

SHEETS	
1	PARENT PARCEL
2	SITE PLAN
3	LEGAL DESCRIPTIONS
4	LEASE AREA
4	ACCESS EASEMENT
4	UTILITY EASEMENT

AREA TABLE				
	EASEMENT / LEASE AREA	SQUARE FEET	ACRES	SHEET
(A)	PARENT PARCEL	±217,800	±5.000	1
(B)	30'X30' LEASE	±900	±0.021	4
(C)	20' ACCESS EASEMENT			4
(D)	10' UTILITY EASEMENT			4

PARENT PARCEL LEGAL DESCRIPTION:  
NATIVITY LUTHERAN SUBDIVISION  
RECORDED AT ADAMS COUNTY, RECEPTION NUMBER C0695850  
RECORDED ON AUGUST 2, 2000.

LEASE AREA PARENT PARCEL:  
SEE SHEET 4 – LEGALS

PARENT PARCEL OWNERSHIP:  
(PROVIDED BY ADAMS COUNTY ON-LINE MAP)  
OWNER: EASTERN HILLS CHRISTIAN REFORMED CHURCH INC  
OWNER ADDRESS: 25511 E SMOKY HILL RD, AURORA, CO 80016

FEMA FLOODPLAIN INFORMATION:  
THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 080010C0339H, WHICH BEARS AN EFFECTIVE DATE OF MARCH 5, 2007. ZONE "X" IS DEFINED BY FEMA AS THE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

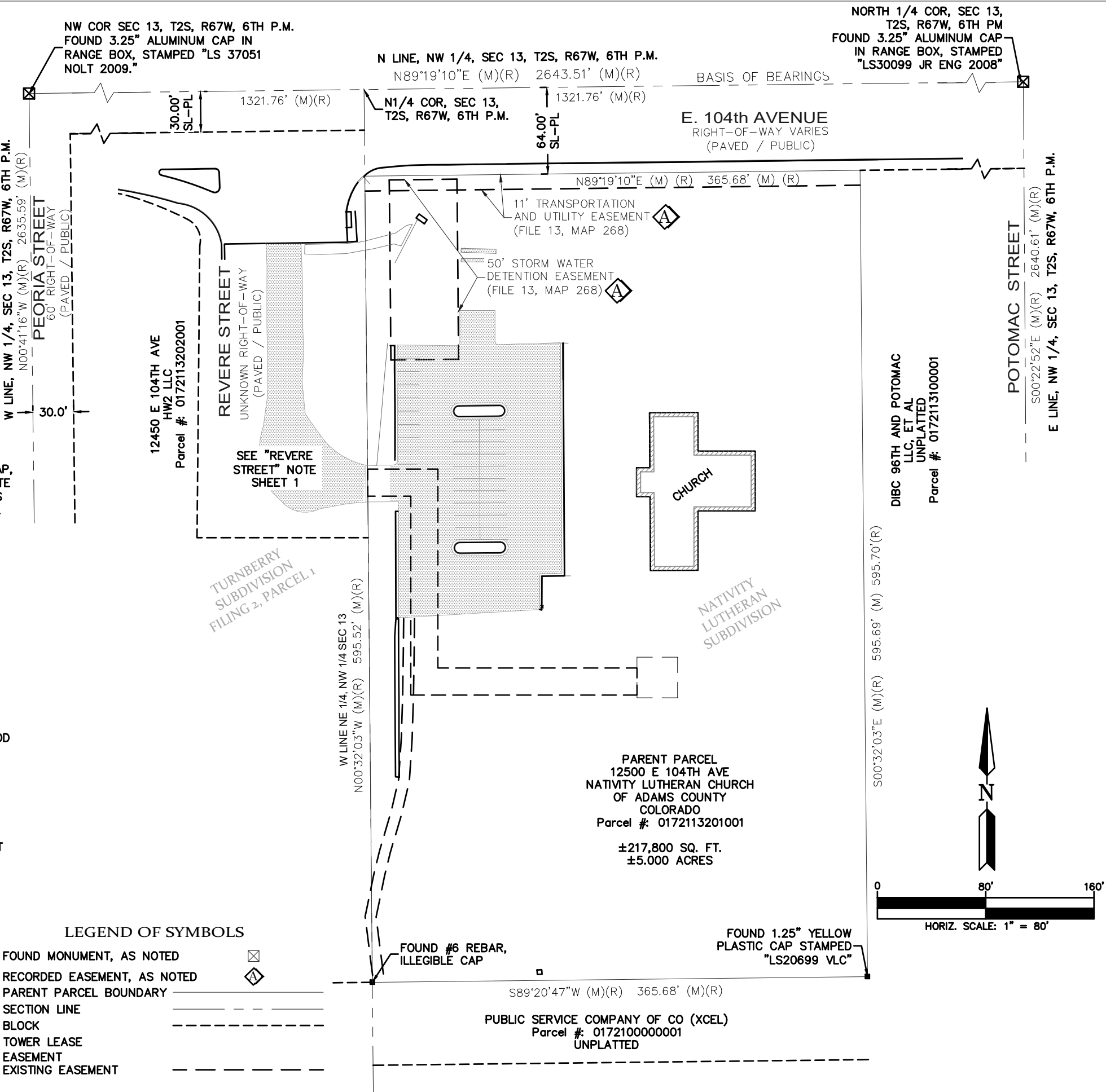
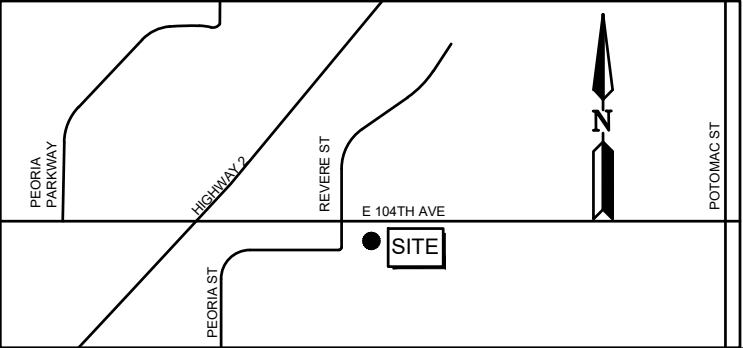
BASIS FOR BEARINGS:  
BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 13, BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, STAMPED "LS 37051 NOLT 2009" AND AT THE NORTH ¼ CORNER OF SAID SECTION 13 BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, STAMPED "LS30099 JR ENG 2008", SAID LINE BEARING NORTH 89°19'10" EAST FOR A DISTANCE OF 2643.51 FEET, MONUMENTED AND AS SHOWN HEREON.

BENCH MARK:  
ADAMS COUNTY BENCH MARK, STATION NAME 95.0195  
A 3.25" ALUMINUM SURVEY MARK DISK STAMPED "95.0195 1995 2567W S11" SECURED TO THE TOP OF A 5/8" FINNED ALUMINUM ROD LOCATED AT THE NORTHEAST INTERSECTION OF PEORIA STREET AND EAST 104TH AVENUE

PUBLISHED ELEVATION 5,121.78 US FEET.

REVERE STREET NOTE:  
ADAMS COUNTY ASSESSOR WAS CONTACTED REGARDING RECORDED DOCUMENT FOR THIS PUBLIC RIGHT-OF-WAY AREA. REVERE STREET IS SHOWN IN IT'S APPROXIMATE LOCATION AS ADAMS COUNTY ASSESSOR COULD NOT PROVIDE THIS INFORMATION.

VICMAP  
NOT TO SCALE



LEGEND OF SYMBOLS	
FOUND MONUMENT, AS NOTED	⊠
RECORDED EASEMENT, AS NOTED	⬢
PARENT PARCEL BOUNDARY	—
SECTION LINE	- - -
BLOCK	—
TOWER LEASE	—
EASEMENT	- - -
EXISTING EASEMENT	- - -



SURVEY WORK PERFORMED BY:



DRAWN BY: LMR CHECKED BY: RBG JOB #: 19-112

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

POWER SURVEYING CO., INC

SURVEYOR'S SIGNATURE

RICHARD B. GABRIEL  
LAND SURVEYOR –  
COLORADO # 37929  
Date: 05-21-2019

ISSUED FOR: AS-BUILT PLAN

IN THE NW 1/4 OF SECT 13  
TOWNSHIP 2 SOUTH,  
RANGE 67 WEST

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
1	9/27/19	LMR/RBG	SUBMITTAL

REVISIONS

NO.	DATE	D/C	DESCRIPTION

SITE NAME:

LUTHERAN NATIVITY  
CHURCH

SITE ADDRESS:

12500 E. 104TH AVENUE  
COMMERCE CITY , CO 80022

PROJECT #

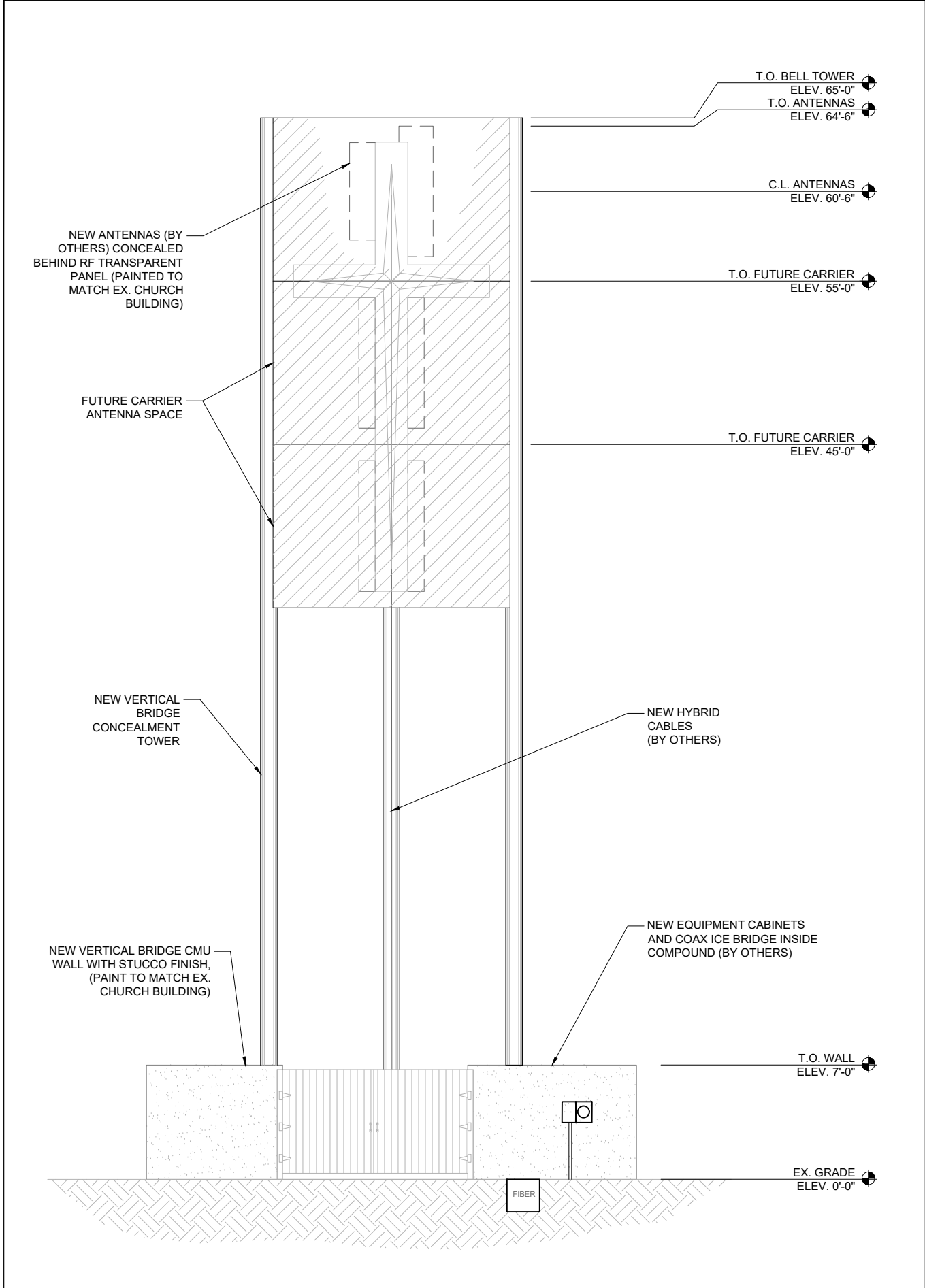
VRB-18-0004-2

SHEET TITLE

PARENT

SHEET NO.

LS1

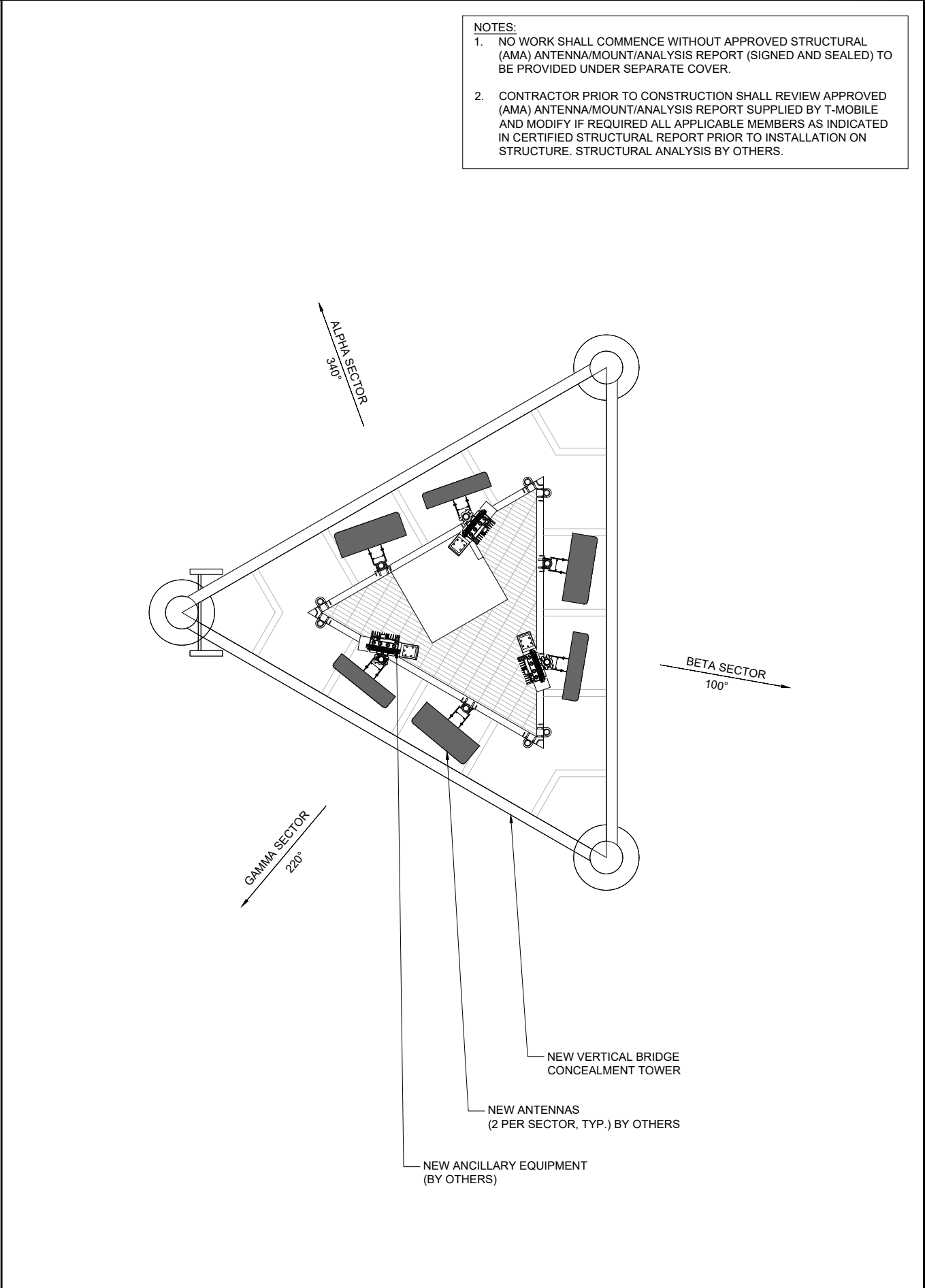


1

WEST ELEVATION

SCALE: 1/8" = 1'-0" (11X17)  
SCALE: 1/4" = 1'-0" (22X34)

0' 4' 8' 16'



2

ANTENNA DETAIL

SCALE: 1/4" = 1'-0" (11X17)  
SCALE: 1/2" = 1'-0" (22X34)

0' 2' 4' 8'



PROJECT INFORMATION:

SITE NAME:  
COMMERCE

SITE ID:  
US-CO-7009

SITE ADDRESS:  
12500 E. 104TH AVENUE  
COMMERCE CITY, CO 80022

NO.	DATE	D/C	DESCRIPTION
1	09-16-19	MC	PRELIM. ZONING
2	10-28-19	MC	PRELIM. ZONING
3	02-25-20	MC/KS	ZONING
	04-23-20	KS	REV. ZONING

PLANS PREPARED BY:

104 NORTH BROADWAY, SUITE 600  
DENVER, CO 80203  
303.596.6804

LICENSURE NUMBER:

NOT APPROVED FOR  
CONSTRUCTION

ALL SCALES ARE SET FOR 11" X 17" SHEET

DRAWN BY:	CHK BY:	APV BY:
MC	KS	KS

SHEET TITLE:

ELEVATION &  
ANTENNA DETAIL

SHEET NUMBER:

Z2.0