



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# Chronological History of the Partitioning of Tract 12 of *MOUNTAINVIEW GARDENS*

## July 22, 2025





## Background of *MOUNTAINVIEW GARDENS*:

- *Platted in 1924*
- *Boundary of Tract 12 does not close as platted*
- *Adjustments made to close boundary of Tract 12*
- *Adjustments made maintain the bearings of subsequent deeds*
- *No portion of Tract 12 was ever subdivided*
- *The entirety of Tract 12 was partitioned by six separate deeds*
- *All six deeds from 1949 to 2014 were reviewed and plotted*
- *The fifth of these deeds – Book 1810, Pages 286-287, recorded on 04.29.1969 created AIN 1973-24-4-02-008; 1737 S Uinta Way*

# Tract 12

Creation of first three parcels

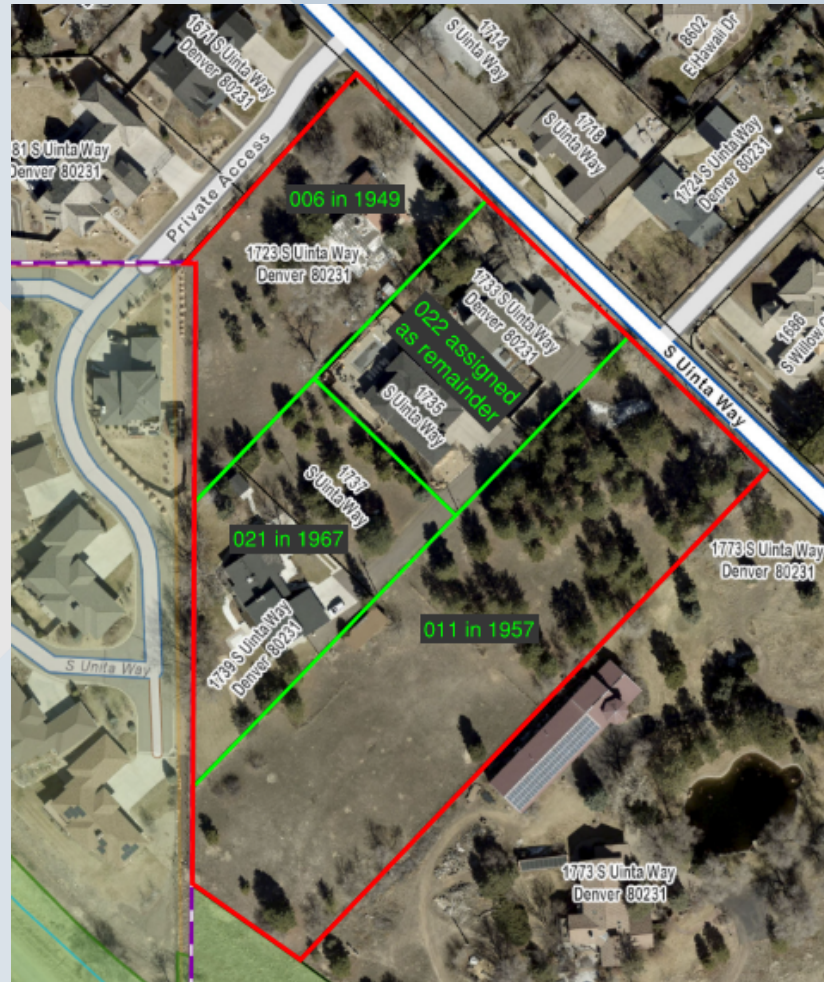
1973-21-4-02-006 (1949)

1973-21-4-02-011 (1957)

1973-21-4-02-021\* (1968)

\* Later split into parcels 007 (1968) and 008 (1969)

Parcel 022 later split into 028 and 029 (2014)



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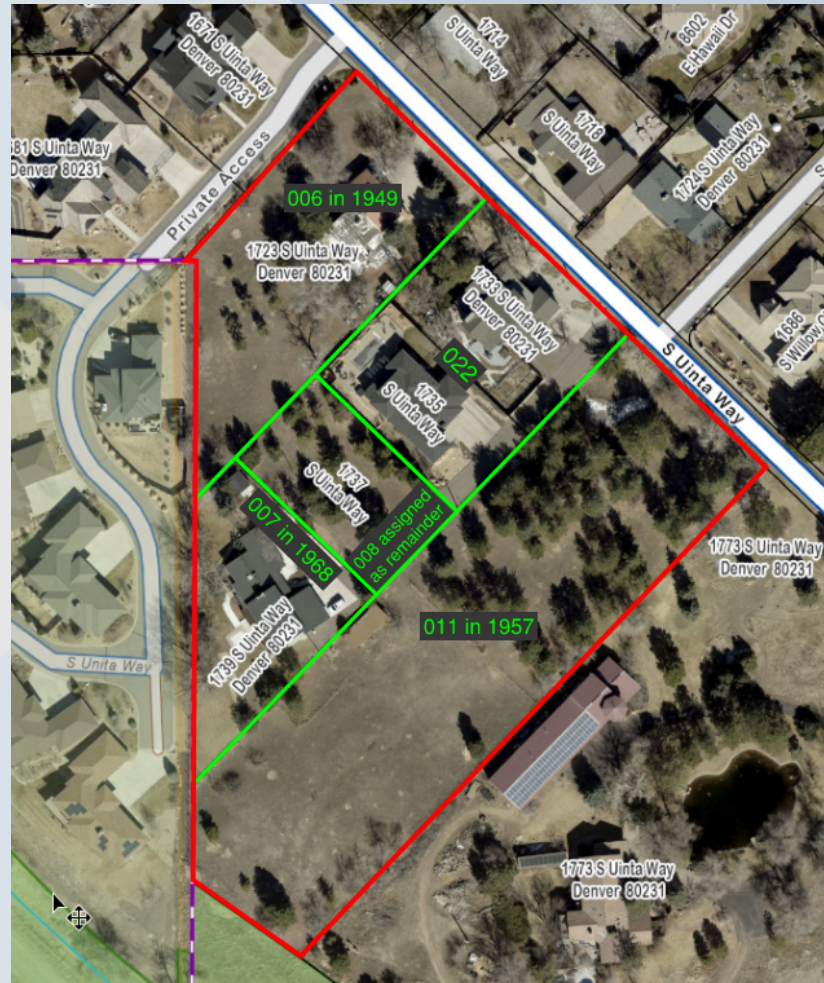


# Tract 12

Creation of parcel  
1973-21-4-02-007\* (1968)

\* Created out of a portion of parcel 021

Parcel 008 identified as a parcel  
representing the portion of former  
parcel 021 remaining after 007 is  
dedeed



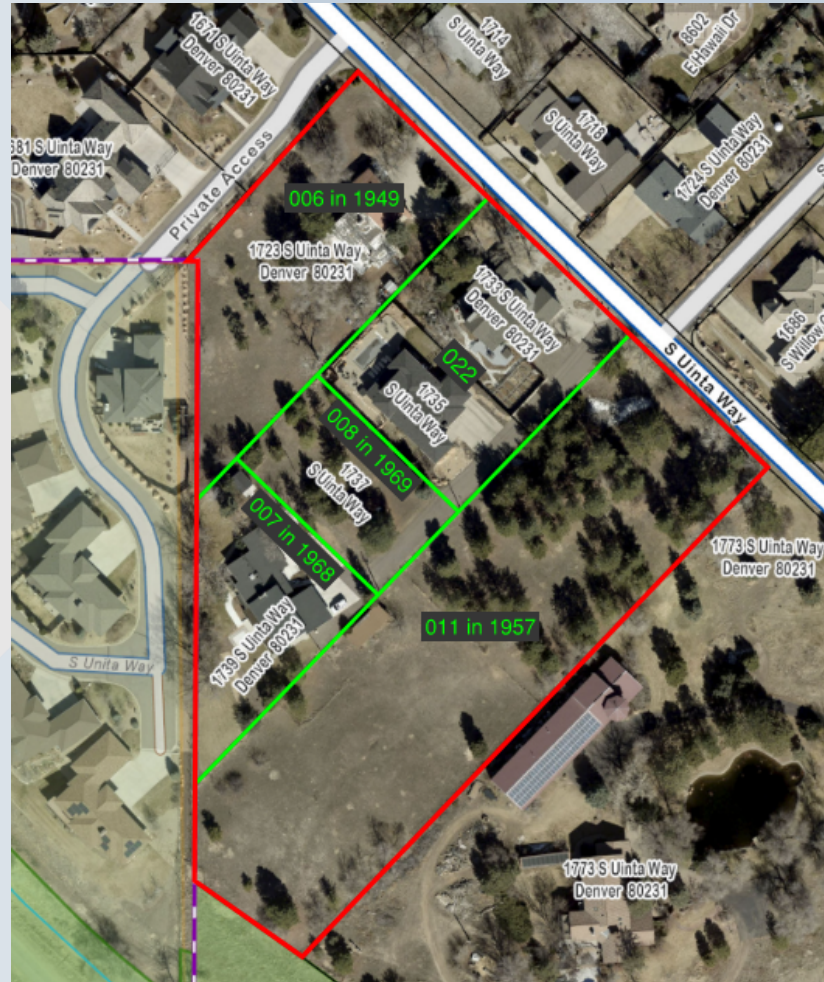
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# Tract 12

Creation of parcel

1973-21-4-02-008 (1969)



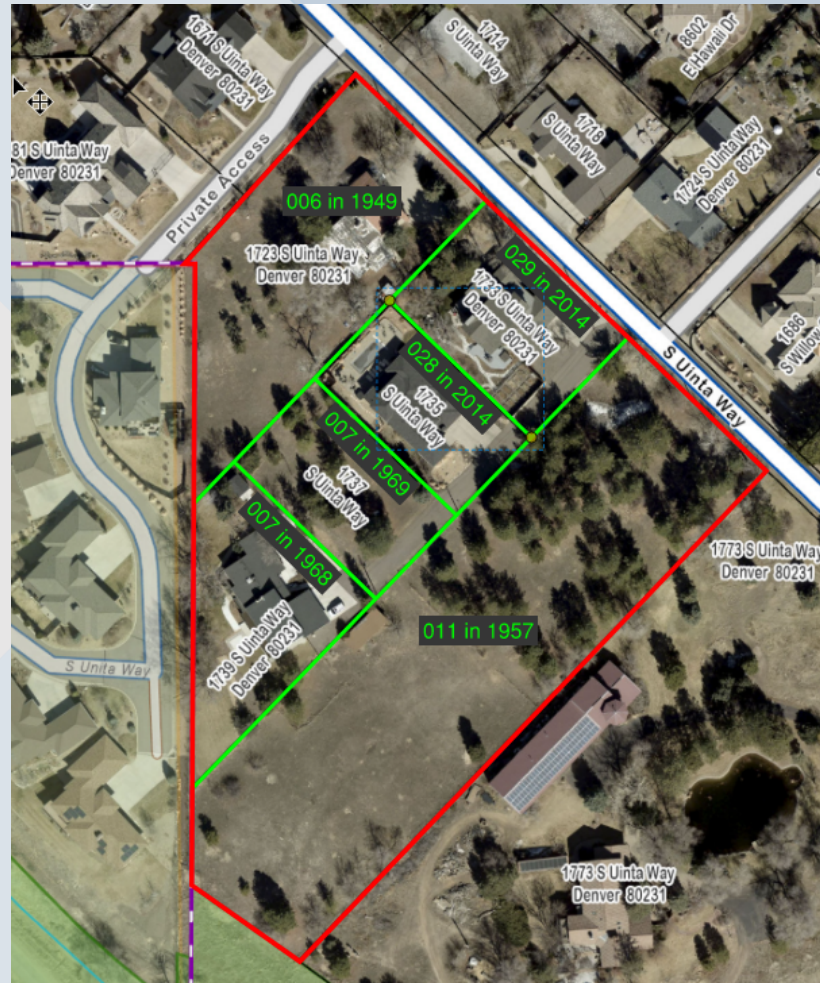
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# Tract 12

Creation of parcels  
028 and 029 (2014) out of  
parcel 021

The portioning of Tract 12 is  
completed.



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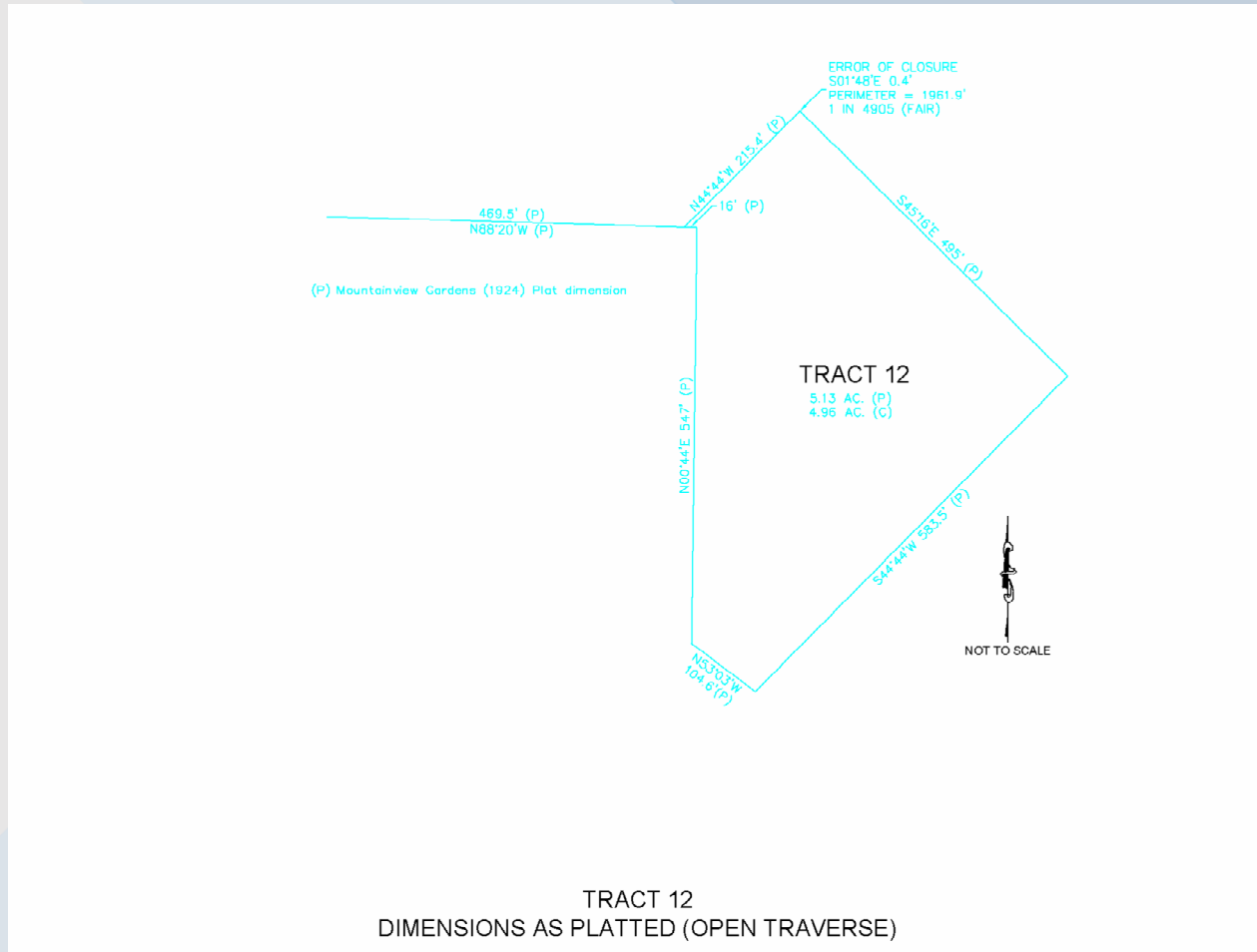


# Tract 12

As platted in 1924. Tract does not close mathematically.



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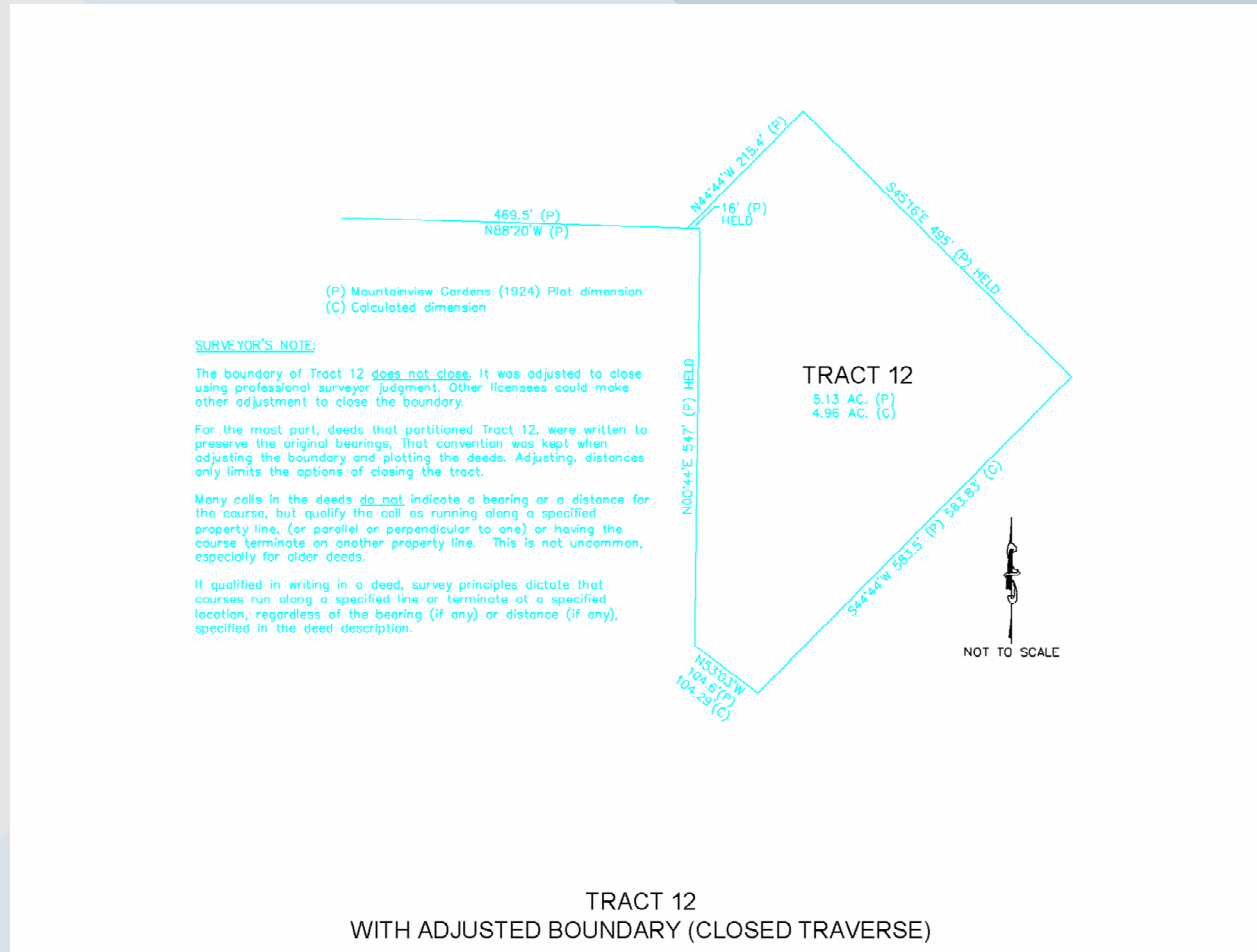


# Tract 12

Traverse was closed using professional surveyor judgment. Narrative explains approach.



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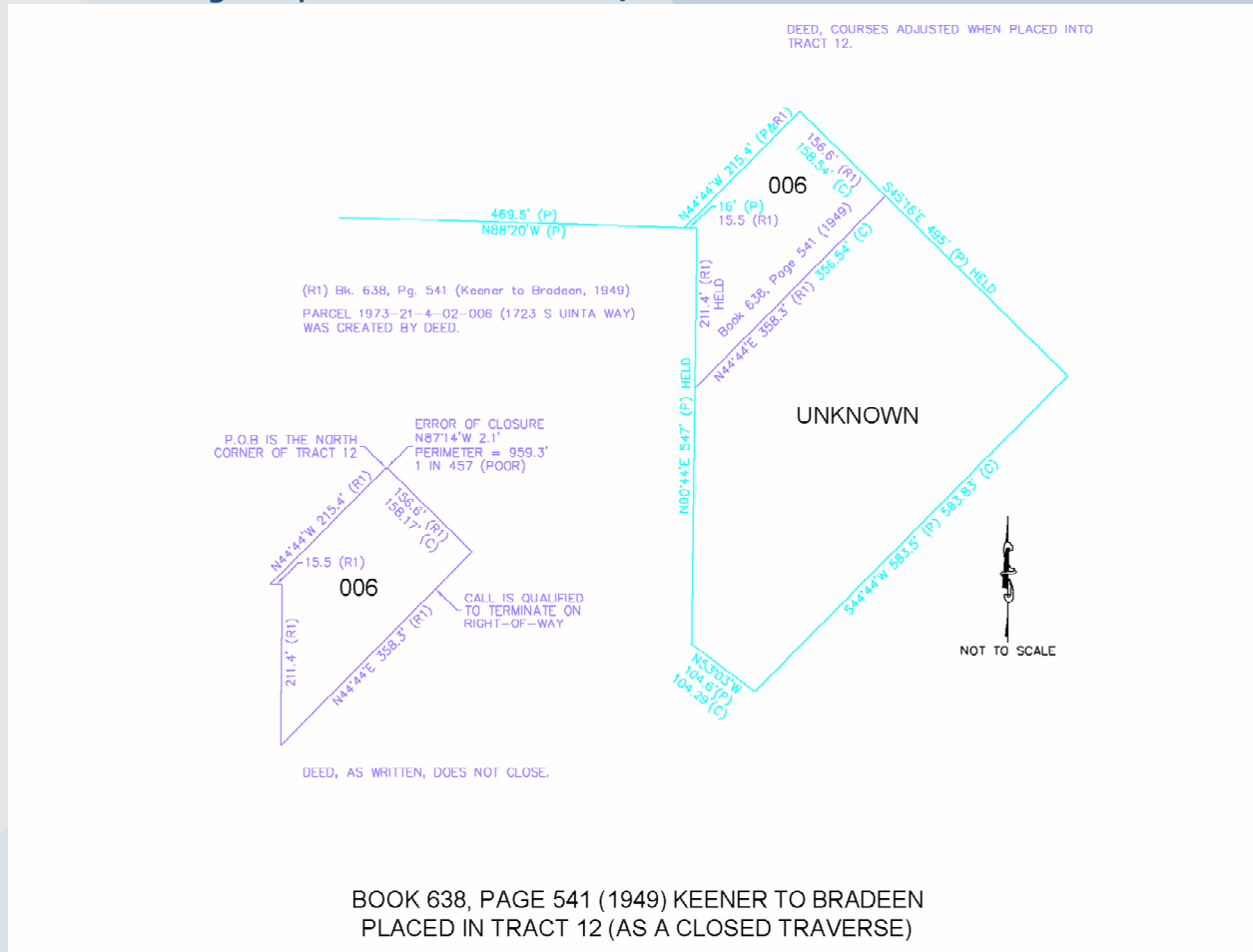
# Tract 12 – Partitioning by first deed

Creation of parcel 1973-21-4-02-006 by deed Book 638, Page 541 in 1949.

Undeeded portion of Tract 12 was assigned a parcel number at the time, but it is **unknown** to me.



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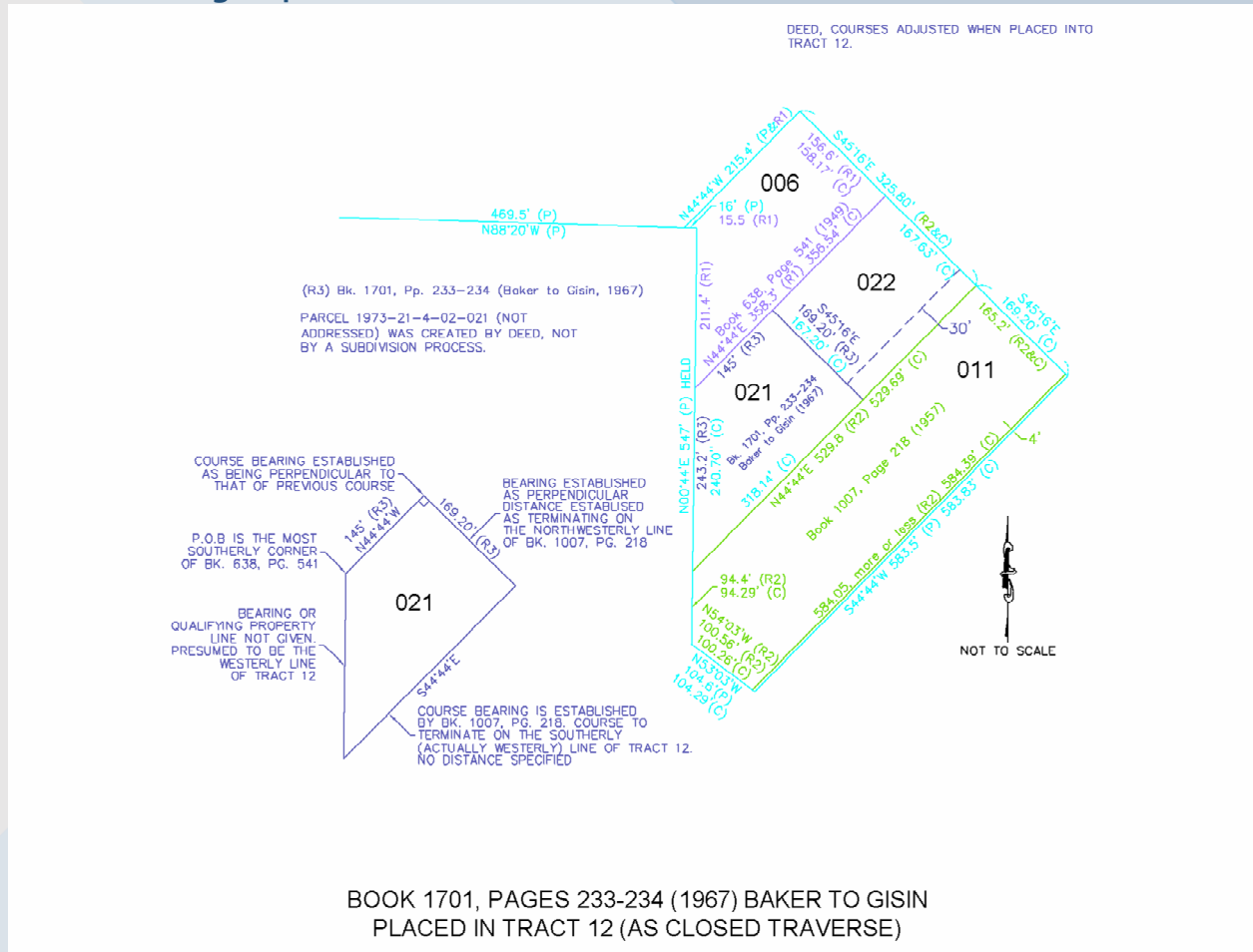


# Tract 12 – Partitioning by third deed

Creation of parcel 1973-21-4-02-021 by deed Book 1701, Pages 233-234 in 1967.  
 Remaining portion of Tract 12 was assigned parcel number 022 at the time.



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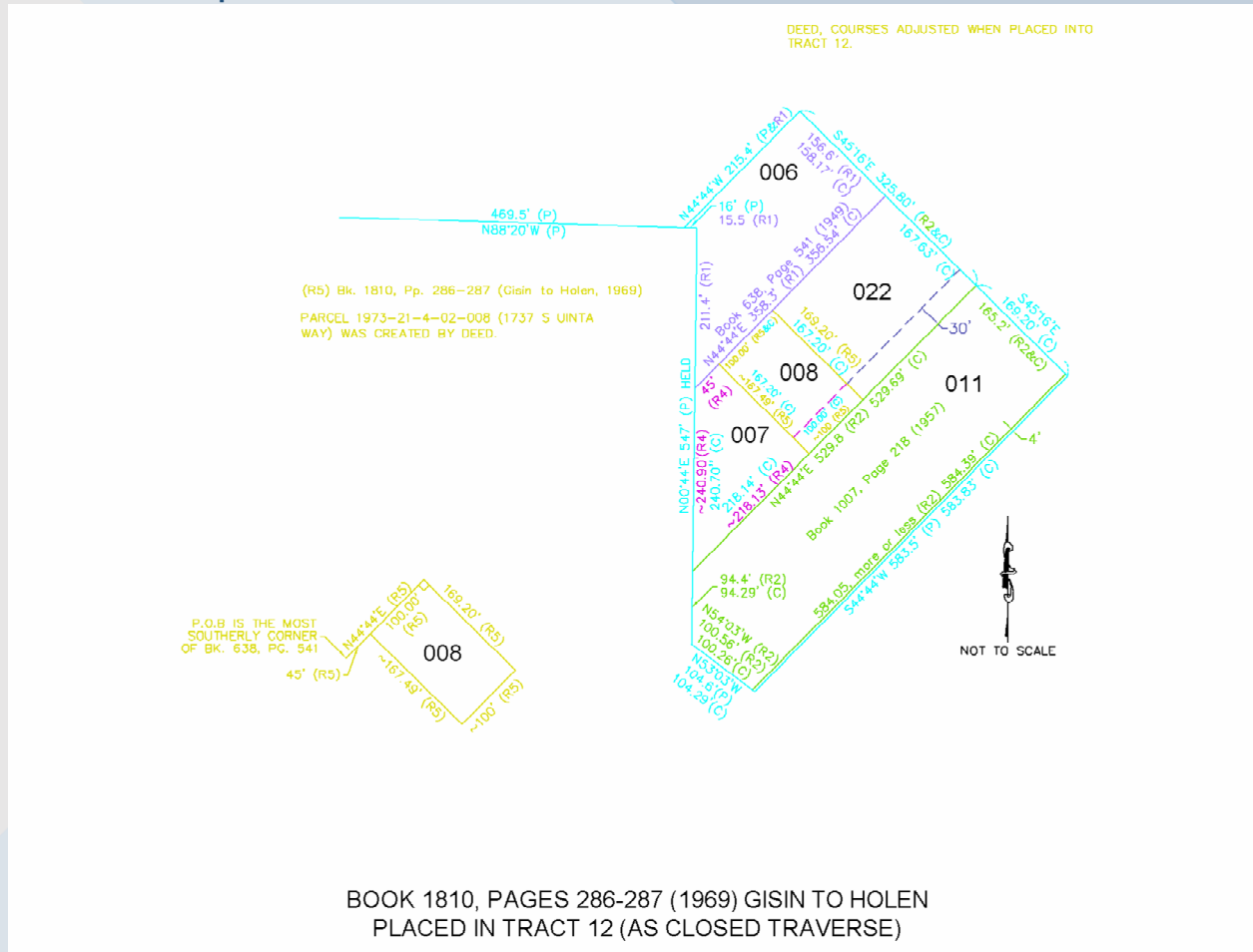
# Tract 12 – Partitioning by fifth deed

Creation of parcel 1973-21-4-02-008 by deed Book 1810, Pagea 286-287 in 1969.

Remaining portion of Tract 12 remains parcel 022.



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# Conclusions



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- All partitions of Tract 12 were created by deed from 1949 to 2014, none by a subdivision process.
- Parcel 1973-21-4-02-008 was created by deed in Book 1810, Pages 286-287, recorded on April 29, 1969.

