as those authorized to transact business on behalf of said entity: Alexander Bode, as Sole member/Manager

If there have been any amendments or changes to the management of the entity, written documentation reflecting the changes and a new Statement of Authority will be required.

8. The Policy(ies) to be issued together with endorsements and any coverage therein is conditioned upon the approval of the Company's Senior Underwriting Committee, which may include further requirements.

Note: The above will be deleted upon receipt of the requisite approvals and not carried forward to the Policy.

NOTE: The Company reserves the right to make any additional requirements and/or exceptions to this commitment and any subsequent endorsements thereto upon review of all required documents or otherwise ascertaining further details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B – II

Exceptions

File No.: 23000373057-01

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Standard Exceptions:

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Rights of tenants in possession as tenants only under leases not recorded in the Public Records.
4. Easements or claims of easements not recorded in the Public Records.
5. Taxes or assessments which are not recorded as existing liens in the Public Records.
6. Any lien, or right to a lien, for services, labor, material, or equipment, heretofore or hereafter furnished, imposed by law, and not recorded in the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.
8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land.
9. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district.
10. Water rights, claims or title to water.

Special Exceptions:

11. Taxes for 2025 in the amount of \$7,116.84 are shown as paid. (Parcel No. 0172117000045)

Taxes for 2025 in the amount of \$41,484.02 are shown as paid. (Parcel No. 0172117000049)

Taxes for 2025 in the amount of \$41,608.44 are shown as paid. (Parcel No. 0172117000050)

12. Oil and Gas Lease by and between Albert R. Ford and Duella W. Ford, as lessor, and Koch Industries, Inc., as lessee, dated March 24, 1972, and recorded May 15, 1972, in [Book 1796 at Page 240](#), Public Records of Adams County, State of Colorado. (All Parcels)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions, or grants of interests that are not listed.

13. Oil and Gas Lease by and between Albert R. Ford and Duella W. Ford, as lessor, and Vessels Oil & Gas Company, as lessee, dated October 23, 1979, and recorded October 24, 1979, in [Book 2398 at Page 705](#), Public Records of Adams County, State of Colorado. (All Parcels)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions, or grants of interests that are not listed.

14. Reservation of mineral interest in favor of Duella W. Ford, as contained in Warranty Deed dated August 24, 1994, and recorded August 29, 1994, in [Book 4381 at Page 264](#), Public Records of Adams County, State of Colorado. (Parcel 1)

Note: The Company makes no representation as to the present ownership of any such interests. There may be leases, assignments, amendments, exceptions, or grants of interests that are not listed.

15. Right of Entry by and between K.P. Land Company LLC, a Colorado limited liability company, and City of Thornton, dated May 12, 2004, and recorded June 28, 2004, as Reception No. 20040628000543250 and located under [Reception No. 2004000543250](#), Public Records of Adams County, State of Colorado. (Parcel 2)

16. Memorandum of Energy Storage System Site Lease by and between Bodedreams, LLC, a Colorado limited liability company (Lessor) and Birdseye Energy Storage LLC, a Delaware limited liability company dated January 12, 2024, and recorded January 16, 2024, as [Document No. 2024000002201](#), Public Records of Adams County, State of Colorado.

STATEMENT OF AUTHOR

1. This Statement of Authority relates to Entity, an entity named and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172(2), C.R.S.
2. The entity is a:

☐ Corporation	☒ Limited Liability Company
☐ Non-Profit Corporation	☐ General Partnership
☐ Trust	☐ Limited Partnership
☐ Business Trust	☐ Registered Limited Liability Partnership
☐ Governmental Subdivision or Agency	☐ Registered Limited Liability Limited Partnership
☐ Unincorporated Non-Profit Association	☐ Limited Partnership Association
☐ Other	
3. The entity was formed under the laws of the State of Colorado.
4. The mailing address for the entity is: 6100 East 104th Avenue, Northglenn, CO 80233
5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:
• name: Alexander Bode, position: Sole Member / Manager
• name: _____, position: _____
6. (Optional)³ The authority of the foregoing person(s) to bind the entity ☐ is limited ☒ is not limited as follows: _____
7. (Optional) Other matters concerning the manner in which the entity deals with its interest(s) in real property: _____

DATED: 7/16/26

Entity BODEDREAMS LLC

by: Alexander Bode

by: _____

its: Sole Member / Manager

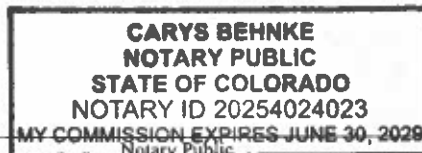
its: _____

STATE OF: Colorado
COUNTY OF: Denver

The foregoing instrument was acknowledged before me on this 16 day of July, 2026 by
Alexander Bode as Sole Member / Manager and by _____ as
_____ of Entity.

Witness my hand and official seal.
My Commission Expires: 6/30/29

Carys Behnke



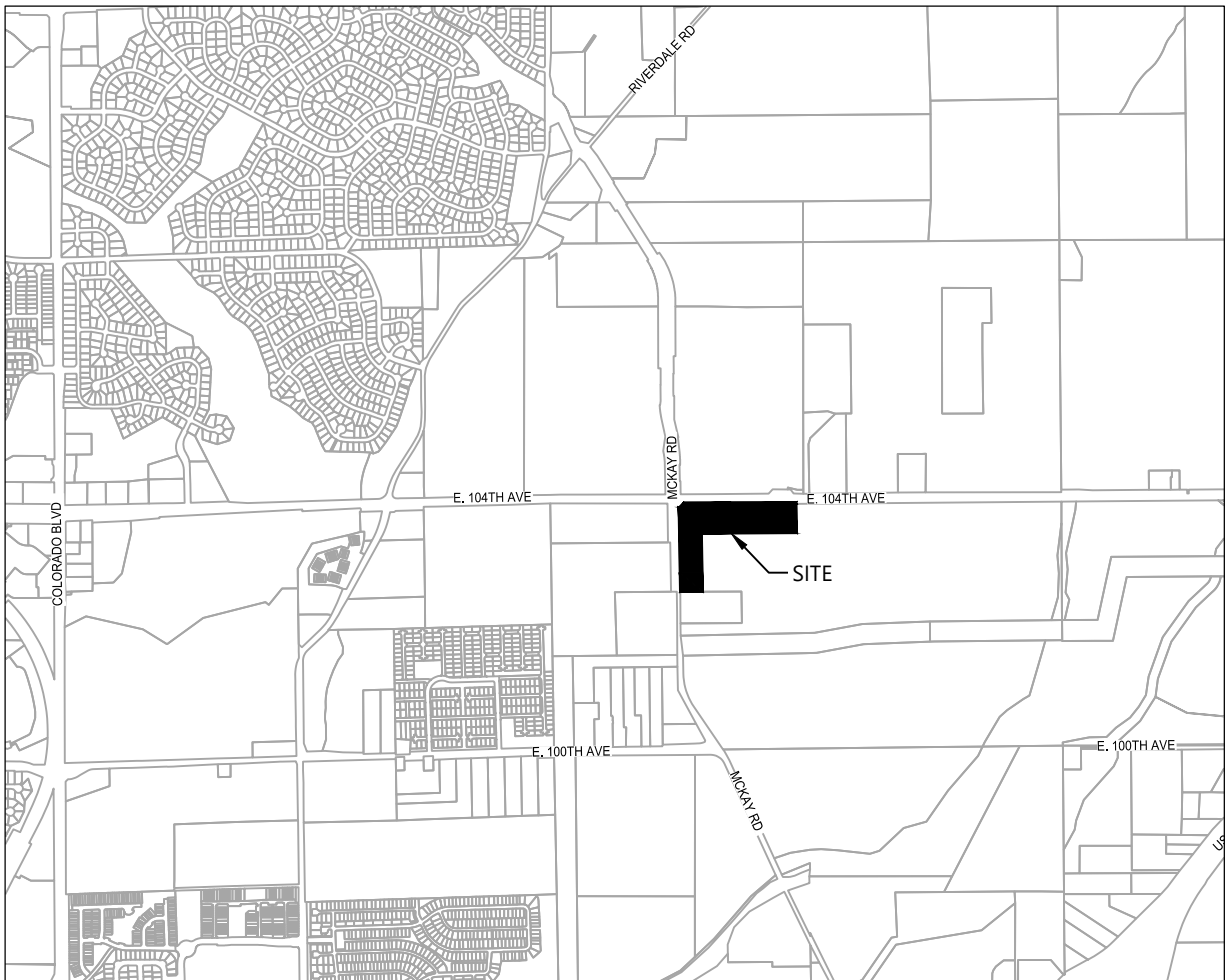
¹ This form should not be used unless the entity is capable of holding title to real property.

² This Statement of Authority must be recorded to obtain the benefits of the statute.

³ The absence of any stated limitation shall be prima facie evidence that no limitation exists.

BODEDREAMS SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER COLORADO REVISED STATUTES 38.51.105.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 23000373057-01, DATED JULY 15, 2026 AT 8:00 A.M. SURVEYOR HAS DEPICTED THE RECORDED EASEMENTS AS PROVIDED AND ANY APPARENT EASEMENTS BASED ON A FIELD SURVEY. THE POSSIBILITY EXISTS, HOWEVER, THAT UNRECORDED EASEMENTS WITH NO READILY VISIBLE EVIDENCE EXIST.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING ASSUMED TO BEAR, S00°54'40"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 17, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN MONUMENT WELL STAMPED "COLORADO DEPARTMENT OF HIGHWAYS CDOT PLS 23516-1993" TO CENTER QUARTER CORNER OF SAID SECTION 17, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED "WESTERN STATES SURVEYING 23524", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08001C0318J, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2021, THE SURVEYED LAND IS WITHIN TWO FLOOD ZONES, ZONE X, ACCORDING TO FEMA, ZONE X IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD", AND FLOOD ZONE X (SHADED), ACCORDING TO FEMA, ZONE X (SHADED) IS DEFINED AS " 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE"
- THE SURVEYED PARCEL CONTAINS A TOTAL OF 12.203 ACRES OR 531,585 SQUARE FEET, MORE OR LESS.

LOT 1	10.862 AC ±	473,151 SQ. FT.
RIGHT-OF-WAY	1.341 AC. ±	58,434 SQ. FT.
TOTAL	12.203 AC. ±	531,585 SQ. FT.
- AT THE TIME OF THIS SURVEY, THE SITE WAS NOT UNDER CONSTRUCTION.
- ACCESS PROVISION: ACCESS FROM SUBJECT PROPERTY ONTO EAST 104TH AVENUE AND MCKAY ROAD AND ANY ADDITIONAL ACCESS MUST BE PERMITTED AND APPROVED BY ADAMS COUNTY.
- STORM DRAINAGE FACILITY STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENTS. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- ALL MINERAL INTERESTS, AS RESERVED AND RECORDED ON AUGUST 29, 1994 IN BOOK 4381 AT PAGE 264 ARE HEREBY NOTED AS A BLANKET INTEREST IN NATURE OVER SAID PROPERTY.

SHEET INDEX

SHEET 01	COVER, GENERAL NOTES, SIGNATURES
SHEET 02	STATEMENT OF INTENT & OWNERSHIP CERTIFICATE
SHEET 03	NEW PARCEL DESCRIPTION
SHEET 04	OVERALL DETAIL

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

PLANNING COMMISSION REVIEW:

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSIONERS THIS ____ DAY OF _____ 202__

CHAIR

BOARD OF COUNTY COMMISSIONER'S APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____ 202__

CHAIR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MARCH 27, 2026.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DRAFT

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS M. GIRARD, PLS NO. 38151
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodpsi.com
Westwood Professional Services, Inc.

REVISIONS:
DATE COMMENT

SHEET 01 OF 04
DATE: 07/31/2026

BODEDREAMS SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

STATEMENT OF INTENT

IT IS THE INTENT OF THE OWNER, BODEDREAMS, LLC, TO COMBINE THE FOLLOWING DESCRIBED PARCELS INTO ONE SINGLE PARCEL OF LAND AND DEDICATE TWO PARCELS FOR ROAD RIGHT-OF-WAY PURPOSES.

DEDICATION & OWNERSHIP CERTIFICATE

KNOW ALL PEOPLE BY THESE PRESENTS THAT BODEDREAMS, LLC BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:
PARCEL ID NO.: 0172117000045

COMMENCING AT THE N1/4 CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;
THENCE S00°33'21"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17, A DISTANCE OF 656.25 FEET TO THE NE CORNER OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17;
THENCE CONTINUING S00°33'21"E ALONG THE EAST LINE OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17, A DISTANCE OF 656.25 FEET TO THE SE CORNER OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17;
THENCE S89°58'18"W ALONG THE SOUTH LINE OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17, A DISTANCE OF 659.91 FEET TO THE SW CORNER OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17;
THENCE N00°32'40"W ALONG THE WEST LINE OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17, A DISTANCE OF 328.79 FEET TO THE SE CORNER OF THE NE1/4 OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17;
THENCE N89°58'14"W ALONG THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17, A DISTANCE OF 329.93 FEET TO THE SW CORNER OF THE NE1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17;
THENCE CONTINUING N89°58'14"W ALONG THE SOUTH LINE OF THE N1/2 OF THE SW1/4 OF THE NE1/4 OF THE NW 1/4 OF SAID SECTION 17 A DISTANCE OF 75.10 FEET, BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N89°58'14"W A DISTANCE OF 233 FEET MORE OR LESS TO THE EAST BOUNDARY OF MCKAY ROAD;
THENCE NORTH ALONG THE EAST BOUNDARY OF MCKAY ROAD, A DISTANCE OF 200 FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE WITHIN DESCRIBED PARCEL A DISTANCE OF 233 FEET, MORE OR LESS, TO A POINT; THENCE S00°32'20"E AND PARALLEL TO THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 17, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PARCEL ID NO.: 0172117000049

TRACT ONE:
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EXCEPT THAT PORTION THEREOF LYING WITHIN THE 104TH AVENUE RIGHT OF WAY AS TAKEN BY THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO AND DESCRIBED IN RULE AND ORDER RECORDED JULY 12, 1968 IN BOOK 1448 AT PAGE 392 AS FOLLOWS:
A TRACT OR PARCEL OF LAND NO. 6 OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. S0052(3) IN THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN ADAMS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST, FROM WHICH POINT THE NORTHEAST CORNER OF SAID NE1/4 OF THE NW1/4 BEARS NORTH A DISTANCE OF 60.00 FEET;
1. THENCE ALONG THE EAST LINE, NORTH A DISTANCE OF 60.00 FEET TO SAID NORTHEAST CORNER;
2. THENCE ALONG THE NORTH LINE OF SAID SECTION 17, N89°55'00"W, A DISTANCE OF 1,309.30 FEET TO THE NORTHWEST CORNER OF SAID NE/4 OF THE NW1/4;
3. THENCE ALONG THE WEST LINE OF THE SAID NE1/4 OF THE NW1/4, S00°05'00"W, A DISTANCE OF 110.00 FEET;
4. THENCE S89°55'00"E, A DISTANCE OF 25.00 FEET;
5. THENCE N45°05'00"E, A DISTANCE OF 70.7 FEET;
6. THENCE S89°55'00"E, A DISTANCE OF 1,234.4 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED IN DEED RECORDED SEPTEMBER 25, 1980 IN BOOK 2494 AT PAGE 52, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE EAST 75.00 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 00°33'21" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 60.01 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 104TH AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°33'21" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 268.12 FEET, TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17;
THENCE CONTINUING SOUTH 00°33'21" EAST ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 328.12 FEET, TO THE SOUTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17;
THENCE NORTH 89°54'45" WEST ALONG THE SOUTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 659.79 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17;
THENCE CONTINUING NORTH 89°54'45" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 329.89 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17;
THENCE CONTINUING NORTH 89°45'45" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 75.18 FEET;
THENCE NORTH 00°32'20" WEST AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE

NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 279.20 FEET; THENCE SOUTH 89°51'17" EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 75.18 FEET;
THENCE CONTINUING SOUTH 89°51'17" EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 914.60 FEET TO A POINT NORTH 89°51'17" WEST AND A DISTANCE OF 75.01 FEET FROM THE EAST LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 00°33'21" WEST PARALLEL TO THE EAST LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, A DISTANCE OF 318.20 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID 104TH AVENUE;
THENCE SOUTH 89°47'48" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 104TH AVENUE AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 75.01 FEET , TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED IN DEED RECORDED MAY 1, 2000 IN BOOK 6111 AT PAGE 958, AS FOLLOWS:

A PART OF THE NORTH ½ OF THE NORTHEAST 1/4 OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 17;
THENCE SOUTH 00°32'31" EAST A DISTANCE OF 60.01 FEET; THENCE NORTH 89°47'16" WEST A DISTANCE OF 75.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°33'21" EAST A DISTANCE OF 318.20 FEET; THENCE NORTH 89°51'17" WEST A DISTANCE OF 683.74 FEET;
THENCE NORTH 00°33'14" WEST A DISTANCE OF 329.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;
THENCE SOUTH 89°47'16" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 683.74 FEET TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN MCKAY ROAD ON THE WEST, COUNTY OF ADAMS, STATE OF COLORADO.

TRACT TWO:
BEGINNING AT THE NW CORNER NE1/4 SW1/4 NE1/4 NW1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;
THENCE WEST 75.18 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 129.20 FEET MORE OR LESS; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE N1/2 SW1/4 NE1/4 NW1/4 OF SECTION 17 TO THE EAST BOUNDARY LINE OF MCKAY ROAD;
THENCE NORTH 129.20 FEET MORE OR LESS; THENCE EAST TO A POINT 329.20 FEET NORTH AND 75.18 FEET WEST OF THE SW CORNER NE1/4 SW1/4 NE1/4 NW1/4 SECTION 17.

PARCEL 3:
PARCEL ID NO.: 0172117000050
A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:
BEGINNING AT THE NORTH 1/4 OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 32 MINUTES 21 SECONDS EAST A DISTANCE OF 60.01 FEET;
THENCE NORTH 89 DEGREES 4 7 MINUTES 16 SECONDS WEST A DISTANCE OF 75.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 33 MINUTES 21 SECONDS EAST A DISTANCE OF 318.20 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 17 SECONDS WEST A DISTANCE OF 683.74 FEET;
THENCE NORTH 00 DEGREES 33 MINUTES 14 SECONDS WEST A DISTANCE OF 319.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE EAST 104TH AVENUE;
THENCE SOUTH 89 DEGREES 47 MINUTES 16 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 683.74 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BODEDREAMS SUBDIVISION FILING NO. 1. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

OWNER:

EXECUTED THIS _____ DAY OF _____, 2026
OWNER: BODEDREAMS, LLC.

BY: (NAME), (TITLE)

STATE OF _____

COUNTY OF _____

THE FOREGOING OWNERSHIP CERTIFICATE AND DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026 BY BODEDREAMS, LLC, AS _____
OF BODEDREAMS, LLC.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES _____



Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com
Westwood Professional Services, Inc.

REVISIONS:

#	DATE	COMMENT
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BODEDREAMS SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

COMBINED PARCEL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF THOSE PARCELS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2017000029338 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, ALSO BEING THOSE PARCELS SHOWN AS PARCELS NUMBERED 0172117000045, 0172117000049 AND 0172117000050 IN THE RECORDS OF THE ADAMS COUNTY ASSESSOR, LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR SOUTH 00°54'40" EAST, FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP IN MONUMENT WELL "COLORADO DEPARTMENT OF TRANSPORTATION, PLS 23516 1993" TO THE SOUTHEAST CORNER OF THE NORTHWEST CORNER OF SAID SECTION 17, BEING MONUMNETED BY A 2-1/2 INCH ALUMINUM CAP "WESTERN STATES SURVEYING - PLS 23254" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, THENCE SOUTH 00°54'40" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 89°50'11" WEST, ALONG A LINE BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 75.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE NORTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000050, AND ALSO BEING A POINT ON THE SOUTH LINE OF THAT RIGHT-OF-WAY DESCRIBED IN BOOK 1448 AT PAGE 392, EAST 104TH AVENUE RIGHT-OF-WAY MAPS NUMBERED 0052 AND 0053 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°54'40" EAST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND THE EAST LINE OF SAID ASSESSOR'S PARCEL NO. 0172117000050, A DISTANCE OF 318.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 2017000029338, ALSO BEING THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000050, AND ALSO BEING A NORTHWESTERLY CORNER OF LOT 1, CAMAS SUBDIVISION FILING NO. 5, A RESUBDIVISION RECORDED AT RECEPTION NO. C0672259, FILE NO. 18, MAP NO. 225, SAID ADAMS COUNTY RECORDS.

THENCE SOUTH 89°46'35" WEST, ALONG THE SOUTH LINES OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND THE SOUTH LINES OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000050 AND 0172117000049, ALSO BEING A NORTHERLY LINE OF LOT 1, SAID CAMAS SUBDIVISION FILING NO. 5, A DISTANCE OF 989.81 FEET TO A SOUTHEASTERLY CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND A SOUTHEASTERLY CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000049, ALSO BEING A NORTHWESTERLY CORNER OF LOT 1, SAID CAMAS SUBDIVISION FILING NO. 5;

THENCE SOUTH 00°54'26" EAST, ALONG THE EAST LINES OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000049 AND 0172117000045, A DISTANCE OF 608.47 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, ALSO BEING THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0172117000045, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, ALSO BEING A WESTERLY CORNER OF LOT 1, SAID CAMAS SUBDIVISION FILING NO. 5;

THENCE SOUTH 89°39'24" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND THE SOUTH LINE OF SAID ASSESSOR'S PARCEL NO. 0172117000045, ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 234.79 FEET TO THE EAST LINE OF THE MCKAY ROAD RIGHT-OF-WAY, AS DEDICATED PER THIS PLAT, BEING 20 FEET EAST OF THE RIGHT-OF-WAY RECORDED IN BOOK 1 AT PAGE 16, ALSO BEING 40.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH 00°53'46" WEST, ALONG A LINE BEING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, AND ALSO THE WEST LINE OF SAID ASSESSOR'S PARCELS NUMBERED 0172117000045 AND 0172117000049, AND ALSO BEING THE EAST LINE OF SAID MCKAY ROAD RIGHT-OF-WAY, A DISTANCE OF 878.32 FEET;

THENCE NORTH 44°50'11" EAST, CONTINUING ALONG SAID EAST LINE OF SAID MCKAY ROAD, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 2017000029338, A DISTANCE OF 5.00 FEET TO THE SOUTHEASTERLY LINE OF THAT ROAD RIGHT-OF-WAY DESCRIBED IN DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAP NO. S 0052(3);

THENCE NORTH 44°50'11" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 70.70 FEET TO THE SOUTH LINE OF EAST 104TH AVENUE AS DESCRIBED IN BOOK 1448 AT PAGE 392, ALSO BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 17, SAID ADAMS COUNTY RECORDS

THENCE NORTH 89°50'11" EAST, ALONG SAID SOUTH LINE OF EAST 104TH AVENUE, A DISTANCE OF 1168.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.203 ACRES OR 531,585 SQUARE FEET, MORE OR LESS.



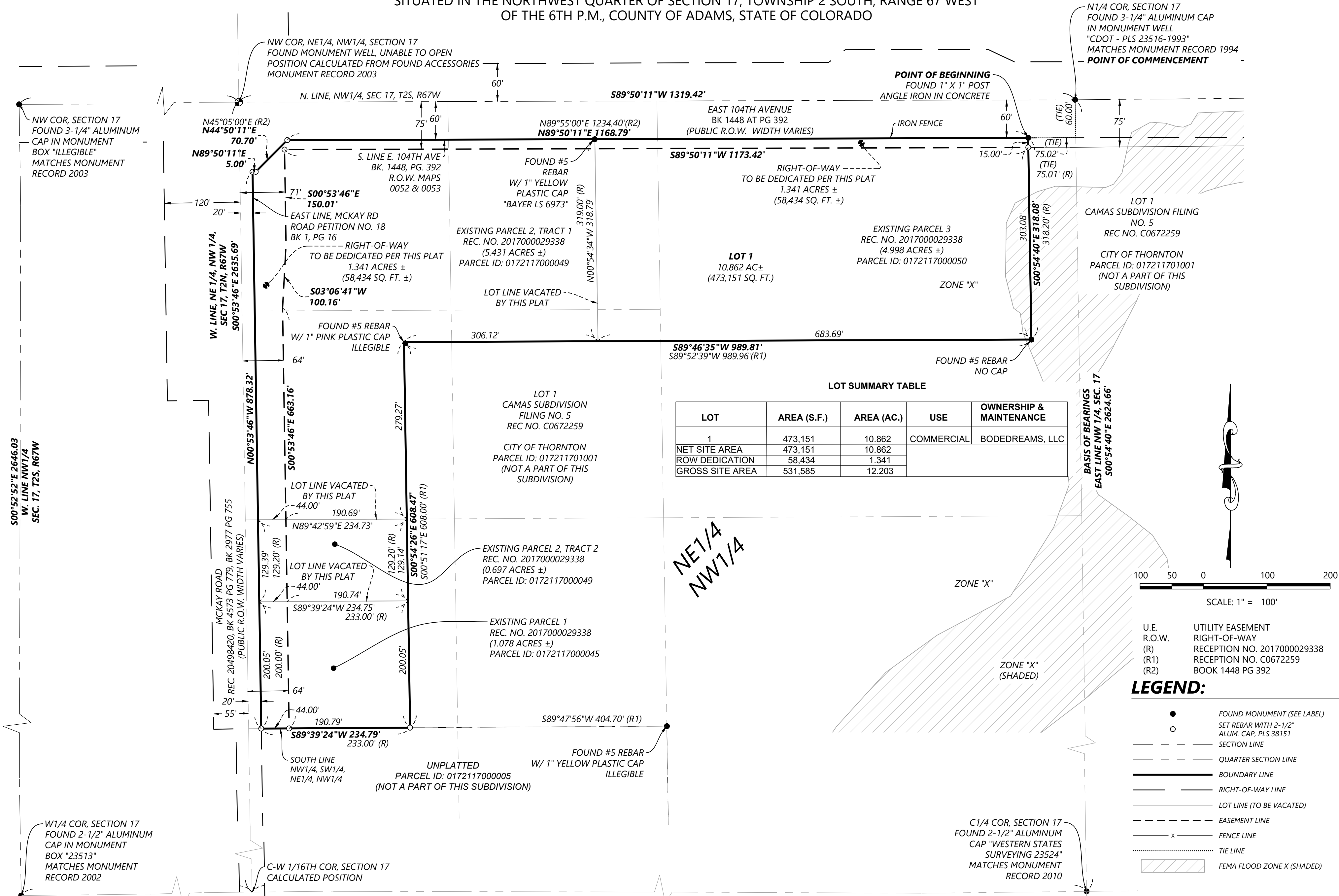
Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com
Westwood Professional Services, Inc.

REVISIONS:

#	DATE	COMMENT

BODEDREAMS SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO



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