

SCALE: 1"=20'

U.S. HIGHWAY NO. 85 R.O.W.
FRONTAGE ROAD
ASPHALT DRIVE 25' ± WIDE

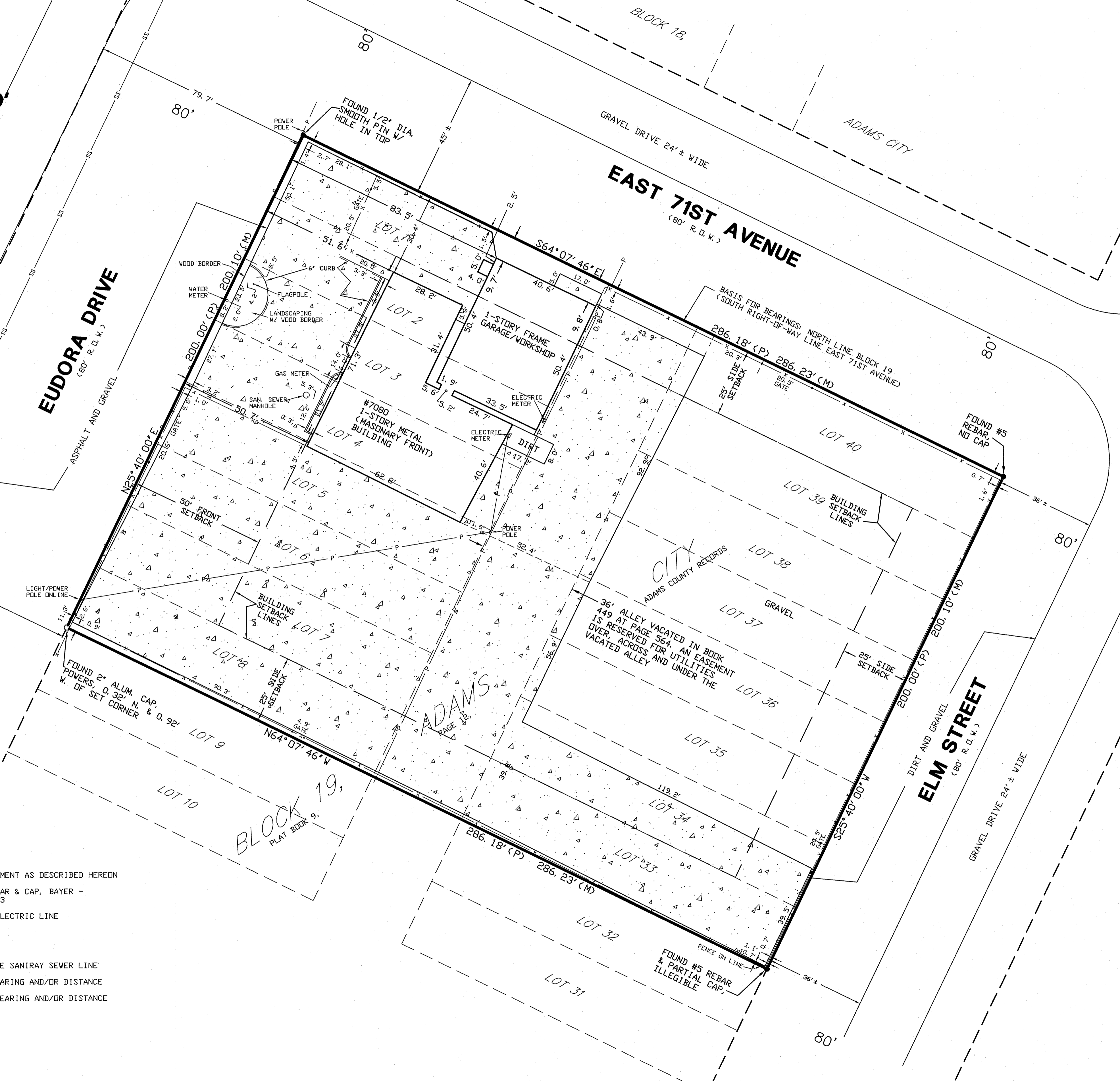
EUDORA DRIVE
(80' R.O.W.)
ASPHALT AND GRAVEL

EAST 71ST AVENUE
(80' R.O.W.)
GRAVEL DRIVE 24' ± WIDE

ELM STREET
(80' R.O.W.)
DIRT AND GRAVEL
GRAVEL DRIVE 24' ± WIDE

LEGEND

- DENOTES: FOUND MONUMENT AS DESCRIBED HEREON
- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973
- P DENOTES: OVERHEAD ELECTRIC LINE
- x DENOTES: FENCE LINE
- DENOTES: CONCRETE
- SS DENOTES: APPROXIMATE SANITARY SEWER LINE
- (P) DENOTES: PLATTED BEARING AND/OR DISTANCE
- (M) DENOTES: MEASURED BEARING AND/OR DISTANCE



LEGAL DESCRIPTION PER TITLE COMMITMENT:
 LOTS 1 THRU 8 AND THE WEST 1/4 OF VACATED ALLEY EAST OF AND ADJOINING THERTO, AND LOTS 33 TO 40 AND THE EAST 1/4 OF VACATED ALLEY WEST OF AND ADJOINING THERTO, BLOCK 19, ADAMS CITY, THE PLAT OF WHICH WAS FILED IN PLAT BOOK 9 AT PAGE 12, COUNTY OF ADAMS, STATE OF COLORADO.
 CONTAINS 57,274 SQUARE FEET OR 1.314 ACRES MORE OR LESS.
 BASIS FOR BEARINGS:
 THE NORTH LINE OF BLOCK 19, ADAMS CITY (RECORDED IN PLAT BOOK 9 AT PAGE 12, ADAMS COUNTY RECORDS), A SUBDIVISION OF A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR S64°07'46"E. ALL MONUMENTS EXIST AS SHOWN HEREON.

LEGAL 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 LEGAL ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY DESCRIBED AND SHOWN HEREON TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES OF RECORD, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AFFECTING THIS TRACT OF LAND.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS SITE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.

PER CITY OF COMMERCE CITY, THIS PROPERTY IS CURRENTLY ZONED: I-2 - LIGHT INDUSTRIAL.

THE SETBACKS SHOWN HEREON ARE THE CURRENT SETBACK RESTRICTIONS, WHICH ARE: 50 FEET - FRONT, 25 FEET - EACH SIDE, AND 25 FEET - REAR. THERE MAY HAVE BEEN DIFFERENT SETBACK RESTRICTIONS AT THE TIME THE EXISTING BUILDINGS WERE CONSTRUCTED.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 597-H0231700-036-GDD, DATED JANUARY 26, 2009 AT 8:00 A.M.

THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - SECTION 2:
 ITEM# DESCRIPTION (COMMENT BY BAYER & ASSOCIATES, INC. IN PARENTHESES)

- 1-7 N/A TO SURVEY
- 8 UTILITIES AS RESERVED IN VACATION RECORDED SEPTEMBER 22, 1952 IN BOOK 449, AT PAGE 564. (EASEMENT SHOWN)
- 9 MATTERS AS CONTAINED IN RESOLUTION RECORDED MAY 05, 1954 IN BOOK 496 AT PAGE 338.

CERTIFICATE OF SURVEY:
 I HEREBY CERTIFY TO: 7080 EUDORA, LLC, CITIWIIDE BANKS, FIRST AMERICAN HERITAGE TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, W. D. C. HOLDINGS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

RAYMOND W. BAYER
 REG. P. L. S. NO. 6973

DATE: _____
 COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, AT _____ M. IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT COMPLIES WITH RECEPTION NO. _____ THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

COUNTY SURVEYOR

R.W. BAYER & ASSOCIATES, INC.
 2090 EAST 104TH AVENUE, SUITE 200
 THORNTON, COLORADO 80233-4316
 (303) 452-4433 FAX: (303) 452-4515

REVISIONS: CAD FILE: M08179/M08179.DWG 01-04-2009 REVISED TEXT FOR ALTA / 02-13-2009 ADDED LENDER/SETBACK/ZONING /

ALTA/ACSM LAND TITLE SURVEY
 LOT 1-8 & 33-40 INCLUSIVE, AND VACATED ALLEY, BLOCK 19, ADAMS CITY, A SUBDIVISION OF A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=20'	DATE: NOV. 24, 2008	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO: 08179
BOOK: 649	PAGE: 27	FILE NO: 6-37-133L	SHEET: 1 OF 1	