ALTA / NSPS LAND TITLE SURVEY

LOTS 2 & 3, BLOCK 24, TOWN OF LYONS , LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P M., TOWN OF LYONS, COUNTY OF BOULDER,STATE OF COLORADO

SHEET 1 OF 2

TOTAL AREA = 14, 091 SQ.FT , OR 0 32 ACRES, MORE OR LE88

Parcel Description

(PROVIDED BY FIDELITY NATIONAL TITLE)
DEED RECORDED ON 10/22/2010 AT REC. NO. 03107157

LOTS 2 AND 3, BLOCK 24, TOWN OF LYONS, ACCORDINC TO THE PUTNAM PLAT THEREOF,

COUNTY OF BOULDER,
STATE OF COLORADO

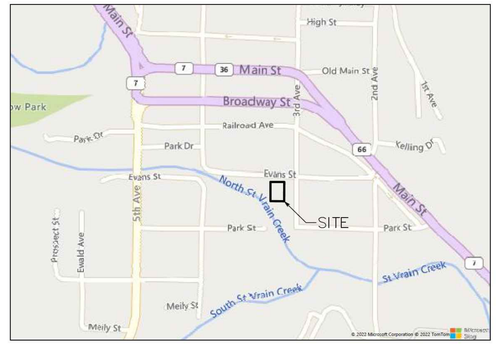
Legend

- ● FOUND MONUMENT AS DESCRIBED
- ●1 FOUND #5 REBAR W/1 1/2" ALUMINUM CAP MARKED "RA. ENGLAND LS 29415"
- ●2 FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- ◉ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38409"
- ○ CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLANT OF TOWN OF LYONS RECORDED AT BOOK 2 PAGE 77 DATED 04/01/1890
- (R) AS PER RECORD INFORMATION
- (S) AS PER THE SURVEY TOWN OF LYONS DEPOSITED AT LS -16 - 0149

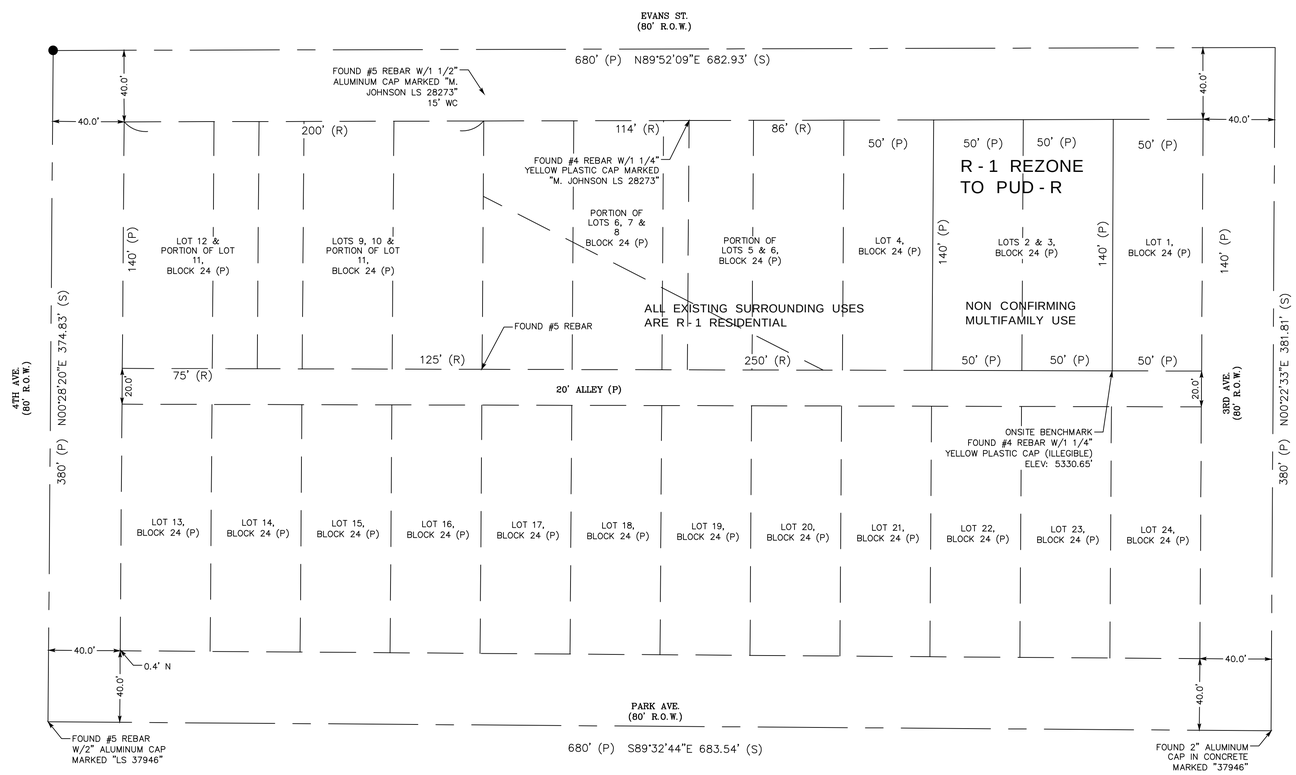
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



Vicinity Map
NOT TO SCALE



CONTROL DIAGRAM

Boundary Closure Report

COURSE:N00°20'32"E	LENGTH: 139.96'
COURSE: N89°51'47"E	LENGTH: 100.51'
COURSE:S00°19'22"W	LENGTH: 140.39'
COURSE:N89°53'28"W	LENGTH: 100.55'

ERROR CLOSURE: 0.01 COURSE:N78°00'44"E
ERROR NORTH: 0.001 EAST: 0.005

PRECISION 1: 48141

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR USE FOR DEPOSITING ON THIS _ _ _ _ DAY OF _ _ _ _ _ _ _ _ _ _ _ _ _ _ _, 20 _ _.

ZONING AMENDMENT MAP
317 EVANS STREET, LYONS, CO

LYONS COMMUNITY DEVELOPMENT DEPARTMENT

Required Town of Lyons Certificate/Signature Blocks

for 317 Evans Street Proposal

FOR DEVELOPMENT PLAN (MAJOR DEVELOPMENT REVIEW):

a. Certificate of Dedication.

Know all men by these presents that __Ronald Leigh Williams Jr. as member of Colorado Lookout Lyons, LLC__ being the sole owner(s) of the land described as follows:

Lots 2 & 3, Block 24, Town of Lyons, Located in the Southeast Quarter of Section 18, Township 3 North, Range 70 West of the 6th P.M., Town of Lyons, County of Boulder, State of Colorado.

have caused said land to be site planned under the name of and do hereby dedicate to the public forever all public streets and rights-of-way, easements, and other places designated or described as for public uses. __Ronald Leigh Williams Jr. as member of Colorado Lookout Lyons, LLC__ _____ agree to develop the land as depicted. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

In witness whereof, we have hereunto set our hands and seals this _____ day of _____, 20____.

State of Colorado))ss
County of Boulder)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by .

Witness My Hand and Seal _____
My commission expires _____

_____
Notary Public

b. Surveyor's Certificate.

I certify this Development Plan accurately represents the results of a survey made by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

By _____ (SEAL)
(registered land surveyor, reg. no.)

LYONS COLORADO | WWW.RYLYONS.COM | TELEPHONE 303.823.6622 | FOR DEVELOPMENT CERTIFICATE OF OCCUPANCY

LYONS COMMUNITY DEVELOPMENT DEPARTMENT

c. Planning and Community Development Commission Certificate.

This is to certify that a Development Plan of the above described property was approved by the Planning and Community Development Commission of the Town of Lyons, Colorado, on _____. The Town of Lyons accepts all public streets, easements, rights-of-way and other places designated or described as for public use for all purposes indicated hereon.

Approved by the Lyons Planning and Community Development Commission this _____ day of _____A.D., 20_.

_____
Chairman

_____
Planning and Community Development Commission Secretary

~~d. Ginch Company Certificate.~~
~~Approved this _____ day of _____, 20__.~~
~~_____ (Ginch Company)~~
~~_____ By: _____~~
~~_____ Representative~~

e. Certificate of Approval by Board of Trustees.

This is to certify that a Development Plan (Major Development Review) of the above described property was approved by the Board of Trustees and that the Mayor of the Town of Lyons, Colorado, on _____. The Town of Lyons accepts all public streets, easements, rights-of-way and other places designated or described as for public use for all purposes indicated hereon.

Approved by the Board of Trustees this _____ day of _____A.D., 20_.

_____
Mayor

Attest:

_____
Town Clerk

COUNTY CLERK RECORDING CERTIFICATE

This Develop Plan was filed for record in the office of the County Clerk and Recorder of Boulder County at _____ o'clock, __M, on the day of _____A.D., ___20_ ,reception no._____.

LYONS COLORADO | WWW.RYLYONS.COM | TELEPHONE 303.823.6622 | FOR DEVELOPMENT CERTIFICATE OF OCCUPANCY

LYONS COMMUNITY DEVELOPMENT DEPARTMENT

Boulder County Clerk and Recorder
by:_____
Deputy

FOR REZONING:

a. Surveyor's Certificate.

I, _____, a registered professional land surveyor in the State of Colorado, do hereby certify that this map and legal description were prepared by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

By_____ (SEAL)
(registered land surveyor, reg. no.)

b. Planning and Community Development Commission Certificate.

The amendment of the Official Zoning Map of the Town of Lyons, Boulder County, Colorado is approved and recommended by Resolution Number_____, by the Lyons Planning and Community Development Commission this __ day of _____A.D., 20_.

_____
Chairman

_____
Planning and Community Development Commission Secretary

c. Certificate of Approval by Board of Trustees.

The amendment of the Official Zoning Map of the Town of Lyons, Boulder County, Colorado is approved and accepted by Ordinance Number_____, passed and adopted at the regular meeting of the Board of Trustees of Lyons, Colorado held on _____, 20__, and recorded on _____, as reception number _____, in the records of the Boulder County Clerk and Recorder by the Board of Trustees of Lyons, Colorado.

By: _____
Mayor

Attest: _____

LYONS COLORADO | WWW.RYLYONS.COM | TELEPHONE 303.823.6622 | FOR DEVELOPMENT CERTIFICATE OF OCCUPANCY

LYONS COMMUNITY DEVELOPMENT DEPARTMENT

Town Clerk

d. Clerk and Recorder's Certificate

State of Colorado))ss
County of Boulder)

I hereby certify that this instrument was filed in my office this _____ day of _____, 20____, by and is recorded in plat book number _____, film number _____, reception number _____.

Witness My Hand and Seal _____
My commission expires _____

LYONS COLORADO | WWW.RYLYONS.COM | TELEPHONE 303.823.6622 | FOR DEVELOPMENT CERTIFICATE OF OCCUPANCY

AOC

J. MATTHEW MCMULLEN.
AIA, NCARB, LEED-AP: BD+C
741 MEMORY LANE,
LONGMONT, CO 80504
MOBILE: 720-415-8317
Email: matt@theaoc.us

PGT PROJECT NUMBER:

BUILDER:
ON SITE :
TO BE DETERMINED.

OFF SITE:
BONNAVILLA HOMES
111 GRANT ST.
P.O. BOX 127
AURORA, NE 68818
PH. 402-694-5250

STRUCTURAL ENGINEER:

STEPHEN C. WERNSMAN

WERNSMAN ENGINEERING, INC.
1011 42ND ST.
EVANS, CO 80620
PHONE: 970-353-4463
970-820-0010

OWNERS:
COLORADO LOOKOUT LYONS, LLC.
RONALD LEIGH WILLIAMS, MEMBER

ADDRESS : HOME: 600 INDIAN LOOKOUT RD., LYONS, CO 80540
MAILING: 1550 LARIMER ST., #637, DENVER, CO 80202
PHONE: 202-207-8744

317 EVANS ST.
LYONS, CO 80540

PLAN NORTH | TRUE NORTH

DRAWING ISSUE

01	12/07/2022	SITE / DEV. PLAN

ZONING AMENDMENT MAP

A103

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