



T-MOBILE SITE #: DN01645A
SITE NAME: DUNTON PROPERTIES
SITE ADDRESS: 2993 S. PEORIA STREET
AURORA, CO 80014

APPROVAL SIGNATURE BLOCK

THE FOLLOWING PARTIES HAVE REVIEWED THESE DOCUMENTS.
ALL DOCUMENTS ARE SUBJECT TO REVISION BY THE LOCAL ZONING
BUILDING DEPARTMENTS AND MAY IMPOSE CHANGES OR MODIFICATIONS.

<div><div></div><div>PROJECT MANAGER (PRINT)</div></div>	<div><div></div><div>PROJECT MANAGER</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>
<div><div></div><div>RF ENGINEER (PRINT)</div></div>	<div><div></div><div>RF ENGINEER</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>
<div><div></div><div>SITE ACQUISITION (PRINT)</div></div>	<div><div></div><div>SITE ACQUISITION</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>
<div><div></div><div>T-MOBILE QUALITY ASSURANCE (PRINT)</div></div>	<div><div></div><div>T-MOBILE QUALITY ASSURANCE</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>

LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES



NORTHEAST COR. SEC. 35
FOUND 3 1/4" ALUMINUM CAP
STAMPED LS 25379

Lease Area/Access & Utility Easements

ACCESS/UTILITY EASEMENT

BEING A STRIP OF LAND 20.00 FEET IN WIDTH LYING WITHIN A PORTION OF LOT 2, BLOCK 1 OF DILLON SUBDIVISION, FILING NUMBER 1, COUNTY OF ARAPAHOE, STATE OF COLORADO, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT, N89°33'01"E, 30.66 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"W, 30.57 FEET; THENCE N90°00'00"E, 151.15 FEET TO THE END OF SAID STRIP OF LAND.

SIDELINES OF SAID STRIP OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 24606091
EFFECTIVE DATED: FEBRUARY 15, 2017

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO AND FURTHER DESCRIBED AS FOLLOWS:

LOT 2 EXCEPT THE NORTHERLY 20.69 FEET THEREOF, BLOCK 1, DILLON SUBDIVISION FILING NO. 1, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SOUTH PEORIA PARTNERS, LLC FROM FRANK M. HALL BY SPECIAL WARRANTY DEED DATED JANUARY 02, 2004 AND RECORDED JANUARY 14, 2004 IN INSTRUMENT NO. B4008972.

Assessor's Parcel No.

1973-35-1-10-004

Easements

① PLAT RECORDED IN PLAT BOOK 27, PAGE 13. (PLOTTED HEREON).

3. ESTABLISHMENT OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND
RECORDED ON: 06/25/1979

RECORDED IN: DEED BOOK 3019, PAGE 57 (BLANKET IN NATURE).

④ EASEMENT
IN FAVOR OF: CITY OF AURORA, COLORADO, A MUNICIPAL CORPORATION OF THE COUNTIES OF ADAMS AND ARAPAHOE, STATE OF COLORADO
RECORDED ON: 08/08/1979
RECORDED IN: DEED BOOK 3050, PAGE 376 (PLOTTED HEREON).

5. RIGHT-OF-WAY EASEMENT
IN FAVOR OF: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS
RECORDED ON: 05/12/1980
RECORDED IN: DEED BOOK 3216, PAGE 100 (DOES NOT AFFECT SUBJECT PROPERTY).

6. COVENANT
RECORDED ON: 05/15/1980
RECORDED IN: DEED BOOK 3217, PAGE 738 (BLANKET IN NATURE).

7. DECLARATION OF PLANNED BUILDING GROUP
RECORDED ON: 05/15/1980
RECORDED IN: DEED BOOK 3217, PAGE 740 (DOES NOT AFFECT SUBJECT PROPERTY).

8. DECLARATION OF PLANNED BUILDING GROUP
RECORDED ON: 05/15/1980
RECORDED IN: DEED BOOK 3217, PAGE 742 (BLANKET IN NATURE).

9. REVOCABLE LICENSE
LICENSOR: THE CITY OF AURORA, A MUNICIPAL CORPORATION
LICENSEE: AURORA ATHLETIC CLUB
RECORDED ON: 12/01/1980
RECORDED IN: DEED BOOK 3326, PAGE 798 (NOT A PLOTTABLE ITEM).

10. RECIPROCAL EASEMENT AGREEMENT
BY AND BETWEEN: AURORA ATHLETIC CLUB LIMITED, A COLORADO LIMITED PARTNERSHIP AND CORNELL & PEORIA, LTD.
DATED: 01/21/1980
RECORDED ON: 12/02/1980
RECORDED IN: DEED BOOK 3327, PAGE 460 (BLANKET IN NATURE).

⑪ UTILITY EASEMENT
IN FAVOR OF: PUBLIC SERVICE COMPANY ANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS
RECORDED ON: 06/02/1981
RECORDED IN: DEED BOOK 3423, PAGE 595 (PLOTTED HEREON).

⑫ UTILITY EASEMENT
IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS
RECORDED ON: 07/31/1981
RECORDED IN: DEED BOOK 3460, PAGE 598 (PLOTTED HEREON).

13. MEMORANDUM OF AGREEMENT
BY AND BETWEEN: 2953 SOUTH PEORIA PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS SUCCESSOR BY MERGER OF 5325 PARTNERS, A COLORADO GENERAL PARTNERSHIP, BY INSTRUMENT RECORDED JANUARY 8, 2001 AT RECEPTION NO. 81003428 AND NEXTEL WEST CORP., A DELAWARE CORPORATION, D/B/A NEXTEL COMMUNICATIONS
DATED: 04/30/2004
RECORDED ON: 04/27/2006
RECORDED IN: INSTRUMENT NO. B6064750 (BLANKET IN NATURE).

14. STATEMENT OF AUTHORITY
RECORDED ON: 07/28/2014
RECORDED IN: INSTRUMENT NO. D4067156 (BLANKET IN NATURE).

15. DEED OF TRUST
FROM: SOUTH PEORIA PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY
TO: PUBLIC TRUSTEE OF ARAPAHOE COUNTY, TRUSTEE(S)
IN FAVOR OF: COLLEGIATE PEAKS BANK
DATED: 07/25/2014
RECORDED ON: 07/28/2014
RECORDED IN: INSTRUMENT NO. D4067157
ORIGINAL \$ AMT.: \$4,600,000.00
ASSIGNMENT OF RENTS
ASSIGNEE: COLLEGIATE PEAKS BANK
RECORDED ON: 07/28/2014
RECORDED IN: INSTRUMENT NO. D4067158 (BLANKET IN NATURE).

16. DEED OF TRUST
FROM: SOUTH PEORIA PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY
TO: THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, TRUSTEE(S)
IN FAVOR OF: COLLEGIATE PEAKS BANK
DATED: 07/20/2016
RECORDED ON: 07/21/2016
RECORDED IN: INSTRUMENT NO. D6078721
ORIGINAL \$ AMT.: \$300,000.00
ASSIGNMENT OF RENTS
ASSIGNEE: COLLEGIATE PEAKS BANK
RECORDED ON: 07/21/2016
RECORDED IN: INSTRUMENT NO. D6078722 (BLANKET IN NATURE).

Geographic Coordinates as Shown

1983 DATUM: LATITUDE 39°39'43.13"N LONGITUDE 104°50'51.54"W

Date of Survey

FEBRUARY 23, 2017

Basis of Bearings

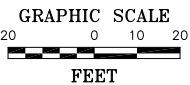
THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD 5.0 cm + 1: 10,000

Bench Mark

NGS CONTROL POINT "WEBB", ELEVATION = 5547 FEET (NAVD 88)

Legend

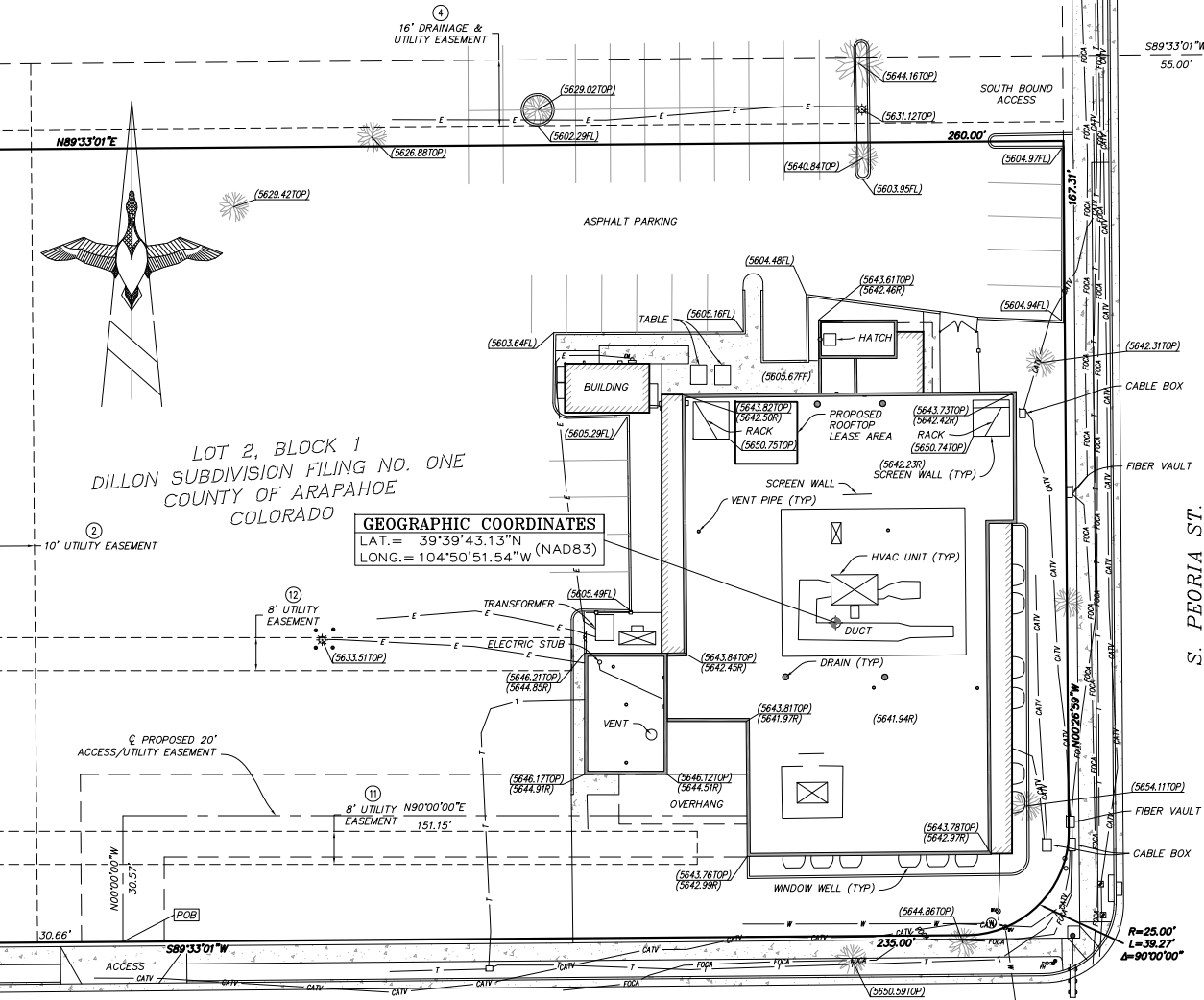
	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE



Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

EAST 1/4 COR. SEC. 35
FOUND TIES PER
MONUMENT RECORD



Certificate of Survey
THIS SURVEYOR HAS MADE A THOROUGH GEOGRAPHIC MAP AND IMPROVEMENTS
AND HAS FOUND THEM TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESUS A. LUGO
No. 238081
5/22/17
JESUS A. LUGO, PLS 3322

PROFESSIONAL SURVEYOR

THIS SURVEY IS A MONUMENTED SURVEY.
REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 24606091, ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF FEBRUARY 15,
2017. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS
THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION
AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

E. CORNELL AVE.

T-Mobile
stick together

PROJECT INFORMATION:

DUNTON PROPERTIES
DN01645

2993 S. PEORIA ST
AURORA, OF COLORADO 80014
COUNTY OF ARAPAHOE

CURRENT ISSUE DATE:

2/24/17

ISSUED FOR:

DESIGN

REV: DATE: DESCRIPTION: BY:

0	2/24/17	SUBMITTAL	JT
1	2/28/17	ADDED TITLE REPORT	JT
2	5/16/17	ADDED ACCESS EASEMENT	JT

PLAN PREPARED BY:

Altura
Land Consultants

6551 S. Revere Pkwy., Suite 165
Centennial, CO 80111
Phone: (720) 488-1303 ~ Fax: (720) 488-1306

LICENSURE:

DRAWN BY: CHK.: APV.:

JT JAL JAL

PROJECT MANAGER/ARCHITECT:

POWDER RIVER
Development Services, LLC
www.powderriverdev.com

SHEET TITLE:

TOPOGRAPHIC
SURVEY

SHEET NUMBER: REVISION:

LS1

2

SHEET 1 OF 1 SHEETS

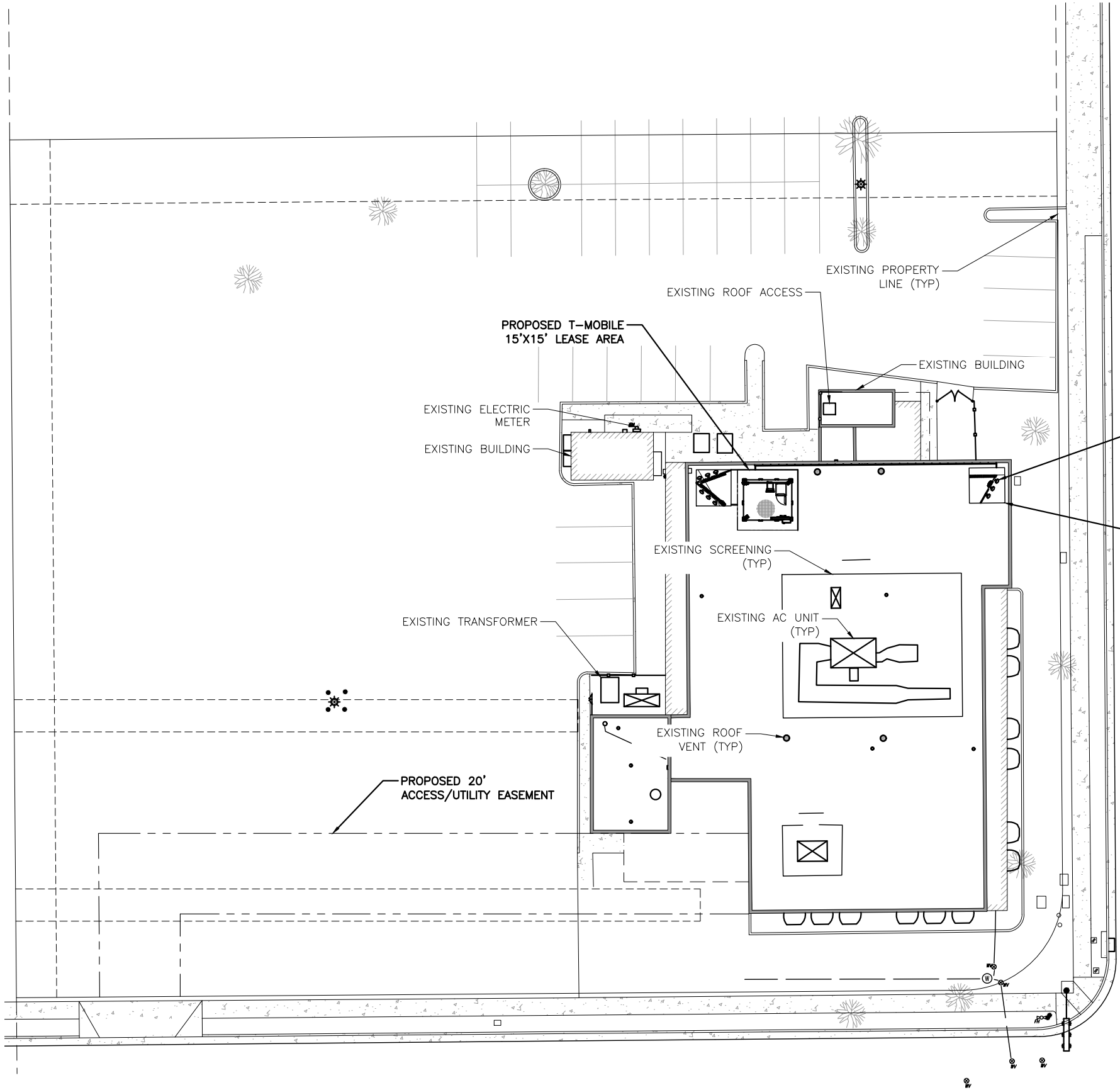
17042



THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

OVERALL SITE PLAN

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



NOTE:
ALL VISIBLE T-MOBILE EQUIPMENT (INCLUDING SCREENING) TO BE PAINTED TO MATCH THE EXISTING BUILDING.

S. PEORIA ST.

E. CORNELL AVE.



15'015'

SCALE: 1" = 15' (24x36)
(OR) 1" = 30' (11x17)

1



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #:			N/A
REVISIONS			
REV	DATE	DESCRIPTION	INT
A	07/07/17	ISSUED FOR REVIEW 90%	BCM

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION

DN01645A

DUNTON PROPERTIES

2993 S. PEORIA STREET
AURORA, CO 80014

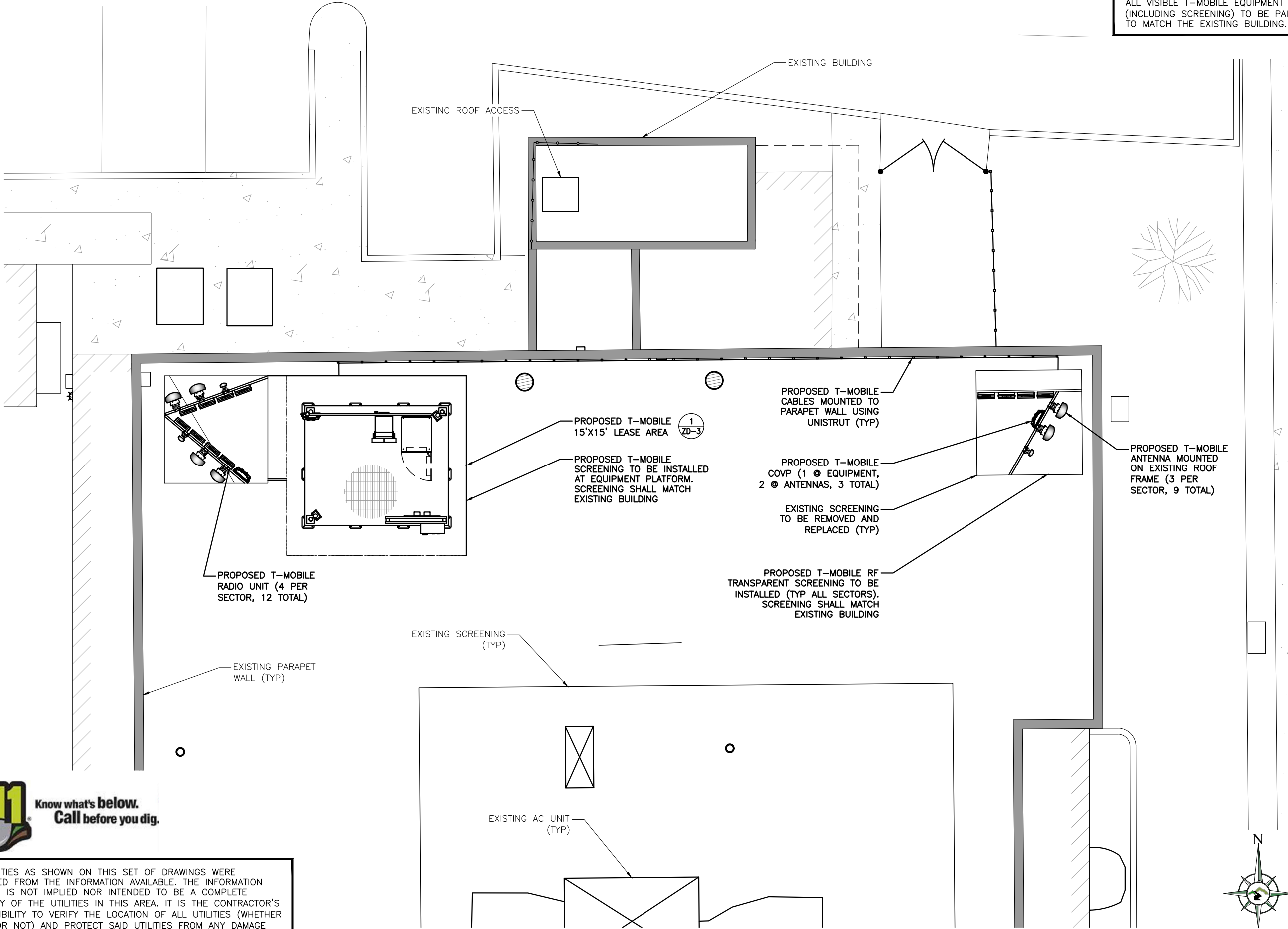
SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

ZD-1

NOTE:
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(INCLUDING SCREENING) TO BE PAINTED
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ENLARGED SITE PLAN

4" 0 2' 4" SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
A	07/07/17	ISSUED FOR REVIEW 90%	BCM

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SITE INFORMATION

DN01645A

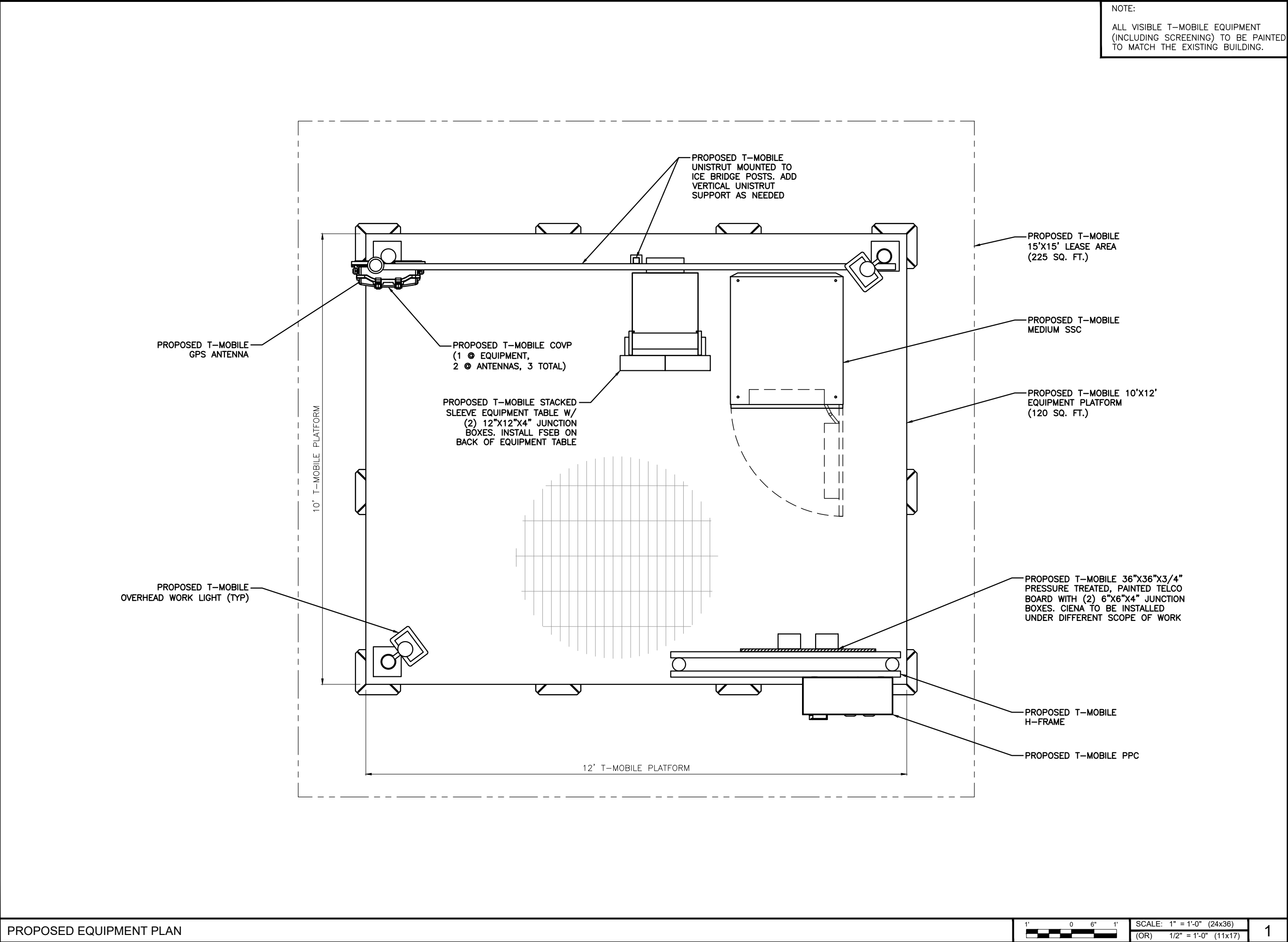
DUNTON PROPERTIES

2993 S. PEORIA STREET
AURORA, CO 80014

SHEET TITLE:
ENLARGED
SITE PLAN

SHEET NUMBER:

ZD-2



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011

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LICENSE #:
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SITE INFORMATION

DN01645A

DUNTON PROPERTIES

**2993 S. PEORIA STREET
AURORA, CO 80014**

SHEET TITLE:
**PROPOSED
EQUIPMENT PLAN**

SHEET NUMBER:
ZD-3

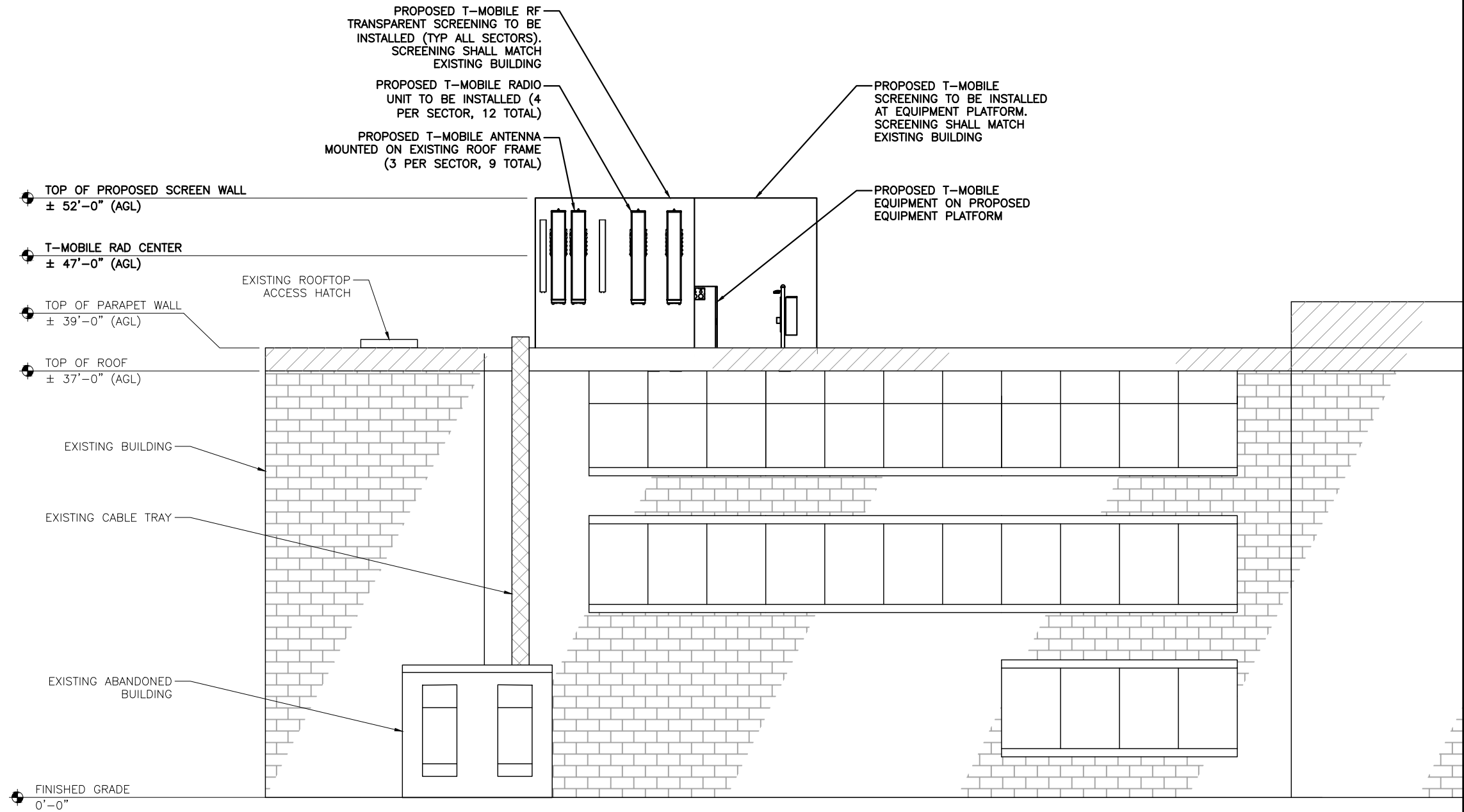
1" 0 6" 1"

SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

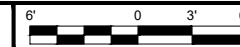
1

PROPOSED EQUIPMENT PLAN

NOTE:
ALL VISIBLE T-MOBILE EQUIPMENT
(INCLUDING SCREENING) TO BE PAINTED
TO MATCH THE EXISTING BUILDING.



PROPOSED ELEVATION (WEST)



SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
A	07/07/17	ISSUED FOR REVIEW 90%	BCM

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SITE INFORMATION

DN01645A

DUNTON PROPERTIES

2993 S. PEORIA STREET
AURORA, CO 80014

SHEET TITLE:

BUILDING
ELEVATION

SHEET NUMBER:

ZD-4

NOT USED

SCALE:
NTS

2

TYPICAL UNISTRUT WALL MOUNTING DETAIL

SCALE:
NTS

1

T-Mobile

T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

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SITE INFORMATION

DN01645A

DUNTON PROPERTIES

2993 S. PEORIA STREET
AURORA, CO 80014

SHEET TITLE:
CONSTRUCTION
DETAILS

SHEET NUMBER:

ZD-5