



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:

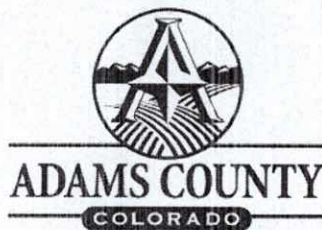
- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Attorney; Plan Coordination



PROJECT NAME:

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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:

8/27/26

Owner's Printed Name

Name:



Owner's Signature

Bodedreams Subdivision

PLT2025-00043

Cover letter

August 27, 2026

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

Name of Reviewer: Ian Cortez

ROW1: For traditional format purposes, move the left column of the legal description on Sheet 2 to the left side of Sheet 1. Move the right column of the legal description on Sheet 2 to the left side of Sheet 2, and move the Combined legal description to the right side of Sheet 2. The dedication statement and ownership signature block should be placed on Sheet 3 along the General Notes.

Response: Revised as requested. Please see Sheets 1, 2, and 3.

ROW2: Shown [sic] the name and title of the authorized signatory per the Statement of Authority in the Owner's signature block and notary acknowledgement.

Response: Revised as requested. Please see Sheet 3.

ROW3: Revise the linetype of the new right-of-way line to a thinner continuous line type (width =1)

Response: Revised as requested. Please see Sheet 4.

ROW4: Be sure to include revision numbers in the title block in the right-hand corner.

Response: Revised as requested. Please see Sheets 1-4.

ROW5: Provide dimensions along the south line of the NW Quarter of Section 17, including calculated dimensions.

Response: Revised as requested. Please see Sheet 4.

ROW6: Provide a dimension between the NW corner and the NW 1/16th corner of Section 17.

Response: Revised as requested. Please see Sheet 4.

ROW7: If you are calling the most southerly line of the subdivision to be South line NW1/4, SW1/4, NE1/4, NW1/4, provide calculated dimensions to the Sixteenth lines to justify.

Response: Revised as requested. Please see Sheet 4.

Name of Reviewer: Sally Daggett

1. Sheet 1 – Move County Attorney's Office signature block to after BoCC signature block.

Response: Revised as requested. Please see Sheet 1.

2. Sheet 1 – Planning Commission signature block: Change “Commissioners” to “Commission”.

Response: Revised as requested. Please see Sheet 1.

3. Sheet 2 – Notary Public acknowledgement should reference the foregoing “Dedication & Ownership Certificate” so it matches the certificate.

Response: Revised as requested. Please see Sheet 3.

Redlines from Bryan Zimmerman, City of Thornton Surveyor.

Response: Text redlines have been revised as requested. Please see Sheets 2 and 4.

Regarding the comments on access, Applicant has been instructed by Adams County not to show driveways on this plat. The purpose of this plat is to combine lots and to dedicate right-of-way. Any proposed future development will be addressed in a conditional use permit application and site plan, which is a separate process from this plat.

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 A PARCEL 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.

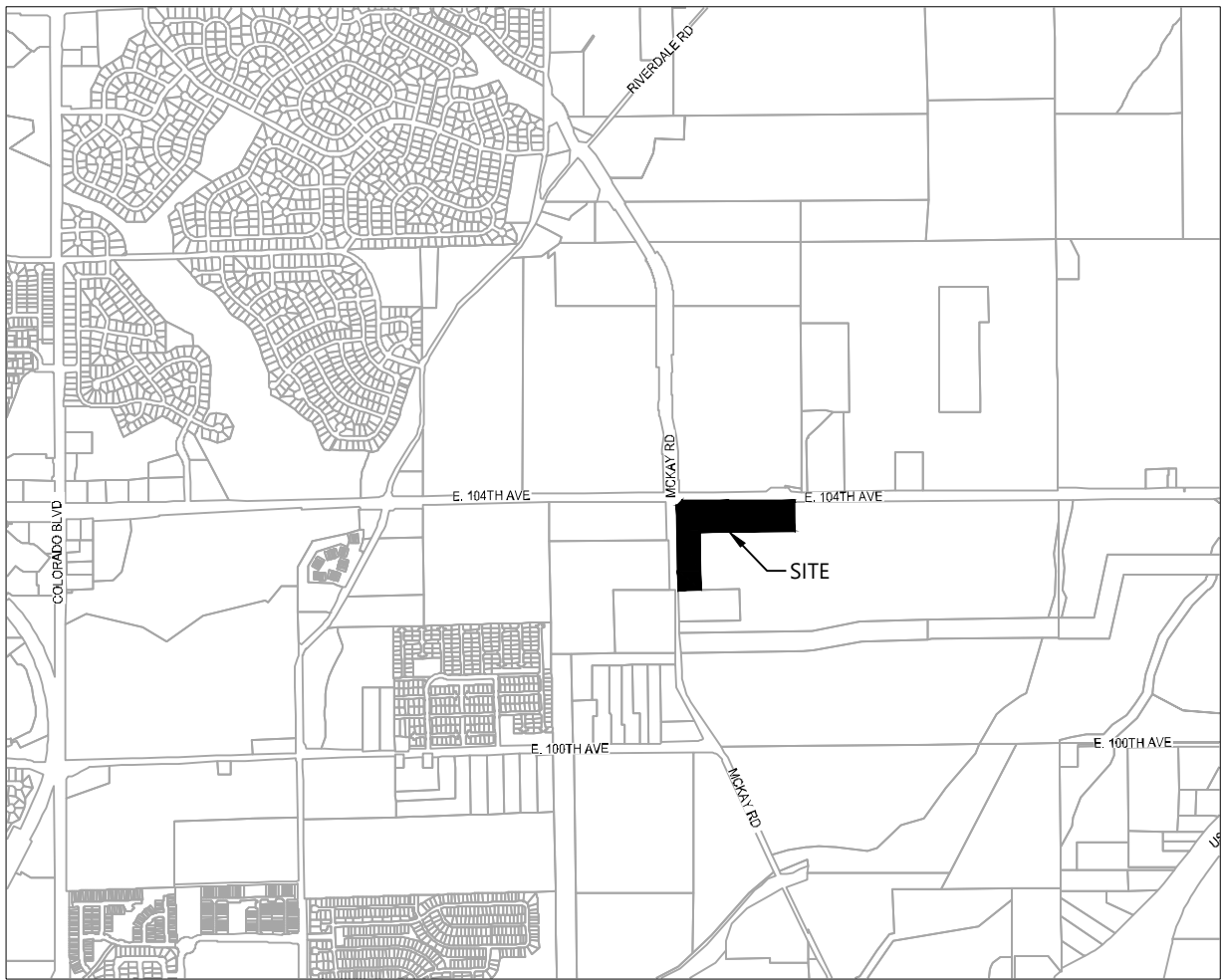
PARCEL 2:
PARCEL ID NO.: 0172117000049

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:

(CONTINUED ON SHEET 02 OF 04)



VICINITY MAP
SCALE: 1" = 2000'

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

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

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.

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

Westwood

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

REVISIONS:		
#	DATE	COMMENT
4	08/27/2026	ADDRESSING COMMENTS

SHEET 01 OF 04
DATE: 08/27/2026

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

(CONTINUED FROM SHEET 01 OF 04)

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 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 THE NORTHEAST 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 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.

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 RECORDED IN BOOK 1 AT PAGE 16, ALSO BEING 20.00 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 89°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
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Westwood Professional Services, Inc.

REVISIONS:		
#	DATE	COMMENT
4	08/27/2026	ADDRESSING COMMENTS

SHEET 02 OF 04
DATE: 08/27/2026

BODEDREAMS SUBDIVISION
FILING NO. 1

CASE NO. PLT2025-00043

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

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.

ALEXANDER BODE, SOLE MEMBER/MANAGER

STATE OF

COUNTY OF

THE FOREGOING DEDICATION & OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS DAY OF , 2026 BY ALEXANDER BODE, SOLE MEMBER/MANAGER OF BODEDREAMS, LLC.

NOTARY PUBLIC:

MY COMMISSION EXPIRES

GENERAL NOTES:

- 1. ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER COLORADO REVISED STATUTES 38.51.105.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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"
8. THE SURVEYED PARCEL CONTAINS A TOTAL OF 12.203 ACRES OR 531,585 SQUARE FEET, MORE OR LESS.
9. AT THE TIME OF THIS SURVEY, THE SITE WAS NOT UNDER CONSTRUCTION.
10. 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.
11. 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.
12. 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.
13. 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.



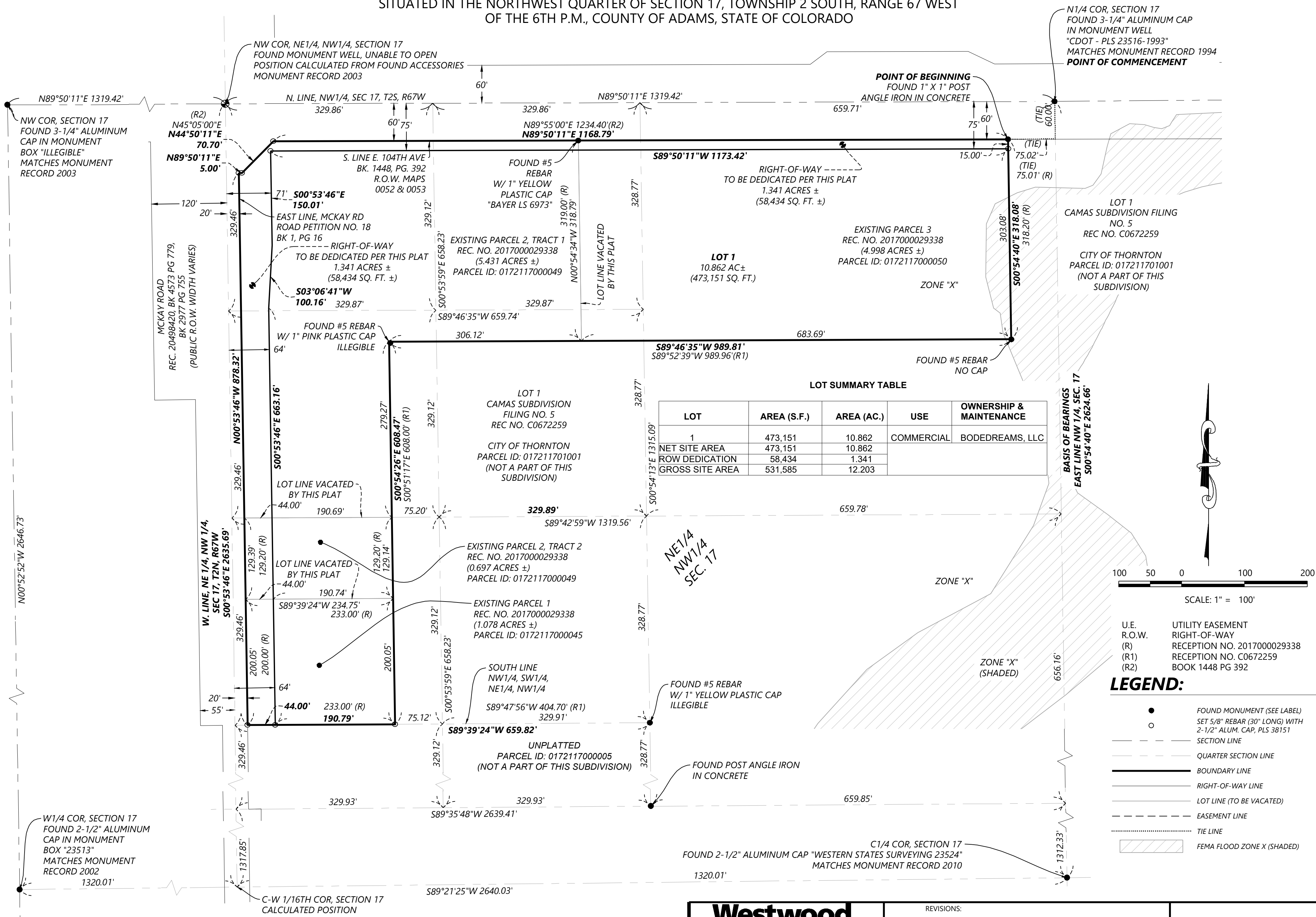
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Table with 3 columns: #, DATE, COMMENT. Row 1: 4, 08/27/2026, ADDRESSING COMMENTS

SHEET 03 OF 04
DATE: 08/27/2026

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



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