

**TOWN OF LYONS, COLORADO
ORDINANCE NO. 1064**

**AN ORDINANCE OF THE TOWN OF LYONS, COLORADO APPROVING AN APPLICATION BY
CINGULAR WIRELESS PCS, LLC (AT&T MOBILITY) FOR A USE BY SPECIAL REVIEW OF A
WIRELESS TELECOMMUNICATIONS FACILITY**

WHEREAS, pursuant to C.R.S. § 31-23-301 the Town of Lyons ("the Town") has the authority to zone, rezone, change, supplement and revise zoning classifications or designation of property and regulate land uses within the Town; and

WHEREAS, the Board of Trustees has previously adopted in Chapter 16, Article 11 of LMC entitled "Wireless Telecommunications Facilities" which provides for the review of applications for Wireless Telecommunications Facilities; and

WHEREAS, pursuant to LMC Section 16-11-30, new telecommunications facilities are reviewed pursuant to the use by special review permitting process codified in LMC Section 16-7-35; and

WHEREAS, Cingular Wireless PCS, LLC (AT&T Mobility) ("the Applicant") has attended a pre-application conference with the Town Planner pursuant to Section 16-7-35(a); and

WHEREAS, the Applicant has submitted a use by special review application packet pursuant to the requirements of LMC Section 16-7-35(b)(2) and the design standards of Section 16-11-40 ("the Application") which is attached hereto as **Exhibit A**; and

WHEREAS, Town Staff has deemed the Application complete and has found that it complies with all necessary requirements; and

WHEREAS, LMC Section 16-7-35(j)(6) requires a public hearing before the Lyons Planning and Community Development Commission ("PCDC") on applications for Use by Special review; and

WHEREAS, on July 11, 2019 duly noticed public hearings were held before the PCDC, which heard testimony and considered other evidence before making certain findings of fact, concluding that the Application met and satisfied all of the applicable criteria set forth in Lyons Municipal Code, and

WHEREAS, the PCDC recommended approval of the special review permit subject to the conditions that additional engineering reports recommended by the Town Engineer be submitted by the Applicant prior to land use approval and that final camouflage details be submitted to the Town Board of Trustees for consideration; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Lyons Municipal Code, the Lyons Comprehensive Plan, the Lyons Disaster Recovery Program and all other applicable ordinances, resolutions and regulations together with all Town of Lyons land use application processing policies that relate to the subject matter of the public hearing, the Application and accompanying maps, reports, studies and all other submittals of the Applicant, any evidence or correspondence submitted by members of the public at the public hearing, and the staff files and reports of the Town Planner pertaining to the application; and

WHEREAS, pursuant to LMC Chapter 16, Article 11, the Board of Trustees has determined that Application, subject to any conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; generally conforms with the Town's Comprehensive Plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in Chapter 16 of the Lyons Municipal Code; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the Board of Trustees desires to comply with state law and the Lyons Municipal Code by setting a public hearing in order to provide the Owner and the public an opportunity to present testimony and evidence regarding the Application. Approval of this Ordinance on first reading does not constitute a representation that the Board of Trustees, or any member of the Town Board, supports, approves, rejects, or denies the use by special review permit.

THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, THAT:

Section 1. Recitals Incorporated. The above recitals are hereby incorporated by reference.

Section 2. Use by Special Review Permit Granted. The Board of Trustees hereby grants the use by special review permit for a Wireless Telecommunications Facility which shall be and is subject to the following conditions of approval:

- (1) A site plan showing proposed grading and limits of disturbance
- (2) Proposed grading required for the Access and Utility Easement
- (3) Sediment and erosion control management during construction for all disturbed areas
- (4) Additional details of the concrete pad / building foundation
- (5) Permanent revegetation for all disturbed areas
- (6) Geotech report
- (7) Permanent fencing details
- (8) Final camouflage details

The Applicant shall pay any outstanding fees and costs incurred by the Town and its consultants in the review and processing of the Application.

Section 3. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 4. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage in accordance with Section 2-2-160 of the Lyons Municipal Code.

INTRODUCED AND PASSED ON FIRST READING THIS 15th DAY OF JULY, 2019.

INTRODUCED, PASSED AND ADOPTED AND ORDERED PUBLISHED THIS 5TH DAY OF AUGUST, 2019.

TOWN OF LYONS

By: Barney Dreistadt
Mayor Pro Tem Barney Dreistadt

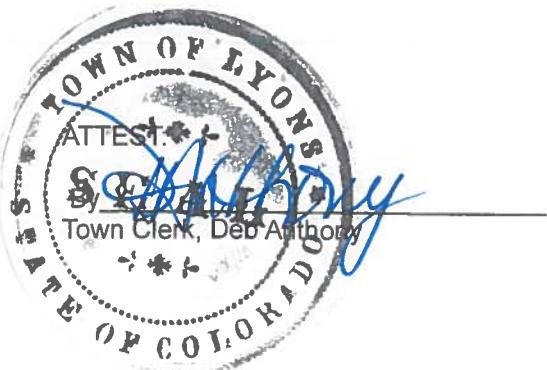


EXHIBIT A
Site Development Plan

TOWN OF LYONS -- LAND USE APPLICATION FORM

APPLICANT FULL NAME AND ADDRESS (Street: City, State, Zip):	
Nexius Solution, Inc 7025 S. Fulton Street Centennial, CO 80112	
APPLICANT'S CONTACT (Telephone, email)	
Susan Lombardi, (303) 641-2871, susan.lombardi@nexius.com	
PROJECT NAME AND ADDRESS:	
Cingular Wireless PCS, LLC by AT&T Mobility ("AT&T") 50' Monopine 603 Indian Lookout Rd, Lyons, CO 80540	

TYPE OF APPLICATION (please check one)		
	Annexation	Sketch Plan
	Change of Zone	Preliminary Plat
	Conditional Use Review	Final Plat
	Vacation of Right-of-Way or Easement	Plat Amendment
	Variance (zoning / building)	Planned Unit Development
<input checked="" type="checkbox"/>	Special Use Review (Telecommunications)	Telecommunications
PROJECT INFORMATION:		
Is site within Lyons' Planning Area?		Is site within Lyons' Town Limits? Yes
Existing Land use (single family, commercial etc): Single Family and Special Purpose Improvements		Proposed Use: Telecommunication Monopine
Existing Zoning: A-2		Proposed Zoning: N/A
Number of Existing Residential Lots: N/A		Number of Proposed Residential Lots: N/A
Number of Existing Commercial Lots: N/A		Number of Proposed Commercial Lots: N/A
Number of Existing Industrial Lots: N/A		Number of Proposed Industrial Lots: N/A
Total property acreage: 25.91		Does the property have slopes greater than 5%: N/A
Legal Description of Property (location within section, township and range); Lot and Block; and Subdivision 2 TRACTS, 71.535 TOTAL AC. ALSO IN E1/2 E1/2 SE1/4 13,3N,71		
ADDITIONAL CONTACTS (Owner, consultants):		
Full Name: Robert and Leona Forsberg (Owners)		
Address: P.O. Box 308, Lyons, CO 80540		

TOWN OF LYONS -- LAND USE APPLICATION FORM

Contact Info (email, phone): robertforsberg@me.com leona@lionscrestmanor.com
Full Name:
Address:
Contact Info (email phone):

COMPREHENSIVE PLAN AND PARKS OPEN SPACE TRAILS MAP CONSISTENCY:		
	yes/no	Please describe
Locate your property on the 2010 Lyons Planning Area Map and determine if your proposed use meets the future land use designations.	Yes	The land meets the future land use designation.
Is the project or property consistent with the guiding principles, goals, and objectives set forth in the 2010 Lyons Comprehensive Plan, or the Lyons Recovery Action Plan or the 2016 Lyons Primary Action Plan which were adopted as an addendum to the Comprehensive Plan.	Yes	Additional cell service in the area will help promote the economic development of Lyons. It will also provide better cell coverage for the existing businesses and residents in the area. The surrounding area also is designated as a high/severe wildfire area. Additional cell service will help assist in providing time critical data in times of an emergency.
Is the project or property consistent with the Sustainable Design and Development Principles in Appendix D of the Comprehensive Plan.	Yes	The Monopine is a sustainable design that will enhance the quality of service for its residents and businesses, which will improve the commercial viability of Lyons. The environmental cost will be minimal. The proposed Monopine will be in small leased area and will be positioned next to an existing Monopine on the property.
Is the project or property adjacent to a gateway designation in the <i>Comprehensive Plan's Lyons Gateway Map</i> (p87) and the <i>Parks Recovery Plan's Trail Planning, Park connectivity & Recreation Opportunity Map</i>	No	
Does the proposed project or property have or is it adjacent to a designation on the legend of the Trails Planning, Park Connectivity and Recreational Opportunities Map ?	No	It is not adjacent to existing or proposed trails.
Is the proposed project or property in the floodplain ? Current floodplain is available on the Town website under maps.	No	
Is the proposed project or property adjacent to a public facility or does it include a public facility ?	No	
Does the proposed project or property have unique wildlife habitat or a wildlife corridor ?	No	

UTILITY PROVIDER:

Water:	Sewer:	Electric:
Gas:	Cable:	Phone:
Fire Protection:	Other:	

CERTIFICATION:

TOWN OF LYONS -- LAND USE APPLICATION FORM

I certify that I am the lawful owner of the parcel(s) of land, which this application concerns, and consent to this action.

Owner See Letter from Property Owner Attached to this Application _____ Date: _____

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Lyons must be submitted prior to having this application processed.

Applicant: _____ Date: _____

FOR STAFF USE ONLY:

APPLICATION ACCEPTED BY: _____

DATE ACCEPTED: _____

FEE RECEIVED: _____

TRACKING NUMBER: _____

AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES/DEPOSITS (If Required)

This Agreement is entered between Nexus Solutions, Inc., as APPLICANT and THE TOWN OF LYONS, in consideration of the TOWN'S acceptance of APPLICANT'S application for the land use approval as further described below:

1. APPLICANT hereby represents that he/she/it is the owner of 100% of the real property for which this application is being processed or that 100% of the property owners have also signed this application. APPLICANT has submitted to the TOWN an application for approval of:
See Letter from Property Owner Attached to this Application.
2. APPLICANT acknowledges and understands that the Board of Trustees establishes a fee and deposit schedule for land use applications. The Agreement shall govern the payment of fees and deposits for processing applications.
3. The application shall not be accepted for processing unless the property owner(s) of record of the property included in the application sign(s) this Agreement.
4. A fee in the amount required by the Town sufficient to cover the internal and external costs of administration, processing, site visits, publication of notice and similar matters will be paid by the APPLICANT for processing the development application. An application fee of \$500.00 and an escrow fee of \$1,500.00 as required by resolution shall be paid to the Town prior to processing the application.
5. The applicant shall be required to pay all actual costs incurred by the Town for review of the application by consultants, including but not limited to engineering, surveying, legal and planning plus fifteen percent (15%) of such actual costs for the Town's administrative costs plus supplies. The Town may require a deposit from APPLICANT to offset the Town's costs for review prior to consideration of any application submittal pursuant to this Code. Subsequent deposits may be required when the initial deposits are eighty-five percent (85%) depleted. These deposits may exceed the total amount of fees collected using the standard schedule of fees. The Town shall not continue the processing of any application for which the APPLICANT has refused to deposit the funds to cover the Town's cost of review. Any funds deposited in excess of the standard fees remaining after paying the costs specified above shall be refunded to the APPLICANT. In the event of non-payment of fees, the Town shall have the right to file a legal action to collect any balance due to the Town plus its costs and attorney's fees

TOWN OF LYONS -- LAND USE APPLICATION FORM

against any or all persons signing this Agreement as APPLICANT. The Town may certify to the County Treasurer any amount due pursuant to this paragraph as a lien on the property for which the application is submitted to be due and payable with the real estate taxes for the Town if the APPLICANT does not pay such amount within (30) days of written request by the Town.

APPLICANT(S)/OWNER(S)-

(All Owners/Applicants must sign this application)

By: _____
 As: _____
 Date: _____
 Address: _____

By: _____
 As: _____
 Date: _____
 Address: _____

LAND USE PERMITS

APPLICATION TYPE	APPLICATION FEE (NON-REFUNDABLE)	ESCROW ACCOUNT	ADDITIONAL MATERIAL REQUIRED
Rezoning except LI	\$ 500.00	\$ 1,000.00	See LMC 16-15-30
Special or Conditional Use Review	\$ 250.00	\$ 500.00	See LMC 16-7-35 or 16-7-30
PUD Rezoning	\$ 500.00	\$ 1,000.00	See LMC 16-4-50
Variance to Zoning	\$ 500.00	\$ 250.00	See LMC 16-15-30
Board of Appeals	\$ 500.00	\$ 250.00	See LMC 16-15-30
Telecommunication Application	\$ 500.00	\$ 1,500.00	See LMC 16-11-50
Zoning verification letter	\$ 50.00		

DEVELOPMENT OR SITE PLAN

Up to 1 Acre	\$ 500.00	\$ 2,000.00	See LMC 16-17-30
Up to 3 Acres	\$ 500.00	\$ 4,000.00	See LMC 16-17-31
Up to 10 Acres	\$ 500.00	\$ 6,000.00	See LMC 16-17-32
Over 10 Acres	\$ 500.00	\$ 8,000.00	See LMC 16-17-33

SUBDIVISION

Survey Correction Plat	\$ 500.00	\$ 500.00	Sec. LMC 17-9-40
Lot Consolidation	\$ 250.00	\$ 500.00	Sec. LMC 17-7-50
Plat Vacation	\$ 500.00	\$ 500.00	Sec. LMC 17-6-40
Plat Amendment	\$ 500.00	\$ 500.00	Sec. LMC 17-5-40
Minor Subdivision	\$ 500.00	\$ 1,000.00	Sec. LMC 17-3-40

MAJOR SUBDIVISION

Sketch Plan (Reg and PUD)	\$ 500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-50
Preliminary Plan (Reg and PUD)	\$ 500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-60.
Final Plat (Reg and PUD)	\$ 500.00	\$1,000 + \$10 per dwelling unit	Sec. LMC 17-4-70.

ANNEXATIONS

up to 5 acres	\$ 500.00	\$ 3,000.00	Sec LMC 15-1-120
5-20 acres	\$ 500.00	\$ 6,000.00	Sec LMC 15-1-120
Over 20 acres	\$ 500.00	\$ 8,000.00	Sec LMC 15-1-120

January 31, 2019

Paul Glasgow
Director of Planning
Town of Lyons
432 5th Avenue
Lyons, CO 80540

RE: Special Use Review for 603 Indian Lookout Road, Lyons, Co
PIN: 120318306001

Dear Mr. Glasgow:

Below is the requested information to support Cingular Wireless PCS, LLC by AT&T Mobility's ("AT&T") Special Use Review Permit for a Monopine at 603 Indian Lookout Road, Lyons, CO.

GENERAL DESCRIPTION

AT&T is seeking approval of a Special Use Review Permit to allow construction and operation of a 55' Monopine (50' antennas height) telecommunications tower. The proposed site is zoned A-2 (Agriculture) and will be located on a small leased area within the larger 25.91 acre-parcel owned by Robert and Leona Forsberg. The Monopine and associated facilities and equipment will be contained in the leased area and it will be accessed from Indian Lookout Road where an existing dirt road leads to the tower site.

The purpose of this telecommunications tower is to ensure that the residents have reliable access to AT&T's network and have state of the art communications services. A 50' antenna height is necessary to ensure that the surrounding trees do not interfere with radio transmissions of the Monopine. Co-locating is not an option. The existing Monopine on the Forsberg property is not tall enough to meet AT&T's network needs. If AT&T were to co-locate on this Monopine, its antennas would be below the tree line and not provide adequate network coverage. The other tower in Lyons is: 4324 Ute Rd, Lyons, CO 80540, which is a non-registered telecommunication tower. It is 1.7 miles from our proposed location and 389' lower in elevation. The distance from the proposed site and the lower elevation would not provide the necessary coverage for AT&T's network.

DOCUMENTATIONS-- EXHIBITS

1. Application Fee of \$500 and \$1500 for the Liability Account (Copy of Checks)
2. Land Use Application-- Attached
3. Signed Landlord Authorization Letter Authorizing Zoning Application- Attached
4. Existing Coverage Map and Proposed Coverage Map
5. Photo Simulations
6. Pictures of examples of AT&T Monopines

7. Title Review- Summary (Full Title Review is on USB Drive)
8. A signed certification that notice was sent to mineral estate holder:

Director, Boulder County Parks & Open Space, P.O. Box 471. Boulder, CO 80306	Boulder County Attorney's Office P.O. Box 471 Boulder, CO 80306
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9. Excel Spreadsheet of telecommunication towers and antennas within 4-mile radius (USB drive)
10. Vicinity Map Page T-1, Site Plans Pages ZD-1 to ZD-4- and pictures of site --Attached

**REQUIREMENTS OF TOWN OF LYON'S MUNICIPAL CODE
ARTICLE 11 – WIRELESS TELECOMMUNICATIONS**

**SECTION 16-11-50 ADMINISTRATIVE REVIEW AND USE BY SPECIAL REVIEW SUBMITTAL
REQUIREMENTS**

Section (a)(4):

In Lyons, there are 2 Towers, neither of which will support co-location by AT&T:

- a) 40.22486, -105.279: 603 Indian Lookout Road, Lyons, CO 80540
Existing 50' Monopole on the property, but it is an insufficient height. Radio transmissions from a tower lower than 50', would be blocked by the existing trees and vegetation on the Forsberg property. The signal coverage would not provide the necessary coverage for AT&T's network.
- b) 40.20992, -105.254: 4324 Ute Rd, Lyons, CO 80540
This is a non-registered telecommunication tower. It is 1.7 miles from our proposed location and 389' lower in elevation. The distance from the proposed site and the lower elevation would preclude ATT from obtaining any of their network coverage.
- c) All other antennas in the area do not support co-location. I have attached a spreadsheet of the addresses and coordinates of those antennas.

Co-locating on either of the existing telecommunication towers will not satisfy ATT's network requirements.

Section(a)(5) and (6)

ATT&T proposes to install a 55' Monopine with 9 panel antennas attached at 50', 3 sector mounts, 3 squids and 9 remote radio heads. There will be an 8'x8' concrete equipment shelter, a generator and an ice bridge. **See Site Plans pages ZD-3 and ZD-4.**

ADDITIONAL REQUIREMENTS FOR SPECIAL USE REVIEW APPLICATION**Section (b)(1) WAITING FOR PHOTO SIMULATIONS**

The visual impact of the proposed Monopine is depicted in the Photo Simulations. An analysis of the simulations shows the minimal impact that the Monopine will have on the surrounding landscape.

Location 1- the Monopine is set back sufficiently to preclude seeing it from this angle.

Location 2- the Monopine is camouflaged by the existing Monopine and only a small portion of it can be seen.

Location 3- the Monopine is visible but blends in with the existing pine trees and vegetation.

The fence surrounding the leased area is depicted on **page ZD-2 of the Site Plans**. AT&T will use the fence material recommended by the Town.

Section(b)(2) and (3)

The technological design, the size, height, type and architectural elevation are depicted on **T-1, and ZD-1 to ZD-4 of the Site Plans.**

Section(b)(4)

The Monopine will not be illuminated.

Section (b)(5)

The 50' antenna height is necessary to AT&T's communication network. There are 2 propagation maps that depict the lack of coverage in this area.

Map 1: Existing coverage: It is apparent that there are significant gaps in network coverage that prevents users from receiving adequate cell phone service.

Map 2: Proposed coverage with Monopine (antennas at 50' and RAD at 46'): The area of coverage expands substantially and provides coverage in the more difficult to reach areas in both Lyons and Boulder County. The Monopine extends above the tree line so the propagation map accurately reflects the extent of coverage.

17-11-120 Ridgeline

"A ridgeline shall include any point...where the top of a ridge meets the sky. Development of a structure upon a ridgeline would cause the structure to protrude above the ridgeline and result in the structure having a backdrop of the sky." **Lyon's Municipal Code, Section 17-11-120.**

I have included various pictures of the proposed site. The proposed location will not result in any structure having the sky as the backdrop. Furthermore, the color and height of the Monopine will blend with the existing pines on the property

Section (b)(6)

The proposed location is the optimal site in terms of both network coverage and aesthetics. As reflected in the Propagation Map, the natural elevation of the Forsberg property allows for better network coverage with a smaller Monopine. If we selected a site at a lower elevation, then the Monopine would have to be taller and it would look significantly out of place with the natural setting of the Town. Additionally, there is already a 50' Monopine on the Forsberg property. Thus, the location minimizes the adverse impact on the community by locating AT&T's Monopine near an existing Monopine and minimizing the number of sites that house telecommunication facilities in the Town. It is also located away from the ridgeline, which minimizes the view from lower elevations.

Section 16-11-50(4)

Although AT&T considered co-locating, there were no Towers in the Town at the elevation or height that provided the necessary network coverage. **(See Section(a)(4) above).** Rooftop antennas were not viable since placement would be in the Business District, which is substantially lower in elevation than the Forsberg property. The proposed Monopine on the Frosberg property is the most feasible location for AT&T's network.

If you require any additional information, please contact me at (303) 641-2871.

Susan Lombardi
Zoning and Permitting Specialist
+1 (303) 641-2871
susan.lombardi@nexius.com
www.nexius.com

NEXIUS

CERTIFICATION OF NOTICE TO MINERAL ESTATE HOLDER

January 31, 2019

RE: Notice to Mineral Estate for 603 Indian Lookout Road, Lyons, CO (PIN: 120318306001)

To Whom It May Concern:

I hereby certified that on January 29, 2019, Notice to Mineral Estate Holders was sent by United State Mail, postage pre-paid, to the following addresses:

Director, Boulder County Parks & Open Space, P.O. Box 471. Boulder, CO 80306	Boulder County Attorney's Office P.O. Box 471 Boulder, CO 80306
--	---

Susan Lombardi
Zoning and Permitting Specialist
Nexius Solutions
7025 S. Fulton Street

January 31, 2019

Director,
Boulder County Parks & Open Space,
P.O. Box 471.
Boulder, CO 80306

Re: Notice to Mineral Estate for 603 Indian Lookout Road, Lyons, CO, PIN: 120318306001

Dear Director:

As the Mineral Estate holder, Cingular Wireless PCS, LLC by AT&T Mobility ("AT&T") is required to notify you that 603 Indian Lookout Road, Lyons, CO ("Property") is subject to a pending Land Use Application with the Town of Lyons.

AT&T has applied to construct and operate a 50-foot Monopine Telecommunication Tower on the Property. AT&T will lease from Robert and Leona Forsberg a small portion of land from the larger 25- acre parcel of land. The Monopine and associated facilities and equipment will be contained on the leased area and it will be accessed from Indian Lookout Road where an existing dirt road leads to the tower site.

If you have any questions, please contact me at (303) 641-2871.

Susan Lombardi
Zoning and Permitting Specialist
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susan.lombardi@nexius.com
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NEXIUS

January 31, 2019

Boulder County Attorney's Office
P.O. Box 471
Boulder, CO 80306

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If you have any questions, please contact me at (303) 641-2871.

Susan Lombardi
Zoning and Permitting Specialist
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NEXIUS

Rethink Possible



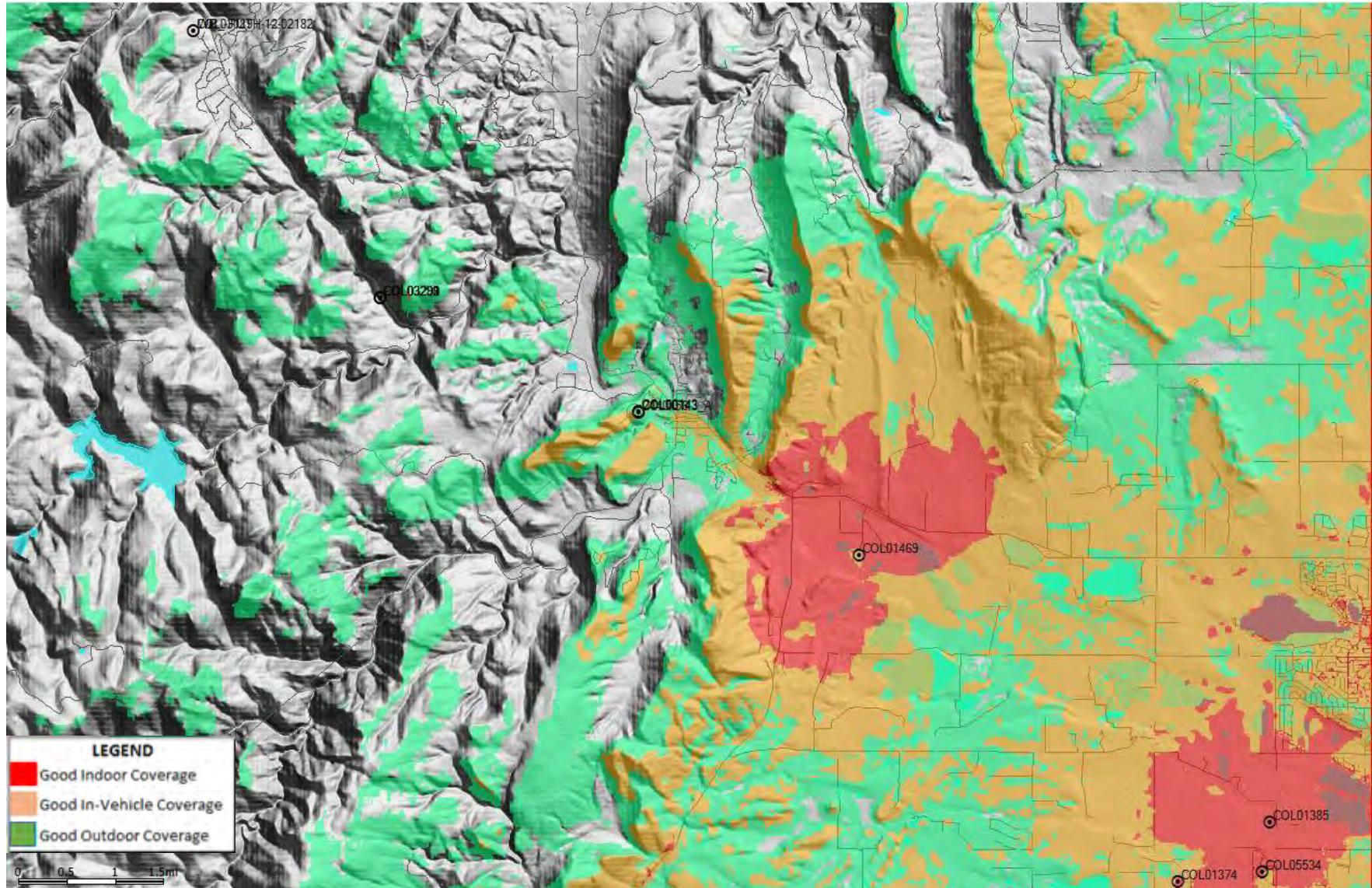
COL00143: Lyons

LTE 700 Coverage Plots

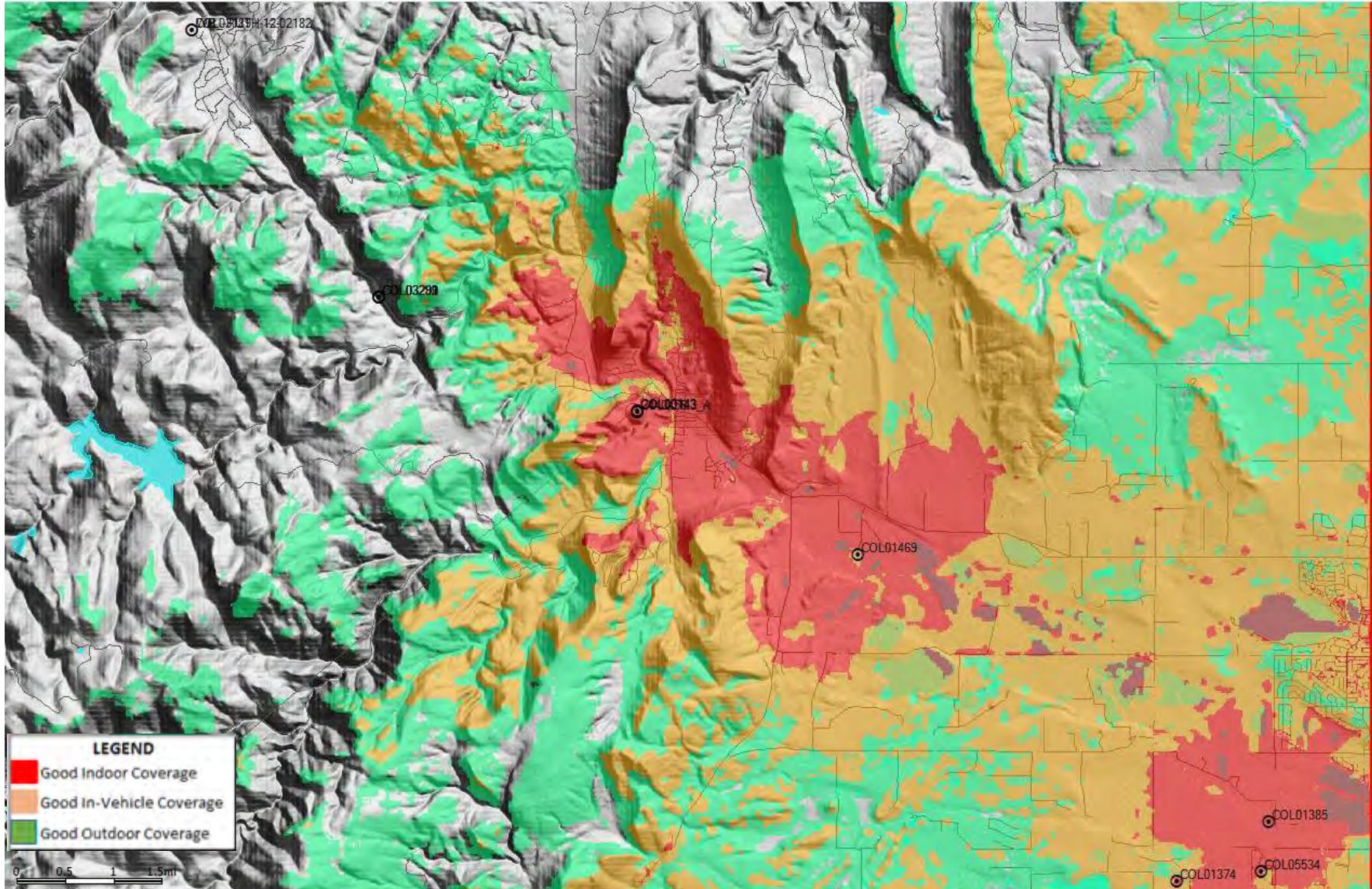
01/24/18 v1



LTE 700 Coverage without NSB COL00143



LTE 700 Coverage with NSB COL00143 @ 46'





at&t
Mobility



Know what's below.
Call before you dig.

SITE NAME: NSB-CO.BDN_COV_RMR_434_COL00143
 SITE NUMBER: COL00143
 FA NUMBER: 14638374
 USID: 231949
 PACE NUMBER: MRUTH029019
 AT&T SITE ADDRESS: 603 INDIAN LOOKOUT RD
 LYONS, CO 80540
 STRUCTURE TYPE: 50'-0" MONOPINE TOWER
 PROJECT TYPE: NEW SITE BUILD

PREPARED BY:
NEXIUS
 TRANSFORM YOUR BUSINESS...THROUGH WIRELESS
 A&E OFFICE:
 2595 DALLAS PKWY FRISCO, TX 75034
 (972) 581-9888
 CLIENT:

 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112
 PROFESSIONAL STAMP:

SITE INFORMATION		VICINITY MAP		SHEET INDEX											
SITE NAME:	NSB-CO.BDN_COV_RMR_434_COL00143			SHEET #	SHEET DESCRIPTION										
SITE NUMBER:	COL00143			T-1	TITLE SHEET										
FA LOCATION CODE:	14638374			ZD-1	AERIAL MAP										
ADDRESS:	603 INDIAN LOOKOUT RD			ZD-2	SITE SURVEY										
CITY, STATE ZIP:	LYONS, CO 80540			ZD-3	OVERALL SITE PLAN										
COUNTY:	BOULDER			ZD-4	ENLARGED SITE PLAN										
LATITUDE:	40.224742°			ZD-5	PROPOSED TOWER PLAN AND ELEVATION										
LONGITUDE:	-105.279033°														
GROUND ELEVATION:	5765' A.M.S.L.														
STRUCTURE TYPE:	MONOPINE TOWER														
STRUCTURE HEIGHT:	50'-0" A.G.L.														
APPLICANT:	AT&T MOBILITY 161 INVERNESS DR W, 2ND FLOOR ENGLEWOOD, COLORADO 80112														
SITE ACQUISITION:	NEXIUS SOLUTIONS, INC. 8310 SOUTH VALLEY HWY, 3RD FLOOR, STE 3131 ENGLEWOOD, CO 80112														
A&E SERVICES:	NEXIUS SOLUTIONS, INC. 2595 DALLAS PKWY FRISCO, TX 75034 (972) 581-9888														
TOWER OWNER:	TBD														
JURISDICTION:	CITY OF LYONS, CO														
PARCEL #:	120318306001														
PARCEL OWNER:	ROBERT & LEONA FORSBERG														
ZONING DESIGNATION:	N/A														
SCOPE OF WORK		DRIVING DIRECTIONS		CODE COMPLIANCE											
THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:		<p>FROM DENVER INTERNATIONAL AIRPORT:</p> <ul style="list-style-type: none"> FOLLOW PEÑA BLVD, E-470 N AND I-25 N TO CO-66 W IN MEAD. TAKE EXIT 243 FROM I-25 N CONTINUE ON CO-66 W. DRIVE TO INDIAN LOOKOUT RD IN LYONS USE THE LEFT 2 LANES TO TURN LEFT ONTO CO-66 W CONTINUE ONTO US-36 W TURN RIGHT ONTO 5TH AVE/W MAIN ST TURN LEFT ONTO INDIAN LOOKOUT RD 		<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH CURRENT EDITIONS OF THE FOLLOWING APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.</p> <ul style="list-style-type: none"> 2015 INTERNATIONAL BUILDING CODE 2017 NATIONAL ELECTRICAL SAFETY CODE 2017 NATIONAL ELECTRICAL CODE TIA/EIA-222-G-2 OR LATEST EDITION ADOPTED CITY/COUNTY ORDINANCES ALL CODES SUBJECT TO LOCAL JURISDICTION REQUIREMENTS 											
GENERAL NOTES				APPROVALS											
<p>THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER OR TRASH DISPOSAL IS NOT REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.</p> <p>THIS DRAWING IS SIZED TO 34" X 22" FOR SCALING PURPOSES.</p>				<p>THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.</p> <table border="0"> <tr> <td>NEXIUS LEASING/SITE ACQUISITION:</td> <td>DATE:</td> </tr> <tr> <td>NEXIUS A&E:</td> <td>DATE:</td> </tr> <tr> <td>NEXIUS CM:</td> <td>DATE:</td> </tr> <tr> <td>AT&T CM:</td> <td>DATE:</td> </tr> <tr> <td>AT&T RF:</td> <td>DATE:</td> </tr> </table>		NEXIUS LEASING/SITE ACQUISITION:	DATE:	NEXIUS A&E:	DATE:	NEXIUS CM:	DATE:	AT&T CM:	DATE:	AT&T RF:	DATE:
NEXIUS LEASING/SITE ACQUISITION:	DATE:														
NEXIUS A&E:	DATE:														
NEXIUS CM:	DATE:														
AT&T CM:	DATE:														
AT&T RF:	DATE:														
PROJECTS				TITLE SHEET											
LTE 1C / 2C / 3C / 4C / 5C				<p>SHEET NUMBER: T-1</p>											

FOR ZONING

ZONING DOCUMENTS

THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 03/12/19.

- JACK T. PHIPPS, P.E.
- COLORADO PROFESSIONAL ENGINEER REGISTRATION NUMBER P-17909
- EXPIRATION DATE 10/31/2019
- NEXIUS SOLUTION, INC.
- COLORADO FIRM NO. C-3797
- EXPIRATION DATE 08/31/2019

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	12/14/18	FOR REVIEW	RA
B	01/30/19	FOR REVIEW	RA
C	02/28/19	FOR REVIEW	RA
D	03/12/19	FOR REVIEW	RA

SITE INFORMATION: SITE NAME: NSB-CO.BDN_COV_RMR_434_COL00143
SITE NUMBER: COLO0143

FA LOCATION CODE: 14638374
PACE ID: MRUTH029019

ADDRESS:
603 INDIAN LOOKOUT RD
LYONS, CO 80540

PROJECTS:
LTE 1C / 2C / 3C / 4C / 5C

DRAWN BY: RA DATE: 12/14/18

CHECKED BY: CD DATE: 03/12/19

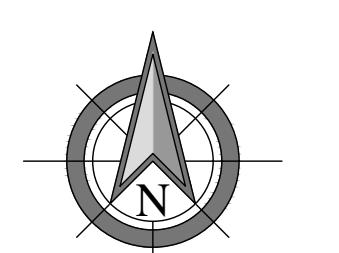
SHEET TITLE:
AERIAL MAP

SHEET NUMBER:

ZD-1



NOTE:
THIS PLAN WAS CREATED BASED ON SURVEY.



FOR ZONING

ZONING DOCUMENTS

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 SITE NUMBER: COLO0143

FA LOCATION CODE: 14638374
 PAGE ID: MRUTH029019
 ADDRESS: 603 INDIAN LOOKOUT RD
 LYONS, CO 80540

PROJECTS: LTE 1C / 2C / 3C / 4C / 5C

DRAWN BY: RA DATE: 12/14/18

CHECKED BY: CD DATE: 03/12/19

SHEET TITLE: SITE SURVEY

SHEET NUMBER: ZD-2

NOTES :

1. PLAN PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY U.S. TITLE SOLUTIONS, FILE NO. 62453-C01901-5034, WITH AN EFFECTIVE DATE OF 01/16/2019.

2. PLAN DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY NOR A BOUNDARY SURVEY OF THE PARENT PARCEL. PROPERTY LINES ARE DRAWN FROM FIELD LOCATIONS OF MONUMENTATION, QUITCLAIM DEED, RECEPTION NO. 1943939, RECORDED ON 05/28/1999 (R1), BOUNDARY SURVEY, SURVEY REPORT NO. LS-94-0194, RECORDED ON 08/03/1994 (R2), FINAL PLAT FORSBERG MINOR SUBDIVISION NO. 1, RECEPTION NO. 1241648, RECORDED ON 11/19/1992 (R3), FORSBERG MINOR SUBDIVISION 3, RECEPTION NO. 1966311, RECORDED ON 07/30/1999 (R4), AND FORSBERG MINOR SUBDIVISION 4, RECEPTION NO. 1966312, RECORDED ON 07/30/1999 (R5) OF THE BOULDER COUNTY CLERK AND RECORDER, COLORADO.

3. BASIS OF THE BEARINGS AND COORDINATES IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 [NAD 83(2011) EPOCH: 2011] BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 02/01/2019, TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM EXPRESSED IN US SURVEY FEET. ASSUMED BASIS OF BEARINGS IS AN EAST LINE OF LOT 1 OF SAID FORSBERG MINOR SUBDIVISION 4 (R5). ASSUMED BEARING IS S00°47'09"W (M), S00°14'28"E (R5), AS SHOWN HEREON. 1A CERTIFICATION OF ANTENNA LOCATION, LATITUDE AND LONGITUDE, ARE HEREBY CERTIFIED TO BE WITHIN 20 FEET, MORE OR LESS.

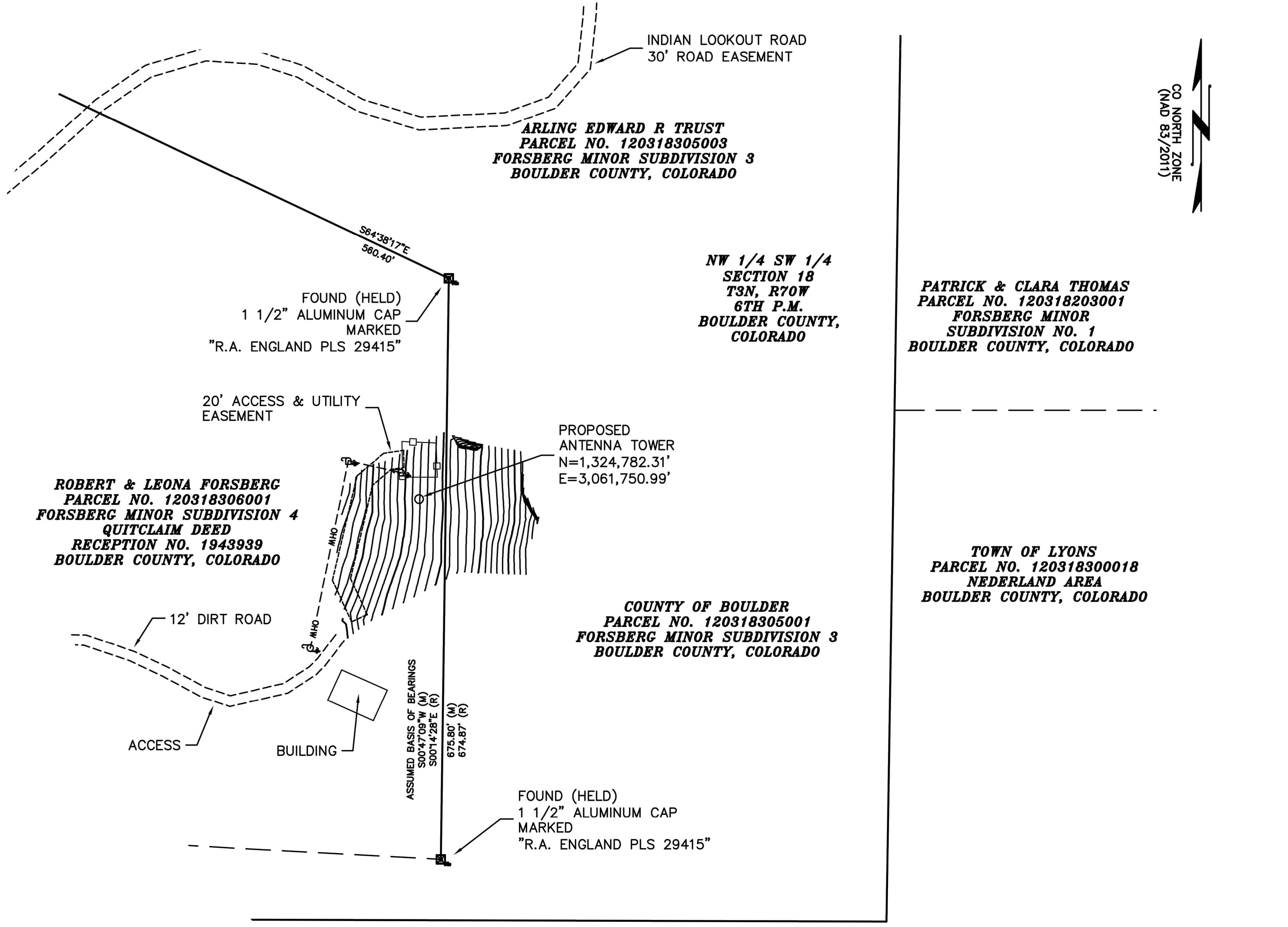
4. VERTICAL DATA BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND EXPRESSED IN US SURVEY FEET. 1A CERTIFICATION OF ANTENNA GROUND ELEVATION, IS HEREBY CERTIFIED TO BE WITHIN 3 FEET, MORE OR LESS.

5. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON COMMUNITY-PANEL NUMBER 08013C0232, EFFECTIVE DATE 12/18/2012.

6. LESSEE INFORMATION:
 NEXIUS
 8310 SOUTH VALLEY HIGHWAY SUITE 3131
 ENGLEWOOD, CO 80112

7. OWNER INFORMATION:
 ROBERT & LEONA FORSBERG
 P.O. BOX 308
 LYONS, CO 80540

LEGEND	
—	PARENT PARCEL LINE
---OHW---	OVERHEAD WIRE
- - 8700 -	CONTOUR LINE / ELEVATION
—□—	WOODEN FENCE
— — —	ADJOINER, NOT SURVEYED
○	UTILITY POLE
(M)	MEASURED
(R)	RECORD
P.M.	PRINCIPAL MERIDIAN
AMSL	ABOVE MEAN SEA LEVEL
N.T.S.	NOT TO SCALE



PREPARED BY:
NEXIUS
 TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:
 2595 DALLAS PKWY FRISCO, TX 75034
 (972) 581-9888

CLIENT:

at&t
 Mobility
 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112

PROFESSIONAL STAMP:

FOR ZONING

ZONING DOCUMENTS

THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 03/12/19.

- JACK T. PHIPPS, P.E.
- COLORADO PROFESSIONAL ENGINEER REGISTRATION NUMBER P-17909
- EXPIRATION DATE 10/31/2019
- NEXIUS SOLUTION, INC.
- COLORADO FIRM NO. C-3797
- EXPIRATION DATE 08/31/2019

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SUBMITTALS

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C	02/28/19	FOR REVIEW	RA
D	03/12/19	FOR REVIEW	RA

SITE INFORMATION:

SITE NAME: NSB-CO.BDN_COV_RMR_434_COL00143
 SITE NUMBER: COLO0143
 FA LOCATION CODE: 14638374
 PAGE ID: MRUTH029019
 ADDRESS: 603 INDIAN LOOKOUT RD LYONS, CO 80540

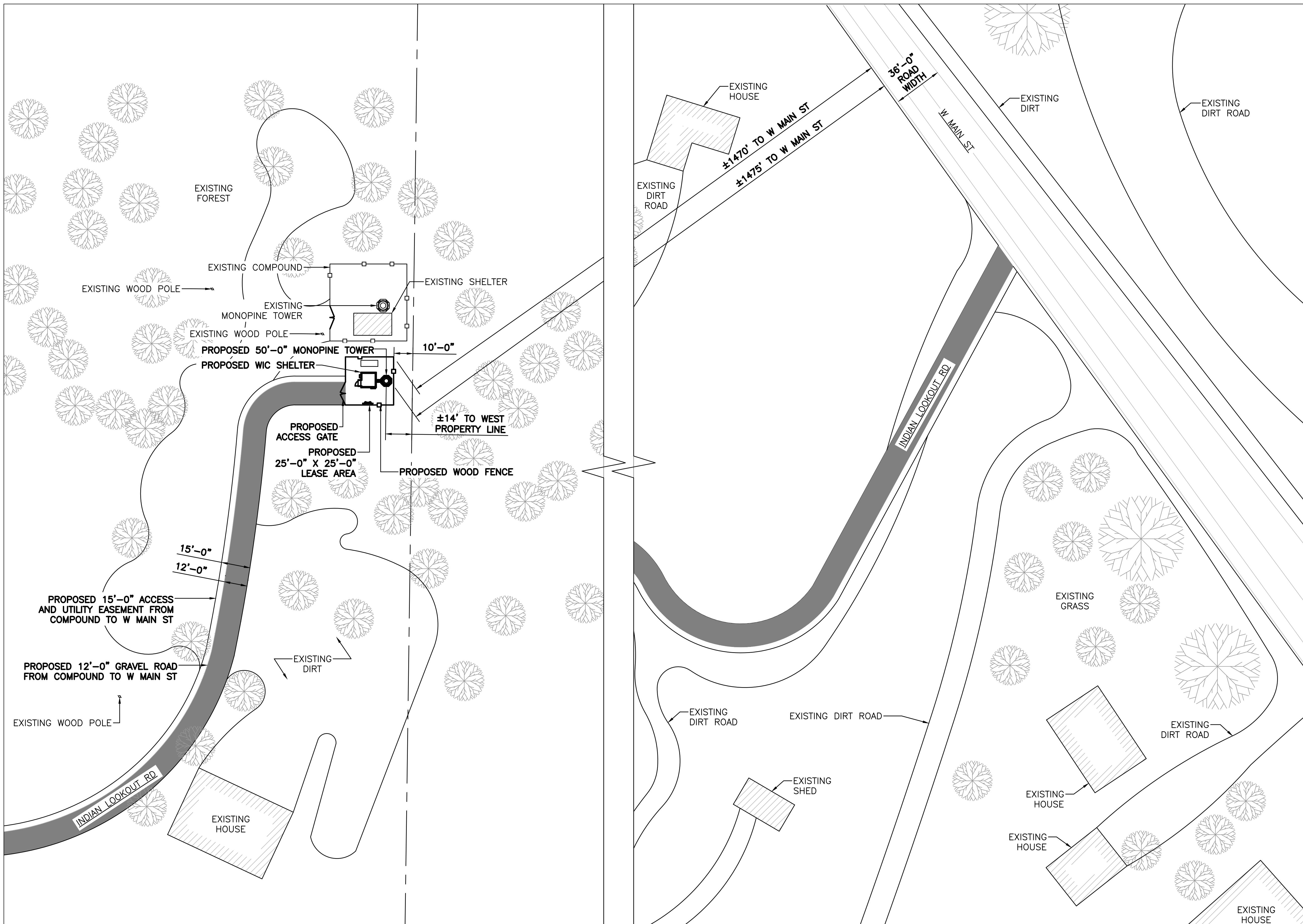
PROJECTS: LTE 1C / 2C / 3C / 4C / 5C

DRAWN BY: RA DATE: 12/14/18

CHECKED BY: CD DATE: 03/12/19

OVERALL SITE PLAN

SHEET NUMBER: ZD-3



FOR ZONING

ZONING DOCUMENTS

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C	02/28/19	FOR REVIEW	RA
D	03/12/19	FOR REVIEW	RA

SITE INFORMATION: SITE NAME:
NSB-CO.BDN_COV_RMR_434_COL00143

SITE NUMBER:
COL00143

FA LOCATION CODE:
14638374

PAGE ID:
MRUTH029019

ADDRESS:
**603 INDIAN LOOKOUT RD
 LYONS, CO 80540**

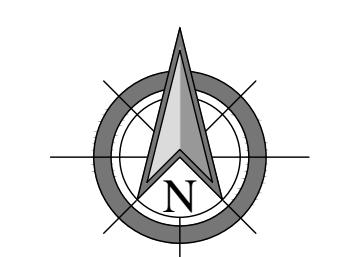
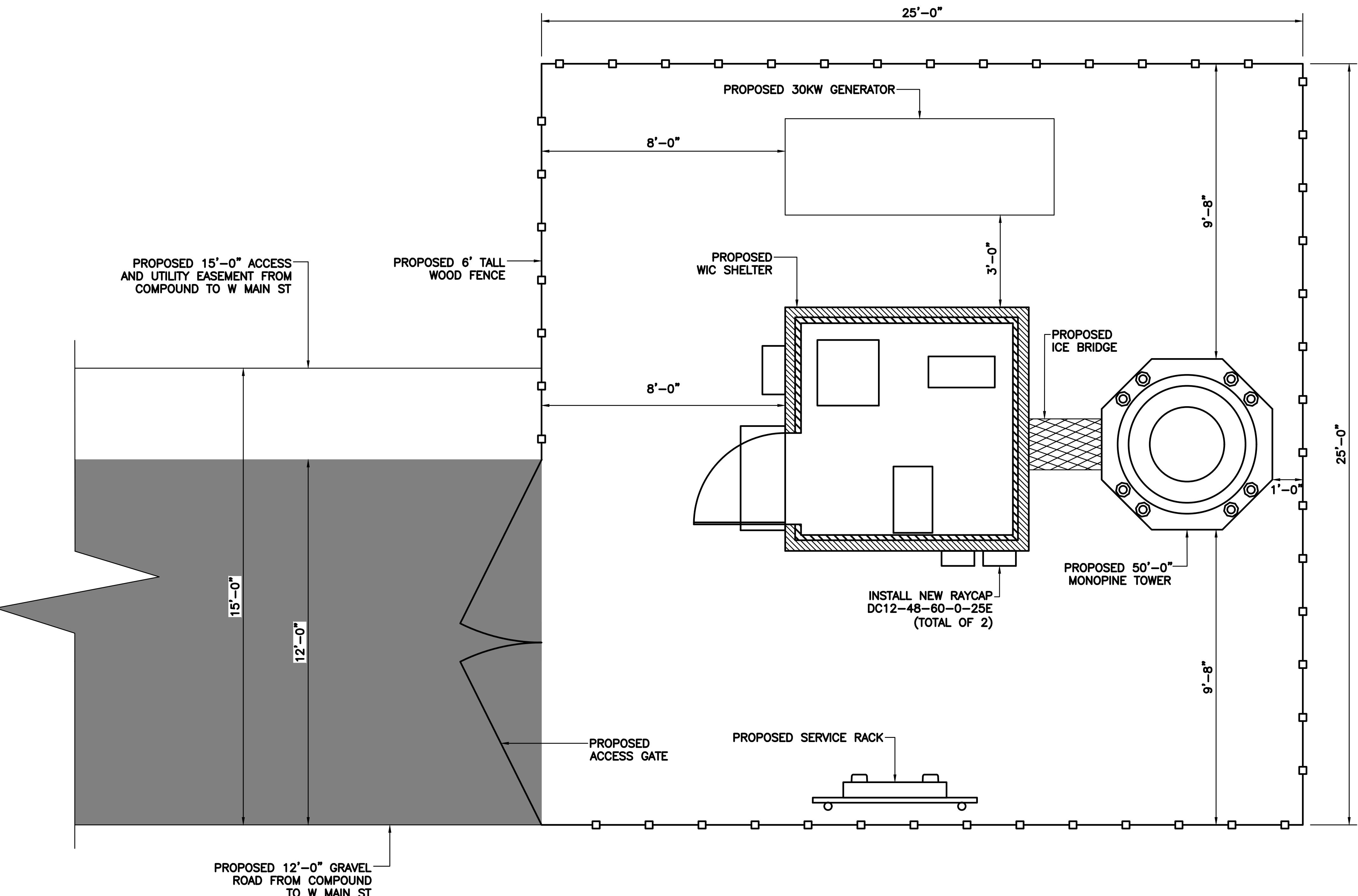
PROJECTS:
LTE 1C / 2C / 3C / 4C / 5C

DRAWN BY: **RA** DATE: **12/14/18**

CHECKED BY: **CD** DATE: **03/12/19**

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
ZD-4



FOR ZONING

ZONING DOCUMENTS

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- EXPIRATION DATE 10/31/2019
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- COLORADO FIRM NO. C-3797
- EXPIRATION DATE 08/31/2019

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SITE INFORMATION: SITE NAME: NSB-CO.BDN_COV_RMR_434_COL00143 SITE NUMBER: COLO0143

FA LOCATION CODE: 14638374
 PAGE ID: MRUTH029019

ADDRESS: 603 INDIAN LOOKOUT RD LYONS, CO 80540

PROJECTS: LTE 1C / 2C / 3C / 4C / 5C

DRAWN BY: RA DATE: 12/14/18

CHECKED BY: CD DATE: 03/12/19

SHEET TITLE: PROPOSED MOUNT PLAN AND TOWER ELEVATION

SHEET NUMBER:

ZD-5

1 PROPOSED MOUNT PLAN

SCALE: $1/4" = 1'-0"$

GRAPHIC SCALE: $1/4" = 1'-0"$
 FOR 11X17 SHEETS

GRAPHIC SCALE: $1/2" = 1'-0"$
 FOR 22X34 SHEETS

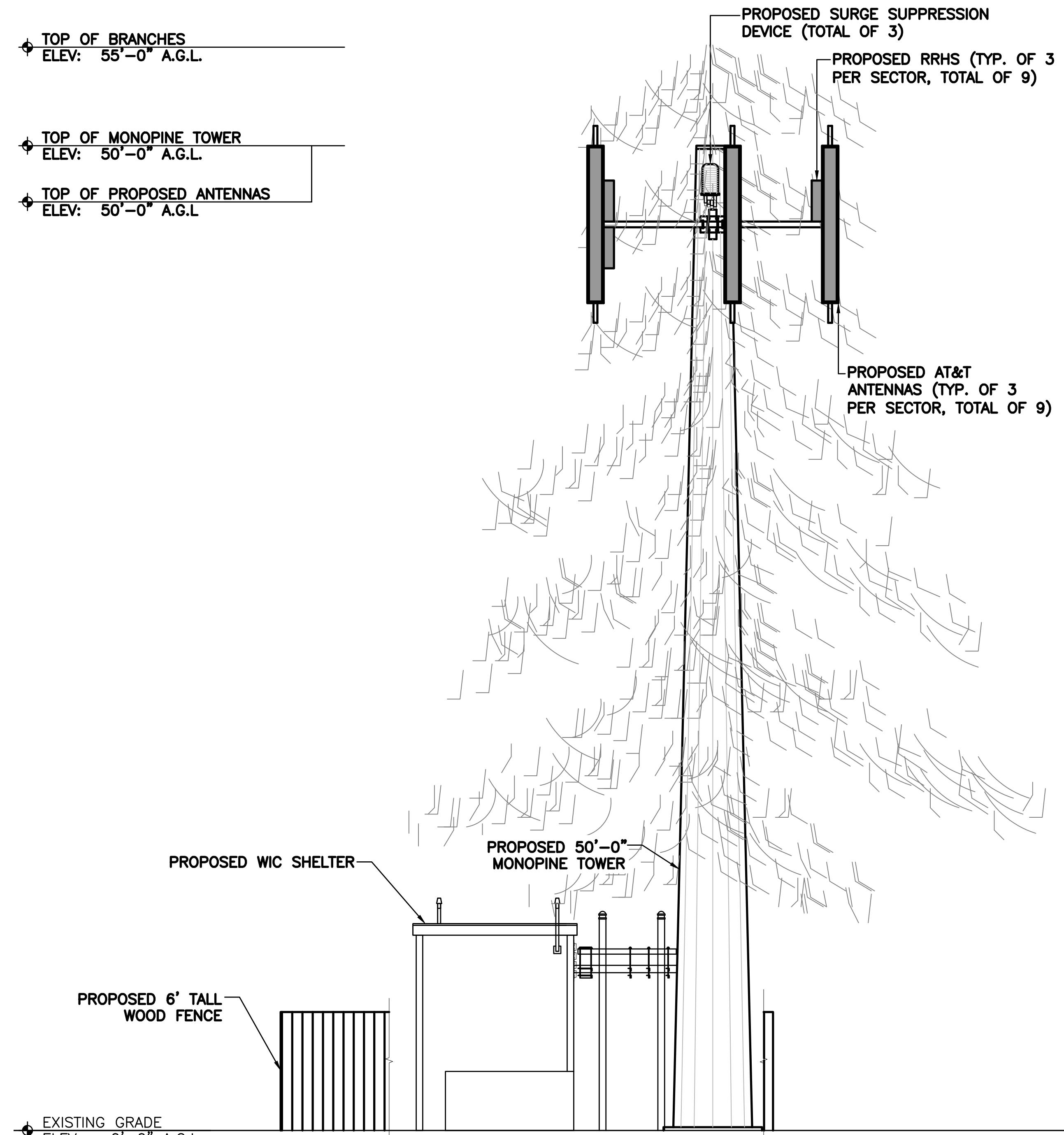
2 PROPOSED TOWER ELEVATION

SCALE: $1/8" = 1'-0"$

GRAPHIC SCALE: $1/8" = 1'-0"$
 FOR 11X17 SHEETS

GRAPHIC SCALE: $1/4" = 1'-0"$
 FOR 22X34 SHEETS

NOTE:
 PROJECT OWNER IS RESPONSIBLE FOR PROVIDING A STRUCTURAL STABILITY ANALYSIS TO DETERMINE CAPACITY AND SUITABILITY OF THE EXISTING ANTENNA SUPPORT STRUCTURE AND/OR TOWER STRUCTURE TO SAFELY CARRY ALL ADDITIONAL LOADS IMPOSED BY THE PROPOSED EQUIPMENT AS SHOWN HEREIN. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INCORPORATING ANY REQUIRED STRUCTURAL MODIFICATIONS INTO THEIR SCOPE OF WORK.



January 21, 2019

Paul Glascow, AICP
Director of Community Development
Town Planner
432 5th Avenue
PO Box 49
Lyons CO 80540

Subject: Authorization to Submit Zoning Application – 603 Indian Lookout Road

To whom it may concern,

I authorize Nexus Solutions, Inc. and its employees to schedule and pursue zoning with the Town of Lyons. The zoning will pertain to the Monopine located on my property at 603 Indian Lookout Road.

Sincerely,



Robert Forsberg
Property Owner
robertforsberg@me.com
PO Box 308
Lyons CO, 80504
(720)414-7023



Leona Forsberg
Property Owner
Leona@lioncrestmanor.com
PO Box 308
Lyons CO, 80504



Right of Way & Permits

1123 West 3rd Avenue

Denver, Colorado 80223

Telephone: **303.571.3306**

Faxsimile: 303. 571.3284

donna.l.george@xcelenergy.com

June 7, 2019

Town of Lyons
PO Box 49
Lyons, CO 80540

Attn: Paul Glasgow and Dolores Vasquez

Re: Nexus AT&T Tower / Cingular Wireless PCS LLC by AT&T Mobility

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the plans for the above captioned project and has **no conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com







VISUAL ANALYSIS

PROPOSED WIRELESS
TELECOMMUNICATIONS FACILITY

COL00143 LYONS

NSB-CO.BDN_COV_RMR_434_COL00143

603 INDIAN LOOKOUT RD

LYONS, CO 80540



EXCELLENCE

One Team,
Passionate about Excellence



INTEGRITY

Honesty is the Only Policy



COLLABORATION

One Team,
Passionate about Excellence



INNOVATION

Be Curious, Ask Questions
Create Solutions

PHOTO SIMULATION LETTER OF METHODOLOGY

PROPOSED WIRELESS TELECOMMUNICATIONS INSTALLATION

CLIENT: AT&T

SITE NAME: NSB-CO.BDN_COV_RMR_434_COL00143

The following is a description of the methods used by Nexus in preparing the Visual Analysis of a post construction, AT&T Installation for the site located at 603 Indian Lookout Road, Lyons, CO 80540.

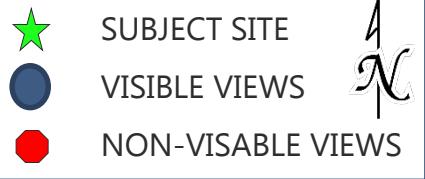
A site visit was made on January 21, 2019 and photographs were taken from specific locations around the Facility. The actual weather condition was sunny and visibility was within acceptable levels to conduct the Visual Analysis.

Using technical and mechanical specification documents we built and arranged the equipment using Autodesk 3ds Max software. Autodesk 3ds Max allows us to add a daylight system that calculates which direction the sun will point according to the date and time of day in which the photographs were taken. The next step involves loading a map with the photo-location points into Autodesk 3ds Max. Virtual cameras are then inserted into the scene and placed according to where the photo-locations lay. These cameras represent the photographer who took the photographs and take into consideration the average height at which the camera would have been held by an average 5'-6' person. Due to the cameras being located correctly they automatically calculate the exact distance and perspective of the proposed equipment. This generates simulated 3D views of the proposed equipment from the photographer's view point. Once these simulated viewpoints are created in Autodesk 3ds Max, realistic lighting, shadows and materials are rendered upon the proposed equipment. The result is multiple images that depict the proposed equipment placed "inside" the photograph of the existing environment.

The new images created by 3ds Max are imported into Adobe Photoshop and laid over the existing image. These images are then brought into Microsoft PowerPoint and each view is labeled accordingly based upon the information provided by the field technician. The final product results in high quality "before and after" images that accurately depict the addition of future equipment, not yet built, to existing photographs.

NOTE: These photo simulations are intended to represent modifications relative to a person observing the aesthetics of the proposed telecommunications installation. Therefore, they are inherently approximate in nature and should not be used as an exact, scaled engineering drawing.

PHOTO LOCATION MAP





VIEW 1- SITE NOT VISIBLE



VIEW 2- EXISTING CONDITIONS



VIEW 2- PROPOSED CONDITIONS



VIEW 3- EXISTING CONDITIONS



VIEW 3- PROPOSED CONDITIONS



VIEW 4- EXISTING CONDITIONS



VIEW 4- PROPOSED CONDITIONS



VIEW 5- EXISTING CONDITIONS

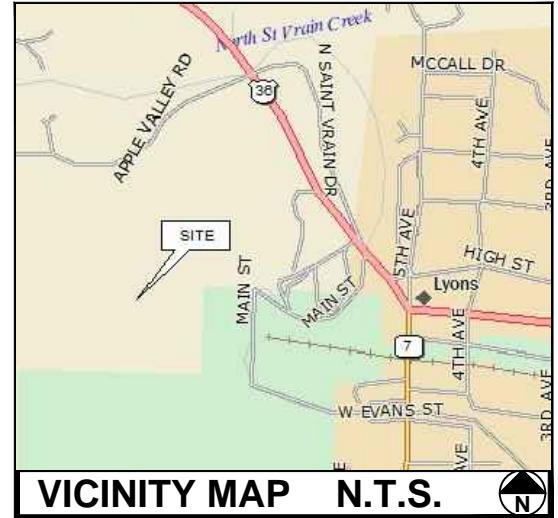


VIEW 5- PROPOSED CONDITIONS



Thank you!

NEXIUS
www.nexus.com

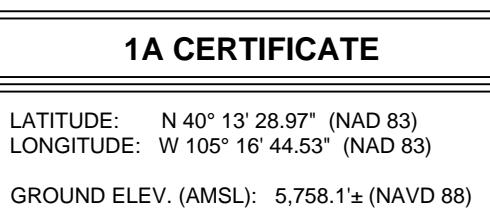
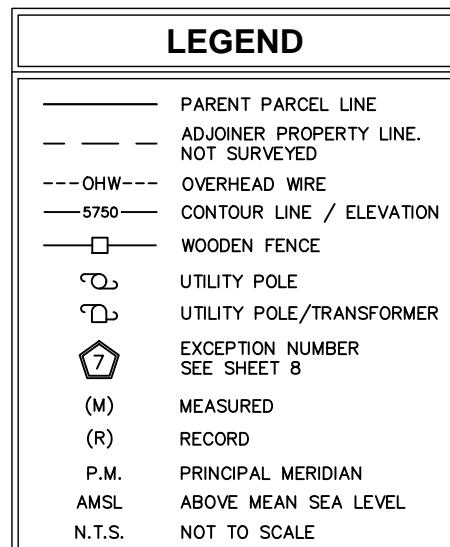


VICINITY MAP N.T.S.

NOTES :

- PLAN PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY U.S. TITLE SOLUTIONS, FILE NO. 62453-CO1901-5034, WITH AN EFFECTIVE DATE OF 01/16/2019.
- PLAN DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY NOR A BOUNDARY SURVEY OF THE PARENT PARCEL. PROPERTY LINES ARE DRAWN FROM FIELD LOCATIONS OF MONUMENTATION, QUITCLAIM DEED, RECEIPTION NO. 1943939, RECORDED ON 05/28/1999 (R1), BOUNDARY SURVEY, SURVEY REPORT NO. LS-94-0194, RECORDED ON 08/03/1994 (R2), FINAL PLAT FORSBERG MINOR SUBDIVISION NO. 1, RECEIPTION NO. 1241648, RECORDED ON 11/19/1992 (R3), FORSBERG MINOR SUBDIVISION 3, RECEIPTION NO. 1966311, RECORDED ON 07/30/1999 (R4), AND FORSBERG MINOR SUBDIVISION 4, RECEIPTION NO. 1966312, RECORDED ON 07/30/1999 (R5), OF THE BOULDER COUNTY CLERK AND RECORDER, COLORADO.
- BASIS OF THE BEARINGS AND COORDINATES IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 [NAD 83(2011) EPOCH: 2011] BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 02/01/2019, TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND EXPRESSED IN US SURVEY FEET. ASSUMED BASIS OF BEARINGS IS AN EAST LINE OF LOT 1 OF SAID FORSBERG MINOR SUBDIVISION 4 (R5). ASSUMED BEARING IS S00°47'09"W (M), S00°14'28"E (R5), AS SHOWN HEREON. 1A CERTIFICATION OF ANTENNA LOCATION, LATITUDE AND LONGITUDE, ARE HEREBY CERTIFIED TO BE WITHIN 20 FEET, MORE OR LESS.
- VERTICAL DATA BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND EXPRESSED IN US SURVEY FEET. 1A CERTIFICATION OF ANTENNA GROUND ELEVATION, IS HEREBY CERTIFIED TO BE WITHIN 3 FEET, MORE OR LESS.

T:\148591\Rev0\148591.dwg\Boundary Survey.Dwg\Final\Rev0\148591.dwg



- LESSEE INFORMATION:
NEXIUS
8310 SOUTH VALLEY HIGHWAY SUITE 3131
ENGLEWOOD, CO 80112
- OWNER INFORMATION:
ROBERT & LEONA FORSBERG
P.O. BOX 308
LYONS, CO 80540

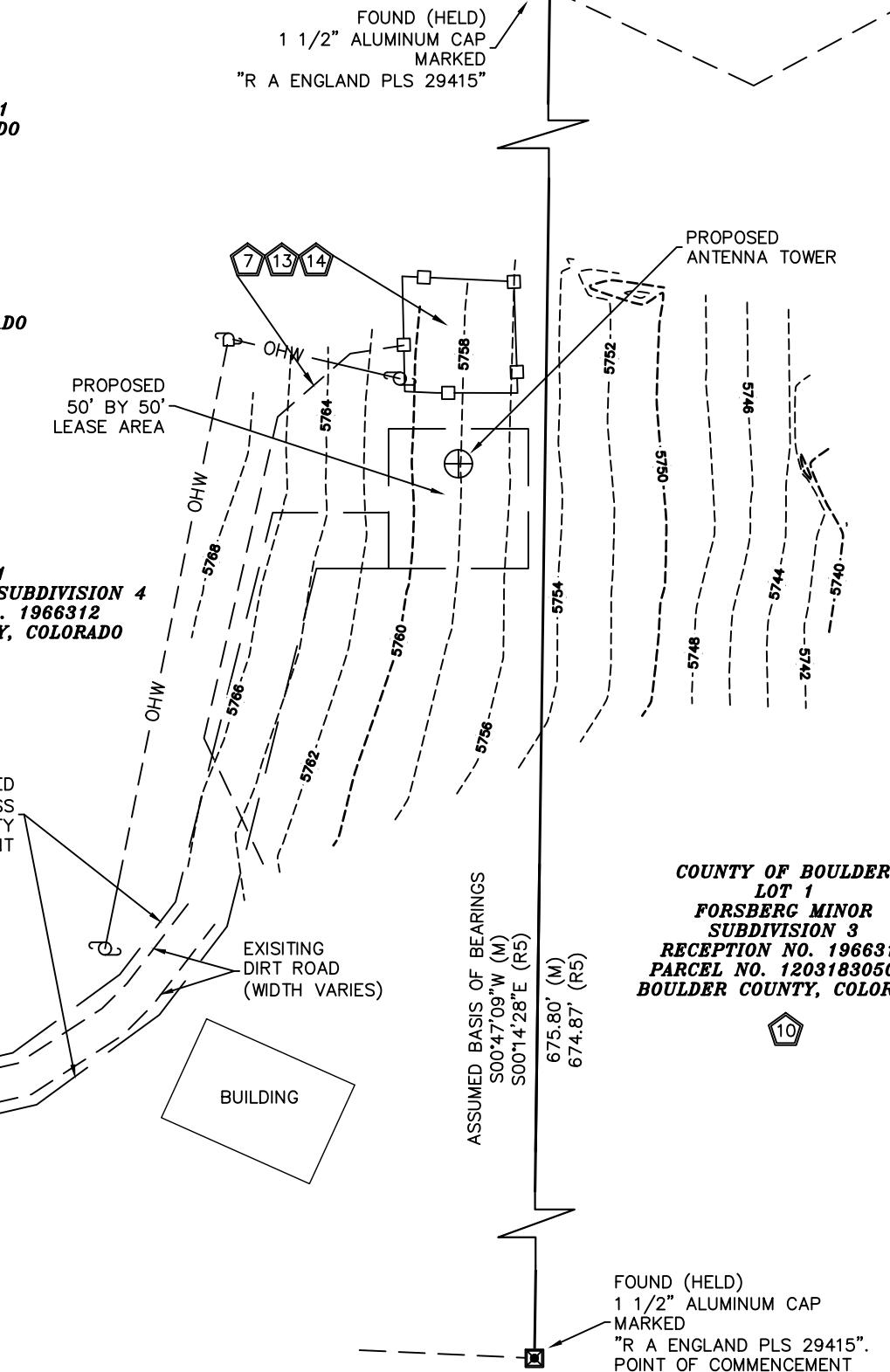
SITE SURVEY

SCALE: 1" = 60'

W 1/2
SECTION 18
T3N, R70W
6TH P.M.
BOULDER COUNTY, COLORADO

ROBERT E &
LEONA D FORSBERG
QUITCLAIM DEED
RECEPTION NO. 1943939
PARCEL NO. 120318306001
BOULDER COUNTY, COLORADO

MATCH LINE
SEE SHEET 2



0 60 120
SCALE IN FEET

PREPARED FOR:

NEXIUS
Transform Your Business...Through Wireless

8310 SOUTH VALLEY HIGHWAY SUITE 3131
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

COL00143
RMR_434

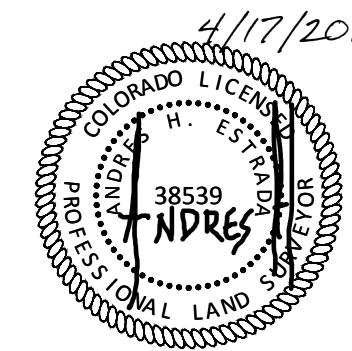
603 INDIAN LOOKOUT ROAD
LYONS, CO 80540
(BOULDER COUNTY)

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84th Ave, Suite C10
THORNTON, CO 80229
(303) 566-9914
CO LICENSE #42045

CERTIFICATE OF SURVEYOR:

I, ANDRES H. ESTRADA, PLS (NO. 38539), HEREBY STATE THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT, IN MY PROFESSIONAL OPINION, THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION BASED ON THE STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF COLORADO.



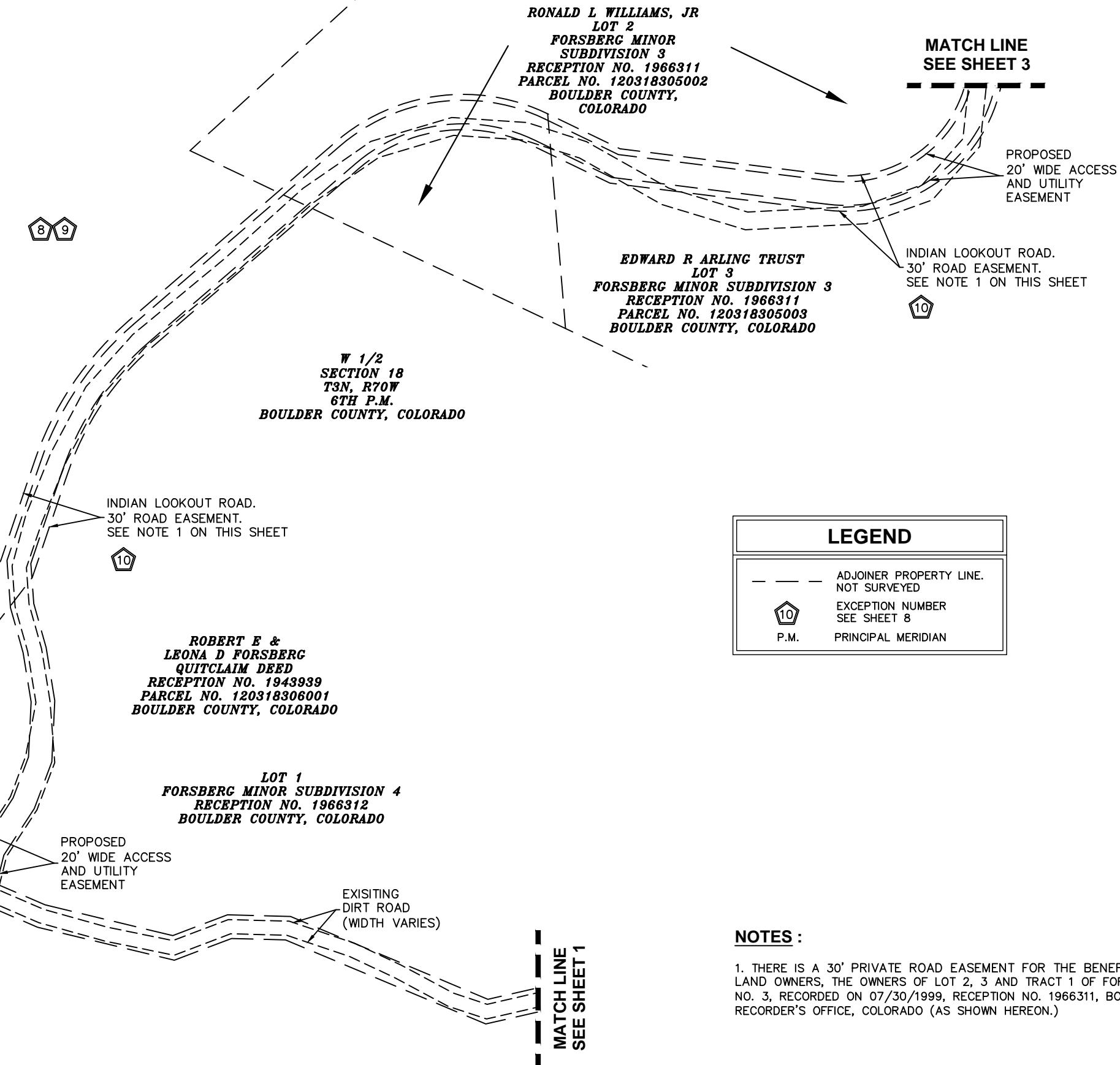
COUNTY OF BOULDER
LOT 1
FORSBERG MINOR
SUBDIVISION 3
RECEPTION NO. 1966311
PARCEL NO. 120318305001
BOULDER COUNTY, COLORADO

0	04/17/2019	FINAL
REV	DATE	ISSUED FOR

SHEET TITLE:

SITE SURVEY

DATE: 04/17/2019 REVISION: 0
SHEET #: 1 OF 8 TEP #: 148591

**NOTES :**

1. THERE IS A 30' PRIVATE ROAD EASEMENT FOR THE BENEFIT USE OF ADJACENT LAND OWNERS, THE OWNERS OF LOT 2, 3 AND TRACT 1 OF FORSBERG MINOR SUBDIVISION NO. 3, RECORDED ON 07/30/1999, RECEPTION NO. 1966311, BOULDER COUNTY CLERK AND RECORDER'S OFFICE, COLORADO (AS SHOWN HEREON.)

SITE SURVEY

SCALE: 1" = 100'

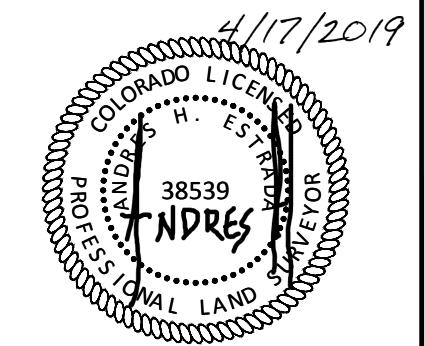
0 100 200
SCALE IN FEET

PREPARED FOR:
NEXIUS
Transform Your Business...Through Wireless
8310 SOUTH VALLEY HIGHWAY SUITE 3131
ENGLEWOOD, CO 80112

PROJECT INFORMATION:
COL00143
RMR_434
603 INDIAN LOOKOUT ROAD
LYONS, CO 80540
(BOULDER COUNTY)

PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
500 E. 84th Ave, Suite C10
THORNTON, CO 80229
(303) 566-9914
CO LICENSE #42045

CERTIFICATE OF SURVEYOR:
I, ANDRES H. ESTRADA, PLS (NO. 38539),
HEREBY STATE THAT THIS SURVEY AND PLAT
WERE PREPARED BY ME OR UNDER MY
DIRECT RESPONSIBILITY, SUPERVISION AND
CHECKING, AND THAT, IN MY PROFESSIONAL
OPINION, THEY ARE TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE, BELIEF AND
INFORMATION BASED ON THE STANDARDS OF
CARE OF PROFESSIONAL LAND SURVEYORS
PRACTICING IN THE STATE OF COLORADO.

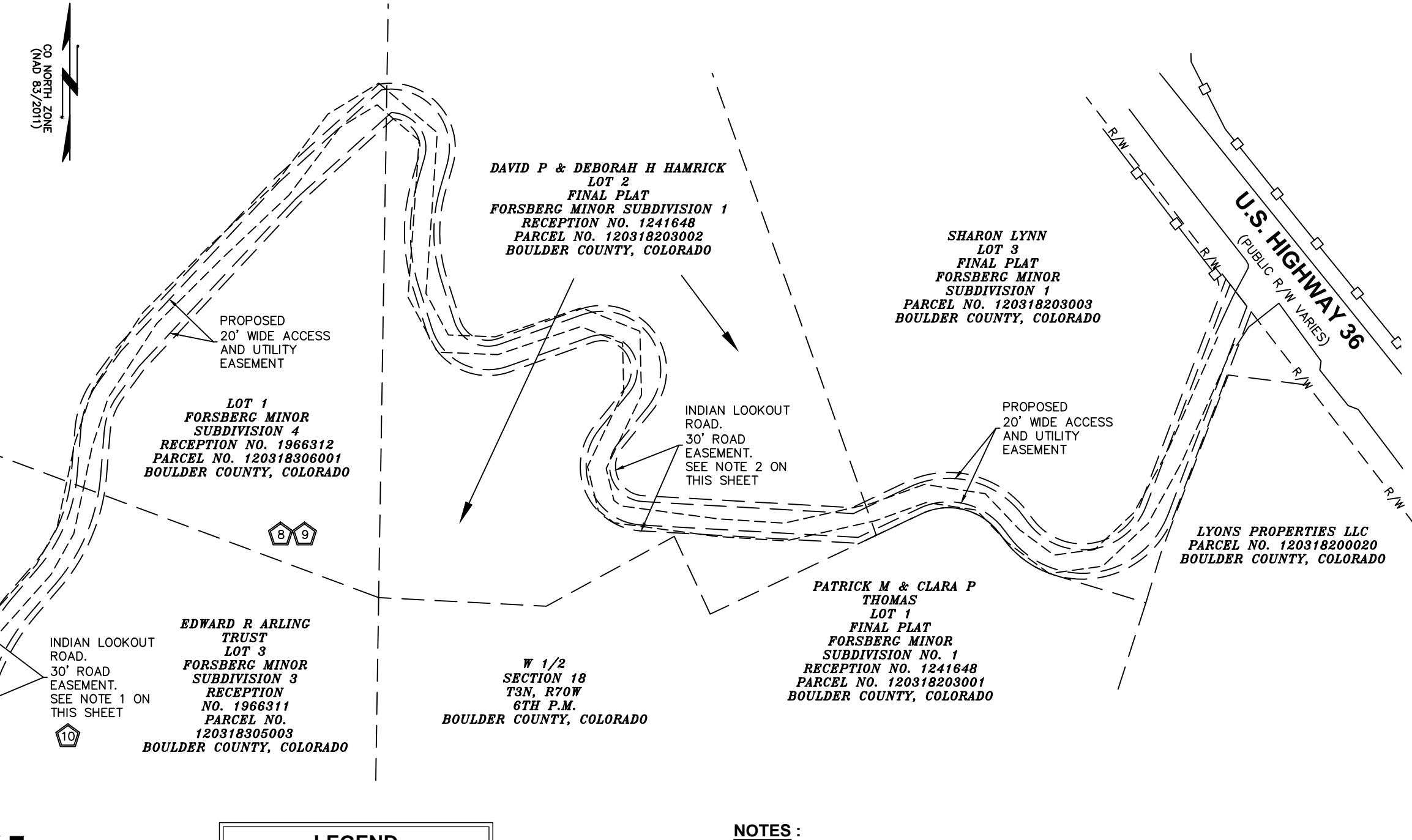


0	04/17/2019	FINAL
REV	DATE	ISSUED FOR

SHEET TITLE:

SITE SURVEY

DATE: 04/17/2019	REVISION: 0
SHEET #: 2 OF 8	TEP #: 148591



NOTES :

1. THERE IS A 30' PRIVATE ROAD EASEMENT FOR THE BENEFIT USE OF ADJACENT LAND OWNERS, THE OWNERS OF LOT 2, LOT 3 AND TRACT 1 OF FORSBERG MINOR SUBDIVISION NO. 3, RECORDED ON 07/30/1999, RECEPTION NO. 1966311, BOULDER COUNTY CLERK AND RECORDER'S OFFICE, COLORADO (AS SHOWN HEREON.)
2. THERE IS A 30' PRIVATE ROAD EASEMENT FOR THE BENEFIT AND UNRESTRICTED USE OF ADJACENT LAND OWNERS, THE OWNERS OF LOT 1, LOT 2 AND LOT 3 OF FINAL PLAT FORSBERG MINOR SUBDIVISION NO. 1, RECORDED ON 11/19/1982, RECEPTION NO. 1441648, BOULDER COUNTY CLERK AND RECORDER'S OFFICE, COLORADO (AS SHOWN HEREON.)

SITE SURVEY

SCALE: 1" = 100'

0 100 200
SCALE IN FEET

PREPARED FOR:

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ENGLEWOOD, CO 80112

PROJECT INFORMATION:

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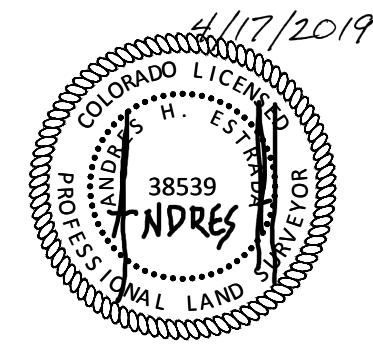
603 INDIAN LOOKOUT ROAD
LYONS, CO 80540
(BOULDER COUNTY)

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500 E. 84th Ave, Suite C10
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0	04/17/2019	FINAL
REV	DATE	ISSUED FOR

SHEET TITLE:

SITE SURVEY

DATE: 04/17/2019	REVISION: 0
SHEET #: 3 OF 8	TEP #: 148591

PREPARED FOR:



8310 SOUTH VALLEY HIGHWAY SUITE 3131
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

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RMR_434

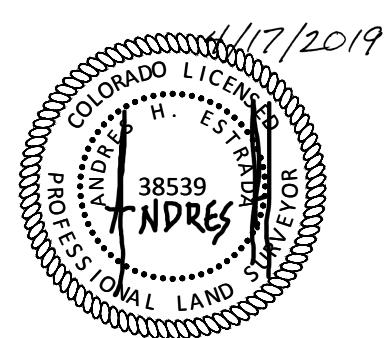
603 INDIAN LOOKOUT ROAD
LYONS, CO 80540
(BOULDER COUNTY)

PREPARED BY:

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500 E. 84th Ave, Suite C10
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LEGEND

- PARENT PARCEL LINE
- - - ADJOINER PROPERTY LINE. NOT SURVEYED
- CALCULATED POINT
- (M) MEASURED
- (R) RECORD
- P.M. PRINCIPAL MERIDIAN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°00'00"W	50.00'
L2	N00°00'00"E	50.00'
L3	N90°00'00"E	50.00'
L4	S00°00'00"E	50.00'
L5	N90°00'00"W	33.60'
L6	S14°01'12"W	137.75'
L7	S37°28'21"W	36.27'
L8	S53°46'03"W	50.96'
L9	S77°00'56"W	66.24'

0 04/17/2019 FINAL
REV DATE ISSUED FOR

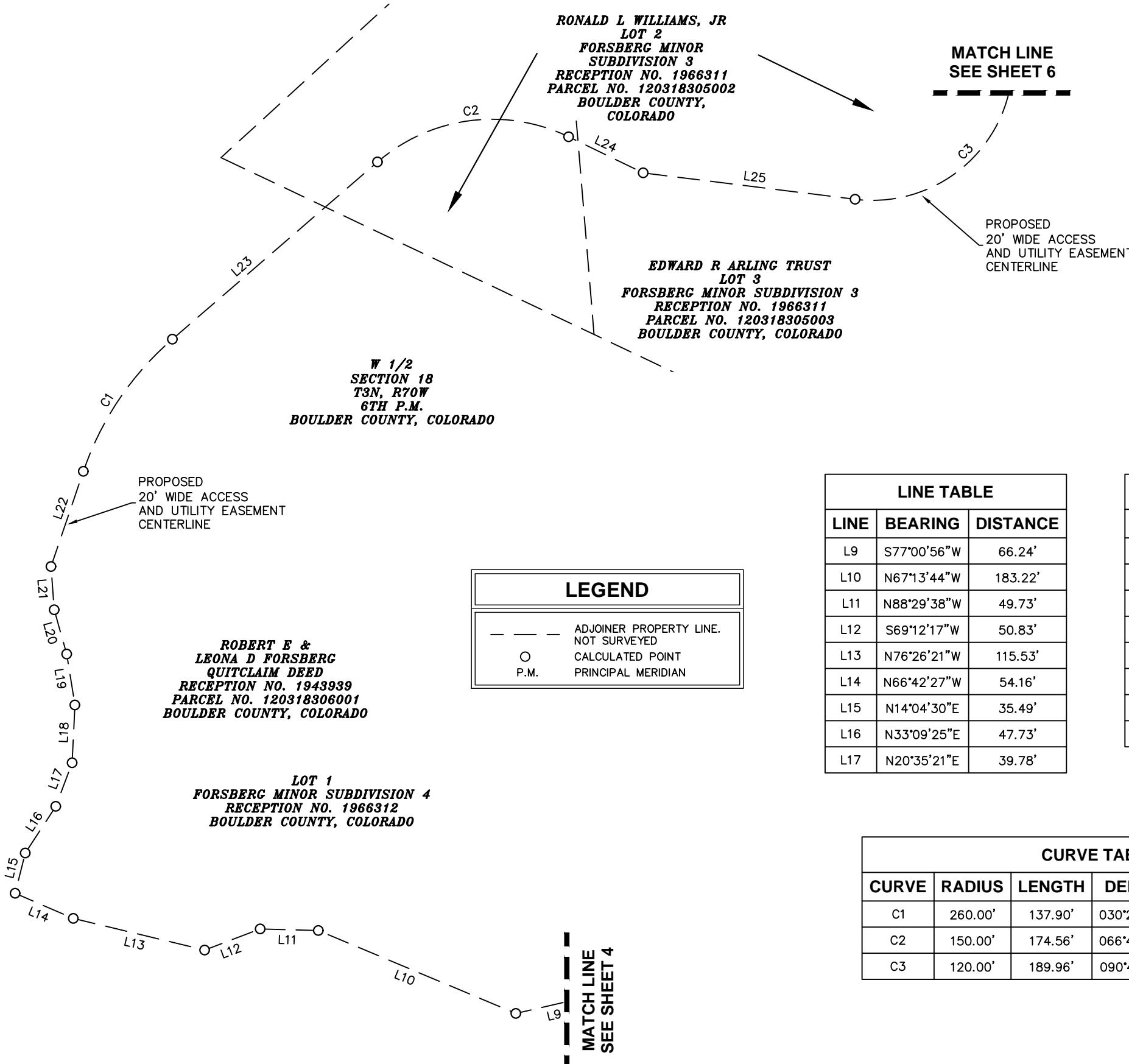
SHEET TITLE:
**LEASE AREA &
ACCESS AND UTILITY
EASEMENT**

DATE: 04/17/2019 REVISION: 0
SHEET #: 4 OF 8 TEP #: 148591

LEASE AREA & ACCESS AND UTILITY EASEMENT

SCALE: 1" = 60'

0 60 120
SCALE IN FEET



LINE TABLE		
LINE	BEARING	DISTANCE
L9	S77°00'56"W	66.24'
L10	N67°13'44"W	183.22'
L11	N88°29'38"W	49.73'
L12	S69°12'17"W	50.83'
L13	N76°26'21"W	115.53'
L14	N66°42'27"W	54.16'
L15	N14°04'30"E	35.49'
L16	N33°09'25"E	47.73'
L17	N20°35'21"E	39.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N02°44'05"E	49.48'
L19	N09°11'57"W	44.11'
L20	N15°42'41"W	39.27'
L21	N04°13'39"W	37.16'
L22	N18°46'48"E	85.93'
L23	N49°10'08"E	231.82'
L24	S64°09'17"E	70.81'
L25	S82°54'00"E	182.66'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	260.00'	137.90'	030°23'20"	N33°58'28"E	136.29'
C2	150.00'	174.56'	066°40'37"	N82°30'24"E	164.88'
C3	120.00'	189.96'	090°41'57"	N51°45'02"E	170.74'

ACCESS AND UTILITY EASEMENT

SCALE: 1" = 100'

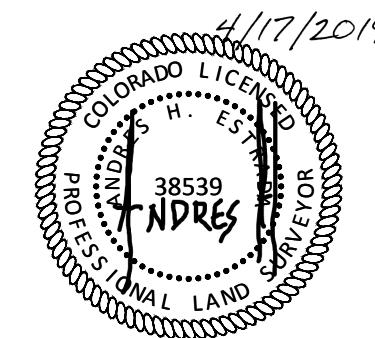
0 100 200
SCALE IN FEET

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603 INDIAN LOOKOUT ROAD
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(BOULDER COUNTY)

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CO LICENSE #42045

CERTIFICATE OF SURVEYOR:
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0	04/17/2019	FINAL
REV	DATE	ISSUED FOR

SHEET TITLE:
ACCESS AND UTILITY EASEMENT

DATE: 04/17/2019 REVISION: 0
SHEET #: 5 OF 8 TEP #: 148591

PREPARED FOR:

8310 SOUTH VALLEY HIGHWAY SUITE 3131
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

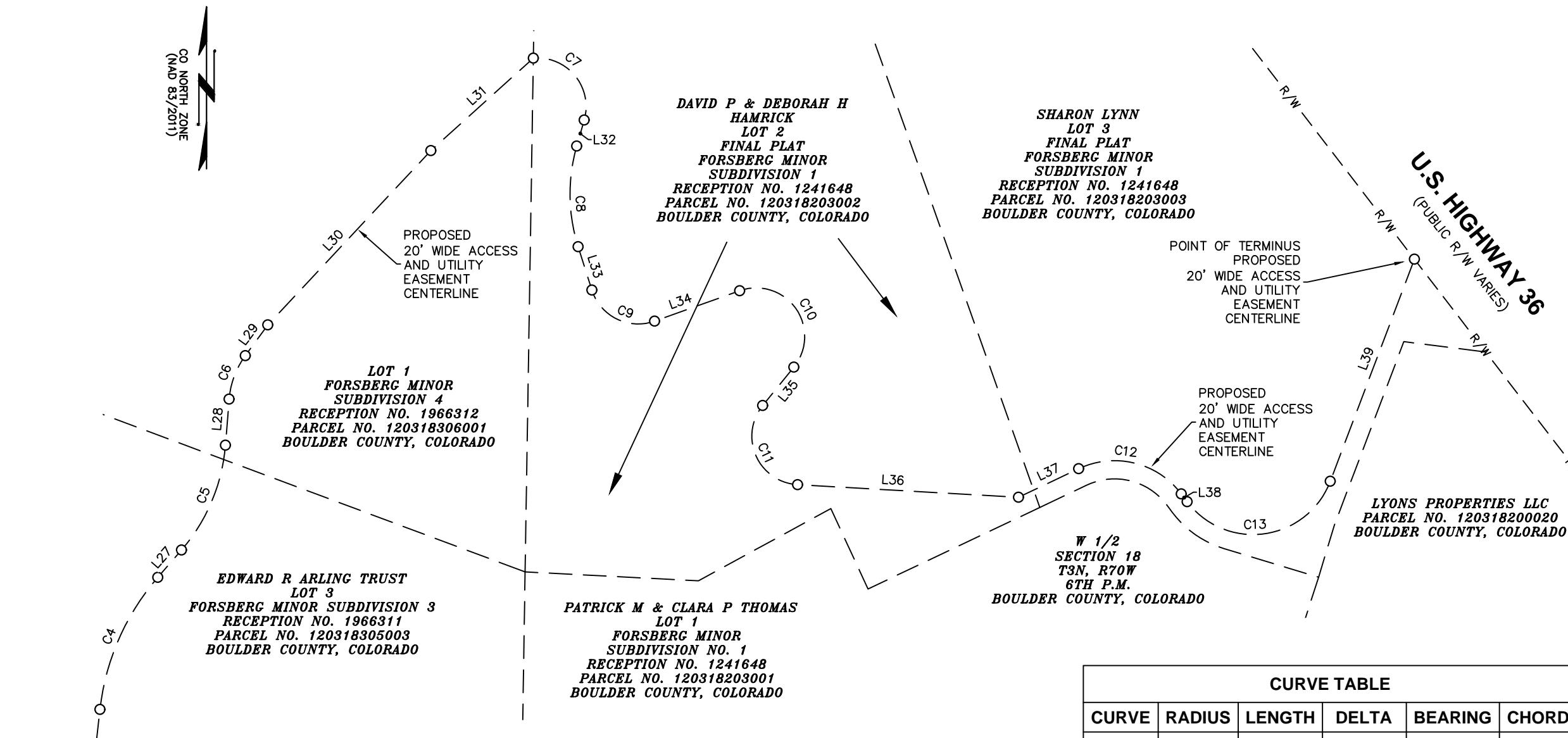
COL00143
RMR_434603 INDIAN LOOKOUT ROAD
LYONS, CO 80540
(BOULDER COUNTY)

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84th Ave, Suite C10
THORNTON, CO 80229
(303) 566-9914
CO LICENSE #42045

CERTIFICATE OF SURVEYOR:

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LEGEND		
— R/W —	RIGHT OF WAY LINE	
— — —	ADJOINER PROPERTY LINE. NOT SURVEYED	
○	CALCULATED POINT	
P.M.	PRINCIPAL MERIDIAN	

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N06°24'03"E	77.79'
L27	N40°53'45"E	29.81'
L28	N04°35'51"E	38.07'
L29	N36°11'22"E	31.45'
L30	N43°05'43"E	196.31'
L31	N47°56'02"E	113.56'
L32	S15°59'45"W	22.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	S17°32'33"E	37.44'
L34	N70°18'48"E	74.37'
L35	S39°02'35"W	40.71'
L36	S86°44'19"E	181.99'
L37	N64°35'26"E	54.79'
L38	S36°57'26"E	7.95'
L39	N20°44'47"E	195.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	120.00'	189.96'	090°41'57"	N51°45'02"E	170.74'
C4	200.00'	120.41'	034°29'42"	N23°38'54"E	118.60'
C5	150.00'	95.03'	036°17'56"	N22°44'49"E	93.45'
C6	70.00'	38.60'	031°35'40"	N20°23'32"E	38.11'
C7	40.00'	77.41'	110°52'54"	S39°26'42"E	65.88'
C8	143.26'	83.98'	033°35'14"	S00°47'52"E	82.78'
C9	40.00'	64.30'	092°06'11"	S63°38'10"E	57.60'
C10	40.00'	103.83'	148°43'32"	S35°19'10"E	77.04'
C11	40.00'	87.81'	125°46'43"	S23°50'57"E	71.21'
C12	68.75'	94.14'	078°27'20"	S76°11'06"E	86.96'
C13	67.92'	144.97'	122°17'36"	N81°53'35"E	118.98'

ACCESS AND UTILITY EASEMENT

SCALE: 1" = 100'

SCALE IN FEET

DATE: 04/17/2019 REVISION: 0
SHEET #: 6 OF 8 TEP #: 148591

ACCESS AND UTILITY
EASEMENT

LEGAL DESCRIPTION OF A PROPOSED FIFTY FEET (50') BY FIFTY FEET (50') LEASE AREA :

A DESCRIPTION OF A PROPOSED FIFTY FEET (50') BY FIFTY FEET (50') LEASE AREA SITUATED IN A PORTION OF LAND AS DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. 1943939, RECORDED ON 05/28/1999, BOULDER COUNTY CLERK AND RECORDER'S OFFICE, COLORADO, BEING A PORTION OF LOT 1 OF FORSBERG MINOR SUBDIVISION 4, RECEPTION NO. 1966312, RECORDED ON 07/30/1999, ALSO BEING A PORTION OF THE W 1/2 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST, 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO. SAID DESCRIPTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1 1/2" ALUMINUM CAP, MARKED 'R.A. ENGLAND PLS 29415" BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1, FROM WHICH A FOUND 1 1/2" ALUMINUM CAP, MARKED 'R.A. ENGLAND PLS 29415" BEING AN EXTERIOR NORTHWEST CORNER FOR SAID LOT 1, BEARS NORTH 00°47'09" EAST ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 675.80 FEET;

THENCE NORTH 00°02'11" WEST, THROUGH SAID LOT 1 AND SAID WEST 1/2 OF SECTION 18, A DISTANCE OF 381.41 FEET TO A CALCULATED POINT AND THE POINT OF BEGINNING;

THENCE THROUGH SAID LOT 1 AND SAID WEST 1/2 OF SECTION 18, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
2. NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
3. NORTH 90°00'00"EAST, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT;
4. SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 2,500.00 SQUARE FEET OR 0.057 ACRE.

LEGAL DESCRIPTION OF A PROPOSED TWENTY FEET (20') WIDE ACCESS AND UTILITY EASEMENT :

A CENTERLINE DESCRIPTION OF A PROPOSED TWENTY FEET (20') WIDE ACCESS AND UTILITY EASEMENT, BEING TEN FEET (10'). AS MEASURED PERPENDICULAR, LEFT AND RIGHT OF SAID CENTERLINE AND SITUATED IN A PORTION OF PORTION OF THE W 1/2 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST, 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO. SAID CENTERLINE DESCRIPTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1 1/2" ALUMINUM CAP, MARKED 'R.A. ENGLAND PLS 29415" BEING THE MOST SOUTHEASTERLY CORNER OF LOT 1 OF FORSBERG MINOR SUBDIVISION 4, RECEPTION NO. 1966312, RECORDED ON 07/30/1999, FROM WHICH A FOUND 1 1/2" ALUMINUM CAP, MARKED 'R.A. ENGLAND PLS 29415" BEING AN EXTERIOR NORTHWEST CORNER OF SAID LOT 1, BEARS NORTH 00°47'09" EAST ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 675.80 FEET;

THENCE NORTH 07°18'52" WEST, THROUGH SAID WEST 1/2 OF SECTION 18, A DISTANCE OF 394.62 FEET TO A CALCULATED POINT AND THE POINT OF BEGINNING;

THENCE THROUGH SAID WEST 1/2 OF SECTION 18, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 33.60 FEET TO A CALCULATED POINT;
2. SOUTH 14°01'12" WEST, A DISTANCE OF 137.75 FEET TO A CALCULATED POINT;
3. SOUTH 37°28'21" WEST, A DISTANCE OF 36.27 FEET TO A CALCULATED POINT;
4. SOUTH 53°46'03" WEST, A DISTANCE OF 50.96 FEET TO A CALCULATED POINT;
5. SOUTH 77°00'56" WEST, A DISTANCE OF 66.24 FEET TO A CALCULATED POINT;
6. NORTH 67°13'44" WEST, A DISTANCE OF 183.22 FEET TO A CALCULATED POINT;
7. NORTH 88°29'38" WEST, A DISTANCE OF 49.73 FEET TO A CALCULATED POINT;
8. SOUTH 69°12'17" WEST, A DISTANCE OF 50.83 FEET TO A CALCULATED POINT;
9. NORTH 76°26'21" WEST, A DISTANCE OF 115.53 FEET TO A CALCULATED POINT;
10. NORTH 66°42'27" WEST, A DISTANCE OF 54.16 FEET TO A CALCULATED POINT;
11. NORTH 14°04'30" EAST, A DISTANCE OF 35.49 FEET TO A CALCULATED POINT;
12. NORTH 33°09'25" EAST, A DISTANCE OF 47.73 FEET TO A CALCULATED POINT;
13. NORTH 20°35'21" EAST, A DISTANCE OF 39.78 FEET TO A CALCULATED POINT;
14. NORTH 02°44'05" EAST, A DISTANCE OF 49.48 FEET TO A CALCULATED POINT;
15. NORTH 09°11'57" WEST, A DISTANCE OF 44.11 FEET TO A CALCULATED POINT;
16. NORTH 15°42'41" WEST, A DISTANCE OF 39.27 FEET TO A CALCULATED POINT;
17. NORTH 04°13'39" WEST, A DISTANCE OF 37.16 FEET TO A CALCULATED POINT;
18. NORTH 18°46'48" EAST, A DISTANCE OF 85.93 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 137.90 FEET, A DELTA ANGLE OF 30°23'20" (CHORD BEARS NORTH 33°58'28" EAST, A DISTANCE OF 136.29 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, NORTH 49°10'08" EAST, A DISTANCE OF 231.82 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 174.56 FEET, A DELTA ANGLE OF 66°40'37" (CHORD BEARS NORTH 82°30'24" EAST, A DISTANCE OF 164.88 FEET) TO A CALCULATED POINT;

THENCE THROUGH SAID WEST 1/2 OF SECTION 18, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 64°09'17" EAST, A DISTANCE OF 70.81 FEET TO A CALCULATED POINT;
2. SOUTH 82°54'00" EAST, A DISTANCE OF 182.66 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 189.96 FEET, A DELTA ANGLE OF 90°41'57" (CHORD BEARS NORTH 51°45'02" EAST, A DISTANCE OF 170.74 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, NORTH 06°24'03" EAST, A DISTANCE OF 77.79 FEET TO A CALCULATED POINT;

LEGAL DESCRIPTION OF A PROPOSED TWENTY FEET (20') WIDE ACCESS AND UTILITY EASEMENT (CONTINUED) :

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 120.41 FEET, A DELTA ANGLE OF 34°29'42" (CHORD BEARS NORTH 23°38'54" EAST, A DISTANCE OF 118.60 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, NORTH 40°53'45" EAST, A DISTANCE OF 29.81 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 95.03 FEET, A DELTA ANGLE OF 36°17'56" (CHORD BEARS NORTH 22°44'49" EAST, A DISTANCE OF 93.45 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, NORTH 04°35'51" EAST, A DISTANCE OF 38.07 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 38.60 FEET, A DELTA ANGLE OF 31°35'40" (CHORD BEARS NORTH 20°23'32" EAST, A DISTANCE OF 38.11 FEET) TO A CALCULATED POINT;

THENCE THROUGH SAID WEST 1/2 OF SECTION 18, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 36°11'22" EAST, A DISTANCE OF 31.45 FEET TO A CALCULATED POINT;
2. NORTH 43°05'43" EAST, A DISTANCE OF 196.31 FEET TO A CALCULATED POINT;
3. NORTH 47°56'02" EAST, A DISTANCE OF 113.56 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 77.41 FEET, A DELTA ANGLE OF 110°52'54" (CHORD BEARS SOUTH 39°26'42" EAST, A DISTANCE OF 65.88 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, SOUTH 15°59'45" WEST, A DISTANCE OF 22.33 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 143.26 FEET, AN ARC LENGTH OF 83.98 FEET, A DELTA ANGLE OF 33°35'14" (CHORD BEARS SOUTH 00°47'52" EAST, A DISTANCE OF 82.78 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, SOUTH 17°32'33" EAST, A DISTANCE OF 37.44 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 64.30 FEET, A DELTA ANGLE OF 92°06'11" (CHORD BEARS SOUTH 63°38'10" EAST, A DISTANCE OF 57.60 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, NORTH 70°18'48" EAST, A DISTANCE OF 74.37 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 103.83 FEET, A DELTA ANGLE OF 148°43'32" (CHORD BEARS SOUTH 35°19'10" EAST, A DISTANCE OF 77.04 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, SOUTH 39°02'35" WEST, A DISTANCE OF 40.71 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 87.81 FEET, A DELTA ANGLE OF 125°46'43" (CHORD BEARS SOUTH 23°50'57" EAST, A DISTANCE OF 71.21 FEET) TO A CALCULATED POINT;

THENCE THROUGH SAID WEST 1/2 OF SECTION 18, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 86°44'19" EAST, A DISTANCE OF 181.99 FEET TO A CALCULATED POINT;
2. NORTH 64°35'26" EAST, A DISTANCE OF 54.79 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 68.75 FEET, AN ARC LENGTH OF 94.14 FEET, A DELTA ANGLE OF 78°27'20" (CHORD BEARS SOUTH 76°11'06" EAST, A DISTANCE OF 86.96 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, SOUTH 36°57'26" EAST, A DISTANCE OF 7.95 FEET TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 67.92 FEET, AN ARC LENGTH OF 144.97 FEET, A DELTA ANGLE OF 122°17'36" (CHORD BEARS NORTH 81°53'35" EAST, A DISTANCE OF 118.98 FEET) TO A CALCULATED POINT;

THENCE CONTINUING THROUGH SAID WEST 1/2 OF SECTION 18, NORTH 20°44'47" EAST, A DISTANCE OF 195.39 FEET, PLUS OR MINUS, TO A CALCULATED POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 36 AND THE POINT OF TERMINUS.

THE SIDELINES, BEING 10 FEET, AS MEASURED PERPENDICULAR, LEFT AND RIGHT OF THE ABOVE DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 36.

CONTAINING AN AREA OF 83,147.46 SQUARE FEET OR 1.908 ACRES.

PREPARED FOR:

NEXIUS
Transform Your Business... Through Wireless

8310 SOUTH VALLEY HIGHWAY SUITE 3131
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

COL00143
RMR_434

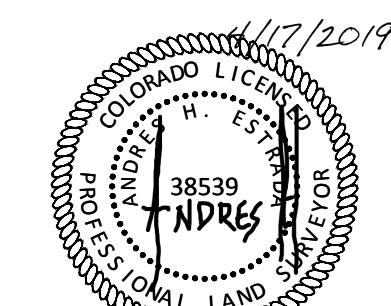
603 INDIAN LOOKOUT ROAD
LYONS, CO 80540
(BOULDER COUNTY)

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84th Ave, Suite C10
THORNTON, CO 80229
(303) 566-9914
CO LICENSE #42045

CERTIFICATE OF SURVEYOR :

I, ANDRES H. ESTRADA, PLS (NO. 38539), HEREBY STATE THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT, IN MY PROFESSIONAL OPINION, THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION BASED ON THE STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF COLORADO.



0	04/17/2019	FINAL
REV	DATE	ISSUED FOR

SHEET TITLE:

LEGAL DESCRIPTIONS

DATE: 04/17/2019 | REVISION: 0
SHEET #: 7 OF 8 | TEP #: 148591

Section 1 - RFDS GENERAL INFORMATION

RFDS NAME:	COL00143	DATE:	01/28/2019	RF DESIGN ENG:	Ericson Feliciano	RF PERF ENG:		RFDS PROGRAM TYPE:	2020 New Site
ISSUE:	Preliminary RFDS	Approved? (Y/N):	Yes	RF DESIGN PHONE:		RF PERF PHONE:		RFDS TECHNOLOGY:	LTE
REVISION:	1.00	RF MANAGER:	David Black	RF DESIGN EMAIL:	EF6177@US.ATT.COM	RF PERF EMAIL:		STATE/STATUS:	Preliminary/Approved
INITIATIVE /PROJECT:	***QUIET ZONE Studies may be required*** NSB Preliminary RFDS only up to 5C. 700 MHz LOWER_B+C (10 MHz) E-UTRA Band 17 PCS MHz A3+A4+A5+D (20MHz) E-UTRA Band 2 AWS1 C+D+E (15 MHz) Band 4 700 MHz UPER D (10 MHz) Band 14 850 - 5 MHz LTE Software Carriers will be handled by ATT internally and should not part of the C&E Turf SOW. WR_-RUTH-18-05065:LTE Software Carrier LTE 3C WR_-RUTH-18-05079:LTE Software Carrier LTE 4C					RFDS VERSION:	1.00	RFDS ID:	2836360
	GSM FREQUENCY:		Created By:	ef6177	Updated By:	ef6177			
	UMTS FREQUENCY:		Date Created:	1/28/2019 10:53:03 AM	Date Updated:	3/1/2019 8:05:27 PM			
	LTE FREQUENCY:	700, 850, 1900, AWS							
	5G FREQUENCY:	850							
	I-PLAN JOB # 1:	WR_-RUTH-16-04671	IPLAN PRD GRP SUB GRP #1:	New Site LTE Only 1C					
	I-PLAN JOB # 2:	WR_-RUTH-18-05094	IPLAN PRD GRP SUB GRP #2:	LTE Next Carrier LTE 5C					
	I-PLAN JOB # 3:	WR_-RUTH-18-05050	IPLAN PRD GRP SUB GRP #3:	LTE Next Carrier LTE 2C					
	I-PLAN JOB # 4:		IPLAN PRD GRP SUB GRP #4:						
	I-PLAN JOB # 5:		IPLAN PRD GRP SUB GRP #5:						
I-PLAN JOB # 6:		IPLAN PRD GRP SUB GRP #6:							
I-PLAN JOB # 7:		IPLAN PRD GRP SUB GRP #7:							
I-PLAN JOB # 8:		IPLAN PRD GRP SUB GRP #8:							

Section 2 - LOCATION INFORMATION

USID:	231949	FA LOCATION CODE:	14638374	LOCATION NAME:	B_FORSBERG	ORACLE PTN # 1:	3755A0HGQ3	PACE JOB # 1:	MRUTH029019		
REGION:	WEST	MARKET CLUSTER:	CO/UT/WY/MT/SO. ID	MARKET:	COLORADO	ORACLE PTN # 2:	3755A0MAQP	PACE JOB # 2:	MRUTH032783		
ADDRESS:	603 INDIAN LOOKOUT ROAD	CITY:	LYONS	STATE:	CO	ORACLE PTN # 3:	3755A0MA53	PACE JOB # 3:	MRUTH032801		
ZIP CODE:	80540	COUNTY:	BOULDER	LONG (DEC. DEG.):	-105.2788530	ORACLE PTN # 4:		PACE JOB # 4:			
LATITUDE (D-M-S):	40d 13m28.9704s	LONGITUDE (D-M-S):	-105d -16m-43.8708s	LAT (DEC. DEG.):	40.2247140	ORACLE PTN # 5:		PACE JOB # 5:			
DIRECTIONS, ACCESS AND EQUIPMENT LOCATION:						ORACLE PTN # 6:		PACE JOB # 6:			
						ORACLE PTN # 7:		PACE JOB # 7:			
						ORACLE PTN # 8:		PACE JOB # 8:			
						BORDER CELL WITH CONTOUR COORD:		SEARCH RING NAME:	NSB-CO.BDN_COV_RMR_434_COL00143		
						AM STUDY REQ'D (Y/N):	No	SEARCH RING ID:	COL00143		
						FREQ COORD:		BTA:		MSA / RSA:	
						OPS DISTRICT:	COLORADO 2	LAC(GSM):			
						OPS ZONE:	WE_CO_LARIMER_CS	LAC(UMTS):			
						RF DISTRICT:	22	BSC(GSM):			
						RF ZONE:	A	RNC(UMTS):			
PARENT NAME(GSM):		MME POOL ID(LTE):	FF28								
PARENT NAME(UMTS):											

Section 3 - LICENSE COVERAGE/FILING INFORMATION

CGSA - NO FILING TRIGGERED (Yes/No):	No	CGSA LOSS:		PCS REDUCED - UPS ZIP:		CGSA CALL SIGNS:			
CGSA - MINOR FILING NEEDED (Yes/No):	No	CGSA EXT AGMT NEEDED:		PCS POPS REDUCED:					
CGSA - MAJOR FILING NEEDED (Yes/No):	Yes	CGSA SCORECARD UPDATED:							

Section 4 - TOWER/REGULATORY INFORMATION

STRUCTURE AT&T OWNED?	No	GROUND ELEVATION (ft):		STRUCTURE TYPE:		MARKET LOCATION 700 MHz Band:		
ADDITIONAL REGULATORY?	No	HEIGHT OVERALL (ft):		FCC ASR NUMBER:		MARKET LOCATION 850 MHz Band:		
SUB-LEASE RIGHTS?	No	STRUCTURE HEIGHT (ft):				MARKET LOCATION 1900 MHz Band:		
LIGHTING TYPE:						MARKET LOCATION AWS Band:		
						MARKET LOCATION WCS Band:		
						MARKET LOCATION Future Band:		

Section 5 - E-911 INFORMATION - existing

Section 5 - E-911 INFORMATION - final

Section 6 - RBS GENERAL INFORMATION - existing

Section 6 - RBS GENERAL INFORMATION - final

Section 7 - RBS SPECIFIC INFORMATION - existing

Section 7 - RBS SPECIFIC INFORMATION - final

Section 8 - RBS/SECTOR ASSOCIATION - existing

Section 8 - RBS/SECTOR ASSOCIATION - final

Section 9 - SOFT SECTOR ID - existing

Section 9 - SOFT SECTOR ID - final

Section 9 - Cell Number - existing

Section 9 - Cell Number - final

Section 10 - CID/SAC - existing

Section 10 - CID/SAC - final

Section 16A - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR A (OR OMNI)

	PORT 5	231949.A.AWS.4G.tmp1.2319 49.A.1900.4G.tmp1			COL00143_2A_1, COL 00143_9A_1,	TX/RX	LTE 1900.LTE AWS	NNI4-65C- R6_2130MHz_02DT	15.9		2	TOP	FIBER		NO								
--	--------	--	--	--	-----------------------------------	-------	------------------	------------------------------	------	--	---	-----	-------	--	----	--	--	--	--	--	--	--	--

Section 16B - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR B

	PORT 5	231949.A.AWS.4G.tmp1.2319 49.A.1900.4G.tmp1			COL00143_2B_1, COL 00143_9B_1,	TX/RX	LTE 1900.LTE AWS	NNI4-65C- R6_2130MHz_04DT	15.9		4	TOP	FIBER		NO								
--	--------	--	--	--	-----------------------------------	-------	------------------	------------------------------	------	--	---	-----	-------	--	----	--	--	--	--	--	--	--	--

Section 16C - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR C

	PORT 5	231949.A.AWS.4G.tmp1,231949.C 49.C.AWS.4G.tmp1,231949.C 1900.4G.tmp1			COL00143_2C_1.COL 00143_9C_1,	TX/RX	LTE 1900.LTE AWS	NNH4-65C- R6_2130MHz_02DT	15.9		2	TOP	FIBER		NO								
--	--------	--	--	--	----------------------------------	-------	------------------	------------------------------	------	--	---	-----	-------	--	----	--	--	--	--	--	--	--	--

Section 17B - FINAL TOWER CONFIGURATION - SECTOR B

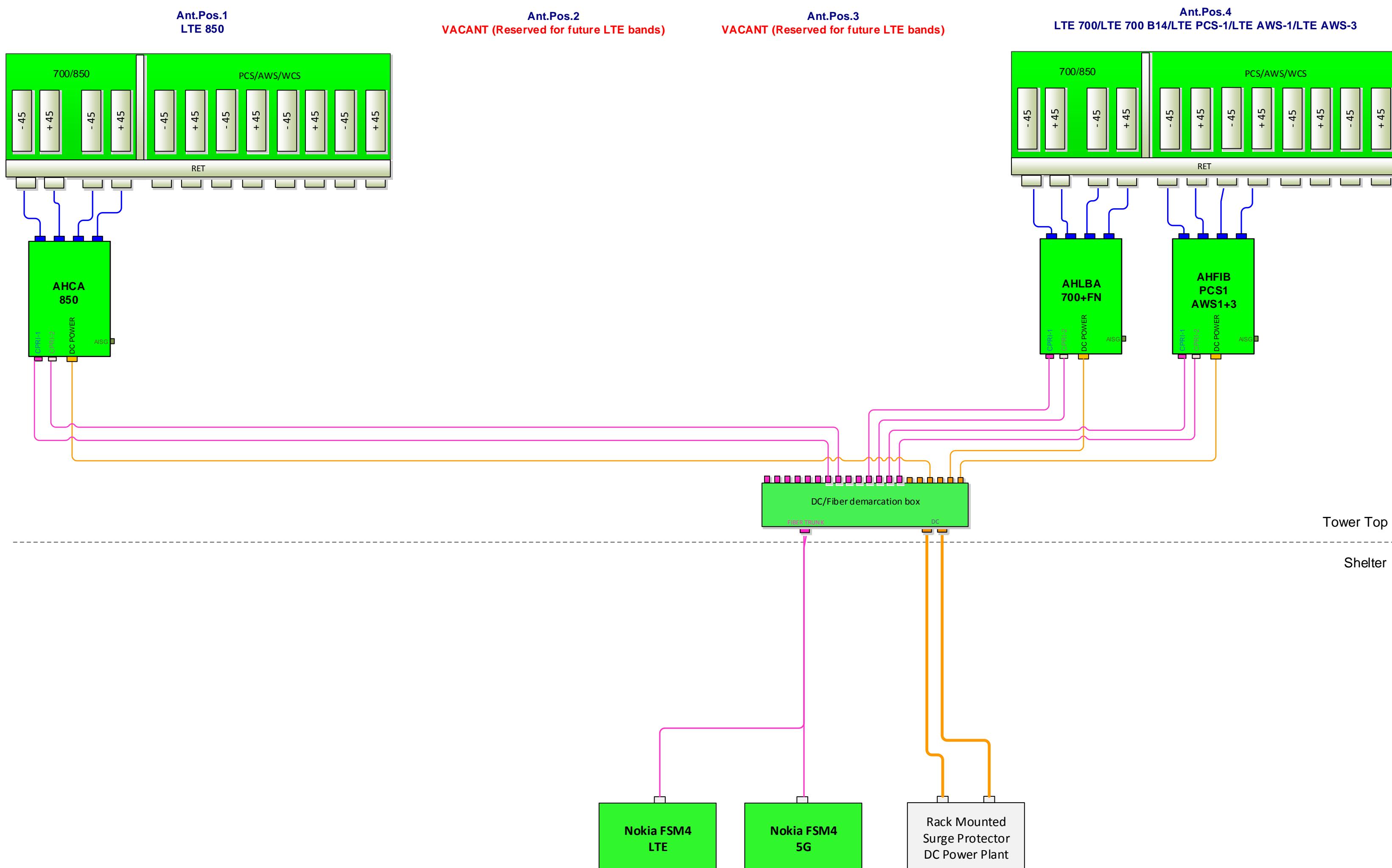
ANTENNA POSITION is LEFT to RIGHT from BACK of ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
ANTENNA MAKE - MODEL	NNH4-65C-R6			NNH4-65C-R6			
ANTENNA VENDOR	Commscope			Commscope			
ANTENNA SIZE (H x W x D)	96X19.6X7.8			96X19.6X7.8			
ANTENNA WEIGHT	99.2			99.2			
AZIMUTH	80			80			
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	45			45			
ANTENNA TIP HEIGHT							
MECHANICAL DOWNTILT	6			6			
FEEDER AMOUNT							
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)							
Antenna RET Motor (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)							
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMA/LNA (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMAS (QTY/MODEL)							
FILTER (QTY/MODEL)							
SQUID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 700 band (QTY/MODEL)				1	AirScale Dual RRH 4T4R B12/14 320W AHLBA		
RRH - 850 band (QTY/MODEL)	1	AirScale RRH 4T4R B5 160W AHCA					
RRH - 1900 band (QTY/MODEL)				1	AirScale Dual RRH 4T4R B25/66 320W AHFIB		
RRH - AWS band (QTY/MODEL)							
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

Section 17C - FINAL TOWER CONFIGURATION - SECTOR C

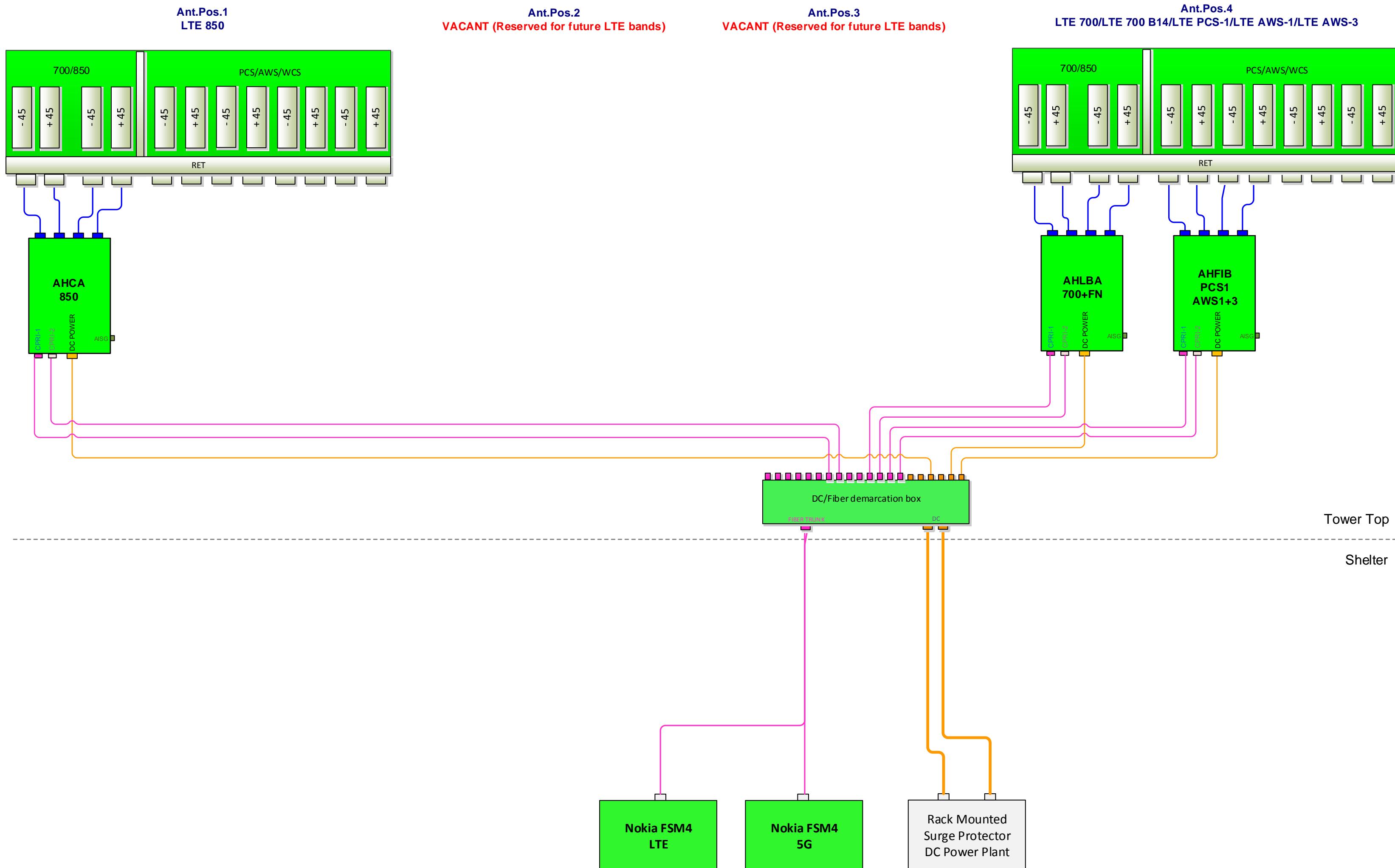
ANTENNA POSITION is LEFT to RIGHT from BACK of ANTENNA (unless otherwise specified)	ANTENNA POSITION 1		ANTENNA POSITION 2		ANTENNA POSITION 3		ANTENNA POSITION 4		ANTENNA POSITION 5		ANTENNA POSITION 6		ANTENNA POSITION 7													
ANTENNA MAKE - MODEL	NNH4-65C-R6						NNH4-65C-R6																			
ANTENNA VENDOR	Commscope						Commscope																			
ANTENNA SIZE (H x W x D)	96X19.6X7.8						96X19.6X7.8																			
ANTENNA WEIGHT	99.2						99.2																			
AZIMUTH	220						220																			
MAGNETIC DECLINATION																										
RADIATION CENTER (feet)	45						45																			
ANTENNA TIP HEIGHT																										
MECHANICAL DOWNTILT	0						0																			
FEEDER AMOUNT																										
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)																										
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)																										
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)																										
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)																										
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)																										
Antenna RET Motor (QTY/MODEL)																										
SURGE ARRESTOR (QTY/MODEL)																										
DIPLEXER (QTY/MODEL)																										
DUPLEXER (QTY/MODEL)																										
Antenna RET CONTROL UNIT (QTY/MODEL)																										
DC BLOCK (QTY/MODEL)																										
TMA/LNA (QTY/MODEL)																										
CURRENT INJECTORS FOR TMA (QTY/MODEL)																										
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SQUID (QTY/MODEL)																										
FIBER TRUNK (QTY/MODEL)																										
DC TRUNK (QTY/MODEL)																										
REPEATER (QTY/MODEL)																										
RRH - 700 band (QTY/MODEL)									1	AirScale Dual RRH 4T4R B12/14 320W AHLBA																
RRH - 850 band (QTY/MODEL)	1	AirScale RRH 4T4R B5 160W AHCA																								
RRH - 1900 band (QTY/MODEL)									1	AirScale Dual RRH 4T4R B25/6 320W AHFIB																
RRH - AWS band (QTY/MODEL)																										
RRH - WCS band (QTY/MODEL)																										
Additional RRH #1 - any band (QTY/MODEL)																										
Additional RRH #2 - any band (QTY/MODEL)																										
Additional Component 1 (QTY/MODEL)																										
Additional Component 2 (QTY/MODEL)																										
Additional Component 3 (QTY/MODEL)																										
Local Market Note 1																										
Local Market Note 2																										
Local Market Note 3	The recommended azimuths/configuration to eliminate most of the signal on Table Mesa and minimize interference in Longmont.330/80/220 Azimuths/4/6/4 EDT on LO Bands and 0/6/0 MDT																									

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (Atoll)	ATOLL TXID	ATOLL CELL ID	TX/RX ?	TECHNOLOGY/FREQ UENCY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/ Integrated/None)	FEEDERS TYPE	FEEDER LENGTH (feet)	RXAIT KIT MODULE?	TRIPLEXER or LLC (QTY) (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSNG)
ANTENNA POSITION 1	PORT 1	231949.C.850.4G.tmp1			COL00143_8C_1	TX/RX	LTE 850	NNH4-65C-R6_850MHz_04DT	15.9	4	TOP	FIBER		NO								
ANTENNA POSITION 4	PORT 1	231949.C.700.4G.tmp1,231949.C.700.4G.tmp2			COL00143_7C_1,COL00143_7C_2_F	TX/RX	LTE 700	NNH4-65C-R6_725MHz_04DT	15.9	4	TOP	FIBER	151.039994	NO								
	PORT 5	231949.A.WS.4G.tmp1,231949.C.AWS.4G.tmp1,231949.C.1900.4G.tmp1			COL00143_2C_1,COL00143_9C_1	TX/RX	LTE 1900.AWS	NNH4-65C-R6_2130MHz_02DT	15.9	2	TOP	FIBER		NO								

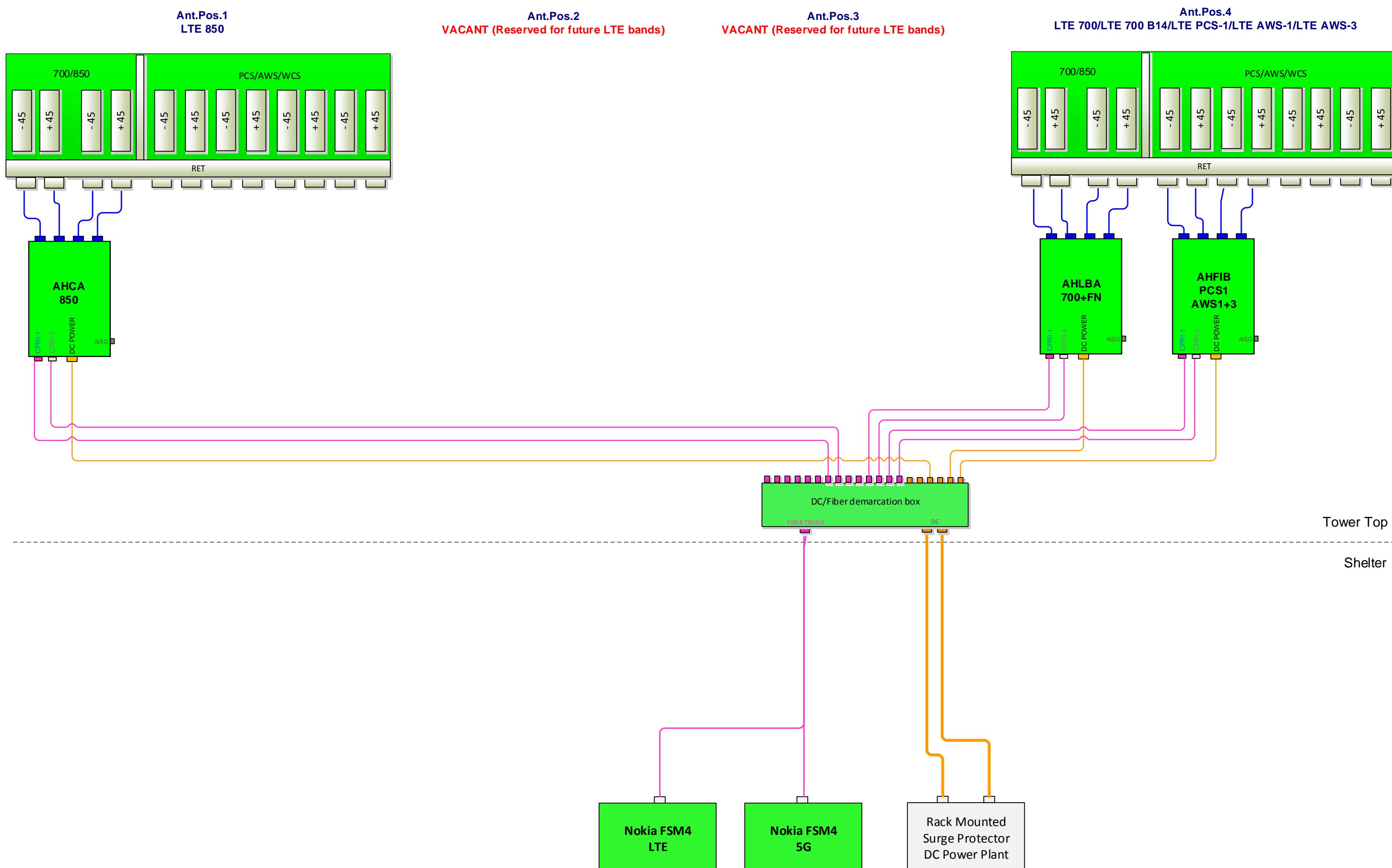
- Pos 1: Install 12-port antenna for LTE 850 AHCA RRH.
- Pos 2: Vacant (reserved for future LTE bands)
- Pos 3: Vacant (reserved for future LTE bands)
- Pos 4: Install 12-port antenna for LTE 700 B12+B14 AHLBA RRH & LTE B25/B66 AHFIB RRHs for PCS1+AWS1+AWS3
- Refer to 4T4R playbook Antenna Connections Tool MACRO from corporate for specific antenna to RRH port connections!



- Pos 1: Install 12-port antenna for LTE 850 AHCA RRH.
- Pos 2: Vacant (reserved for future LTE bands)
- Pos 3: Vacant (reserved for future LTE bands)
- Pos 4: Install 12-port antenna for LTE 700 B12+B14 AHLBA RRH & LTE B25/B66 AHFIB RRHs for PCS1+AWS1+AWS3
- Refer to 4T4R playbook Antenna Connections Tool MACRO from corporate for specific antenna to RRH port connections!

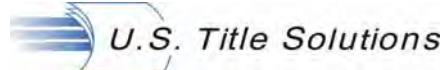


- Pos 1: Install 12-port antenna for LTE 850 AHCA RRH.
- Pos 2: Vacant (reserved for future LTE bands)
- Pos 3: Vacant (reserved for future LTE bands)
- Pos 4: Install 12-port antenna for LTE 700 B12+B14 AHLBA RRH & LTE B25/B66 AHFIB RRHs for PCS1+AWS1+AWS3
- Refer to 4T4R playbook Antenna Connections Tool MACRO from corporate for specific antenna to RRH port connections!



WORKFLOW SUMMARY

Date	FROM State / Status	FROM ATTUID	TO State / Status	TO ATTUID	Operation	Comments	PACE Status
01/29/2019	Preliminary In Progress	ef6177	Preliminary Submitted for Approval	RP836C	Promote		WR_-RUTH-16-04671 MRUTH029019 SUCCESS 01/29/2019 11:02:36 AM WR_-RUTH-18-05094 MRUTH032783 SUCCESS 01/29/2019 11:02:36 AM WR_-RUTH-18-05050 MRUTH032801 SUCCESS 01/29/2019 11:02:36 AM
01/29/2019	Preliminary Submitted for Approval	RP836C	Preliminary Approved	JO660D	Promote		
03/06/2019	Preliminary Approved	JO660D	Preliminary Modification Recommended	EF6177	Demote	[CSS-NG error message]:3001 : AF-2836360-03062019123559 : Error in AddrBS3114 : RBS-CTS Common ID:COXN000143: Equipment Name: [] should not be NULL	
03/11/2019	Preliminary Modification Recommended	EF6177	Preliminary Submitted for Approval	RP836C	Promote		
03/12/2019	Preliminary Submitted for Approval	RP836C	Preliminary Approved	JO660D	Promote		



Report of Title

5034 COMPREHENSIVE FULL TITLE REPORT (INCLUDES 30 YEAR DEED HISTORY & ORIGINAL COPIES)

This Report of Title is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance policy. The report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.

**US TITLE SOLUTIONS FILE NO.62453-CO1901-5034
REFERENCE NO. MRUTH029019 SITE NAME NSB-
CO.BDN_COV_RMR_434_COL00143**

PREPARED FOR: Nexus on behalf of AT&T
Joseph Oliver
8310 South Stanley Highway
Suite 3131
Englewood, CO 80112

PREMISES: 603 INDIAN LOOKOUT RD, Lyons, CO 80540
Parcel 120318306001

COUNTY: Boulder

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