

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: F0606301-370-RT3 EFFECTIVE DATE: 03/29/18.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

LOT 1,
BUCKLEY RANCH SUBDIVISION AMENDMENT NO. 2,
COUNTY OF ADAMS, STATE OF COLORADO.

SCHEDULE B EXCEPTIONS

- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF EASEMENT AND AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JANUARY 6, 2000
RECORDING NO.: BOOK 6018 AT PAGE 690
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BUCKLEY RANCH SUBDIVISION
RECORDED MAY 4, 2004 UNDER RECEPTION NO. 20040504000312530 AND
BUCKLEY RANCH SUBDIVISION AMENDMENT NO. 1 RECORDED JUNE 20, 2005 UNDER RECEPTION NO. 20050620000643420.
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BUCKLEY RANCH SUBDIVISION
AMENDMENT NO. 2 RECORDED JANUARY 26, 2015 UNDER RECEPTION NO. 2015000005462.
- ITEMS 1 THRU 4, 6 THRU 13, 15 THRU 26, AND 28 THRU 30 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

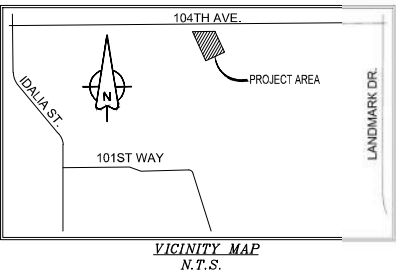
FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08001C0343H DATED 03/05/2007.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 09/22/2018.



FIELD BY:	JWS
DRAWN BY:	JTJ
CHECKED BY:	ABM

REVISIONS

NO.	DATE	DESCRIPTION
1	02/19/19	REVISION
0	09/29/18	PRELIMINARY



REUSE OF DOCUMENT
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PROJECT No.
15010196
SITE NAME:
104TH AND CHAMBERS RMLS

SITE ADDRESS:
10391 LUTHER CT.
COMMERCE CITY, CO 80022

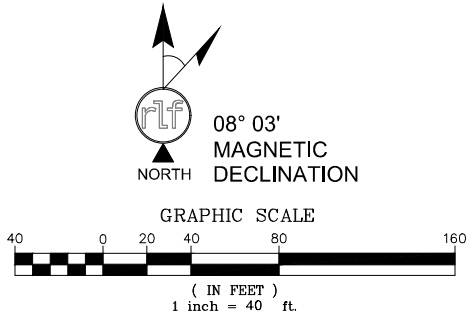
SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1
REVISION:

LEGEND

- ALUMINUM CAP IN HANDHOLE (ACHH)
- ELECTRICAL PULL BOX
- ELECTRIC METER
- ELECTRIC SWITCH
- ELECTRICAL TRANSFORMER
- FIBER VAULT
- TELEPHONE PEDESTAL
- LIGHT POST
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN
- BOLLARD
- HANDICAP
- BREAKLINE
- SPOT ELEVATION
- SCHEDULE B HEX
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- EASEMENT LINE
- WOOD FENCE
- U/G ELECTRIC LINE
- U/G FIBER OPTIC LINE
- U/G GAS LINE
- SANITARY SEWER LINE
- WATER LINE

SURVEY DETAIL
SHEET LS-2



LINE	LENGTH	BEARING
L1	355.69	S24° 30' 04"E
L2	10.00	N65° 29' 56"E
L3	284.43	N24° 30' 04"W
L4	22.71	N67° 00' 00"E
L5	10.00	N23° 00' 00"W
L6	22.97	S67° 00' 00"W
L7	56.65	N24° 30' 04"W
L8	10.93	S89° 16' 26"W
L9	30.37	N24° 29' 50"W
L10	24.97	N65° 44' 47"E
L11	30.26	S24° 30' 00"E
L12	24.97	S65° 29' 56"W
L13	69.50	N65° 29' 56"E
L14	3.18	N24° 30' 04"W
L15	145.91	N65° 33' 26"E
L16	429.18	N88° 43' 03"E
L17	227.70	N0° 00' 00"E
L18	20.00	N89° 16' 26"E
L19	247.92	S0° 00' 00"E
L20	440.74	S88° 59' 13"W
L21	215.55	S65° 33' 26"W
L22	16.75	N24° 26' 34"W

A	09/13/18	ZD REVIEW	MAD
B	10/23/18	CLIENT COMMENTS	MAD
C	02/25/19	ZD REVIEW	MKC
D	03/04/19	ZD REVIEW	SOK
E	03/26/19	CLIENT COMMENTS	MKC
F	04/16/19	CLIENT COMMENTS	MKC
G	07/30/19	CLIENT COMMENT	MKC
H	08/22/19	CITY COMMENTS	SOK

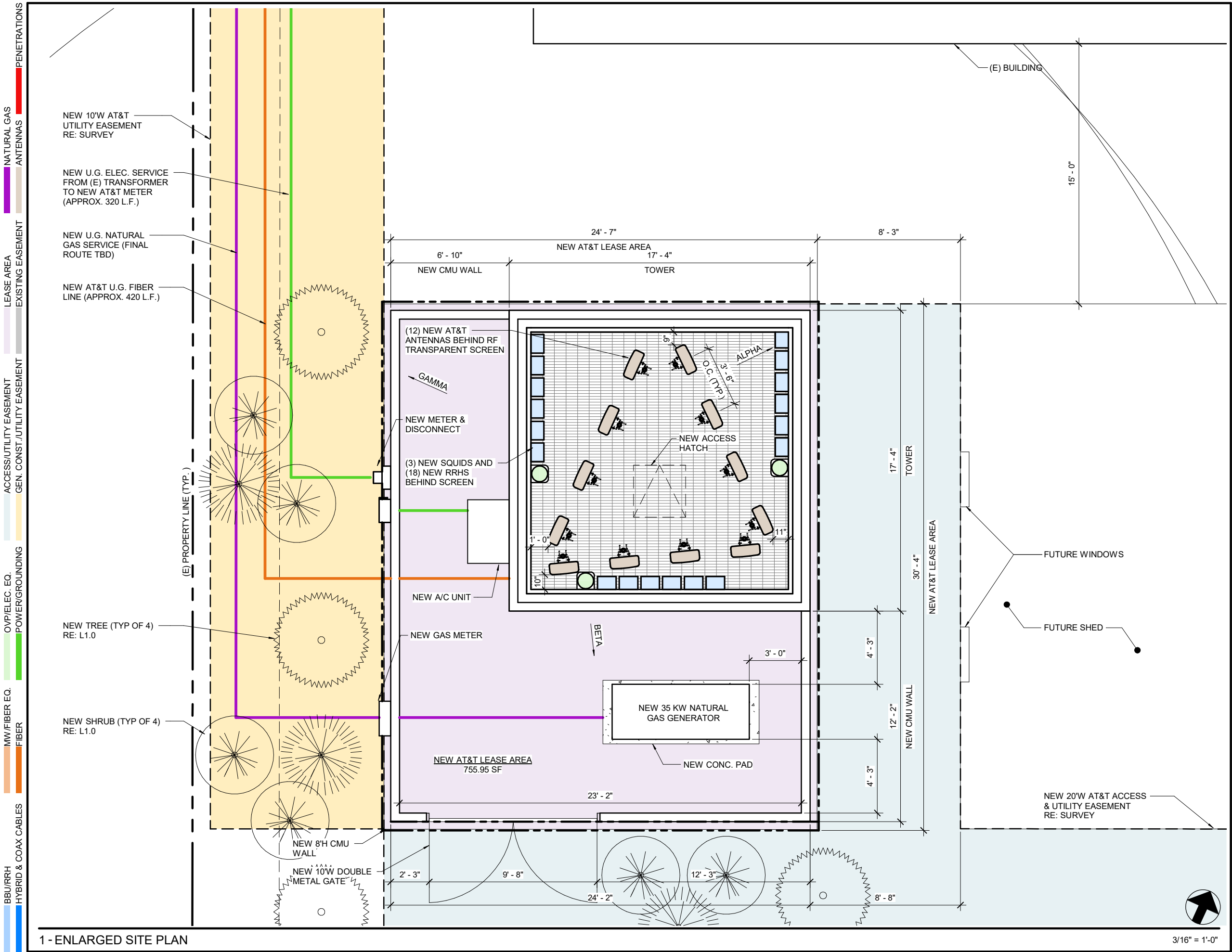
1st REVIEW SOK 2nd REVIEW IMR

**CHARLES
STECKLY**
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

ENLARGED SITE PLAN

A2.0



1 - ENLARGED SITE PLAN

3/16" = 1'-0"

PROJECT INFORMATION

SITE NAME
104TH & CHAMBERS

AT&T PROJECT NUMBER
COL00216
10391 LUTHER CT.
COMMERCE CITY, CO 80022

CONSULTANT

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ELEVATION

A3.0

NATURAL GAS

ANTENNAS

LEASE AREA

EXISTING EASEMENT

ACCESS/UTILITY EASEMENT

GEN. CONST./UTILITY EASEMENT

OV/P/LEC. EQ.

POWER/GROUNDING

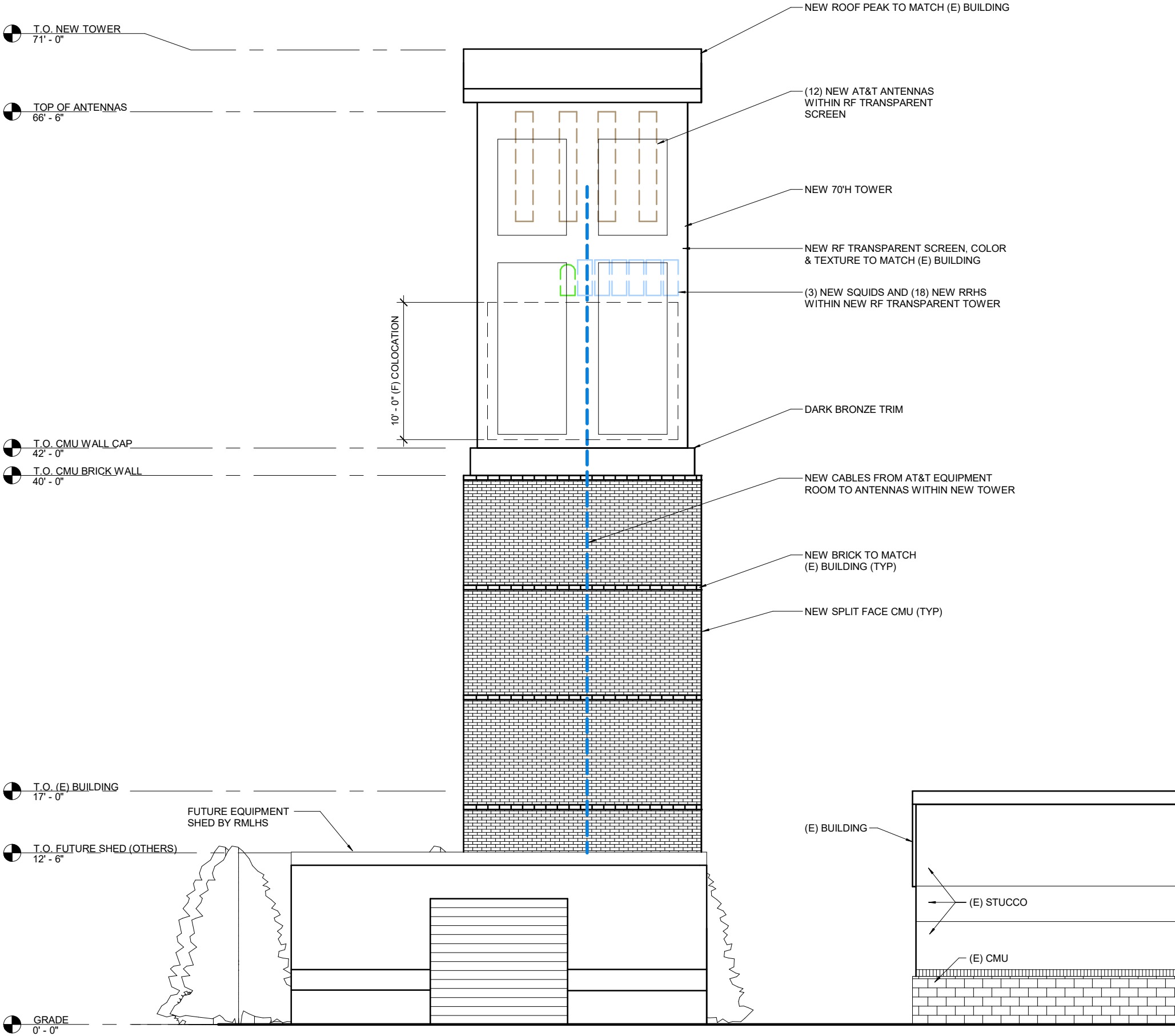
MW/FIBER EQ.

FIBER

BBU/RRH

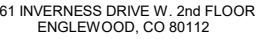
HYBRID & COAX CABLES

PENETRATIONS



1 - NORTHEAST ELEVATION

1/8" = 1'-0"



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1st REVIEW SOK 2nd REVIEW IMR

CHARLES
STECKLY

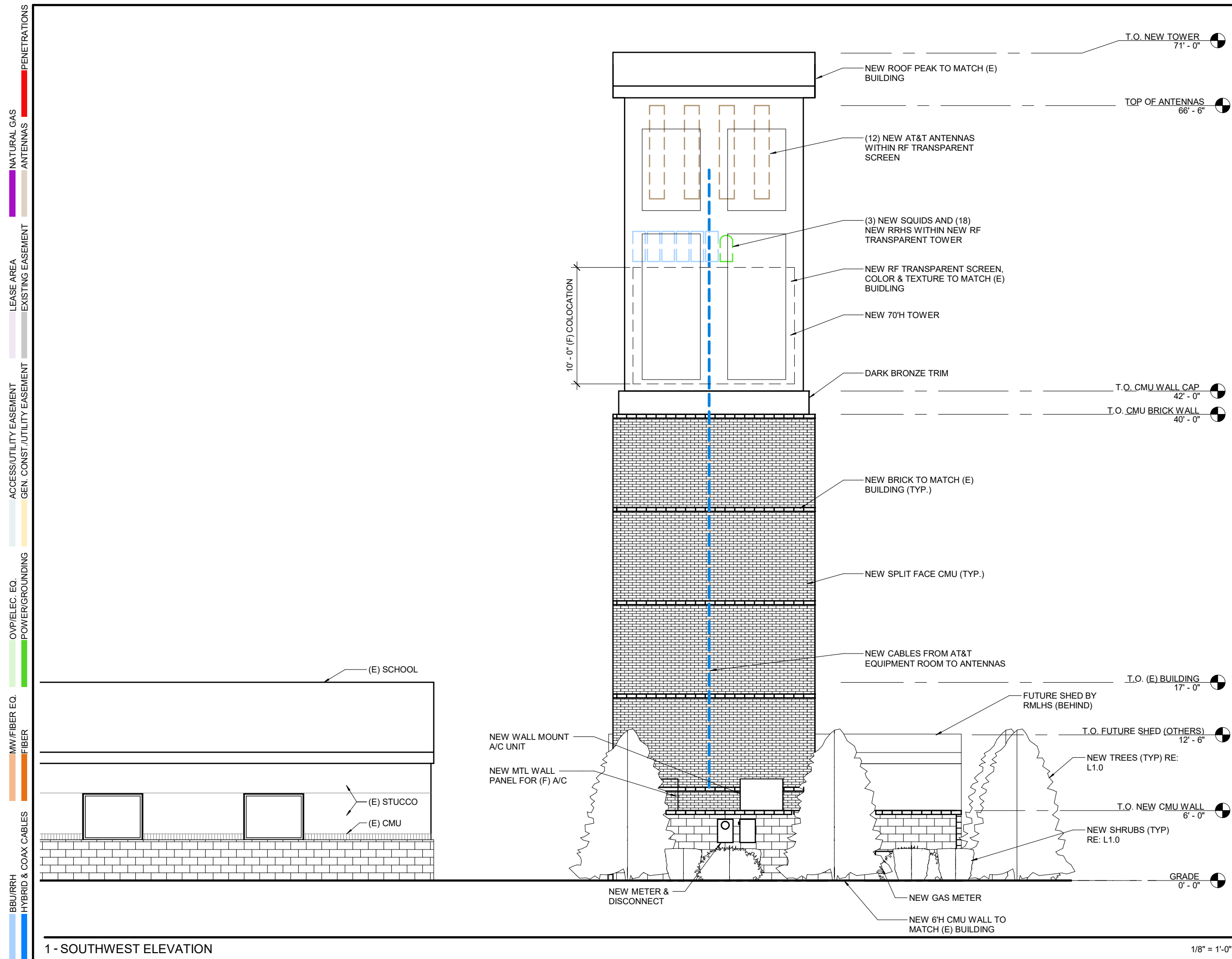
ARCHITECTURE

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ELEVATION

A3.1



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ELEVATION

A3.2

NATURAL GAS

ANTENNAS

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GEN. CONST./UTILITY EASEMENT

OV/PELEC. EQ.

POWER/GROUNDING

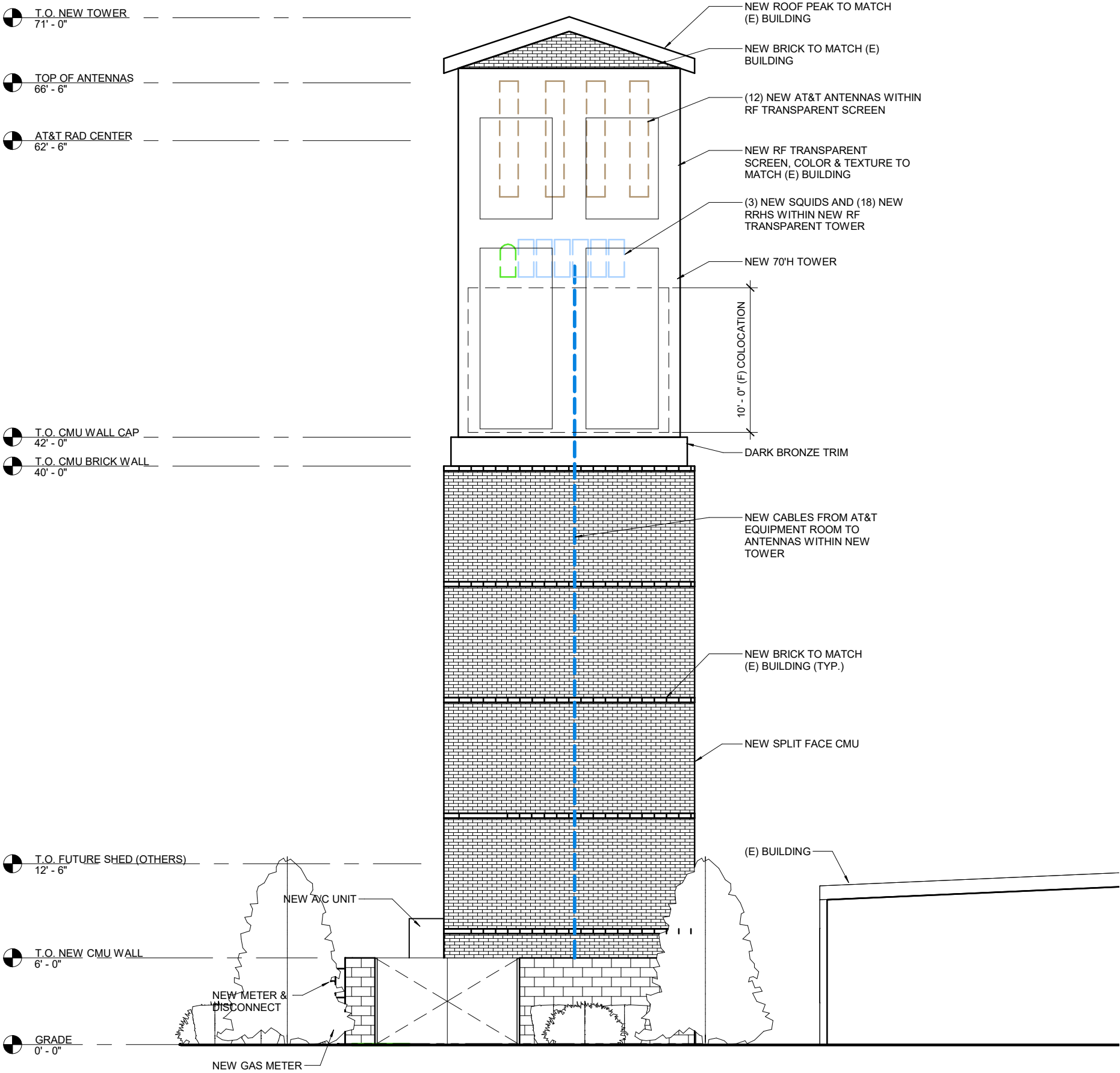
MW/FIBER EQ.

FIBER

BBU/RRH

HYBRID & COAX CABLES

PENETRATIONS



1 - SOUTH ELEVATION

1/8" = 1'-0"

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LANDSCAPE PLAN

L1.0

