

LESSOR'S LEGAL DESCRIPTION
LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 10, FIRST ADDITION TO THE TOWN OF EASTON ALSO KNOWN AS TOWN OF FRASER, EXCEPT THE EAST 12.50 FEET OF SAID LOT 17, AND ALSO EXCEPT THAT TRACT OF LAND AS CONVEYED TO GRAND COUNTY BY THE INSTRUMENT RECORDED SEPTEMBER 8, 1939, IN BOOK 87 AT PAGE 585, COUNTY OF GRAND, STATE OF COLORADO.

SCHEDULE B EXCEPTIONS

ITEMS 1 THRU 9 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.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 596-F0578021-381-LVT EFFECTIVE DATE: 04/03/2017.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. 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.

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. 08049C097C DATED 01/02/2008.

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

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPOID HEIGHTS, APPLYING GEOD 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 03/30/2017.

VERIZON WIRELESS LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOTS 15, 16, BLOCK 10, FIRST ADDITION TO THE TOWN OF EASTON ALSO KNOWN AS TOWN OF FRASER, GRAND COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID BLOCK 10, 279.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 8.95 FEET; THENCE SOUTH 00°09'04" WEST, 20.00 FEET; THENCE NORTH 89°48'12" WEST, 9.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'59" WEST, 62.08 FEET; THENCE SOUTH 78°05'08" WEST, 143.44 FEET TO THE EASTER RIGHT OF WAY LINE OF ZEREX STREET; THENCE NORTH 28°32'30" WEST, 15.65 FEET ALONG SAID TIGHT OF WAY LINE; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 78°05'08" EAST, 135.76 FEET; THENCE NORTH 00°07'26" EAST, 49.95 FEET; THENCE SOUTH 89°52'34" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°05'59" WEST, 62.08 FEET; THENCE SOUTH 78°05'08" WEST, 143.44 FEET TO THE EASTER RIGHT OF WAY LINE OF ZEREX STREET; THENCE NORTH 28°32'30" WEST, 15.65 FEET ALONG SAID TIGHT OF WAY LINE; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 78°05'08" EAST, 135.76 FEET; THENCE NORTH 00°07'26" EAST, 49.95 FEET; THENCE SOUTH 89°52'34" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°09'04" WEST, 20.00 FEET; THENCE NORTH 89°48'12" WEST, 9.00 FEET; THENCE NORTH 00°05'59" WEST, 15.00 FEET; THENCE NORTH 00°09'04" EAST, 20.00 FEET; THENCE SOUTH 89°50'56" EAST, 24.00 FEET TO THE POINT OF BEGINNING.

VERIZON WIRELESS 15' WIDE ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 10, 11, 12, 13, 14, 15, AND 16, BLOCK 10, FIRST ADDITION TO THE TOWN OF EASTON ALSO KNOWN AS TOWN OF FRASER, GRAND COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID BLOCK 10, 279.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 8.95 FEET; THENCE SOUTH 00°09'04" WEST, 20.00 FEET; THENCE NORTH 89°48'12" WEST, 9.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'59" WEST, 62.08 FEET; THENCE SOUTH 78°05'08" WEST, 143.44 FEET TO THE EASTER RIGHT OF WAY LINE OF ZEREX STREET; THENCE NORTH 28°32'30" WEST, 15.65 FEET ALONG SAID TIGHT OF WAY LINE; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 78°05'08" EAST, 135.76 FEET; THENCE NORTH 00°07'26" EAST, 49.95 FEET; THENCE SOUTH 89°52'34" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

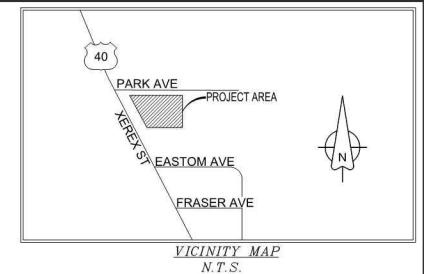
VERIZON WIRELESS 10' WIDE UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 15 AND 16, BLOCK 10, FIRST ADDITION TO THE TOWN OF EASTON ALSO KNOWN AS TOWN OF FRASER, GRAND COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID BLOCK 10, 279.35 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 8.95 FEET; THENCE SOUTH 00°09'04" WEST, 20.00 FEET; THENCE NORTH 89°48'12" WEST, 9.00 FEET; THENCE SOUTH 00°05'59" WEST, 62.08 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 19°53'35" WEST, 46.80 FEET; THENCE NORTH 90°00'00" WEST, 10.63 FEET; THENCE NORTH 19°53'35" EAST, 44.22 FEET; THENCE NORTH 78°05'08" EAST, 11.77 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.95	S0° 00' 00"E
L2	20.00	S0° 09' 04"W
L3	9.00	N89° 48' 12"W
L4	15.00	N89° 52' 34"W
L5	20.00	N0° 09' 04"E
L6	24.00	S89° 50' 56"E
L7	62.08	S0° 05' 59"W
L8	143.44	S78° 05' 08"W
L9	15.65	N28° 32' 30"W
L10	135.76	N78° 05' 08"E
L11	49.95	N0° 07' 26"E
L12	15.00	S89° 52' 34"E
L13	46.80	S19° 53' 35"W
L14	10.63	N90° 00' 00"W
L15	44.22	N19° 53' 35"E
L16	11.77	N78° 05' 08"E



verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

CHARLES STECKLY
ARCHITECTURE

FIELD BY: JWS
DRAWN BY: DLJ
CHECKED BY: ABM

REVISIONS

2	05/01/17	FINAL
1	04/06/17	PRELIMINARY
NO.	DATE	DESCRIPTION

RLF CONSULTING
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PROJECT No. 15010076

SITE NAME: CO1 DT FRASER

SITE ADDRESS: 520 ZEREX STREET
FRASER, CO 80442

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NO. LS-1

REVISION: 0

