

SITE NAME: CO-WEST DIVIDE

ZONING

LATITUDE: 38° 56′ 26.99202" N

LONGITUDE: 105° 12' 59.75717" W

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SA CALL BEFORE YOU DIG-COLORADO LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE. CENTER OF COLORADO — 1—800—922—1987 THESE DRAWINGS ARE ONLY TO SCALE WHEN PLOTTED ON 24X36 SHEET. USE GRAPHIC SCALE WHEN PLOTTED ON 11X17 SHEET. UTILITY NOTIFICATION

SITE

MAP

SITE PHOTO

THESE DRAWINGS MAY NOT SHOW ALL UNDERGROUND PIPING AND UTILITIES. DURING ALL EXCAVATION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CARE

CONSTRUCTION ACTIVITIES INCLUDING CLEARING, GRADING, ROAD CONSTRUCTION, AND UTILITIES INSTALLATION WILL BE PHASED TO MINIMIZE SOIL EXPOSURE. SEDIMENT TRAPPING PRACTICES AND STREAM AND OTHER WATER BODY PROTECTION WILL BE INSTALLED AND STABILIZED BEFORE SITE GRADING OR OTHER CONSTRUCTION IS INITIATED.

SITE NOT TO SIGNIFICANTLY IMPACT AREA ROADWAYS, OR HISTORIC DRAINAGE PATTERNS. SITE VISITS AFTER CONSTRUCTION TO LESS THAN 1 TRIP PER WEEK. ACCESS FROM HIGHWAY 24 VIA EXISTING HIGHWAY EGRESS.

NO DRINKING WATER OR WASTE WATER DISPOSAL SERVICES REQUIRED FOR THIS PROJECT.

ALL BUILDING EXTERIORS TO BE CONSTRUCTED OF NON-FLAMMABLE MATERIALS.

ALL DISTURBED AREAS AND SOIL STOCKPILES WILL BE SURFACE ROUGHENED AND MULCHED, OR SEEDED AND MULCHED, OR OTHERWISE PROTECTED FROM EROSIVE FORCES IF REMAINING EXPOSED AND INACTIVE FOR PERIODS LONGER THAN 14 DAYS. SOILS TO BE EXPOSED DURING WINTER WILL ALSO BE PROTECTED SO EROSION WILL NOT OCCUR DURING SPRING SNOW MELL DISTURBED AREAS WILL BE MULCHED, OR SEEDED AND MULCHED, WITHIN 7 DAYS OF COMPLETING FINAL GRADE. GRASS OR STRAW MULCH WILL BE CRIMPED IN PLACE. ON SLOPES STEEPER THAN 20%, OR WITHIN 50 FEET OF ANY WATER BODY, EXPOSED SOILS WILL BE HYDROMULCHED OR COVERED WITH PEGGED NETS OR MATS.

ANY DISTURBED AREA THAT IS, OR IS TO BE, INACTIVE FOR ONE YEAR OR LONGER WILL BE REVEGETATED WITH A PERENNIAL NATIVE GRASS MIX. WITHIN ONE GROWING SEASON OF PROJECT COMPLETION, VEGETATIVE SITE COVERAGE WILL BE AT LEAST 70% OF THE DISTURBED AREAS.

TEMPORARY CONSTRUCTION "MUD PADS" TO BE PLACED AT SITE ACCESS DURING CONSTRUCTION.

DURING CONSTRUCTION, THE APPLICANT WILL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER ANY PRECIPITATION EVENT, AND MAKE ANY NECESSARY REPAIRS WITHIN 72 HOURS, AT A MINIMUM, EROSION AND SEDIMENT CONTROL DEVICES WILL BE INSPECTED MONTHLY. AN INSPECTION WILL BE KEPT ON-SITE FOR REVIEW BY COUNTY OFFICIALS UNTIL THE PROJECT IS COMPLETE. A COPY OF THE INSPECTION LOG SHEETS WILL BE DELIVERED TO THE OFFICE OF THE REVIEWING COUNTY OFFICIAL AT THE END OF EACH MONTH DURING CONSTRUCTION.

CIVIL SURVEYOR: - F		APPLICANT: - B A AUTHORIZED AGENT: - C D		SITE NAME: SITE ADDRESS: CITY, STATE ZIP: COUNTY: A&E FIRM:		TOWER OWNER: - E	ER:			FIRE PROTECTION: - D		LEGAL DESCRIPTION: - E		2012 IBC, 2009 IFC, 2009 IMC, AD.A. COMPLIANCE: NOT REQUIRED PER IBC 1103.2.9		GOVERNING CODES IF APPLICABLE: 2012 IBC, 2009 IFC, 2009 IMC, 2009 IECC, 2011 NEC.	FULLY SPRINKLERED: -		JURISDICTION: - T PARCEL NUMBER: - 3 ZONING DESIGNATION: - A OCCUPANCY GROUP: - N CONSTRUCTION TYPE: - N		PROJECT DATA								
TOTAL SURVETING CO., INC. 120 W. BATH AVENUE THORNTON, CO 80250 PHONE: 303,702,1617 CONTACT: RICK GABRIEL	CENTEKLINE SOLUTIONS 16350 TABLE MOUNTAIN PKWY GOLDEN, CO 80403 PHONE: 303.993.3293 CONTACT: STEPHEN LESTER BRIDGER WIRELESS 15851 DALLAS PARKWAY, STE 600 ADDISION, TX. 75001 STEVE PORTNOY 214.236.6118 CENTERLINE SOLUTIONS DARREN HUNTER 913.634.1247			CENTERLINE SOLUTIONS	DIVIDE, CO 80814 TELLER	CO-WEST DIVIDE HWY 24 TWINROCKS RD	EARL KAY & JOYCE E KINTER 7052 US HWY 24 DMDE, CO 80814 (HOME) 719.687.3695 (CELL) 402.490.7461 BRIDGER WIRELESS		719.687.8773	E1/2NE1/4 & NE1/4SE1/4 SEC.9 T13S, R70W 67H P.M. N OF HWY 24; SW1/4NW1/4 SEC.10 T13S, R70W 67H P.M. N OF HWY 24 DIVIDE FIRE PROTECTION DISTRICT 103 CEDAR MOUNTAIN RD. DIVIDE, CO 80814 719.687.8773		E: 2009 IECC, 2011 NEC. 9		N/A	TELLER COUNTY 3045.091000010 A-1 N/A N/A N/A N/A N/A														
NEW 125' MONOPINE WITHIN NEW 50'X80' FENCED COMPOUND.	PRO.														LS5	LS4	LS3	LS2	LS1	A.3	A2	AT	CJ	C2	2	==	SHEET	DRV	
	PROJECT DESCRIPTION														SURVEY NOTES	SURVEY NOTES	SURVEY DETAIL	SURVEY DETAIL	OVERVIEW SURVEY	ELEVATION	DETAILED SITE PLAN	OVERALL SITE PLAN	SITE GRADING SECTION DETAILS	SITE GRADING PLAN & NOTES	OVERALL DRAINAGE FLOW PLAN & NOTES	TITLE SHEET	DESCRIPTION	DRAWING INDEX	

DRIVING DIRECTIONS TO SITE

FROM 1-70 AND 1-25 HEAD SOUTH ON 1-25 TOWARDS COLORADO SPRINGS. ONCE IN COLORADO SPRINGS TAKE EXIT 141 FOR US-24 WEST. FOLLOW US-24 WEST TOWARDS DIVIDE COLORADO. PASS THROUGH THE TOWN OF DIVIDE AND TURN RIGHT ONTO DIRT ROAD MARKED 7052. SITE IS ON RIGHT SIDE.



PROJECT INFORMATION
SITE NAME
CO-WEST DIVIDE 15851 DALLAS PKWY STE 600 ADDISON, TX 75001

HWY 24 TWINROCKS RD DIVIDE, CO 80814 TELLER COUNTY

			_	Rev
			7/17/14	Date
			ZONING	Description.
			KMF	Ву
				ZONING

PLANS PREPARED BY:

CENTERLINE

16360 TABLE MOUNTAIN PARKWAY Golden, CO 80403 303-953-3293 WWW.CENTERLINESOLUTIONS.COM Advancing Wireless Networks

LICENSURE NO



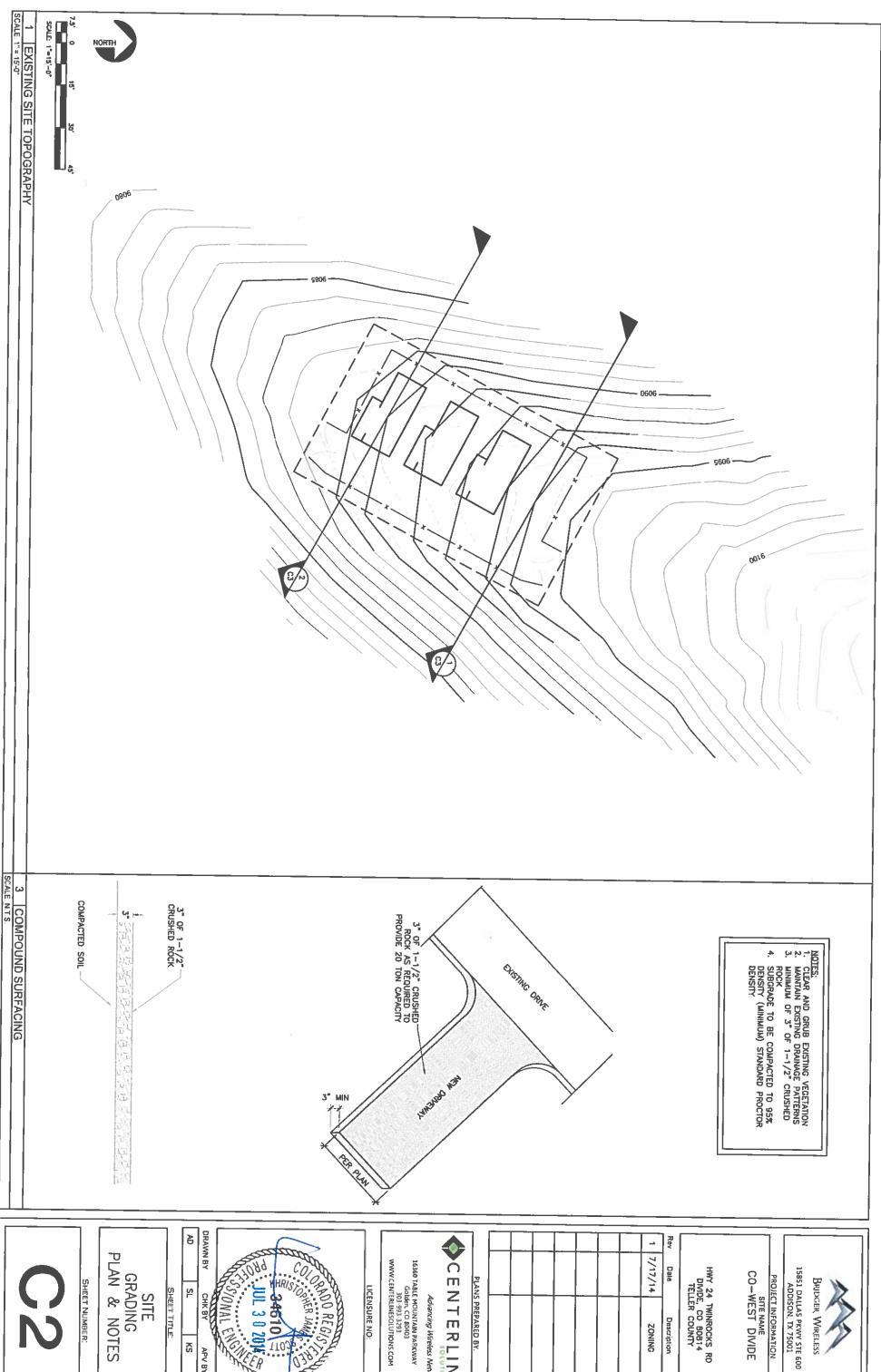
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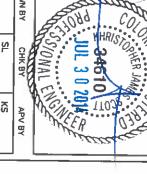
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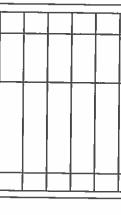


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Advancing Wireless Networks

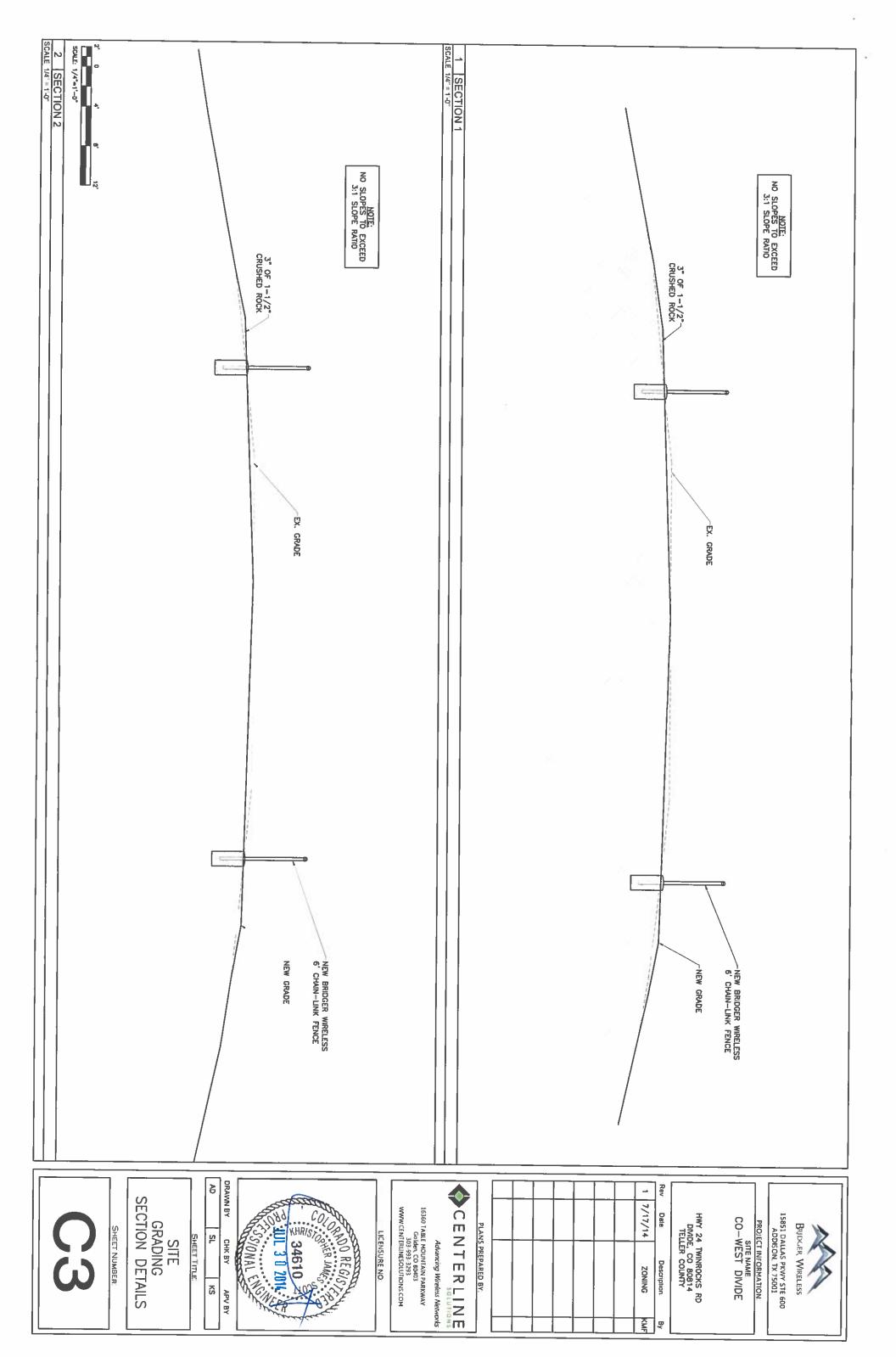
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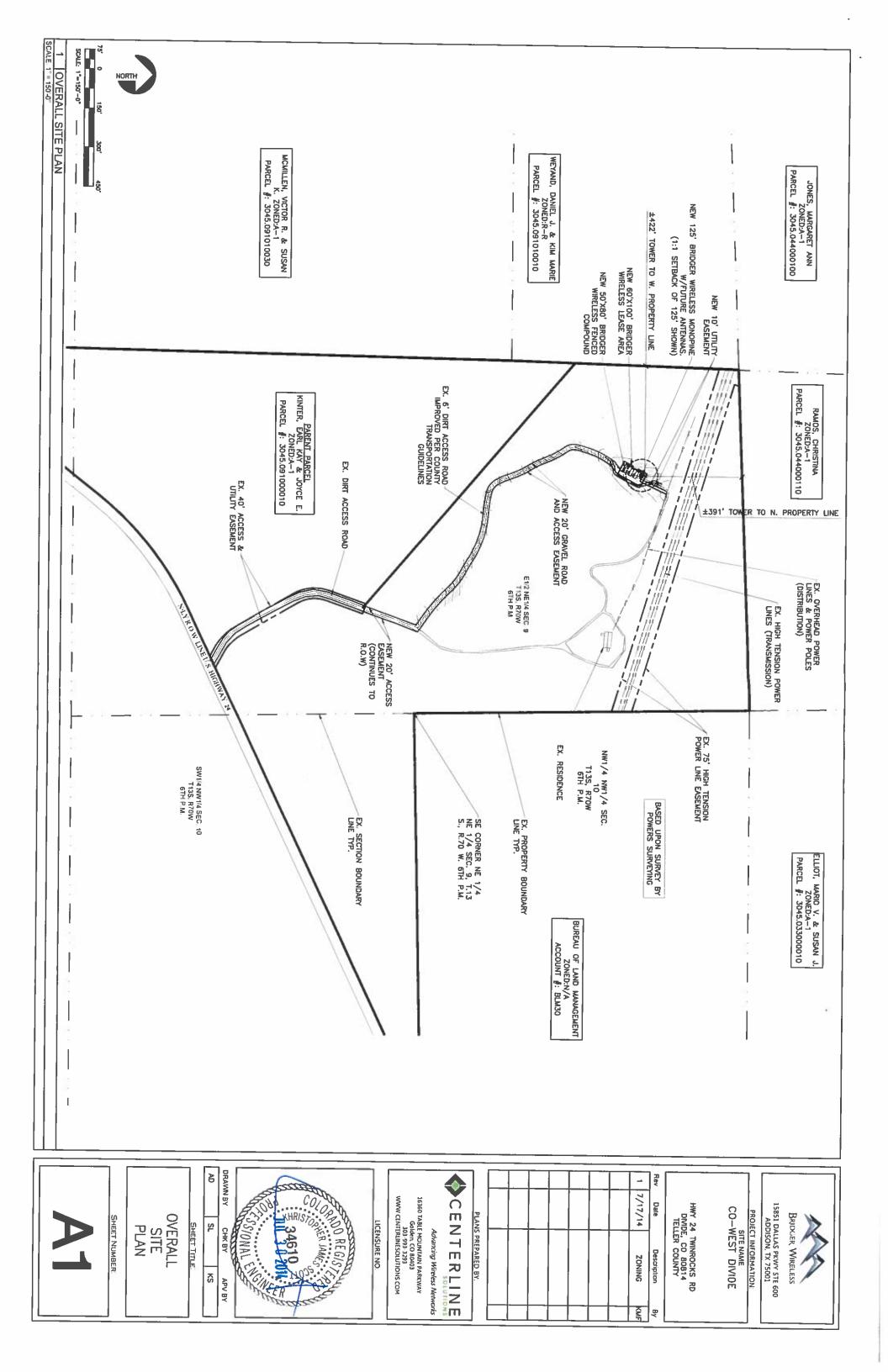


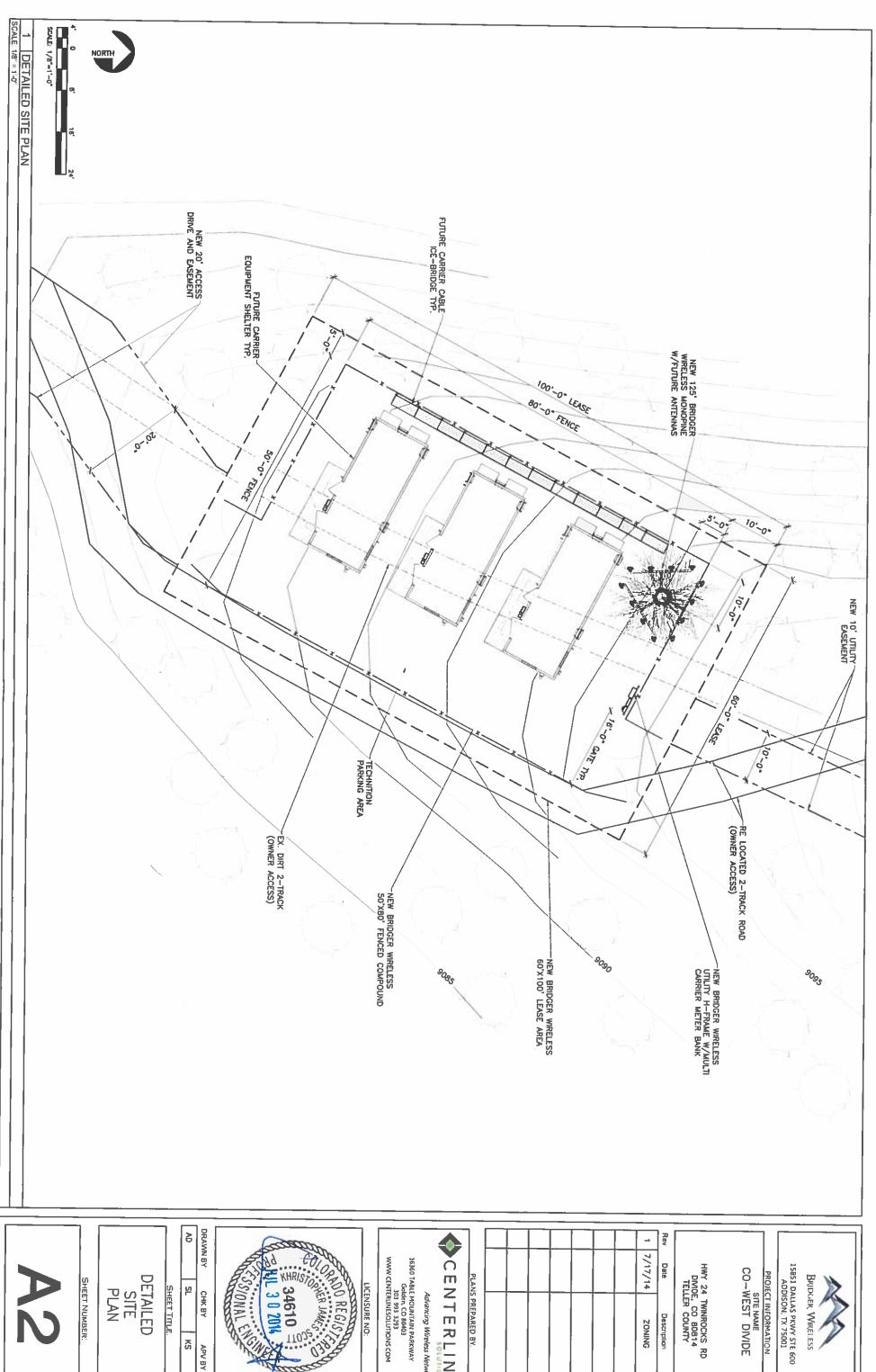


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PROJECT INFORMATION:
SITE NAME
CO-WEST DIVIDE 15851 DALLAS PKWY STE 600 ADDISON, TX 75001 BRIDGER WIRELESS









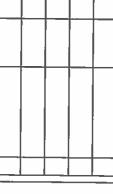
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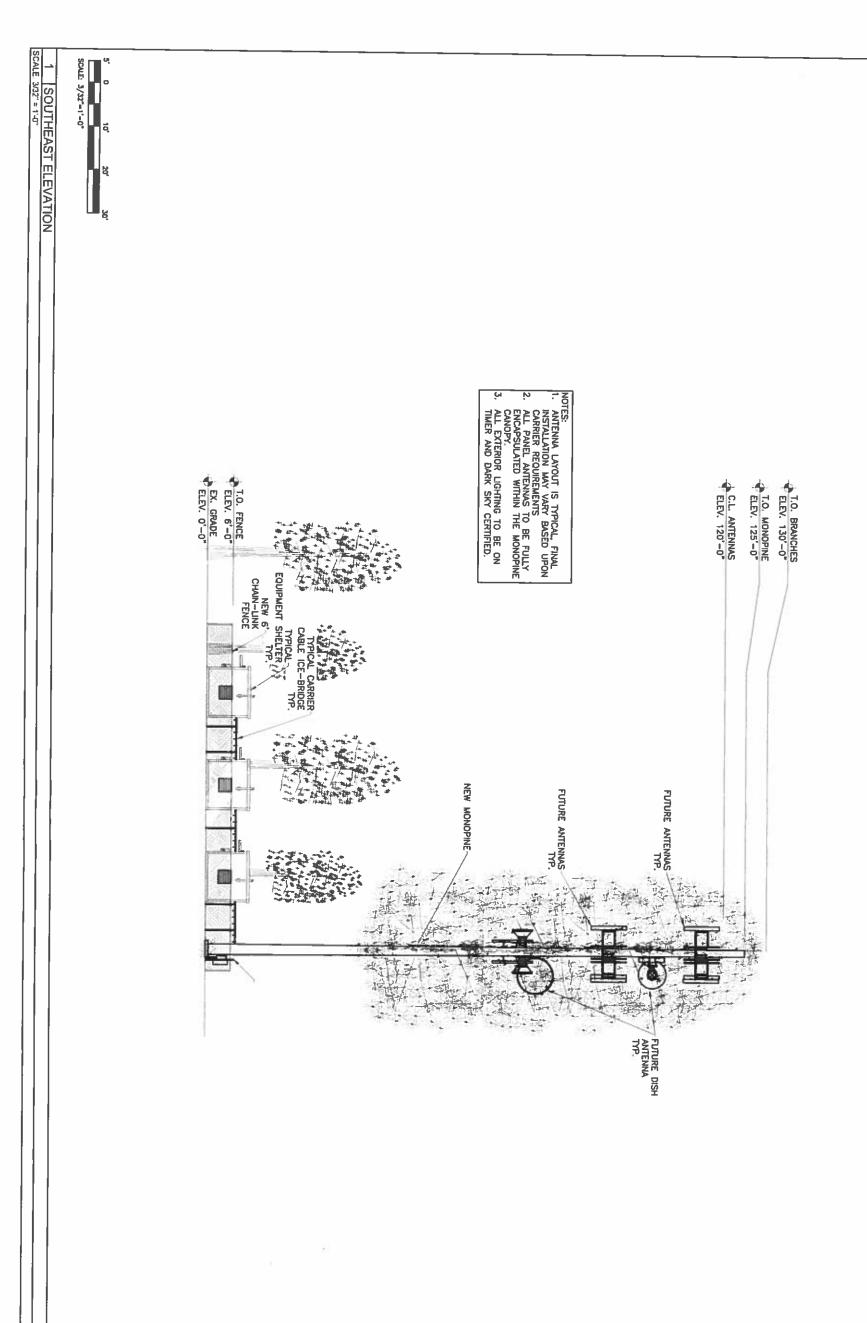
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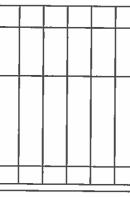
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16360 TABLE MOUNTAIN PARKWAY
Golden, CO 80403
303-993-3293
WWW CENTERLINESOLUTIONS COM

Advancing Wireless Networks

CENTERLINE SOLUTIONS

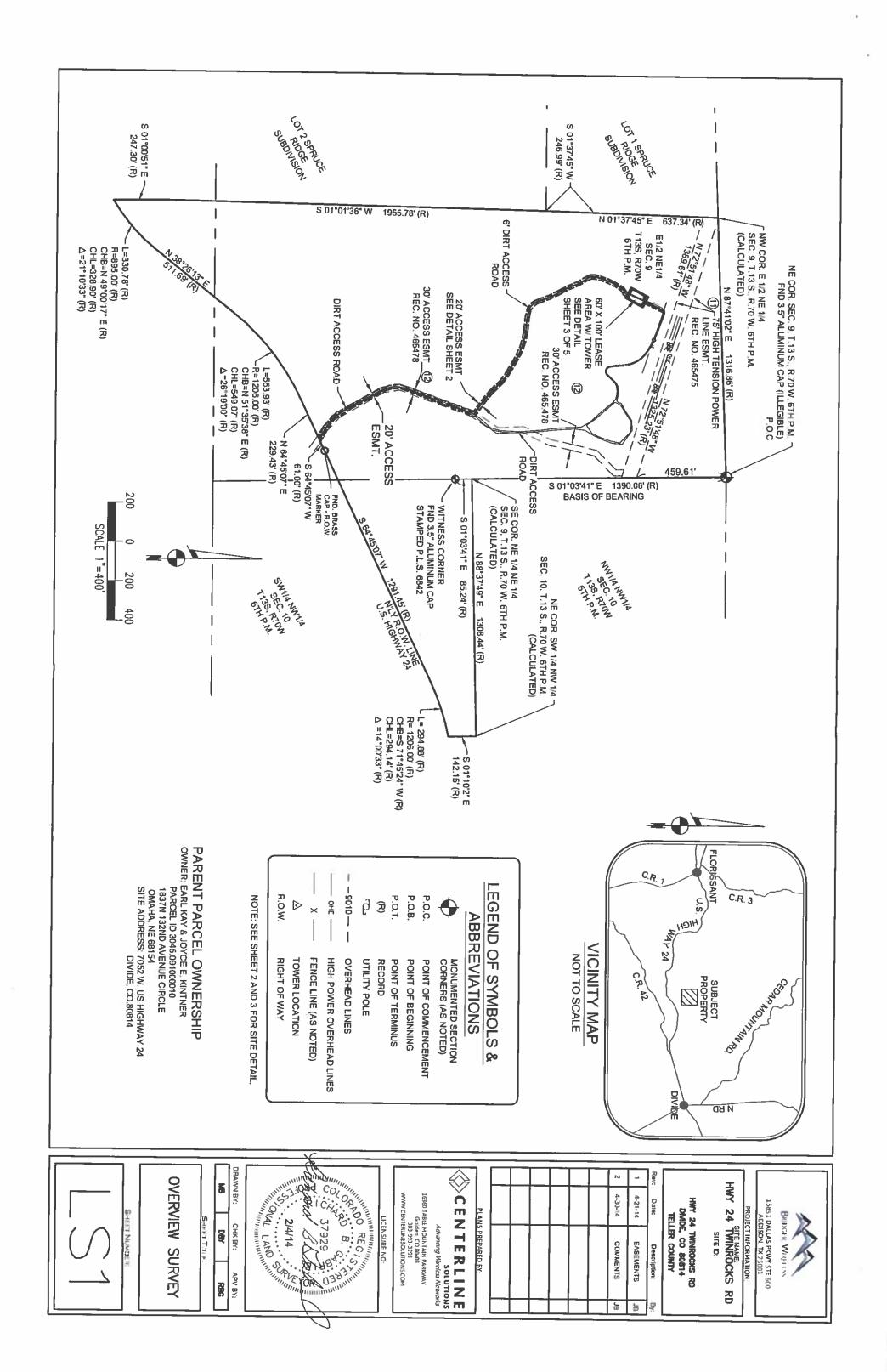
PLANS PREPARED BY:

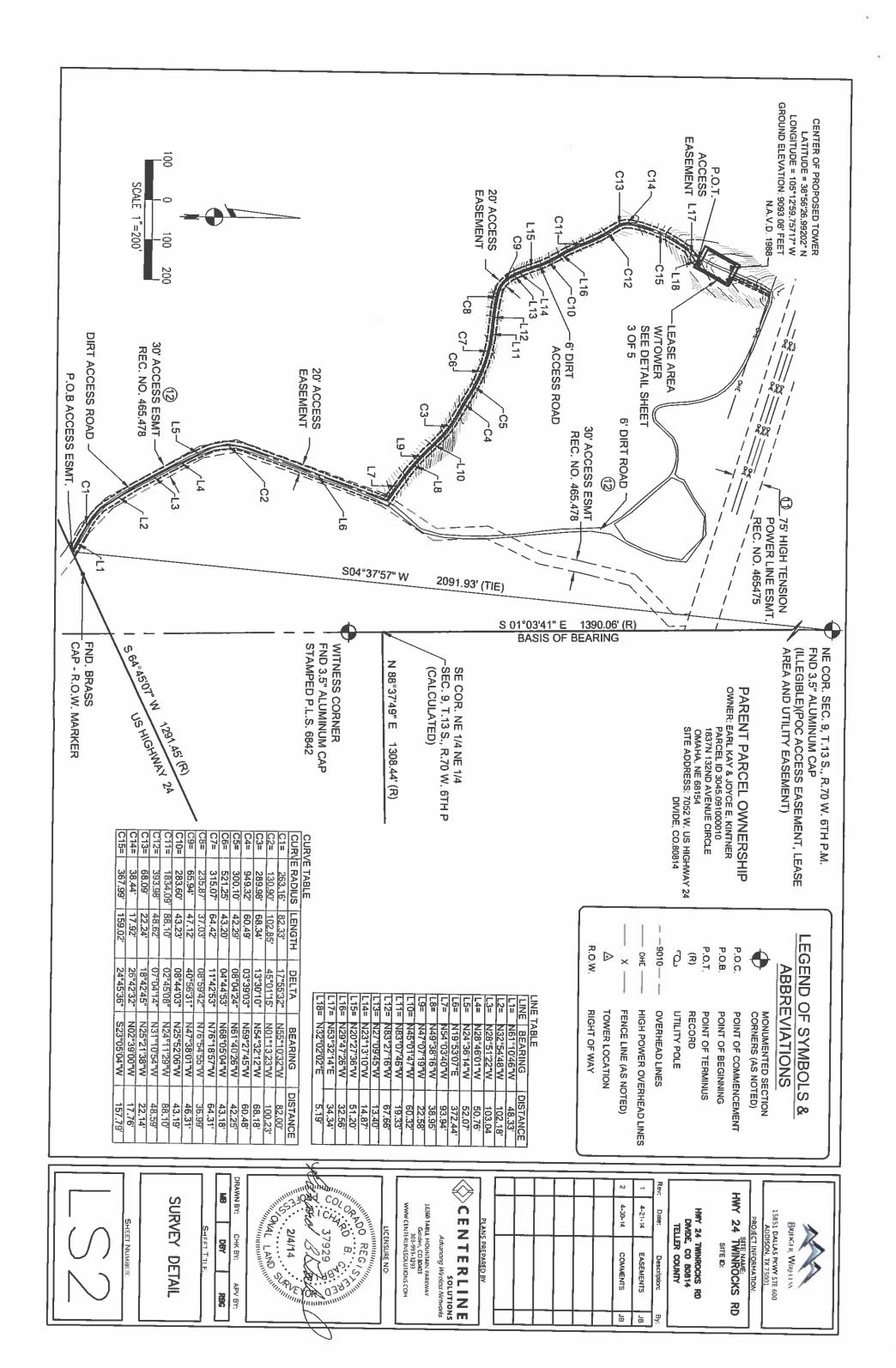


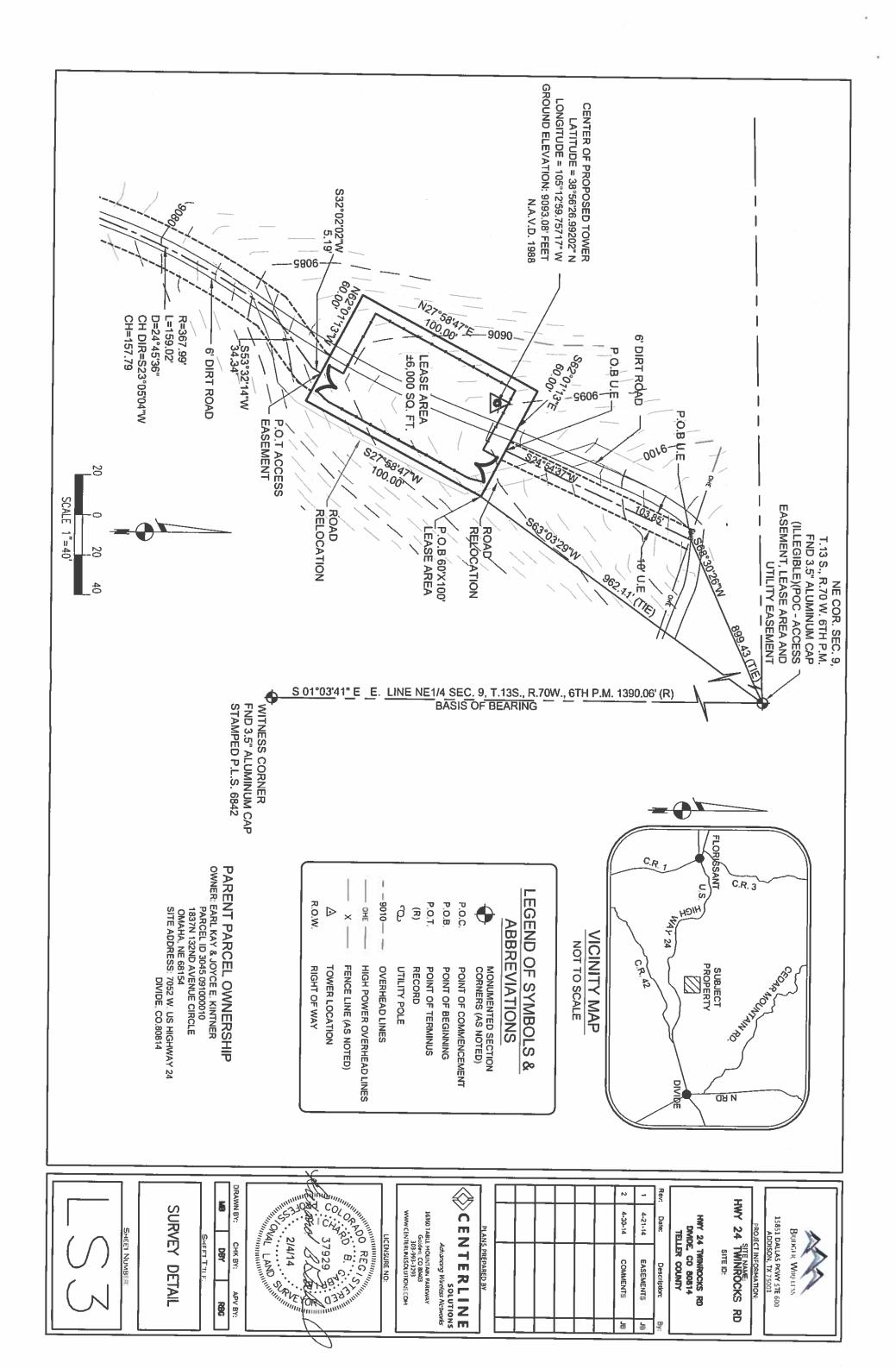
7/17/14 Description ZONING <u>Ş</u> 9

PROJECT INFORMATION.
SITE NAME
CO-WEST DIVIDE 15851 DALLAS PKWY STE 600 ADDISON, TX 75001

HWY 24 TWINROCKS RD DIVIDE, CD BOB14 TELLER COUNTY







PARENT PARCEL LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION IS THE SAME AS THAT IN WESTCORE LAND TITLE INSURANCE COMPANY'S COMMITMENT NO. 28874UTC, DATED FEBRUARY 25, 2014 AT 7:30 A.M.

THOSE PORTIONS OF THE E 1/2 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 IN SECTION 9, LYING NORTH OF U.S HIGHWAY 24 AND THAT PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 10, LYING NORTH OF U.S HIGHWAY 24 TOWNSHIP 13 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO.

NOTE: SEE GENERAL NOTE NUMBER 9

SCHEDULE B PART II EXCEPTIONS

THE FOLLOWING SCHEDULE B-II ITEMS ARE THE SAME AS THOSE IN WESTCORE LAND TITLE INSURANCE COMPANY'S COMMITMENT NO. 28874UTC, DATED FEBRUARY 25, 2014 AT 7:30 A.M. ITEM NUMBERS 1-8 ARE GENERAL NON-SURVEY RELATED ITEMS AND ARE NOT ADDRESSED HEREON

9. GRANT OF RIGHT OF WAY TO THE CITY OF COLORADO SPRINGS RECORDED SEPTEMBER 11, 1952 IN BOOK 263 AT PAGE 228. DOES NOT AFFECT SUBJECT PROPERTY.

10. GRANT OF RIGHT OF WAY AND EASEMENT TO THE CITY OF COLORADO SPRINGS RECORDED MAY 24, 1966 IN BOOK 305 AT PAGE 556.

DOES NOT AFFECT SUBJECT PROPERTY.

11. EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED AUGUST 7, 1997 AT RECEPTION NO. 465475. VFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.

AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON. 12. ACCESS EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED AUGUST 7, 1997 AT RECEPTION NO. 465478.

PARENT PARCEL OWNERSHIP

OWNER: EARL KAY & JOYCE E, KINTNER
PARCEL ID 3045.091000010 1837N 132ND AVENUE CIRCLE OMAHA, NE 68154 ADDRESS: 7052 W. US HIGHWAY 24 DIVIDE, CO.80814

FLOOD ZONE DATA

THIS SITE IS LOCATED IN FEMA COMMUNITY MAP PANEL 08119C0180D. THIS PANEL IS AN UNPRINTED PANEL MEANING THAT THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.

GENERAL NOTES

- NOTICE: 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 CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY INC. NO TITLE COMMITMENT WAS PROVIDED BY CLIENT.

'n

UTILITIES SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE.

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- BENCHMARK: NATIONAL GEODETIC SURVEY POINT DESIGNATION NAME "WADE" LOCATED ±3.7 MILES WEST OF DIVIDE, COLORADO ON U.S. HIGHWAY 24, ±65 FEET NORTH OF THE CENTERLINE U.S. HIGHWAY 24 IN A DRILL HOLE IN A GRANITE OUTCROPPING, IN SECTION 9, TOWNSHIP 13 SOUTH, RANGE 70 WEST. NAVD 88 ELEV = 8804.62
- THIS SURVEY IS A TOPOGRAPHIC SURVEY AND IS NOT TO BE CONSIDERED A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102.

6. LINEAR MEASUREMENTS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.

- THIS SITE IS LOCATED IN FEMA COMMUNITY MAP PANEL 08119C0180D. THIS PRINTED. **PANEL IS NOT**
- BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE OF THE OF THE OF THE 6TH THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE BEARS SOUTH 01°03′41″ EAST A DISTANCE OF 1390.06 FEET MONUMENTED AT THE NORTHEAST CORNER OF SECTION 9 BY A FOUND 3.5″ ALUMINUM CAP WITH ILLEGIBLE MARKINGS, AND AT AN 85.24 FOOT WITNESS CORNER FOR THE EAST 1/16 CORNER OF SECTION 9 BY A FOUND 3.5″ ALUMINUM CAP, STAMPED P.L.S #6842.
- THIS TOPOGRAPHIC SURVEY IS BASED UPON TWO (2) LAND SURVEY PLATS THAT WERE RECORDED AT THE TELLER COUNTY CLERK AND RECORDERS OFFICE, STATE OF COLORADO, RECORDED AT RECEPTION NUMBER 0000651 DATED NOVEMBER 8TH, 2002 AND AT RECEPTION NUMBER 0000650 DATED NOVEMBER 8, 2002.

9



HWY 24 TWINROCKS RD ROJECT INFORMATION: SITE ID:

HWY 24 TWINROCKS RD DMDE, CO 80814 TELLER COUNTY

4-30-14 4-21-14 Date: EASEMENTS COMMENTS Description: ë 뮵

PLANS PREPARED BY

CENTERLINE

WWW CENTERLINES OLUTIONS COM 16360 TABLE MOUNTAIN PARKWAY Golden, CO 80403 SOLUTIONS Advancing Wireless Networks

ICENSURE NO:

CC 37929 B. 0 LAND LAND

6 SHFFT TILF PBY APV BY:

DRAWN BY:

CHK BY:

SURVEY NOTES

ACCESS EASEMENT DESCRIPTION PROVIDED BY THIS OFFICE

A 20 FOOT WIDE STRIP OF LAND BEING A PORTION OF LAND LOCATED IN SECTION 9, TOWNSHIP 13 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9. SAID LINE BEARS SOUTH 01*03*41* EAST A DISTANCE OF 1390.06 FEET, MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A FOUND 3.5" ALUMINUM CAP WITH ILLEGIBLE MARKINGS, AND AT AN 85.24 FOOT WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 9 BY A FOUND 3.5" ALUMINUM CAP, STAMPED P.L.S #6842.

HIGHWAY 24 AND THE POINT OF BEGINNING: COMMENCING AT SAID NORTHEAST CORNER OF SECTION 9; THENCE SOUTH 04°37′57" WEST A DISTANCE OF 2091.93 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S.

NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 263.16 FEET, AN ARC LENGTH OF 82.33 FEET, A CENTRAL ANGLE OF 17°55'32" THENCE NORTH 61°10'46" WEST, A DISTANCE OF 48.33 FEET TO THE BEGINNING OF A

NON-TANGENT CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 55"10"32" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 32"54"48" WEST, A DISTANCE OF 102.18 FEET; THENCE NORTH 28"51"22" WEST, A DISTANCE OF 103.04 FEET; THENCE NORTH 28"46"01" WEST, A DISTANCE OF 50.76 FEET; THENCE NORTH 28"46"01" WEST, A DISTANCE OF 52.07 FEET TO THE BEGINNING OF A NORTH 28"36"14" WEST, A DISTANCE OF 52.07 FEET TO THE BEGINNING OF A

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 130.90 FEET, AN ARC LENGTH 102.85 FEET, A CENTRAL ANGLE OF 45°01′15″ WITH A CHORD BEARING NORTH 01°13′23″ WEST, A DISTANCE OF 100.23 FEET;

THENCE NORTH 19°53'07" EAST, A DISTANCE OF 372.44 FEET;
THENCE NORTH 54°03'40" WEST, A DISTANCE OF 39.94 FEET;
THENCE NORTH 49°38'16" WEST, A DISTANCE OF 38.95 FEET;
THENCE NORTH 47°07'19" WEST, A DISTANCE OF 22.58 FEET;
THENCE NORTH 45°07'47" WEST, A DISTANCE OF 60.32 FEET TO THE BEGINNING OF A

NON-TANGENT CURVE TO THE LEFT.

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 289.98 FEET, AN ARC LENGTH OF 68.34 FEET, A CENTRAL ANGLE OF 13°30′10″ WITH A CHORD BEARING NORTH 54"32"12" WEST, A DISTANCE OF 68.18 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 949.32 FEET, AN ARC LENGTH OF 60.49 FEET, A CENTRAL ANGLE OF 03°39'03" WITH A CHORD BEARING NORTH 59"27"45" W, A DISTANCE OF 60.48 FEET TO THE BEGINNING OF A REVERSE CURVE; NORTH 59"27"45" W, A DISTANCE OF 60.48 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 300.10 FEET, AN ARC LENGTH OF 42.29 FEET, A CENTRAL ANGLE OF 08°04′24″ WITH A CHORD BEARING NORTH 61°40′26″ WEST, A DISTANCE OF 42.25 FEET TO THE BEGINNING OF A COMPOUND CURVE.

THENCE ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 521.25 FEET, AN ARC LENGTH OF 43.20, A CENTRAL ANGLE OF 04°44′53″ WITH A CHORD BEARING NORTH 68°05′04″ WEST

A DISTANCE OF 43.18 FEET:

THENCE ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 315.07 FEET, AN ARC LENGTH OF 64.42 FEET AND A CENTRAL ANGLE OF 11*42'53" WITH A CHORD BEARING NORTH 76*18'57" WEST A DISTANCE OF 64.31 FEET;

THENCE NORTH 83°07'46" WEST, A DISTANCE OF 19,33 FEET; THENCE NORTH 83°27'16" WEST, A DISTANCE OF 67.66 FEET TO THE BEGINNING OF A

NON-TANGENT CURVE TO TO RIGHT;
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 235.87 FEET, AN ARC LENGTH OF 37.03 FEET, A CENTRAL ANGLE OF 8*59*42" BEARING NORTH 76°54'55" WEST A DISTANCE OF 36.99 TO THE BEGINNING OF A COMPOUND CURVE.

THENCE ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 65.94 FEET, AN ARC LENGTH OF 47.12 FEET, A CENTRAL ANGLE OF 40°56'31" WITH A CHORD BEARING NORTH 47"38'01" WEST, A DISTANCE OF 46.31 FEET;
THENCE NORTH 27"09'45" WEST, A DISTANCE OF 13.40 FEET;
THENCE NORTH 23"13'10" WEST, A DISTANCE OF 14.87 FEET;
THENCE NORTH 20"27'36" WEST, A DISTANCE OF 51,20 FEET TO THE BEGINNING OF A

NON-TANGENT CURVE TO THE LEFT

ARC LENGTH OF 43,23 FEET, A CENTRAL ANGLE OF 08°44'03" WITH A CHORD BEARING THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 283.60 FEET, AN

NORTH 25°52'06" WEST, A DISTANCE OF 43.19 FEET; THENCE NORTH 29°47'26" WEST, A DISTANCE OF 32 NON-TANGENT CURVE TO THE RIGHT; 32.56 FEET TO THE BEGINNING OF A

ACCESS PROVIDED BY THIS OFFICE **EASEMENT DESCRIPTION - CONTINUED**

CONTINUED FROM THE LEFT)

FEET, A CENTRAL ANGLE OF 02°45'08" WITH A CHORD BEARING THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A RADIUS OF 1834,09 FEET, AN ARC LENGTH OF 88.10

NORTH 24°11'29" WEST, A DISTANCE OF 88.10 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT REVERSE CURVE HAVING A RADIUS OF 393.98 FEET, AN ARC LENGTH OF 48.62 FEET, A CENTRAL ANGLE OF 07°04'14" WITH A CHORD BEARING NORTH 25°21'54" WEST, A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A REVERSE CURVE;

DISTANCE OF 17.76 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 367.99 FEET, AN ARC LENGTH OF159.02 FEET, A CENTRAL ANGLE OF 24"45"36" WITH CHORD BEARING SOUTH 23°05'04" WEST, A DISTANCE OF 157.79 FEET; THENCE NORTH 53°32'14" EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH 32°02'02" EAST, A DISTANCE OF 5.19 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO PREVENT ANY GAPS OR OVERLAPS. THENCE ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 68.09 FEET, AN ARC LENGTH OF 22.24 FEET, A CENTRAL ANGLE OF 18°42'45" WITH A CHORD BEARING NORTH 25°21'38" WEST A DISTANCE OF 22.14 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 38.44 FEET, AN ARC LENGTH OF 17.92 FEET, A CENTRAL ANGLE OF 26°42'32" WITH A CHORD BEARING NORTH 02°39'00" WEST, A OF 24*45'36" WITH A C OF SAID COMPOUND

CONTAINS ±41,349 SQ FT OR ±0.949 ACRES , MORE OR LESS

AS LEASE PROVIDED BY THIS OFFICE AREA DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, SAID LINE BEARS SOUTH 01°03'41" EAST A DISTANCE OF 1390.06 FEET, MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A FOUND 3.5" ALUMINUM CAP WITH ILLEGIBLE MARKINGS, AND AT AN 85.24 FOOT WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 9 BY A FOUND 3.5" ALUMINUM CAP, STAMPED P.L.S #6842.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 9; THENCE SOUTH 63°03'29" WEST, A DISTANCE OF 962.11 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 27°58'47" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 62°01'13" WEST, A DISTANCE OF 60.00'; THENCE NORTH 27°58'47" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 62°01'13" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±6,400 SQ FT OR 0.147 ACRES, MORE OR LESS.

UTILITY EASEMENT DESCRIPTION PROVIDED BY THIS 유 두 두

FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: A 10 FOOT WIDE STRIP OF LAND BEING A PORTION OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, BEING 5

1390.06 FEET, MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A FOUND 3,5" ALUMINUM CAP WITH ILLEGIBLE MARKINGS, AND AT AN 85.24 FOOT WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 9 BY A FOUND BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 9, SAID LINE BEARS SOUTH 01°03'41" EAST A DISTANCE OF 3.5" ALUMINUM CAP, STAMPED P.L.S #6842. 품

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 9; THENCE SOUTH 68°30'26" WEST, A DISTANCE OF 899.43 FEET TO THE POINT OF BEGINNING;

SIDELINES OF OVERLAPS. THENCE SOUTH 24°54'37" WEST, DISTANCE OF 103.85 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO PREVENT GAPS (TO BE LENGTHENED OR SHORTENED TO PREVENT GAPS

CONTAINS ±7,869 SQ FT OR ±0.181 ACRES , MORE OR LESS



15851 DALLAS PKWY STE 600 ADDISON, TX 75001 PROJECT INFORMATION

¥ 24 TWINROCKS SITE ID: 공

HWY 24 TWINIROCKS RD DIVIDE, CO 80814

LETTER CONILL

			2		Revo
			4-30-14	4-21-14	Date:
			COMMENTS	EASEMENTS	Description:
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ANS PREPARED BY

CENTERLINE Amanang Wireless Nativories SOLUTIONS

303-993-3293 WWW CENTERLINESOLUTIONS COM 16360 TABLE MOUNTAIN PARKWAY
Golden, CO BOAD3

COLOR DO REGULIANTE DE COLOR DE "OVAL LAND 2/4/14 Malling SCANE

DRAWN BY: 6 CHK BY: 윷 APV BY: 용

SURVEY NOTES

SHFFT TTIF