

CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR  
 I CERTIFY THAT Clint Tolson, AM AN OWNER REPRESENTATIVE OF THE  
 PROPERTY AND CONSENT TO THIS PLAN.  
 IN WITNESS WHEREOF I HERETO SET MY HAND THIS 6<sup>th</sup> DAY OF April, 2020.

Clint Tolson  
 MAYOR, TOWN OF SUPERIOR

NOTARIAL CERTIFICATE  
 STATE OF COLORADO )  
 COUNTY OF BOULDER )

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY  
 OF April, 2020 BY Clint Tolson  
 MY COMMISSION EXPIRES: 2-5-2021 Phyllis L Hardin  
 NOTARY PUBLIC

PHYLLIS L. HARDIN  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 19894000253  
 My Commission Expires Feb 5, 2021

BOARD OF TRUSTEES' CERTIFICATE  
 APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO, WITNESS MY HAND  
 THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 6<sup>th</sup> DAY OF April, 2020

ATTEST:  
Phyllis L. Hardin Clint Tolson  
 PHYLLIS L. HARDIN, TOWN CLERK MAYOR



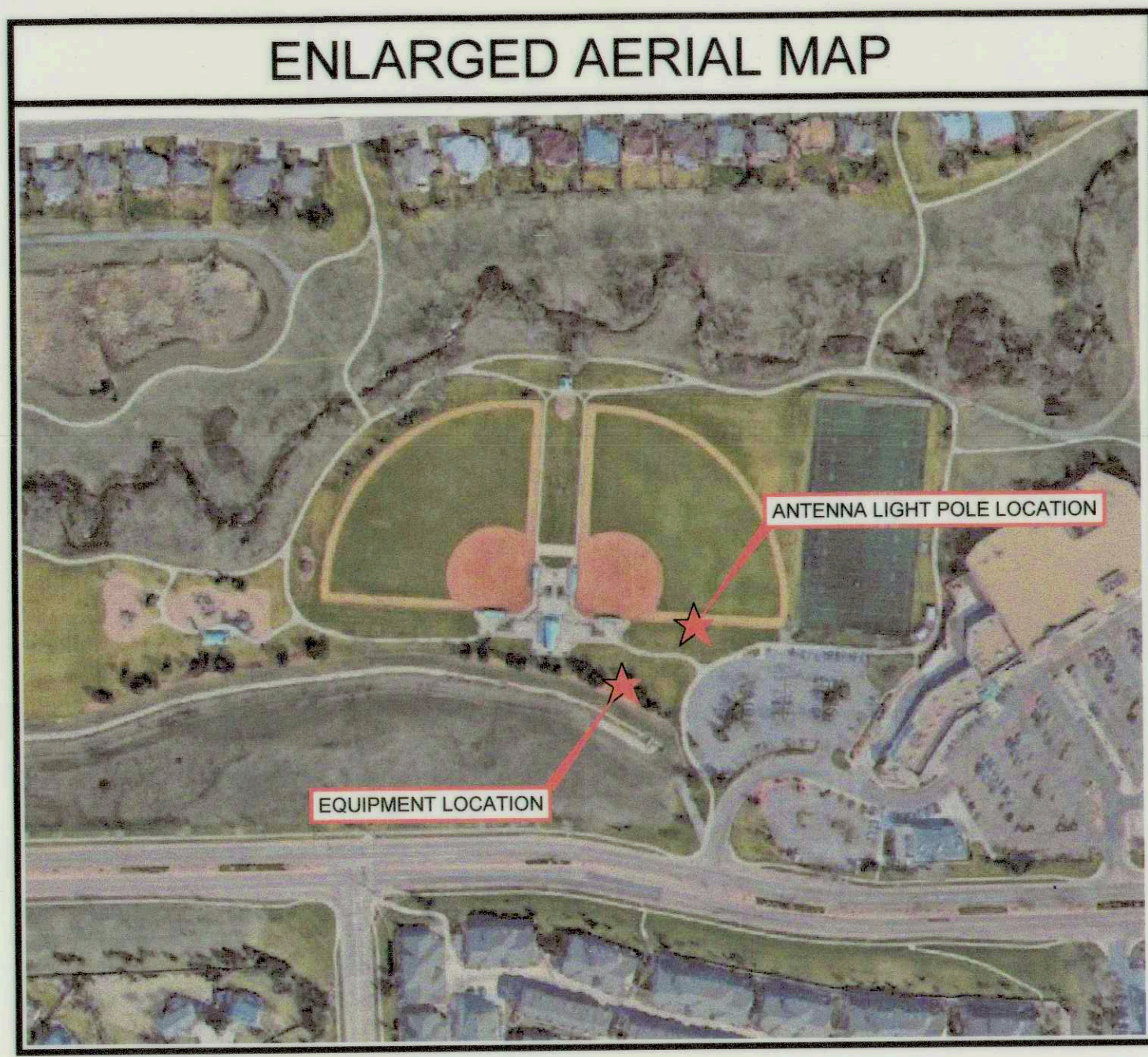
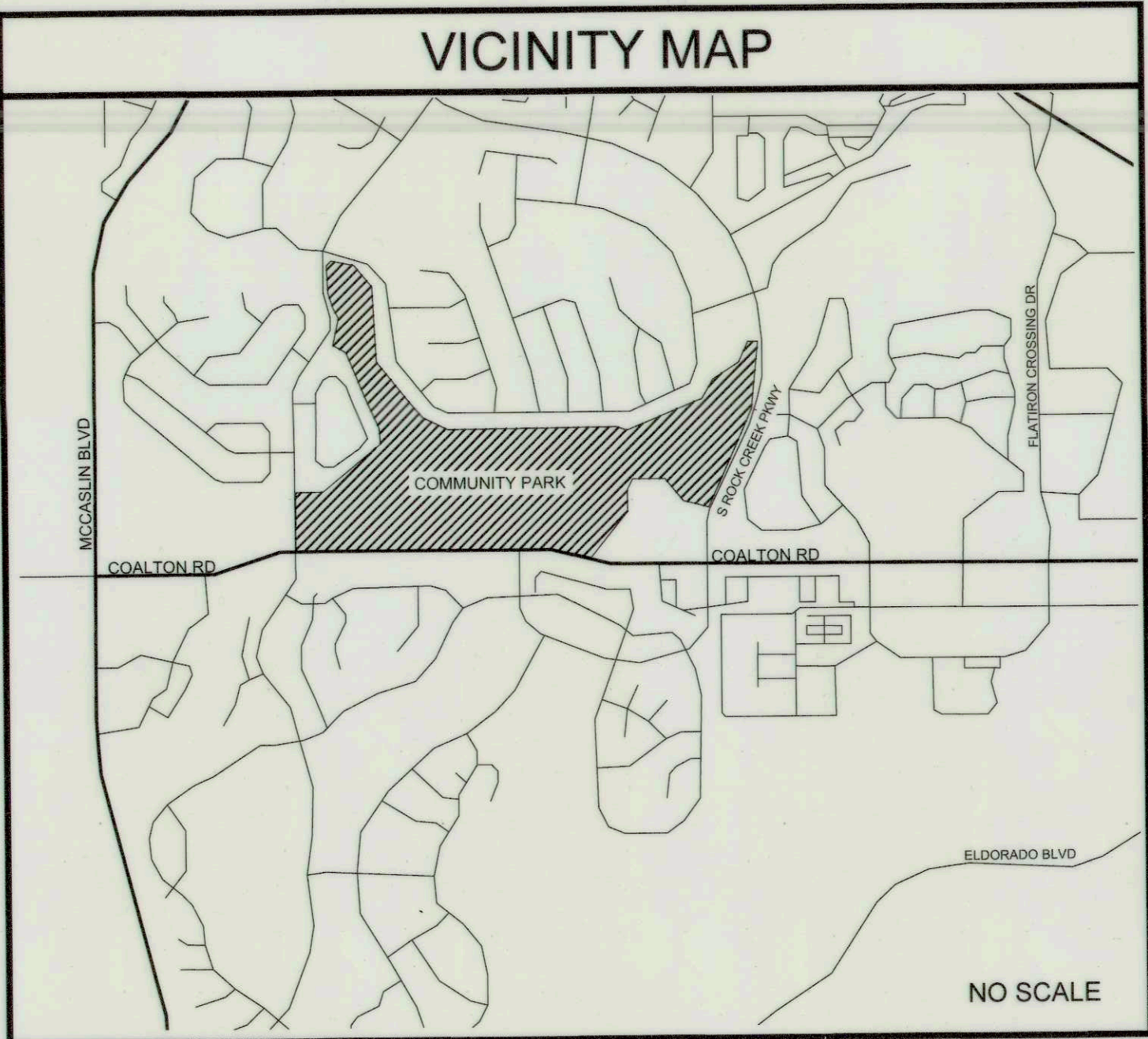
PLANNING COMMISSION CERTIFICATE  
 RECOMMEND APPROVED THIS 7<sup>th</sup> DAY OF January, 2020, BY THE TOWN OF SUPERIOR PLANNING  
 COMMISSION, RESOLUTION NO. PC-1 SERIES 2020

TOWN CLERK CERTIFICATE  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY  
 (RESOLUTION/ORDINANCE) NO. R-14 SERIES 2020 ON THIS 27<sup>th</sup> DAY OF January, 2020, AND  
 WAS FILED IN MY OFFICE ON THE 25<sup>th</sup> DAY OF March, 2020, AT 1:30 O'CLOCK P.M.

Phyllis L. Hardin  
 TOWN CLERK

# FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A ROCK CREEK RANCH FILING  
 20A



DRAWING INDEX	
SHEET #	SHEET DESCRIPTION
T1	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
LS2	TOPOGRAPHIC SURVEY
LS3	TOPOGRAPHIC SURVEY
LS4	TOPOGRAPHIC SURVEY
Z1	OVERALL SITE PLAN
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Z3	ENLARGED EQUIPMENT PLANS
Z4	NEW SOUTHEAST ELEVATION
Z5	TOWER & GROUND EQUIPMENT ELEVATIONS

LEGAL DESCRIPTION  
 TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

PROPERTY INFORMATION

ACCOUNT NUMBER: R0128970

OWNER: TOWN OF SUPERIOR  
 ADDRESS: 124 E COAL CREEK DR  
 SUPERIOR, CO 80027-9626

SEC-TOWN-RANGE: 30-1S-69

SUBDIVISION: ROCK CREEK RANCH - FLG 20A - LO

MARKET AREA: 620

PARCEL NUMBER: 157530422001

PROPERTY ADDRESS: 1601 COALTON RD

NEW SITE ADDRESS: 1300 1/2 COALTON RD

LOCATION: SUPERIOR, CO EST. PARCEL AREA:  
 SQUARE FEET: 2,434,273  
 ACRES: 55.88

JURISDICTION: TOWN OF SUPERIOR

PROJECT TEAM

APPLICANT/CLIENT VERIZON WIRELESS 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014	PROPERTY OWNER: TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027	RF ENGINEER VERIZON WIRELESS KEVIN BROWN 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 817-301-6367	CONSTRUCTION MGR: VERIZON WIRELESS KENT MCDERMOTT 2730 BOZEMAN AVE HELENA, MT 59601 PHONE: 406-941-2110	SITE ACQUISITION: RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: BETH HICKEY PHONE: 602-741-1325	A&E FIRM: RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807	ENGINEER OF RECORD: CHRIS LEE, P.E. RELIANT LAND SERVICES 1745 W. ORANGEWOOD AVE. SUITE 103 ORANGE, CA 92868 OFFICE: 714-685-0123	SURVEYOR: DALEY LAND SURVEYING 17011 LINCOLN AVE, STE. 361 PARKER, CO 80134 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841
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COLOR LEGEND: HYBRID CABLES & COAX CABLES, RRH/BBU, POWER/GROUNDING, FIBER, ANTENNAS, PENETRATIONS, LEASE AREA, ACCESS/UTILITY LICENSE, UTILITY LICENSE

PLANS PREPARED BY:  
**RLS**  
 RELIANT LAND SERVICES  
 8170 N. 86TH PLACE, STE 103  
 SCOTTSDALE, AZ 85258

FINAL PLAT SITE PLAN 36  
 ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A ROCK CREEK RANCH  
 FILING 20A

OWNER:  
 TOWN OF SUPERIOR  
 124 E COAL CREEK DR  
 SUPERIOR, CO 80027

APPLICANT:  
**verizon**  
 VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

SITE NAME:  
**DEN COALTON**

SITE ADDRESS:  
 1300 1/2 COALTON RD  
 SUPERIOR, CO 80027  
 BOULDER COUNTY

ISSUED FOR:			
REV	DATE	DESCRIPTION	BY:
--	07/02/19	90% ZONING DESIGN REVIEW	WSG
A	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
B	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
C	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG
G	03/06/20	100% ZONING 24X36 FORMAT	WSG
H	03/24/20	100% ZONING LL COMMENTS	WSG

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T1**

**CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR**  
 I CERTIFY THAT \_\_\_\_\_, AM AN OWNER REPRESENTATIVE OF THE  
 PROPERTY AND CONSENT TO THIS PLAN.  
 IN WITNESS WHEREOF I HERETO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR, TOWN OF SUPERIOR \_\_\_\_\_  
**NOTARIAL CERTIFICATE**  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF BOULDER )  
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

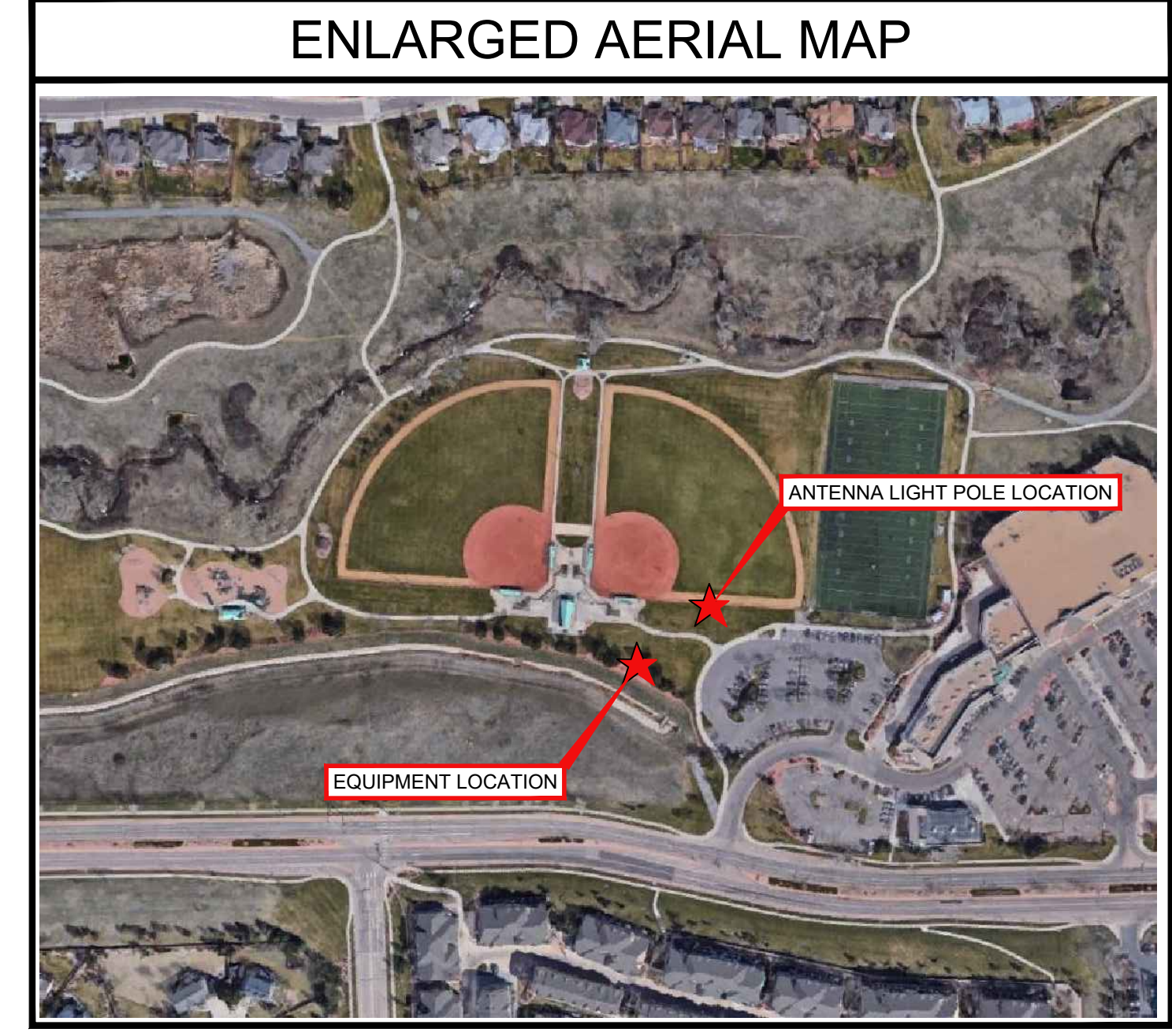
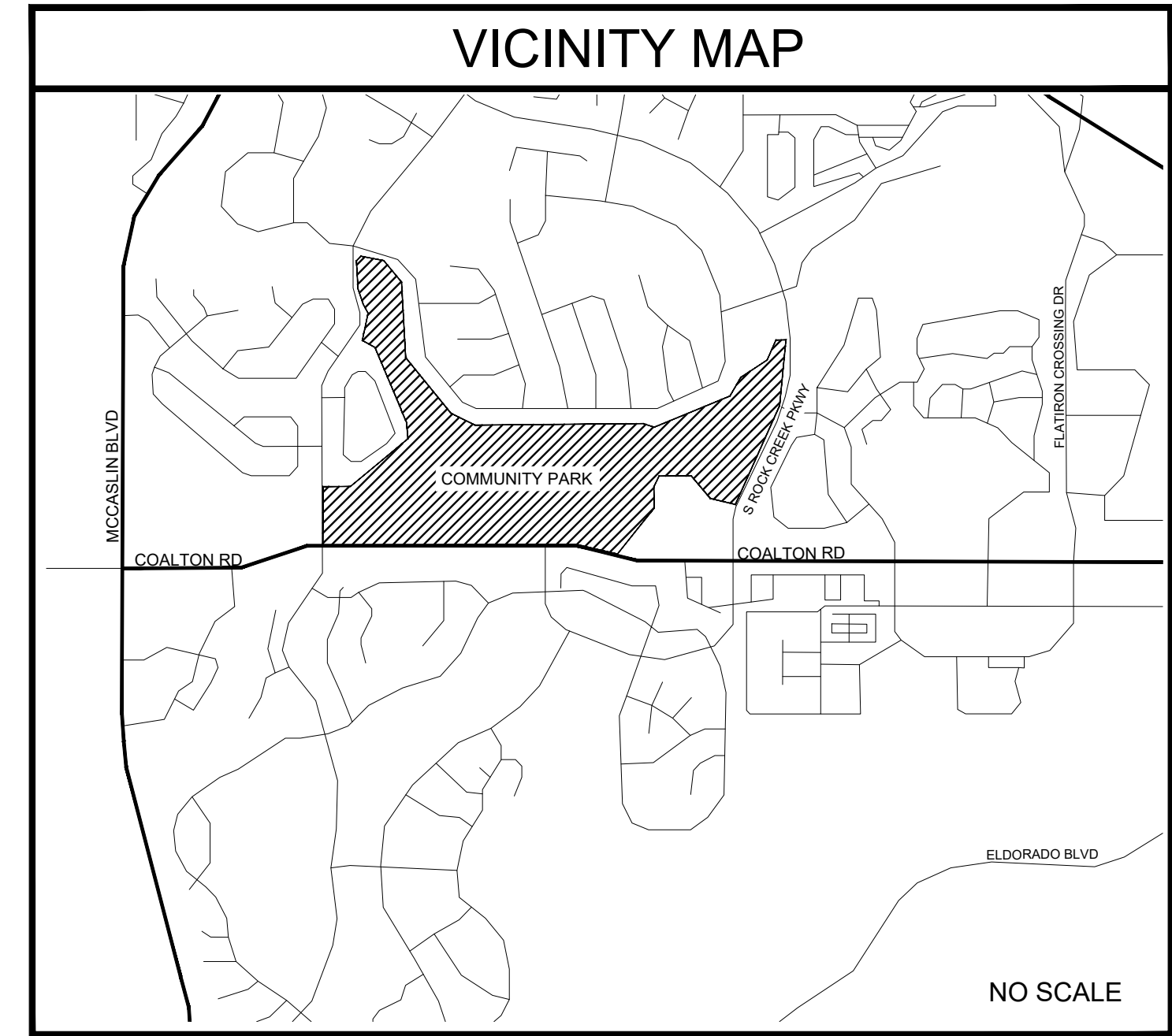
**BOARD OF TRUSTEES' CERTIFICATE**  
 APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO, WITNESS MY HAND  
 THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 ATTEST:  
 PHYLLIS L. HARDIN, TOWN CLERK  
 MAYOR

**PLANNING COMMISSION CERTIFICATE**  
 RECOMMEND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN OF SUPERIOR PLANNING  
 COMMISSION, RESOLUTION NO. PC \_\_\_\_\_ SERIES 20\_\_\_\_.

**TOWN CLERK CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY  
 (RESOLUTION/ORDINANCE) NO. \_\_\_\_\_ SERIES 20\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND  
 WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
 TOWN CLERK \_\_\_\_\_

# FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A ROCK CREEK RANCH FILING  
 20A



ISSUED FOR: FINAL ZONING

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PLANS PREPARED BY:  
**RLS**  
 RELIANT LAND SERVICES  
 8170 N. 86TH PLACE, STE 103  
 SCOTTSDALE, AZ 85258

**FINAL PLAT SITE PLAN 36**  
 ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A, ROCK CREEK RANCH  
 FILING 20A

OWNER:  
**TOWN OF SUPERIOR**  
 124 E COAL CREEK DR  
 SUPERIOR, CO 80027

APPLICANT:  
**verizon**  
 VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

SITE NAME:  
**DEN COALTON**

SITE ADDRESS:  
 1300 1/2 COALTON RD  
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 BOULDER COUNTY

ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
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## LEGAL DESCRIPTION

TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

## PROPERTY INFORMATION

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 MARKET AREA: 620  
 PARCEL NUMBER: 157530422001  
 PROPERTY ADDRESS: 1601 COALTON RD  
 NEW SITE ADDRESS: 1300 1/2 COALTON RD  
 LOCATION: SUPERIOR, CO EST. PARCEL AREA: 2,434,273  
 SQUARE FEET: 55.88 ACRES:  
 JURISDICTION: TOWN OF SUPERIOR

## PROJECT TEAM

<b>APPLICANT/CLIENT</b> VERIZON WIRELESS 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014	<b>PROPERTY OWNER:</b> TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027	<b>RF ENGINEER</b> VERIZON WIRELESS KEVIN BROWN 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 817-301-6367	<b>CONSTRUCTION MGR:</b> VERIZON WIRELESS KENT MCDERMOTT 2730 BOZEMAN AVE HELENA, MT 59601 PHONE: 406-941-2110	<b>SITE ACQUISITION:</b> RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: BETH HICKEY PHONE: 602-741-1325	<b>A&amp;E FIRM:</b> RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807	<b>ENGINEER OF RECORD:</b> CHRIS LEE, P.E. RELIANT LAND SERVICES 1745 W. ORANGEWOOD AVE. SUITE 103 ORANGE, CA 92688 OFFICE: 714-685-0123	<b>SURVEYOR:</b> DALEY LAND SURVEYING 17011 LINCOLN AVE, STE. 361 PARKER, CO 80134 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841
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COLOR LEGEND: HYBRID CABLES & COAX CABLES RR/HBBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY LICENSE UTILITY LICENSE

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:  
**T1**

# TOPOGRAPHIC SURVEY

## VERIZON WIRELESS SITE – DEN COALTON

### SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO

**SURVEYOR'S CERTIFICATE**

I, Robert Daley, do hereby certify only to Reliant Land Services, that on June 6, 2019, a topographic survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors and the map hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey relied upon a Report of Title File No. 63289–C01905–5039, U.S. Title Solutions Reference No. VZW DEN Coalton for legal descriptions and easements.

This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown and described hereon to determine:

1. Ownership of this tract of land.
2. Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.
3. Compatibility of this description with those of adjacent tracts of land.



Job No. 1811–012  
For and on behalf of  
Daley Land Surveying, Inc.  
17011 Lincoln Ave., #361  
Parker CO. 80134  
303 953 9841  
Robert Daley, PLS 35597

**BASIS OF BEARINGS:**  
The bearings shown on this survey are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat), monumented as shown hereon.

**COORDINATE SYSTEM AND DATUM:**  
Horizontal coordinates are referenced to NAD83, Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

**UTILITIES:**  
The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub-surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

**FLOOD ZONE:**  
Zone X, Areas determined to be outside the 0.2% annual chance floodplain per FEMA National Flood Insurance Program Map 080130592J, Panel 592 of 615, Map Revision date of December 18, 2012.

**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**LEGAL DESCRIPTION PARENT TRACT:**

**SCHEDULE A**

1 Date of this Report 5/31/2019  
Examined from 2/3/1970  
Examined thru 5/21/2019

2 The estate or interest in the land described or referred to in this report is:  
Fee Simple

3 Title to said estate or interest in the land described or referred to in this report is at the effective date hereof vested in:  
The Town of Superior, a municipal corporation of the State of Colorado

**SOURCE OF TITLE:**  
Confirmation Bargain and Sale Deed made by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado dated December 18, 2003 recorded on December 30, 2003 in Instrument No. 2543180.

4 The land referred to in this report is described as follows:  
Tract A, Rock Creek Ranch Filing No. 20A.

**REPORT OF TITLE:**

The following documents affect the land:

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein. (Does affect Lease Area or associated easements) Not survey related
  2. Mortgages returned herein. (–2–). See Separate Mortgage Schedule. (Does affect Lease Area or associated easements) Not survey related
  3. Any state of facts which an accurate survey might show or survey exceptions set forth herein. (Does affect Lease Area or associated easements) Shown hereon, if any
  4. Rights of tenants or person in possession. (Does affect Lease Area or associated easements) Not survey related
- (Judgments)
5. Decree Robert M. Hardaway III, Lee Harkey Hardaway, Robert M. Hardaway IV, Thomas G. Hardaway, Christopher Lee Hardaway, and Joan E. Hardaway (a/k/a Joan Elizabeth Hardaway), plaintiff, v C. E. Autrey (a/k/a Elmer Autrey), Charles R. Autrey, Helen C. Autrey, Clinton B. Autrey, Jacquelyn T. Autrey, Raymond K. Autrey, Eleanor M. Autrey, William C. Autrey, Duane M. Autrey, Eileen M. Hogg, Charles D. Hogg, Grace A. Slater, Vera D. Taylor, Lola D. Gaudreau, Thelma E. Harvey, et. al., defendant, dated as of 10/8/1982 recorded 12/17/1982 in Instrument No: 524663. (Does affect Lease Area or associated easements) Not survey related
- (Covenants/Restrictions)  
None of Record
- (Easements and Rights of Way)
7. Easement by Donn C. Wolfertz, Michael H. Feinstein, Spencer I. Browne, David D. Mandarich, Timothy R. Garrelts, Gary L. Mandarich, Ronald S. Margan and Steven R. Hermanson to Jefferson County Airport Authority, dated 8/31/1988 recorded 6/14/1989 in Instrument No.:00987513. Notes: Airspace easement. (Does affect Lease Area or associated easements) Blanket in nature
  8. Easement by M.D.C. Land Corporation, a Colorado corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/18/1989 recorded 4/9/1990 in Instrument No: 01036178. Notes: Maintain utilities. (Does not affect Lease Area or associated easements)
  9. Easement by M.D.C. Land Corporation, a Colorado corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/1/1989 recorded 4/9/1990 in Instrument No: 01036179. Notes: Maintain utilities. (Does not affect Lease Area or associated easements)
  10. Quit Claim Deed and Termination, Release and Reconveyance of Easements and Rights-of-Way by Farmer's Reservoir and Irrigation Company to Richmond Homes, Inc. I, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, dated 1/10/1991 recorded 9/21/1992 in Instrument No: 01221653. Notes: Release, sell, convey, all right, title, interest to minerals, water rights, easements and community ditch. (Does not affect Lease Area or associated easements)
  11. Right of Way by Richmond Homes, Inc. I, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware to Farmer's Reservoir and Irrigation Company, dated 1/16/1991 recorded 9/21/1992 in Instrument No: 01221651. Notes: Maintenance of the community ditch. (Does not affect Lease Area or associated easements)
  12. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 10/3/1994 recorded 10/10/1994 in Instrument No: 01469129. Notes: Maintain storm sewer lines. (Does not affect Lease Area or associated easements)
  13. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 10/3/1994 recorded 10/10/1994 in Instrument No: 01469130. Notes: Maintain storm sewer lines. (Does not affect Lease Area or associated easements)
  14. Easement by Richmond Homes Inc. I, a Delaware corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 4/28/1995 recorded 9/6/1995 in Instrument No: 1513774. Notes: Reconstruct ditch. (Does not affect Lease Area or associated easements)
  15. Easement by Richmond Homes Inc. I, a Delaware corporation, David D. Mandarich, Donald E. Yowell, Terry Ray Hodge and Robert L. Salomon to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 8/15/1995 recorded 9/6/1995 in Instrument No: 01545473. Notes: Maintain roadways and utility improvements. (Does not affect Lease Area or associated easements)
  16. Easement by Richmond Homes Inc. I, a Delaware corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 8/15/1995 recorded 9/6/1995 in Instrument No: 01545474. Notes: Maintain or remove drainage channel. (Does not affect Lease Area or associated easements)
  17. Easement by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 4/26/1995 recorded 9/8/1995 in Instrument No: 1513773. Notes: Maintain public sidewalks, trails, fence improvement and gate, etc. (Does not affect Lease Area or associated easements)
  18. Easement by Richmond Homes, Inc. I, a Delaware corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 2/22/1996 recorded 3/1/1996 in Instrument No: 01587480. Notes: Maintain and/or replace a ditch. (Does not affect Lease Area or associated easements)
  19. Easement by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 2/20/1996 recorded 3/1/1996 in Instrument No: 01587477. Notes: Maintain and otherwise deal with certain improvements: fence, public streets, sidewalks, trails, gate, landscaping, and utility lines. (Does not affect Lease Area or associated easements) Shown hereon
  20. Easement by The Town of Superior, a Colorado municipal corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 2/22/1996 recorded 3/1/1996 in Instrument No: 01587478. Notes: Maintain and/or replace a ditch. (Does not affect Lease Area or associated easements)
  21. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 2/22/1996 recorded 3/1/1996 in Instrument No: 01587481. Notes: Maintain and/or remove, and otherwise deal with certain improvements: fence, gate, signage, landscaping, and utility lines etc. (Does not affect Lease Area or associated easements) Shown hereon
  22. Easement by Richmond American Homes of Colorado, Inc., a Delaware corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 6/16/1997 recorded 7/2/1997 in Instrument No: 1711279. Notes: Maintain and/or remove, certain underground water and sewer lines and mains. Please see First Amendment to Easement Agreement in Instrument No. 1753233. (Does not affect Lease Area or associated easements)
  23. Easement by Richmond American Homes of Colorado, Inc., a Delaware corporation to Public Service Co. of Colorado, dated 8/27/1997 recorded 10/9/1997 in Instrument No: 1737773. Notes: Replace utility lines and fixtures. (Does not affect Lease Area or associated easements)

**REPORT OF TITLE:**

The following documents affect the land:

24. Easement by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753230. Notes: Maintain and/or remove underground water and sanitary and/or storm sewer lines. (Does not affect Lease Area or associated easements)
  25. Easement by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753231. Notes: Maintain and/or remove underground water and sanitary and/or storm sewer lines. (Does not affect Lease Area or associated easements) Shown hereon
  26. Easement by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado to Public Service Co. of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753232. Notes: Maintain and/or remove utility lines (Does not affect Lease Area or associated easements) Shown hereon
  27. Agreement by SRO Properties L.L.P., a Colorado limited liability partnership to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 8/17/1998 recorded 9/2/1998 in Instrument No: 1843530. Notes: Reciprocal access and parking. (Does not affect Lease Area or associated easements) Blanket in nature
  28. Right of Way by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Level 3 Communications, LLC, a Delaware limited liability company, dated 1/13/1999 recorded 1/27/1999 in Instrument No: 1898282. Notes: Maintain fire optic cable system. (Does appear to affect Lease Area or associated easements) Blanket in nature
- (Other Filed Documents)
29. General Power of Attorney between Clay Carlson and Scott L. Carlson, my true and lawful attorney dated 12/27/1984 recorded 12/31/1984 in Instrument No. 00664862. (Does affect Lease Area or associated easements) Not survey related
  30. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson and The Rock Creek Partnership dated 12/31/1984 recorded 12/31/1984 in Instrument No. 00664856. (Does affect Lease Area or associated easements) Not survey related
  31. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson, Kent D. Carlson and The Rock Creek Partnership, a General Partnership dated 7/25/1985 recorded 8/16/1985 in Instrument No. 00706631. (Does affect Lease Area or associated easements) Not survey related
  32. Cost Sharing and Cooperation Agreement between Rock Creek Partnership and Kendrick Company dated 11/7/1985 recorded 3/19/1986 in Instrument No. 00747691. (Does affect Lease Area or associated easements) Not survey related
  33. Annexation Map of a Tract of Land Located in the S1/2 Of Section 19, The W1/2 of Section 29, Section 30, and The NE1/4 of the NW1/4 of Section 31 All in T1S R69W of the 6th P.M. dated 11/26/1986 recorded 1/26/1987 in Instrument No. 00821908. (Does affect Lease Area or associated easements) Blanket in nature
  34. Consent, Waiver and Power of Attorney between Charles S. Ochsner, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 1, a Texas joint venture, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 2, a Texas joint venture, and Ochsner-Ten Eyck-KK Colorado Joint Venture No. 4, a Texas joint venture, dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863219. (Does affect Lease Area or associated easements) Not survey related
  35. Memorandum of Contract between The Rock Creek Partnership, a general partnership, The Rock Creek Partnership II, a general partnership, Lee S. Carlson, The Rock Creek Partnership III, a Colorado general partnership, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 1, a Texas joint venture, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 4, a Texas joint venture, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 2, a Texas joint venture, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 5, a Texas joint venture and M.D.C. Land Corporation, a Colorado corporation dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863225. (Does affect Lease Area or associated easements) Blanket in nature
  36. Trade Name Affidavit between Richard M. Kendrick, Ronald W. Knickerbocker, T.W. Ten Eyck, Jr., Charles S. Ochsner and Ochsner-Ten Eyck-KK Colorado Joint Venture No. 1, dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863217. (Does affect Lease Area or associated easements) Not survey related
  37. First Amendment to Annexation Agreement between Town of Superior, a Colorado municipal corporation and The Rock Creek Partnership, a Colorado general partnership, and M.D.C. Land Corporation, a Colorado corporation dated 12/29/1987 recorded 3/14/1988 in Instrument No. 00907565 Notes: Please see Agreement for Option to Purchase in Instrument No. 00915772, and Second Amendment to Annexation Agreement in Instrument No. 00958554. (Does affect Lease Area or associated easements) Not survey related
  38. Order and Decree Creating District between the Organization of Superior Metropolitan District No. 2 and Superior Metropolitan District No. 2, Boulder County Colorado dated 3/3/1988 recorded 3/24/1988 in Instrument No. 00909097. (Does not affect Lease Area or associated easements) Blanket in nature
  39. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson, Kent D. Carlson, Steven E. Young and The Rock Creek Partnership, a general partnership dated 2/6/1989 recorded 2/7/1989 in Instrument No. 00966424. (Does affect Lease Area or associated easements) Not survey related
  40. Subdivision Improvement Agreement, Rock Creek Ranch Filing No. 20 between Town of Superior, a Colorado municipal corporation, Superior Metropolitan District No. 1, a municipal corporation and political subdivision of the State of Colorado, and Superior Metropolitan District No. 2, a municipal corporation and political subdivision of the State of Colorado and Richmond Homes, Inc., I, a Delaware corporation dated 3/25/1996 recorded 9/17/1996 in Instrument No. 001642995 Notes: Please see First Amendment to Subdivision Improvement Agreement for Rock Creek Ranch Filing No. 20 in Instrument No. 01643017. (Does affect Lease Area or associated easements) Blanket in nature
  41. Certificate of Amendment of Certificate of Incorporation of Richmond Homes, Inc. I between Richmond Homes, Inc., a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware and Richmond American Homes of Colorado, Inc. dated 1/17/1997 recorded 2/5/1997 in Instrument No. 01675527. (Does affect Lease Area or associated easements) Not survey related
  42. Rock Creek Ranch Filing No. 20 dated 3/19/1997 recorded 9/17/1997 in Instrument No. 01842984. (Does affect Lease Area or associated easements) Shown hereon
  43. Rock Creek Ranch Filing No. 20A dated 10/7/1997 recorded 12/4/1997 in Instrument No. 1753234. (Does affect Lease Area or associated easements) Shown hereon
  44. Statement of Authority between M.D.C. Land Corporation, a Colorado corporation recorded 2/24/2000 in Instrument No. 2023663. (Does affect Lease Area or associated easements) Not survey related
  45. Statement of Authority between Town of Superior, Colorado, a Colorado municipal corporation dated 6/6/2018 recorded 6/8/2018 in instrument No. 03659591. (Does affect Lease Area or associated easements) Not survey related

**CARRIER:**



**PLANS PREPARED BY:**



**SITE INFORMATION:**

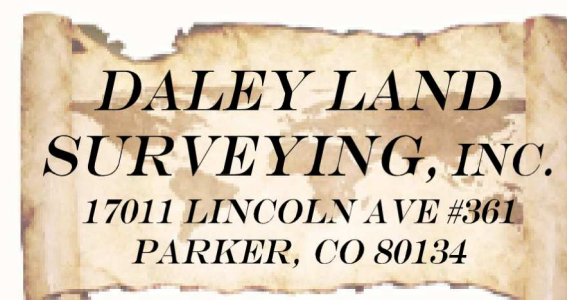
**SITE NAME:  
DEN COALTON**

**SITE ADDRESS:  
1300 1/2 COALTON ROAD.  
SUPERIOR, CO 80027**

**BOULDER COUNTY**

ISSUED FOR:			
REV	DATE	DESCRIPTION	BY:
1	6/18/19	SURVEY	AV
2	10/23/19	LEASE/EASEMENTS	AV
3	12/17/19	EDIT EASEMENTS TO LICENSE	SE
4	2/18/20	NEW ADDRESS	RD

**LICENSURE INFO:**



**SHEET TITLE:**

**TOPOGRAPHIC  
SURVEY**

SHEET 1 OF 4

**SHEET NUMBER:**

**LS1**

**TOPOGRAPHIC SURVEY**  
**VERIZON WIRELESS SITE – DEN COALTON**  
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,  
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
 COUNTY OF BOULDER, STATE OF COLORADO

**CARRIER:**



VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**PLANS PREPARED BY:**



8170 N. 86TH PLACE, STE 103  
 SCOTTSDALE, AZ 85258

**SITE INFORMATION:**

**SITE NAME:**  
 DEN COALTON

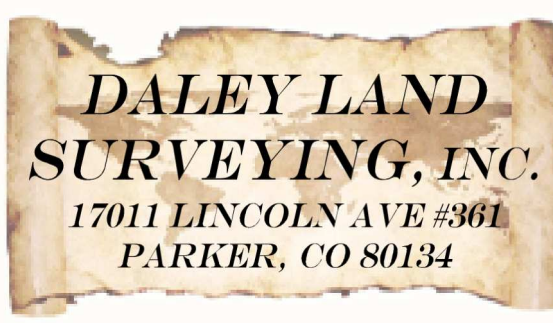
**SITE ADDRESS:**  
 1300 1/2 COALTON ROAD.  
 SUPERIOR, CO 80027

**BOULDER COUNTY**

**ISSUED FOR:**

REV	DATE	DESCRIPTION	BY:
1	6/18/19	SURVEY	AV
2	10/23/19	LEASE/EASEMENTS	AV
3	12/17/19	EDIT EASEMENTS TO LICENSE	SE
4	2/18/20	NEW ADDRESS	RD

**LICENSURE INFO:**

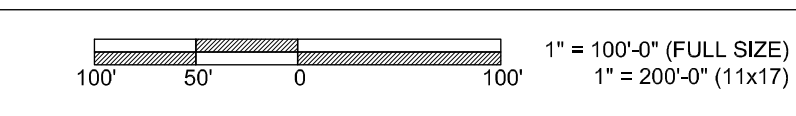
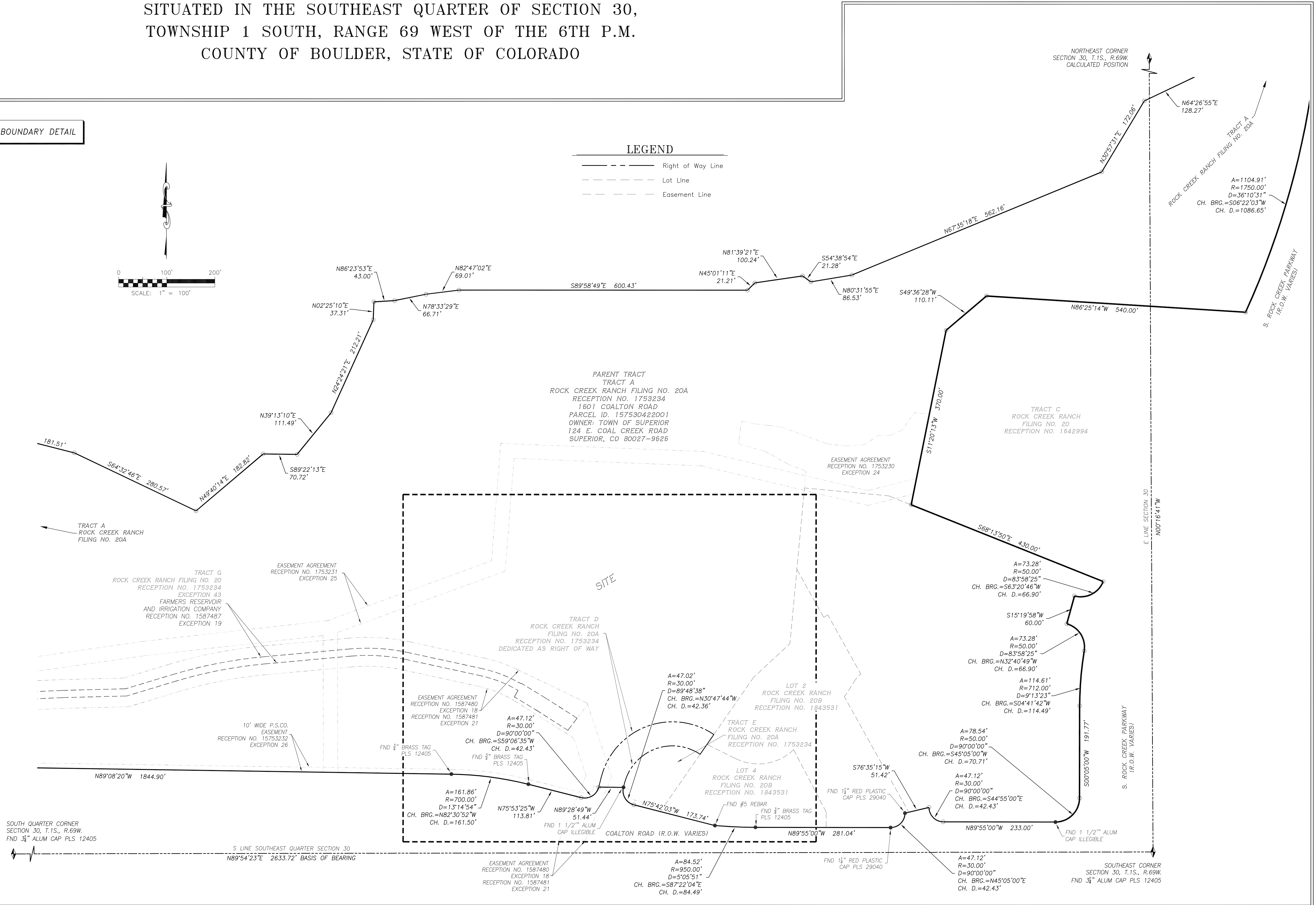
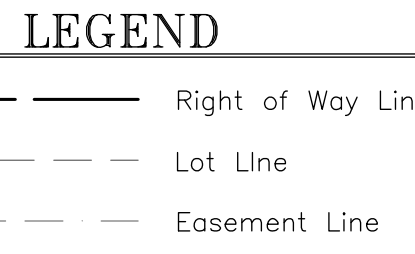
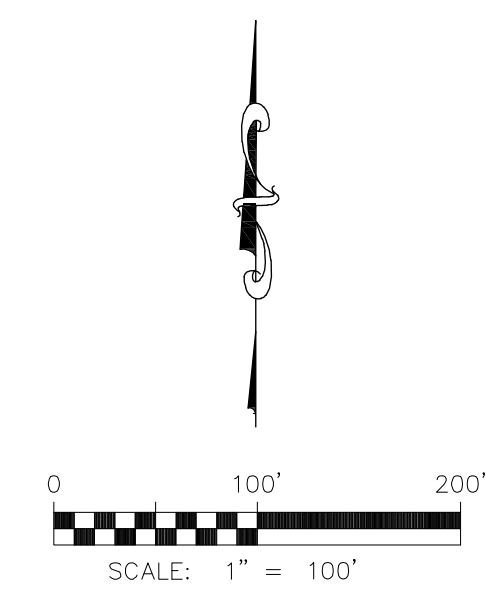


17011 LINCOLN AVE #361  
 PARKER, CO 80134

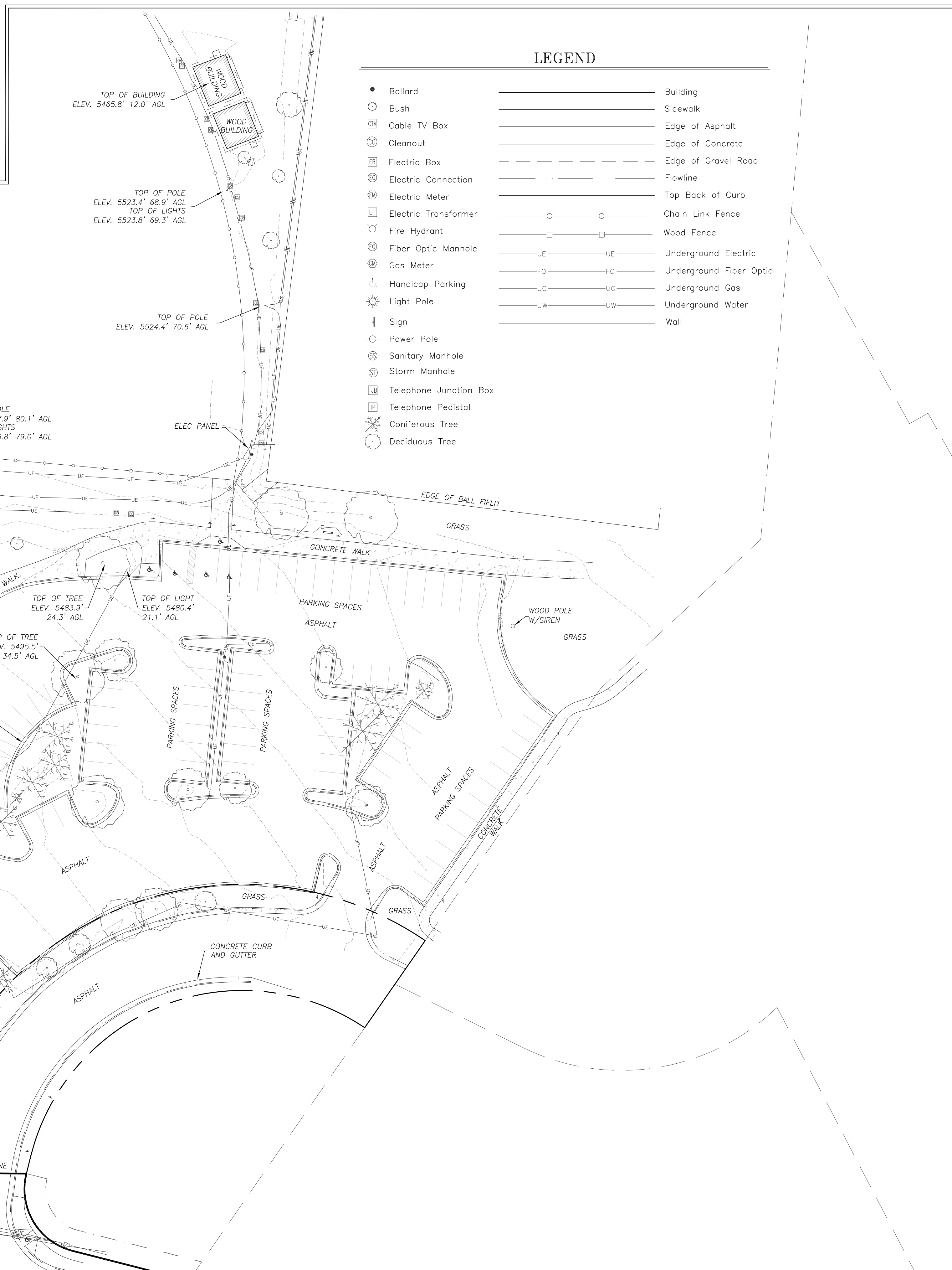
**SHEET TITLE:**  
 TOPOGRAPHIC SURVEY  
 SHEET 2 OF 4

**SHEET NUMBER:**  
 LS2

BOUNDARY DETAIL



**TOPOGRAPHIC SURVEY**  
**VERIZON WIRELESS SITE – DEN COALTON**  
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,  
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
 COUNTY OF BOULDER, STATE OF COLORADO



**CARRIER:**  
  
 VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**PLANS PREPARED BY:**  
  
 RELIANT LAND SERVICES  
 8170 N. 86TH PLACE, STE 103  
 SCOTTSDALE, AZ 85258

**SITE INFORMATION:**

**SITE NAME:**  
**DEN COALTON**

**SITE ADDRESS:**  
 1300 1/2 COALTON ROAD.  
 SUPERIOR, CO 80027

**BOULDER COUNTY**

**ISSUED FOR:**

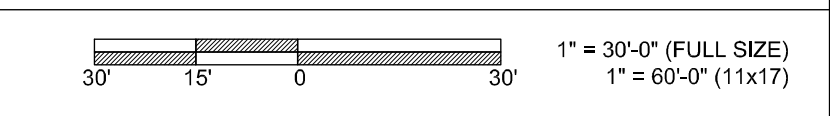
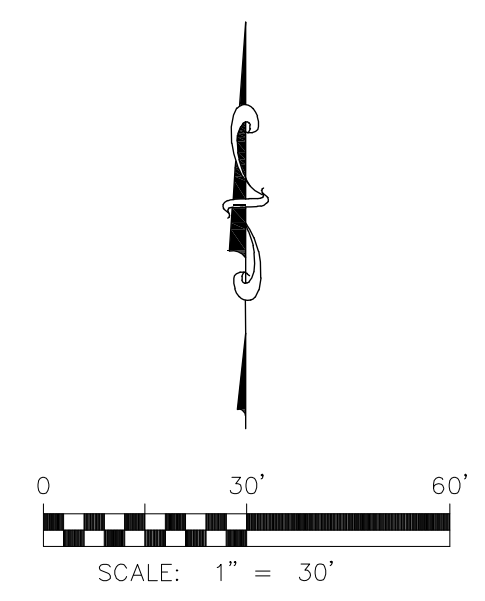
REV	DATE	DESCRIPTION	BY:
1	6/18/19	SURVEY	AV
2	10/23/19	LEASE/EASEMENTS	AV
3	12/17/19	EDIT EASEMENTS TO LICENSE	SE
4	2/18/20	NEW ADDRESS	RD

**LICENSURE INFO:**

**DALEY LAND SURVEYING, INC.**  
 17011 LINCOLN AVE #361  
 PARKER, CO 80134

**SHEET TITLE:**  
**TOPOGRAPHIC SURVEY**  
 SHEET 3 OF 4

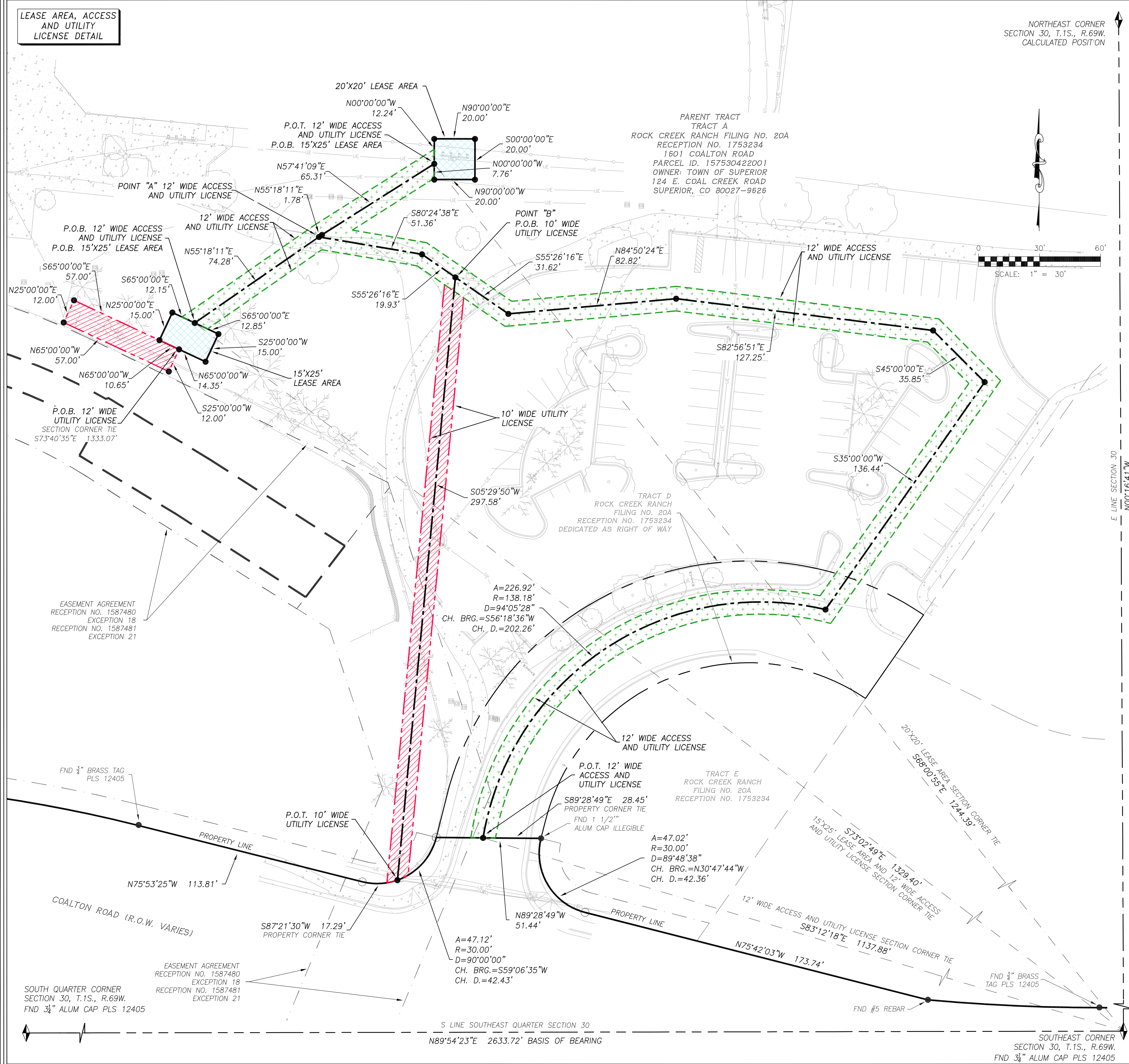
**SHEET NUMBER:**  
**LS3**



# TOPOGRAPHIC SURVEY

## VERIZON WIRELESS SITE - DEN COALTON

### SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO



**12' WIDE ACCESS AND UTILITY LICENSE - PROPOSED**  
 A 12' wide strip of land over and across that parcel of land described as Tract D and Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at a point on the northerly line of the hereinafter described 15'x25' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 73°02'49" East, a distance of 1329.40 feet;

THENCE North 55°18'11" East, a distance of 74.28 feet to Point "A";  
 THENCE South 80°24'38" East, a distance of 51.36 feet;  
 THENCE South 55°26'16" East, a distance of 19.93 feet to Point "B" the Point of Beginning of the hereinafter described 10' wide Utility License;  
 THENCE continuing South 55°26'16" East, a distance of 31.62 feet;  
 THENCE North 84°50'24" East, a distance of 82.82 feet;  
 THENCE South 82°56'51" East, a distance of 127.25 feet;  
 THENCE South 45°00'00" East, a distance of 35.85 feet;  
 THENCE South 35°00'00" West, a distance of 136.44 feet;  
 THENCE along a curve to the left, an arc length of 226.92 feet, said curve having a radius of 138.18 feet, a delta angle of 94°05'28", a chord bearing of South 56°18'36" West and a chord length of 202.26 feet to the south line of Tract D, Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, whence a point of curvature on said south line, east of said Point of Terminus, bears South 89°28'49" East, a distance of 28.45 feet and whence the Southeast Corner of said Section 30, bears South 83°12'18" East, a distance of 1137.88 feet.

Together with:

A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

Beginning at the hereinafter described Point "A";

THENCE North 55°18'11" East, a distance of 1.78 feet;  
 THENCE North 57°41'09" East, a distance of 65.31 feet to a point on the westerly line of the hereinafter described 20'x20' Lease Area and the Point of Terminus, whence the Southeast Corner of said Section 30, bears South 68°00'55" East, a distance of 1244.39 feet. Said Point also being the Point of Beginning of the hereinafter described 20'x20' Lease Area.

Containing 10136 Square Feet, or 0.233 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the northerly line of said 15'x25' Lease Area, the west line of said 20'x20' Lease Area and the south line of said Tract A (Parent Tract).

**15'x25' LEASE AREA - PROPOSED**  
 A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at the hereinafter described Point of Beginning of the 12' wide Access and Utility License on the northerly line of the 15'x25' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 73°02'49" East, a distance of 1329.40 feet;

THENCE South 65°00'00" East, a distance of 12.85 feet;  
 THENCE South 25°00'00" West, a distance of 15.00 feet;  
 THENCE North 65°00'00" West, a distance of 14.35 feet to the Point of Beginning of the hereinafter described 12' wide Utility License whence the Southeast Corner of said Section 30 bears South 73°40'35" East, a distance of 1330.07 feet  
 THENCE continuing North 65°00'00" West, a distance of 10.65 feet  
 THENCE North 25°00'00" East, a distance of 15.00 feet;  
 THENCE South 65°00'00" East, a distance of 12.15 feet to the Point of Beginning.

Containing 375 Square Feet, or 0.009 Acres, more or less.

**20'x20' LEASE AREA - PROPOSED**  
 A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at the hereinafter described Point of Beginning of the 12' wide Access and Utility License on the west line of the 20'x20' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 68°00'55" East, a distance of 1244.39 feet;

THENCE North 00°00'00" West, a distance of 12.24 feet;  
 THENCE North 90°00'00" East, a distance of 20.00 feet;  
 THENCE South 00°00'00" East, a distance of 20.00 feet;  
 THENCE North 90°00'00" West, a distance of 20.00 feet;  
 THENCE North 00°00'00" West, a distance of 7.76 feet to the Point of Beginning.

Containing 400 Square Feet, or 0.009 Acres, more or less.

**10' WIDE UTILITY LICENSE - PROPOSED**  
 A 10' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 10 foot wide strip being 5.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at hereinafter described Point "B", a point on the hereinafter described centerline of the 12' wide Access and Utility License;

THENCE South 05°29'50" West, a distance of 297.58 feet to the south line of Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, whence a point of curvature on said south line, bears South 87°21'30" West a distance of 17.29 feet.

Containing 2905 Square Feet, or 0.067 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the southerly line of said 12' wide Access and Utility License and the south line of said Tract A (Parent Tract).

**12' WIDE UTILITY LICENSE - PROPOSED**  
 A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at a point on the southwesterly line of the hereinafter described 15'x25' Lease Area, whence the Southwest Corner of said Section 30 bears South 73°40'35" East, a distance of 1333.07 feet;

THENCE South 25°00'00" West, a distance of 12.00 feet;  
 THENCE North 65°00'00" West, a distance of 57.00 feet;  
 THENCE North 25°00'00" East, a distance of 12.00 feet;  
 THENCE South 65°00'00" East, a distance of 57.00 feet to the Point of Beginning.

Containing 684 Square Feet, or 0.016 Acres, more or less.

**CARRIER:**



VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**PLANS PREPARED BY:**



8170 N. 86TH PLACE, STE 103  
 SCOTTSDALE, AZ 85258

**SITE INFORMATION:**

**SITE NAME:**  
 DEN COALTON

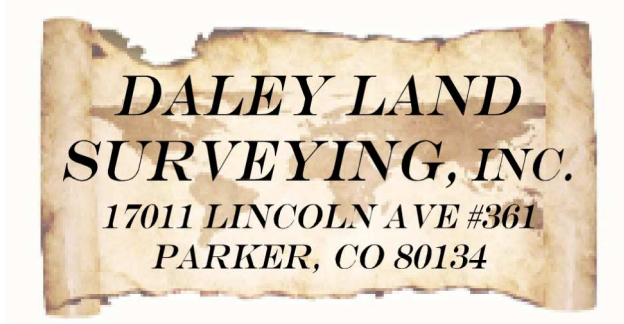
**SITE ADDRESS:**  
 1300 1/2 COALTON ROAD.  
 SUPERIOR, CO 80027

**BOULDER COUNTY**

**ISSUED FOR:**

REV	DATE	DESCRIPTION	BY:
1	6/18/19	SURVEY	AV
2	10/23/19	LEASE/EASEMENTS	AV
3	12/17/19	EDIT EASEMENTS TO LICENSE	SE
4	2/18/20	NEW ADDRESS	RD

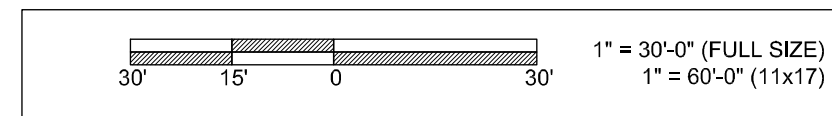
**LICENSURE INFO:**



17011 LINCOLN AVE #361  
 PARKER, CO 80134

**SHEET TITLE:**  
 TOPOGRAPHIC SURVEY  
 SHEET 4 OF 4

**SHEET NUMBER:**  
 LS4



**FINAL PLAT SITE PLAN 36**  
 ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A, ROCK CREEK RANCH  
 FILING 20A

**OWNER:**  
 TOWN OF SUPERIOR  
 124 E COAL CREEK DR  
 SUPERIOR, CO 80027

**APPLICANT:**  
**verizon**  
 VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**SITE NAME:**  
**DEN COALTON**

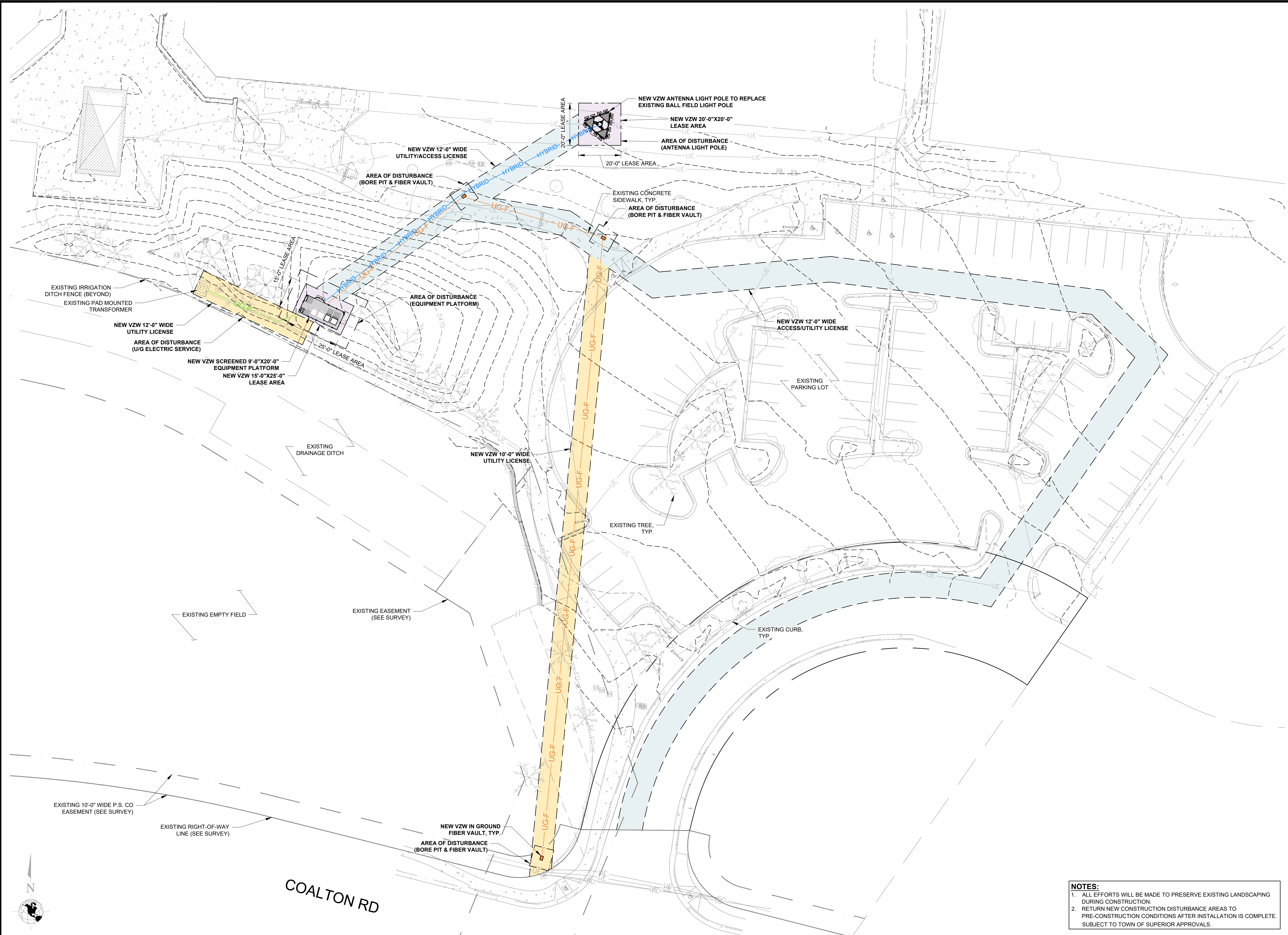
**SITE ADDRESS:**  
 1300 1/2 COALTON RD  
 SUPERIOR, CO 80027  
 BOULDER COUNTY

**ISSUED FOR:**

REV	DATE	DESCRIPTION	BY:
---	07/02/19	90% ZONING DESIGN REVIEW	WSG
A	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
B	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
C	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG
G	03/06/20	100% ZONING 24X36 FORMAT	WSG
H	03/24/20	100% ZONING LL COMMENTS	WSG

**SHEET TITLE:**  
**OVERALL SITE PLAN**

**SHEET NUMBER:**  
**Z1**



**NOTES:**  
 1. ALL EFFORTS WILL BE MADE TO PRESERVE EXISTING LANDSCAPING DURING CONSTRUCTION.  
 2. RETURN NEW CONSTRUCTION DISTURBANCE AREAS TO PRE-CONSTRUCTION CONDITIONS AFTER INSTALLATION IS COMPLETE. SUBJECT TO TOWN OF SUPERIOR APPROVALS.

**FINAL PLAT SITE PLAN 36**  
 ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A, ROCK CREEK RANCH  
 FILING 20A

**OWNER:**  
 TOWN OF SUPERIOR  
 124 E COAL CREEK DR  
 SUPERIOR, CO 80027

**APPLICANT:**  
**verizon**  
 VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**SITE NAME:**  
**DEN COALTON**

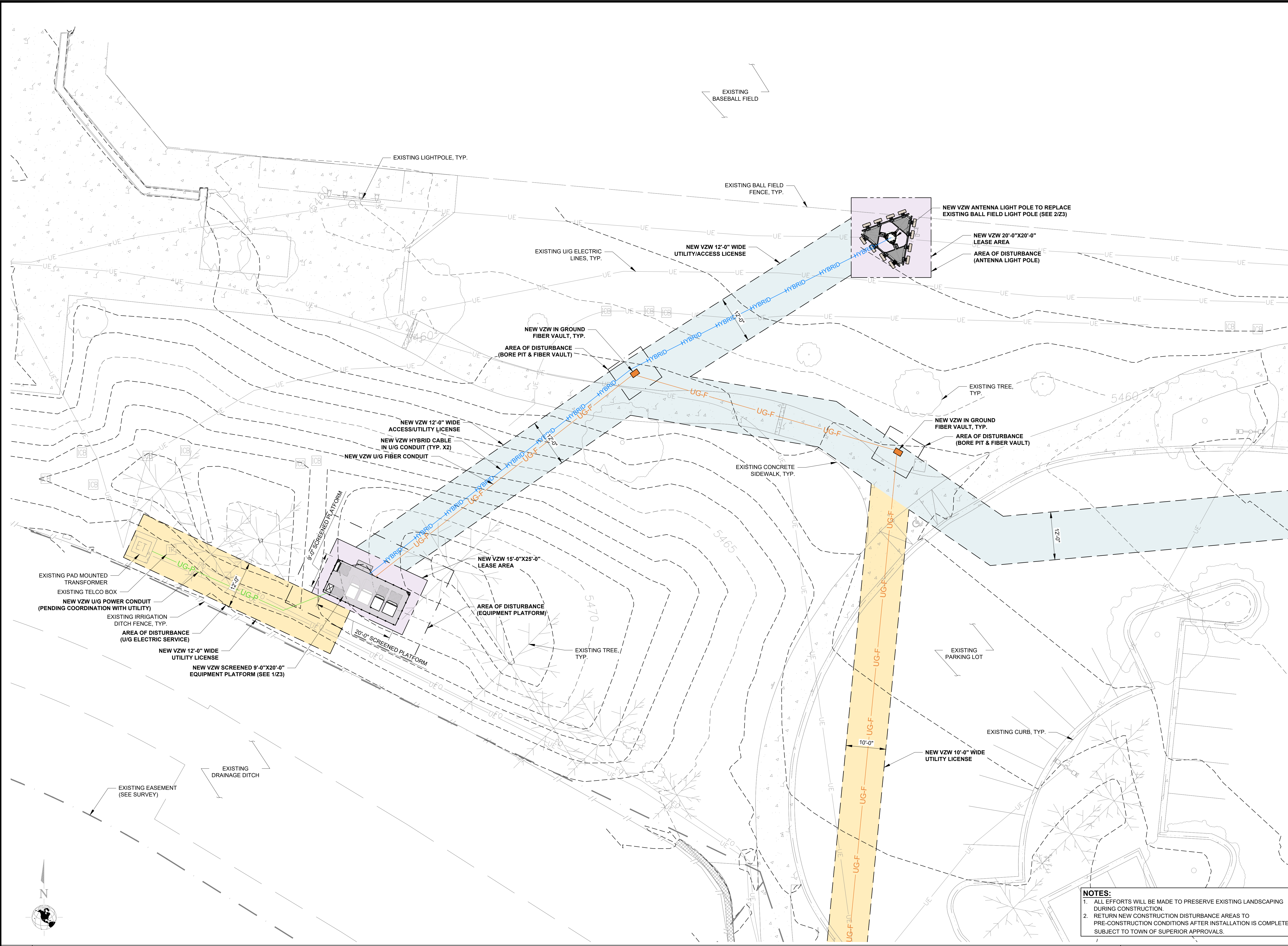
**SITE ADDRESS:**  
 1300 1/2 COALTON RD  
 SUPERIOR, CO 80027  
 BOULDER COUNTY

**ISSUED FOR:**

REV	DATE	DESCRIPTION	BY:
---	07/02/19	90% ZONING DESIGN REVIEW	WSG
A	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
B	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
C	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG
G	03/06/20	100% ZONING 24X36 FORMAT	WSG
H	03/24/20	100% ZONING LL COMMENTS	WSG

**SHEET TITLE:**  
**ENLARGED SITE PLAN**

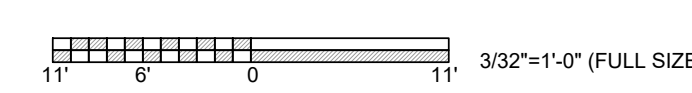
**SHEET NUMBER:**  
**Z2**



**NOTES:**  
 1. ALL EFFORTS WILL BE MADE TO PRESERVE EXISTING LANDSCAPING DURING CONSTRUCTION.  
 2. RETURN NEW CONSTRUCTION DISTURBANCE AREAS TO PRE-CONSTRUCTION CONDITIONS AFTER INSTALLATION IS COMPLETE. SUBJECT TO TOWN OF SUPERIOR APPROVALS.

**1 ENLARGED SITE PLAN**  
 SCALE: 3/32" = 1'-0"

**COLOR LEGEND:**
 [Blue line] HYBRID CABLES & COAX CABLES
 [Light Blue line] RRH/BBU
 [Green line] POWER/GROUNDING
 [Orange line] FIBER
 [Purple line] ANTENNAS
 [Red line] PENETRATIONS
 [Grey line] LEASE AREA
 [Light Blue shaded] ACCESS/UTILITY LICENSE
 [Yellow shaded] UTILITY LICENSE





**FINAL PLAT SITE PLAN 36**  
 ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A, ROCK CREEK RANCH  
 FILING 20A

**OWNER:**  
 TOWN OF SUPERIOR  
 124 E COAL CREEK DR  
 SUPERIOR, CO 80027

**APPLICANT:**  
**verizon**  
 VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

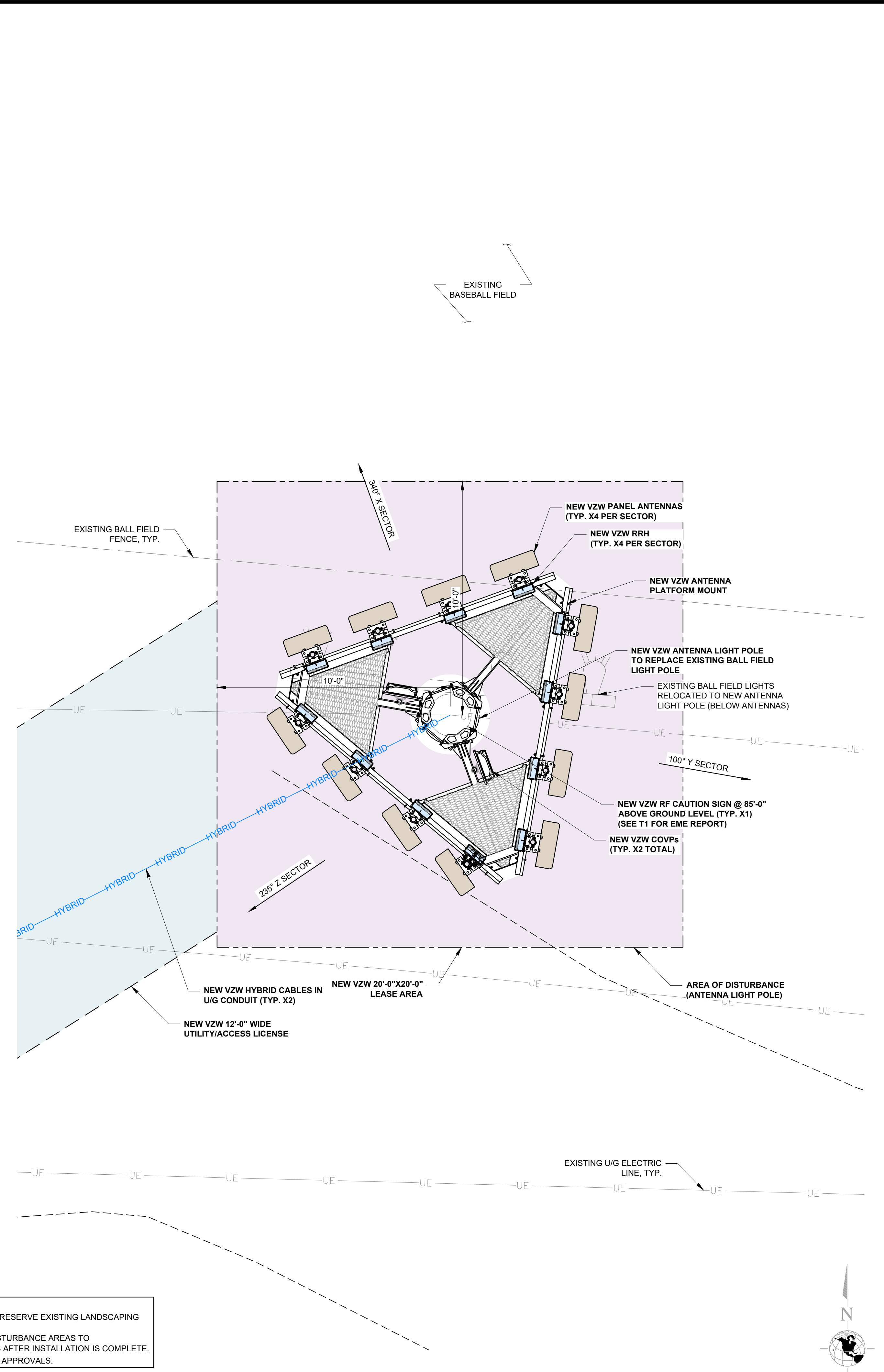
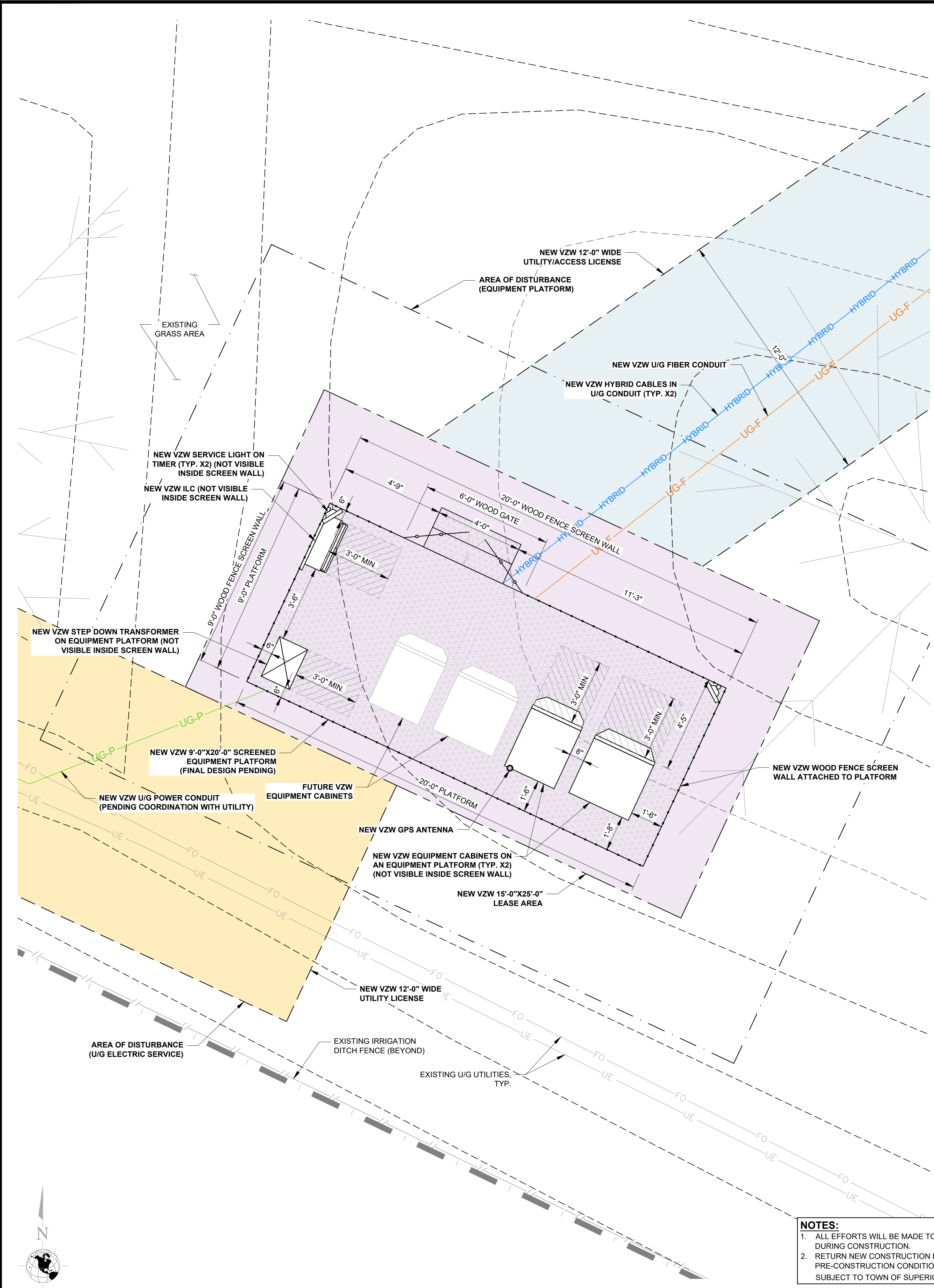
**SITE NAME:**  
**DEN COALTON**  
**SITE ADDRESS:**  
 1300 1/2 COALTON RD  
 SUPERIOR, CO 80027  
 BOULDER COUNTY

**ISSUED FOR:**

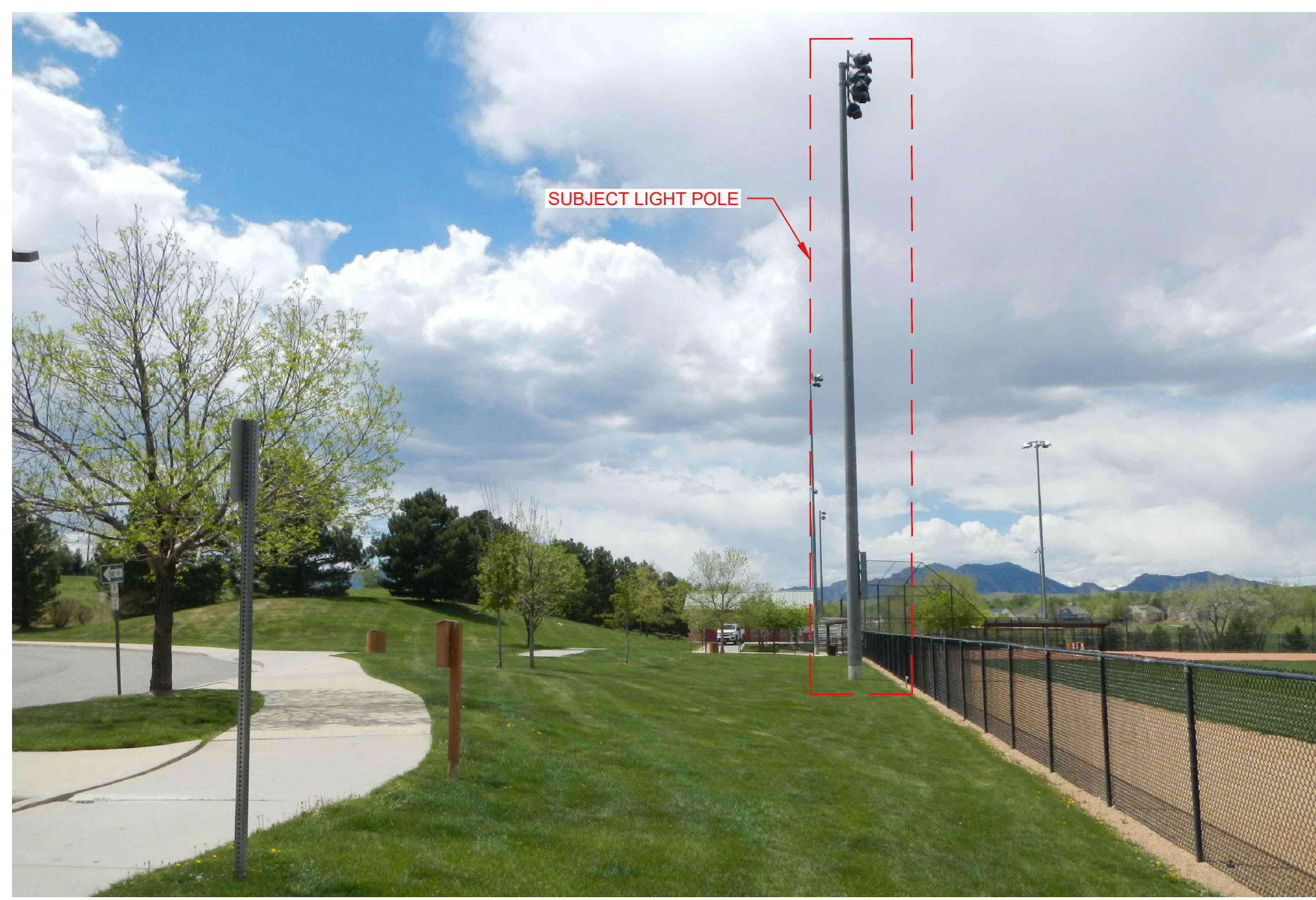
REV	DATE	DESCRIPTION	BY:
---	07/02/19	90% ZONING DESIGN REVIEW	WSG
A	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
B	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
C	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG
G	03/06/20	100% ZONING 24X36 FORMAT	WSG
H	03/24/20	100% ZONING LL COMMENTS	WSG

**SHEET TITLE:**  
**ENLARGED EQUIPMENT PLANS**

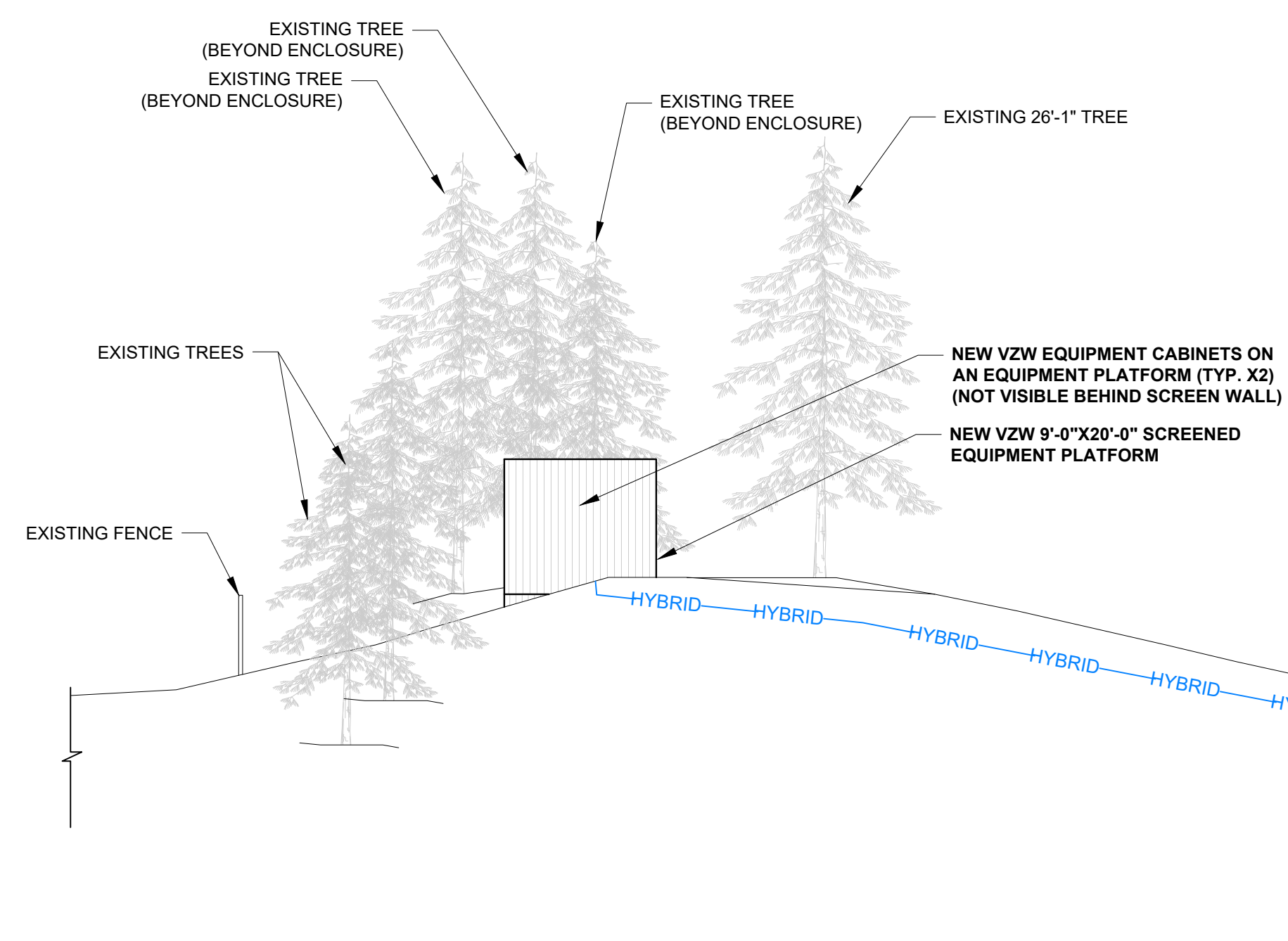
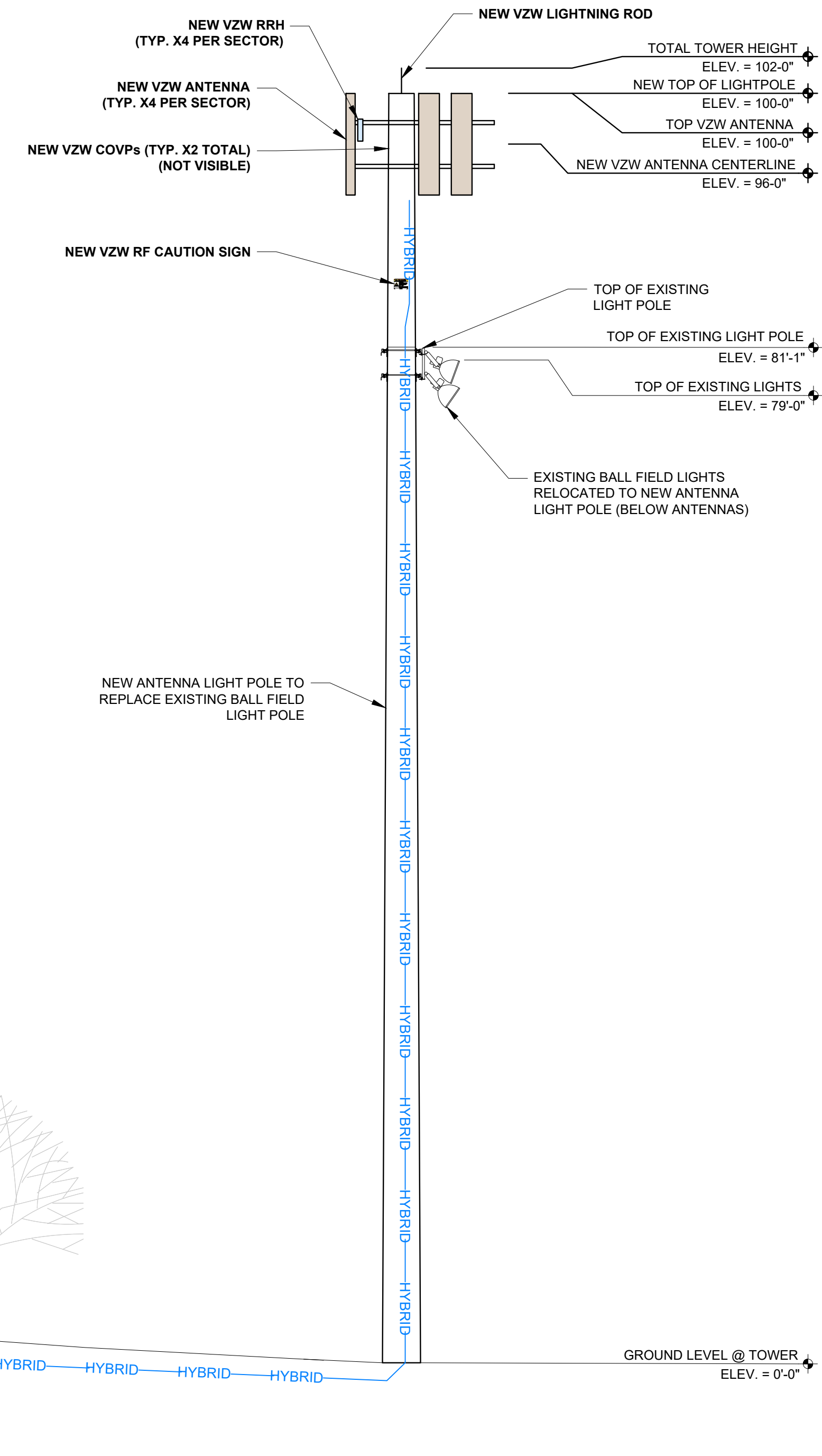
**SHEET NUMBER:**  
**Z3**



**NOTES:**  
 1. ALL EFFORTS WILL BE MADE TO PRESERVE EXISTING LANDSCAPING DURING CONSTRUCTION.  
 2. RETURN NEW CONSTRUCTION DISTURBANCE AREAS TO PRE-CONSTRUCTION CONDITIONS AFTER INSTALLATION IS COMPLETE. SUBJECT TO TOWN OF SUPERIOR APPROVALS.



1A: EAST ELEVATION OF SUBJECT POLE (EXISTING VIEW TO THE WEST)



**NOTE:**  
ALL EXISTING TREES ARE NOT SHOWN FOR CLARITY

**FINAL PLAT SITE PLAN 36**  
 ROCK CREEK RANCH FILING NO. 20D  
 VERIZON WIRELESS SITE AT COMMUNITY PARK  
 PORTION OF TRACT A, ROCK CREEK RANCH  
 FILING 20A

**OWNER:**  
 TOWN OF SUPERIOR  
 124 E COAL CREEK DR  
 SUPERIOR, CO 80027

**APPLICANT:**  
**verizon**  
 VERIZON WIRELESS SERVICES  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

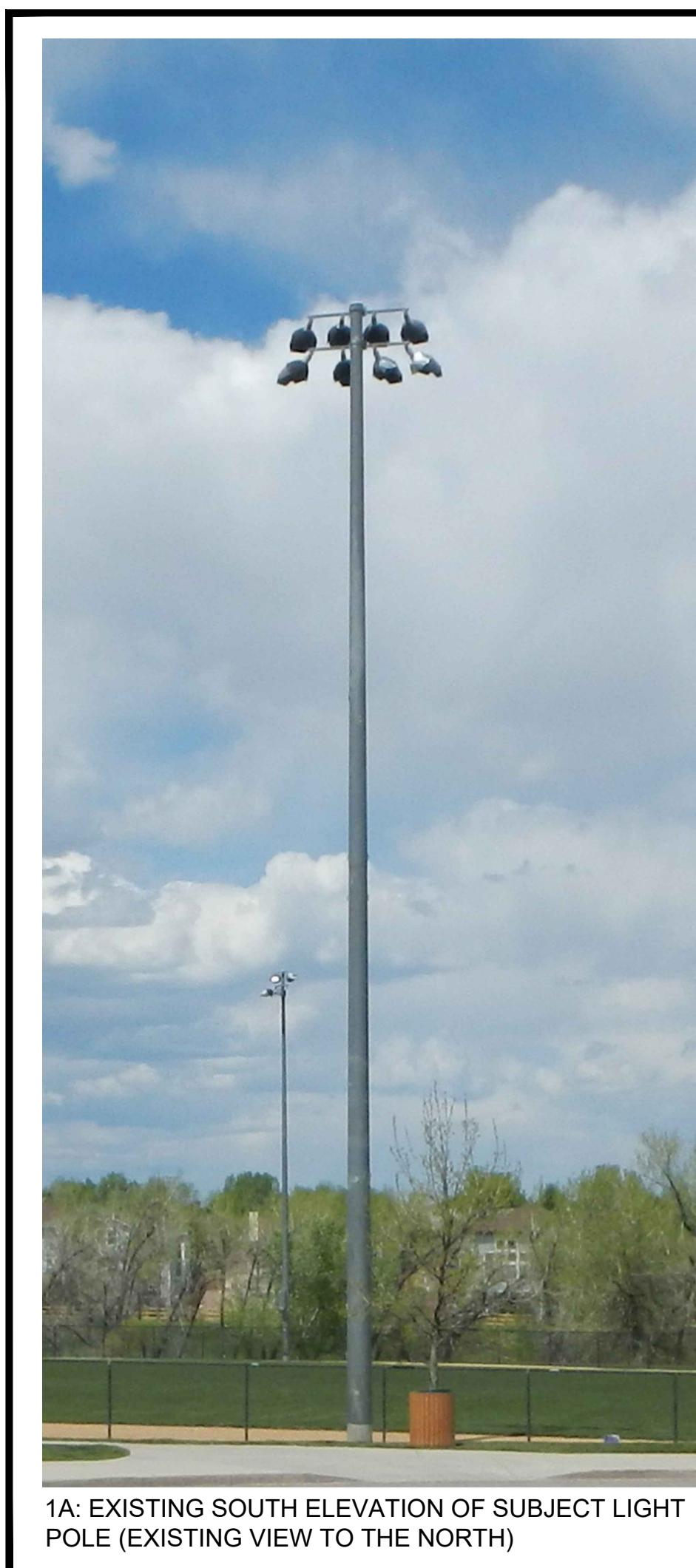
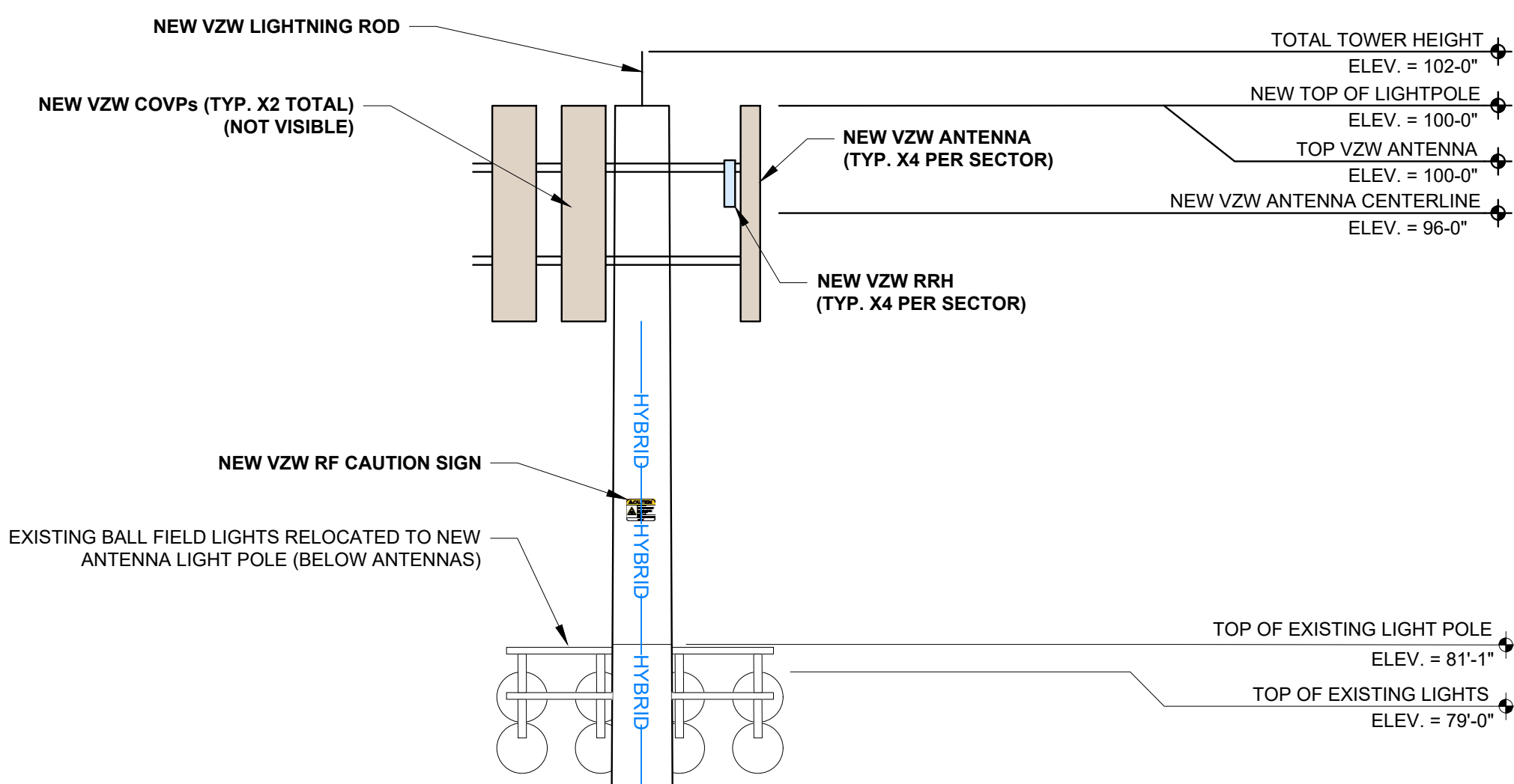
**SITE NAME:**  
**DEN COALTON**  
  
**SITE ADDRESS:**  
 1300 1/2 COALTON RD  
 SUPERIOR, CO 80027  
 BOULDER COUNTY

**ISSUED FOR:**

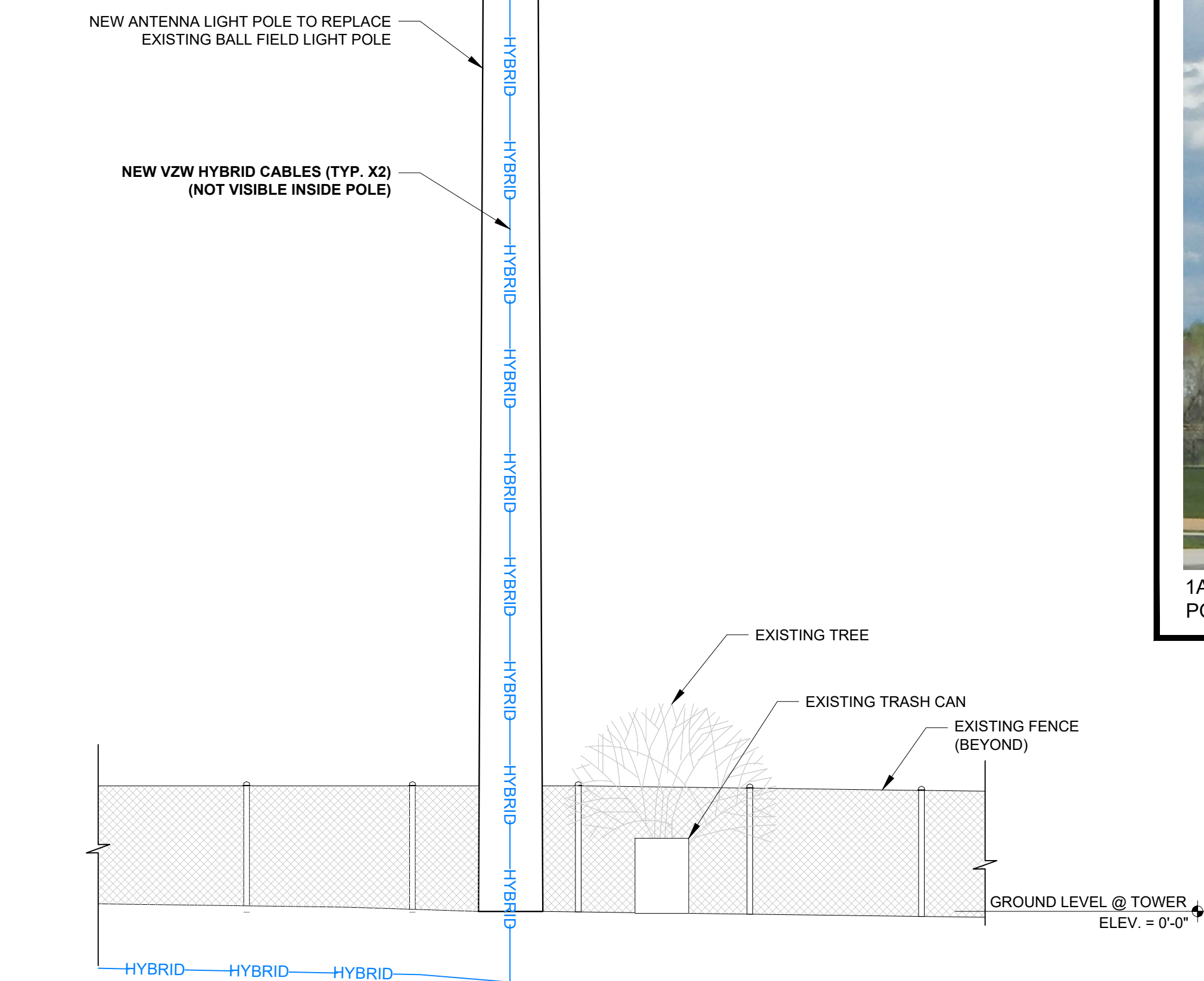
REV	DATE	DESCRIPTION	BY:
---	07/02/19	90% ZONING DESIGN REVIEW	WSG
A	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
B	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
C	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG
G	03/06/20	100% ZONING 24X36 FORMAT	WSG
H	03/24/20	100% ZONING LL COMMENTS	WSG

**SHEET TITLE:**  
**NEW SOUTHEAST ELEVATION**

**SHEET NUMBER:**  
**Z4**

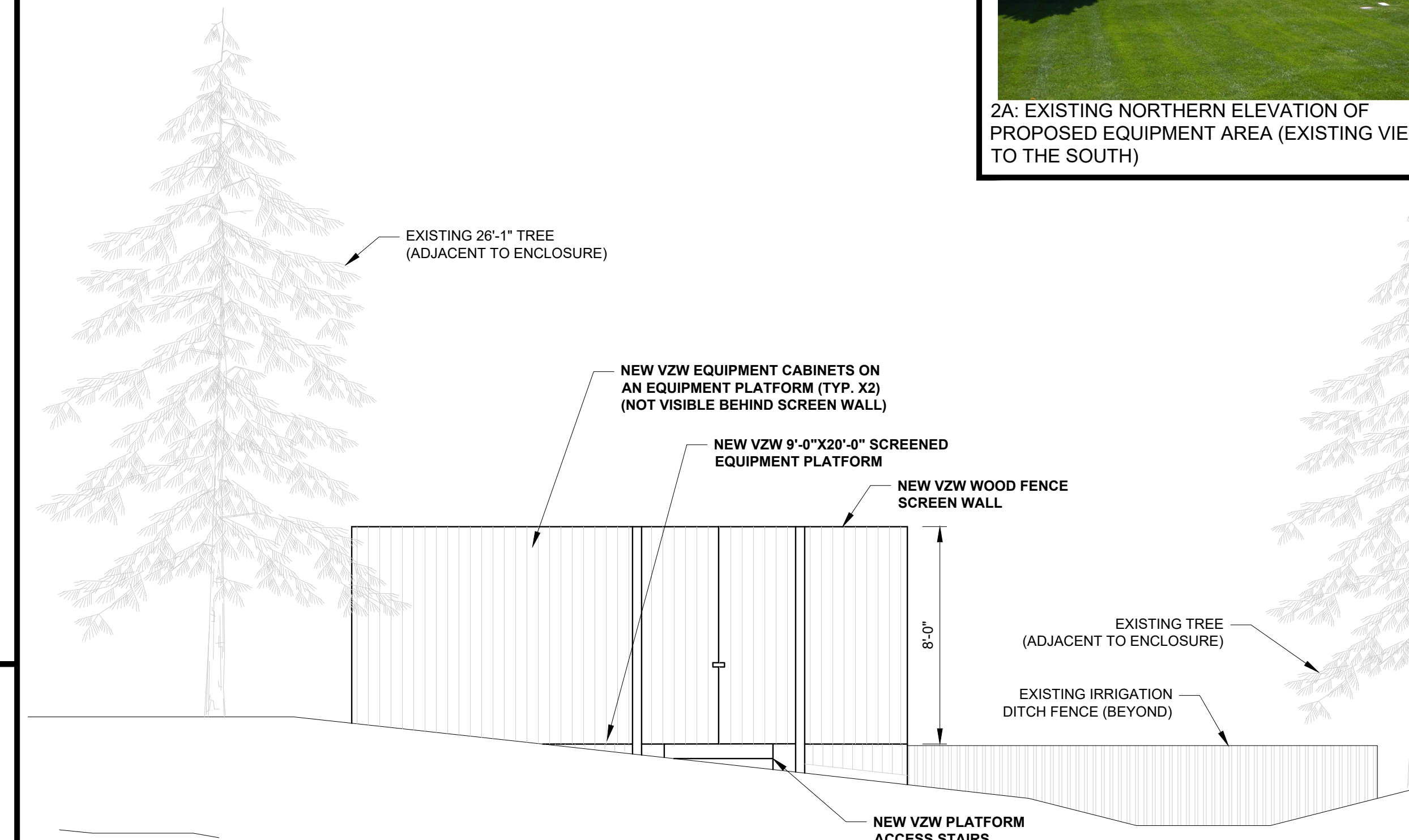
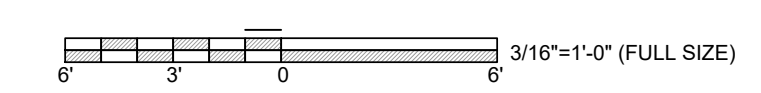


1A: EXISTING SOUTH ELEVATION OF SUBJECT LIGHT POLE (EXISTING VIEW TO THE NORTH)



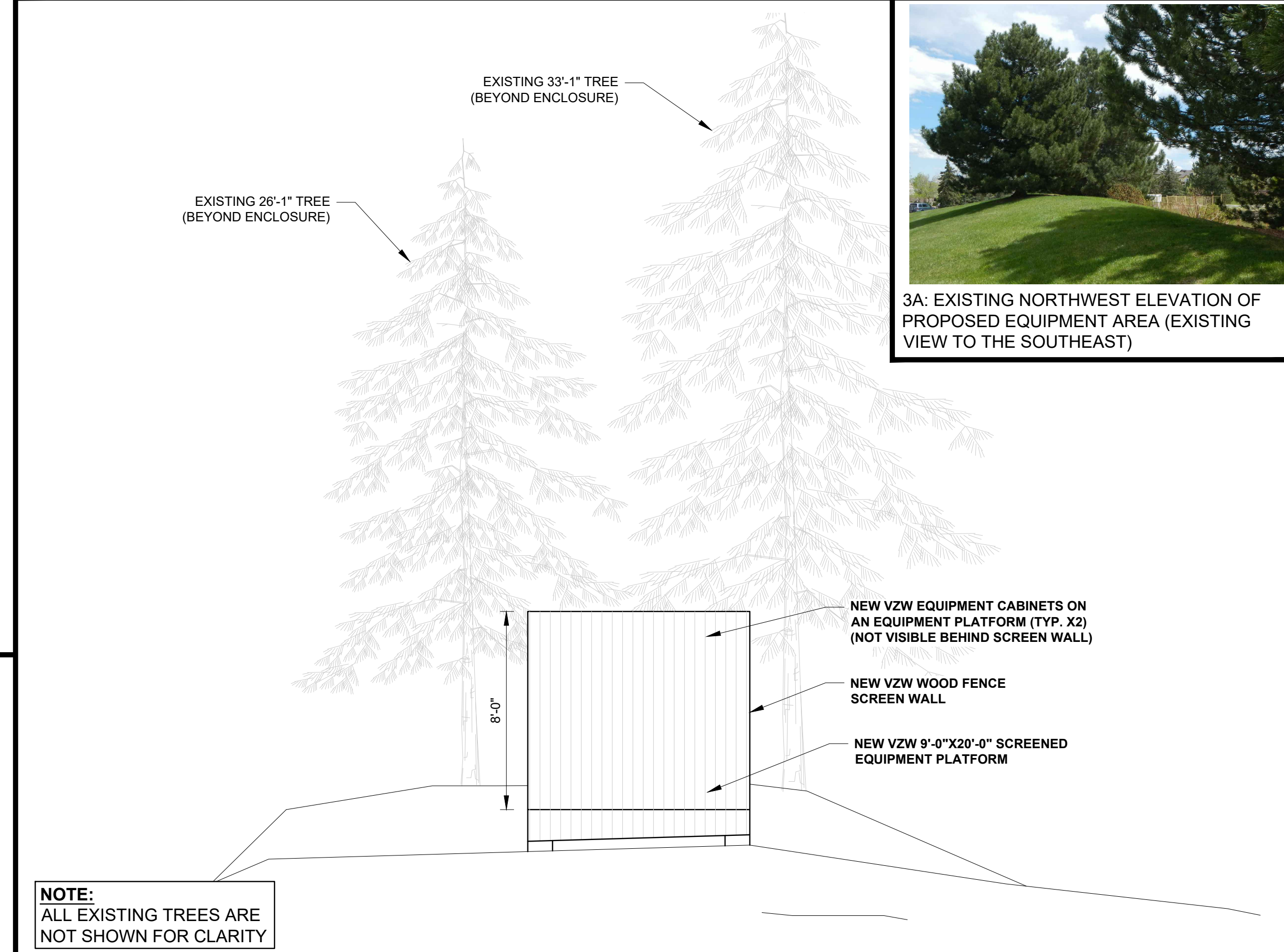
1 TOWER ELEVATION - SOUTH  
SCALE: 3/16" = 1'-0"

COLOR LEGEND: HYBRID CABLES & COAX CABLES, RRH/BBU, POWER/GROUNDING, FIBER, ANTENNAS, PENETRATIONS, LEASE AREA, ACCESS/UTILITY LICENSE, UTILITY LICENSE



NOTE: ALL EXISTING TREES ARE NOT SHOWN FOR CLARITY

2 EQUIPMENT ENCLOSURE ELEVATION - NORTHERN  
SCALE: 1/4" = 1'-0"



NOTE: ALL EXISTING TREES ARE NOT SHOWN FOR CLARITY

3 EQUIPMENT ENCLOSURE ELEVATION - NORTHWEST  
SCALE: 1/4" = 1'-0"



2A: EXISTING NORTHERN ELEVATION OF PROPOSED EQUIPMENT AREA (EXISTING VIEW TO THE SOUTH)



3A: EXISTING NORTHWEST ELEVATION OF PROPOSED EQUIPMENT AREA (EXISTING VIEW TO THE SOUTHEAST)

PLANS PREPARED BY:  
**RLS**  
RELIANT LAND SERVICES  
8170 N. 86TH PLACE, STE 103  
SCOTTSDALE, AZ 85258

FINAL PLAT SITE PLAN 36  
ROCK CREEK RANCH FILING NO. 20D  
VERIZON WIRELESS SITE AT COMMUNITY PARK  
PORTION OF TRACT A, ROCK CREEK RANCH  
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APPLICANT:  
**verizon**  
VERIZON WIRELESS SERVICES  
3131 S. VAUGHN WAY, SUITE 550  
AURORA, CO 80014

SITE NAME:  
**DEN COALTON**  
  
SITE ADDRESS:  
1300 1/2 COALTON RD  
SUPERIOR, CO 80027  
BOULDER COUNTY

ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
---	07/02/19	90% ZONING DESIGN REVIEW	WSG
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G	03/06/20	100% ZONING 24X36 FORMAT	WSG
H	03/24/20	100% ZONING LL COMMENTS	WSG

SHEET TITLE:  
**TOWER & GROUND EQUIPMENT ELEVATIONS**

SHEET NUMBER:  
**Z5**