

QUANTUM BUSINESS CENTER

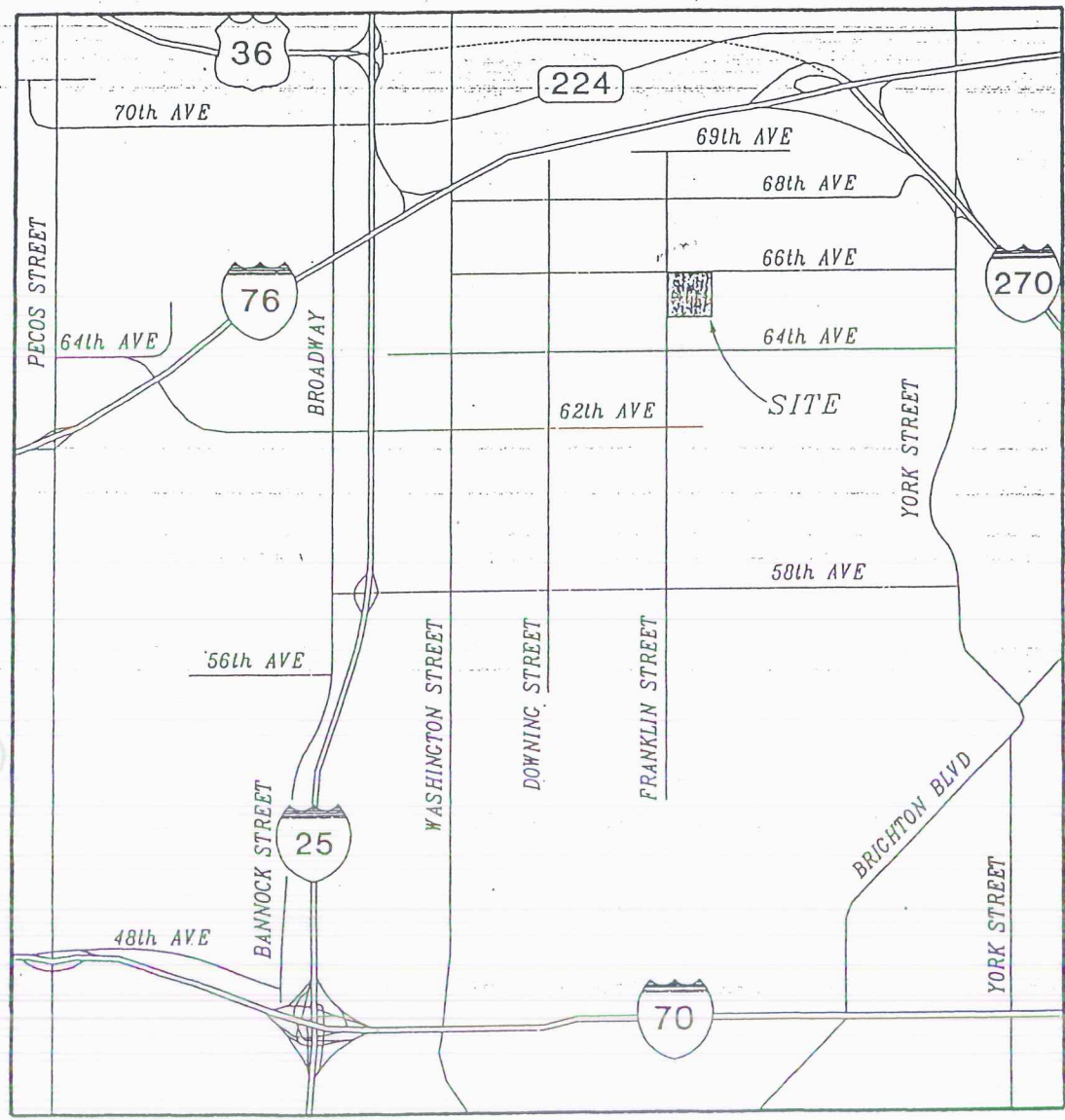
FINAL P.U.D. PLAN

County of Adams, State of Colorado

PUD 1922

PI-922

1/18



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MARY COVILLO BEING THE OWNER OF THAT PART OF THE SE 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 8TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING BLOCKS 5 AND 6, AND THE WEST 33 FEET OF BLOCK 7, HARVEST ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 2;
THENCE S43°11'25"E 41.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF SAID BLOCK 5;
THENCE N89°53'07"E 663.00 FEET ALONG THE NORTH LINE OF SAID OF SAID BLOCKS 5, 6 AND 7 TO THE NORTHEAST CORNER OF THE WEST 33 FEET OF SAID BLOCK 7;
THENCE S00°01'11"E 828.89 FEET ALONG THE EAST LINE OF SAID WEST 33 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE S 89°56'28"W 663.00 FEET ALONG THE SOUTH LINE OF SAID BLOCKS 5, 6 AND 7 TO THE SOUTHWEST CORNER OF SAID BLOCK 5;
THENCE N00°01'10"W 638.04 FEET ALONG THE WEST LINE OF SAID BLOCK 5 TO THE POINT OF BEGINNING. CONTAINING 9.564 ACRES OR 418,606 SQUARE FEET, MORE OR LESS;

PREPARED BY TOM PHALIN
FOR AND ON BEHALF OF
ADC ENGINEERING, INC
770 WEST HAMPDEN AVENUE SUITE 250
ENGLEWOOD, CO. 80112
PHONE: 303-781-5142
FAX: 303-761-5143

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN - LOTS 1, 2, AND 4
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- 5 FINAL P.U.D. TEXT
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- 11 FINAL P.U.D. TEXT
- 12 LANDSCAPE PLAN - LOTS 1, 2, AND 4
- 13 LANDSCAPE PLAN - LOT 1
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- 15 LANDSCAPE PLAN - LOT 4
- 16 ELEVATIONS - LOT 1
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ADDITIONS AND DELETIONS

THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

STAFF REVIEW

APPROVED AS TO FORM BY:

[Signature]
DIRECTOR OF PLANNING AND DEVELOPMENT

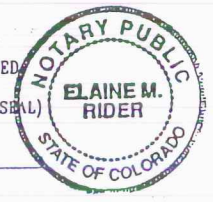
James D. Robinson, assistant
COUNTY ATTORNEY

CERTIFICATE OF OWNERSHIP

MARY COVILLO, BEING THE OWNER OF QUANTUM BUSINESS CENTER, LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PRELIMINARY PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

Mary Covillo
OWNER

STATE) COLORADO
COUNTY) SS
CITY) ADAMS



THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF January 1998. (S&L)

Elaine M. Rider
NOTARY PUBLIC
MY COMMISSION EXPIRES: Sept. 11, 2000

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION
THIS ___ DAY OF ___, 1998.

Perry Miller
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS
THIS ___ DAY OF ___, 1998.

Martin A. Flannery
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE:

PUD 1922 C0360404
BOOK NO. PAGE NO'S. RECEPTION NO.

THIS PRELIMINARY P.U.D. PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 10:22 A.M. ON THE 14th DAY OF Jan. 1998.

Robert Sack
COUNTY CLERK AND RECORDER

BY DEPUTY: *Kristine Duncan*



DEVELOPER
S & P DEVELOPMENT, LLC.
11049 W. 44th AVENUE, SUITE 101
WHEAT RIDGE, CO. 80033
PHONE: 303-423-1268
FAX: 303-423-6525

PLANNERS/ARCHITECTS
RUDD AND ASSOCIATES
11049 W. 44th AV. SUITE 115
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ENGINEERS
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FAX: 303-761-5143

OWNER
MARY COVILLO
6550 FRANKLIN STREET
DENVER, CO

FILE NO. PUD 1922
MAP NO. -
RECEPTION NO. C0360404