

**CITY OF SIDNEY, NEBRASKA**

**PLANNING COMMISSION-**

**AGENDA FOR: MONDAY FEBRUARY 16, 2015, 5:30 P.M.**

**CITY COUNCIL CHAMBERS, 1115 13<sup>TH</sup> AVENUE, SIDNEY, NE 69162**

1. Announcement of Public Meetings Act: The Open Meetings Law poster is posted at the rear of the room. Please refer to posted information if you have any questions regarding the open meetings law.
2. Approval of minutes of December 29, 2014, as printed.
3. PUBLIC HEARING: Preliminary Plat application of OMNI Investments, LLC to subdivide an unplatted tract of land located within the Northwest Quarter of Section 32, Township 13 North, Range 49 West of the 6<sup>th</sup> P.M, more commonly known as 301 Illinois Street.
4. PUBLIC HEARING: Conditional Use Permit of Clausen Brothers Development and Verizon Wireless to construct and operate an 88' monopole cellular communications tower on the southeast corner of the property located at 2585 Fort Sidney Rd.
5. Comments by the public and action concerning other business by the commission.

**ADJOURNMENT**

Sidney, Nebraska, December 29, 2014

A meeting of the Planning Commission of the City of Sidney, Nebraska, was convened in open and public session at 5:30 P.M. on December 29, 2014 in the City Council Chambers, located at 1115 13<sup>th</sup> Avenue. Present were: Chairman Spiker and Commissioners: Cortney, Egging, England, McCarville, Phillips, Smith, and Volkmer. Absent: Mueller. Others present: City Manager Person, Zoning Administrator Dayton, Chief Building Official Rowan, City Attorney J Leef, and Deputy Clerk Heilbrun. Notice of the meeting was given in advance thereof by publication in The Sidney Sun Telegraph, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Chairman and all members of the Commission, and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Chairman Spiker announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Phillips moved, Egging seconded, "That the minutes of the December 15, 2014 meeting be approved." Roll call vote: Yeas: Egging, Phillips, Spiker, Smith, and Cortney. Abstain: England, McCarville, and Volkmer. Absent: Mueller.

Chairman Spiker announced that the Planning Commission would now continue, from the December 15<sup>th</sup> meeting, the public hearing re: the Conditional Use Permit application of Gary and Sonja Ehlers to operate a commercial gym and fitness center at 1850 15<sup>th</sup> Avenue.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Sonja and Gary Ehlers.

Sonja Ehlers explained that, after the last Planning Commission meeting, Chief Building Official Rowan had inspected the building and given them a list of requirements and recommendations to bring the building into compliance for the proposed fitness center. She further explained that since that time they have been working on the building and have finished approximately 50% of the work. They are continuing on with a plan for completion under Rowan's guidance. She noted that they have a 2-year lease with the property owner for this building.

Chief Building Official Rowan stated that the Ehlers have been diligent in working with City staff and estimated that the project could be completed within thirty days.

City Manager Person explained that, following the December 15<sup>th</sup> meeting, he and City Inspector Dayton had met with the Golden Living administrator to give them a 10 day verbal notification of the proposed Conditional Use Permit. He noted that they expressed no concerns with the building being used as a fitness center.

There being no further questions or comments, Chairman Spiker closed the public hearing and asked for a motion on the request.

Phillips moved, Spiker seconded "That the Conditional Use Permit application of Gary and Sonja Ehlers to operate a commercial gym and fitness center at 1850 15<sup>th</sup> Avenue be approved, contingent on satisfaction of building code requirements, for a period of two years." Roll call vote: Yeas: All commissioners present. Absent: Mueller.

City Manager Person stressed that before signing off on the certification of occupancy, Chief Building Official Rowan will have to approve that all requirements have been completed.

The meeting adjourned at 5:50 P.M.

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CHAIRMAN

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DEPUTY CLERK



# City of Sidney, Nebraska

1115 13th Avenue, P.O. Box 79, Sidney, NE 69162, (308-254-5300)

## Memo

**DATE:** February 2, 2015  
**TO:** City of Sidney Planning Commission  
**FROM:** Ben Dayton, Zoning Administrator  
**SUBJECT:** Preliminary Plat of Block 1, Munson Third Subdivision

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The owner/developer, OMNI Investments, LLC, has submitted an application to subdivide an unplatted tract of land located within the Northwest Quarter of Section 32, Township 13 North, Range 49 West of the 6<sup>th</sup> P.M.

The developer wishes to create one lot and dedicate a 50' Right of Way to access the existing lot to the south. This will remain an unimproved driveway access until such time as the developer wishes to create a paving district to install a street at their expense.

The property is currently zoned M-1, Light Manufacturing. The owner does not wish to change zoning at this time.

Attached for your review prior to the meeting is the application to subdivide and the preliminary plat. This is an agenda item for the meeting on February 16, 2015 at 5:30 P.M.

Missouri Pacific Railroad Company  
1400 Douglas St, Stop 1640  
Omaha, NE 68719-1640

Frenchman Valley Farmers Coop  
P.O. Box 578  
Imperial, NE 69033-0578

Robert Van Vleet  
1362 Clark Drive  
Sidney, NE 69162-2486

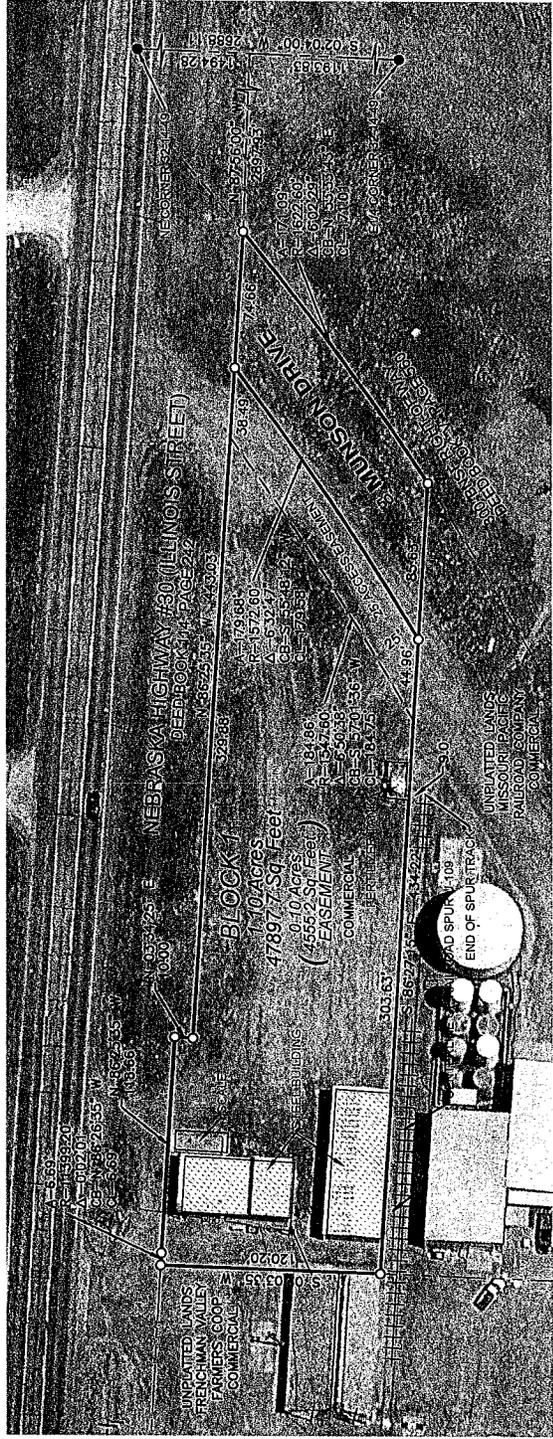
Timothy Reganis  
P.O. Box 359  
Sidney, NE 69162-0359

KRH Real Estate, LLC  
108 Manor Rd.  
Sidney, NE 69162-1142

Kelly Alexander  
Jon Mueller  
228 Illinois St.  
Sidney, NE 69162-1787

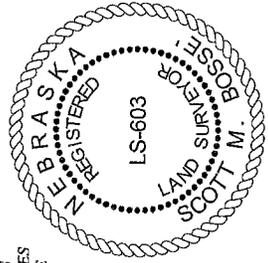
# PRELIMINARY PLAT

BLOCK 1, MUNSON THIRD SUBDIVISION, PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 49 WEST OF THE 6TH P.M., CITY OF SIDNEY, CHEYENNE COUNTY, NEBRASKA.



SCALE 1"=80'  
 ● CORNER FOUND  
 ○ CORNER SET  
 5/8 x 24" REBAR W/PVC CAP

CORNER TIES:  
 NE CORNER 32-14-49  
 FOUND 3" REBAR  
 NW 47.56' TO POWER POLE  
 NE 50.94' TO POWER POLE  
 SW 55.01' TO T-POD  
 S 12.42' TO MANHOLE  
 E 1/2 CORNER 32-14-49  
 FOUND 1" REBAR  
 SE 16.67' TO WATER VALVE  
 SE 69.77' TO POWER POLE  
 W 41.28' TO GATE POST



1 OF 1  
 SHEET

PROJECT:  
 BLOCK 1, MUNSON THIRD SUB  
 OMNI INVESTMENTS LLC  
 SIDNEY, NEBRASKA

Scale 1"=80'  
 Date: JANUARY 18, 2015  
 Pwn By: SMB  
 REVISED:

ACCUSTAR SURVEYING  
 30601 COUNTY ROAD 17  
 MITCHELL, NE 68357  
 PHONE: (308) 623-0197  
 CELL: (308) 631-0737

### SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 80 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

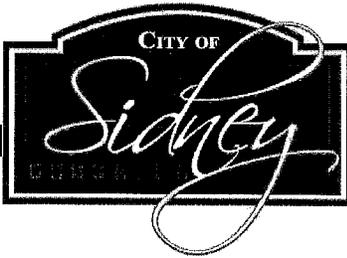
WITNESS MY HAND AND SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Scott M. Bosse  
 NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

### LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 49 WEST OF THE 6TH PRINCIPAL MERIDIAN, CHEYENNE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 32, THENCE, ALONG THE EAST LINE OF SAID SECTION, S02°04'00"W FOR A DISTANCE OF 1494.28 FEET; THENCE, AT RIGHT ANGLES, N87°56'00"W TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #30 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY, BEING A DISTANCE OF 2897.59 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, ON SAID HIGHWAY RIGHT OF WAY, N86°25'35"W FOR A DISTANCE OF 443.03 FEET, N03°34'25"E FOR A DISTANCE OF 10.00 FEET; N86°25'35"W FOR A DISTANCE OF 118.66 FEET; THENCE, ALONG A 11399.20 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 0°02'01", CHORD BEING N86°26'35"W FOR 6.69 FEET, FOR AN ARC DISTANCE OF 6.69 FEET; THENCE, S02°05'35"W FOR A DISTANCE OF 120.00 FEET; THENCE, S86°27'15"E TO A POINT OF INTERSECTION WITH THE SAID WESTERLY RAILWAY RIGHT-OF-WAY, BEING A DISTANCE OF 434.22 FEET; THENCE, ALONG A 1622.60 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 6°02'29", CHORD BEING N53°33'43"E FOR 171.01 FEET, FOR AN ARC DISTANCE OF 171.09 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 1.30 ACRES, MORE OR LESS.





**SMALL TOWN VALUES**

1115 13TH AVENUE PO BOX 79  
SIDNEY NEBRASKA 69162

**BIG TIME OPPORTUNITIES**

PHONE (308) 254-5300 FAX (308) 254-3164  
[www.cityofsidney.org](http://www.cityofsidney.org)

## Memo

**DATE:** February 2, 2015  
**TO:** City of Sidney Planning Commission  
**FROM:** Ben Dayton, Zoning Administrator  
**SUBJECT:** Application for Conditional Use Permit – 2585 Fort Sidney Rd.

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Clausen Brothers Development, Inc. (Property Owner) and Verizon Wireless (Lessee) have requested a Conditional Use Permit to construct and operate an 88' monopole cellular communications tower. This tower will be placed near the southeast corner of the property located at 2585 Fort Sidney Rd., AKA Block 1, Nienhueser Subdivision.

Enclosed are documents for your review prior to the Public Hearing Scheduled for February 16, 2015 at 5:30 PM.



# City of Sidney, Nebraska

1115 13th Avenue, P.O. Box 79, Sidney, NE 69162, (308-254-5300)

## APPLICATION FOR CONDITIONAL USE PERMIT

Complete all blanks on the application and return to the City offices, City of Sidney, 1115 13th Avenue, P.O. Box 79, Sidney, NE 69162 a minimum of 2 WEEKS prior to the meeting of the Planning Commission. The Board meets on the 3rd. Monday of each month at 5:30 PM in the Council meeting room.

- Applicant(s) must submit with the application the names and addresses of all property owners within 300 feet of the proposed Conditional Use location. These names and addresses must be the current owners as listed with the Cheyenne County Assessor's Office.
- A non-refundable \$200.00 filing fee must be paid at the time the application is submitted. Make checks payable to "City of Sidney".
- A minimum of 10 days before the date of the public hearing, the City is required to:
  - Publish a legal notice in the Sidney Sun-Telegraph regarding this request
  - Post a sign on the property for the Conditional Use permit.
  - Mail a letter to all property owners regarding the application for Conditional Use permit.

**IMPORTANT NOTICE TO THE APPLICANT(s): THIS APPLICATION WILL BE AUTOMATICALLY TABLED IF THE APPLICANT OR THEIR REPRESENTATIVE IS NOT PRESENT AT THE PLANNING COMMISSIONS PUBLIC HEARING. PHONE ATTENDANCE MUST BE ARRANGED 24 HOURS IN ADVANCE OF THE MEETING. APPLICANTS OR THEIR REPERSENTATIVE MUST ALSO BE PRESENT AT THE COUNCILS PUBLIC HEARING.**

The City of Sidney claims jurisdiction 2 miles outside the City Limits. Under certain Conditional Uses as specified in Ordinance 1607, to defray the costs associated with the repair and maintenance of roads, particularly on the perimeter areas within the City, or in the zoning jurisdiction outside of the City corporate limits when truck or heavy equipment traffic is expected to be established or expanded due to a conditional use permit use, an annual road maintenance fee as determined by the Planning Commission in an amount of up to Twelve Thousand and No/100 Dollars (\$12,000.00) shall be required as a condition for issuance within specific section of the Ordinance. The fee will be paid proportionately on a monthly basis with the first payment due at the time the conditional use permit is granted. Any permit for which such a fee is set will be issued for a specific time period up to one year. A permit holder who wishes to continue the use must reapply to the Planning Commission.



# City of Sidney, Nebraska

1115 13th Avenue, P.O. Box 79, Sidney, NE 69162, (308-254-5300)

## APPLICATION FOR CONDITIONAL USE PERMIT

DATE: 1/27/2015

Filing Fee: \$200.00

Receipt No.: \_\_\_\_\_

NAME OF OWNER(s): Clausen Brothers Development Inc / Verizon Wireless

ADDRESS OF OWNER(s): 1305 Square Turn Blvd, Norfolk NE 68701

ADDRESS OF CONDITIONAL USE PERMIT: 2585 Fort Sidney Road, Sidney NE

LOT: \_\_\_\_\_ BLOCK: 1 ADDITION: Nienhueser Subdivision in SW1/4 Sidney 5-13-49

CURRENT ZONING: M-1 ZONE THE USE IS PERMITTED: \_\_\_\_\_

DESCRIPTION OF USE: 88' tall wireless telecom monopole with prefab concrete radio building

### STATE REASON OR REASONS WHY THE PERMIT SHOULD ISSUED:

Verizon Wireless is unable to maintain their current level of service in the SW area of Sidney due to the overwhelming load on their current site serving this area therefore a new site is required in order to handle the amount of traffic in this growing area of town for both property and business owners. Their current service in this area will fail due to capacity concerns within the next 12-18 calender months at the current growth.

Phone number of Applicant/Owner: 515-299-0736

*Aaron Clausen*

Signature of Owner/Owners

*Jeffrey Skinner Authorized Verizon Agent*

Official Use Only \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

PERMIT No. ISSUED: \_\_\_\_\_

DATE PERMIT EXPIRES: \_\_\_\_\_

Simon Contractors  
4819 S. Industrial Service Rd.  
P.O. Box 149  
Cheyenne, WY 82003-0149

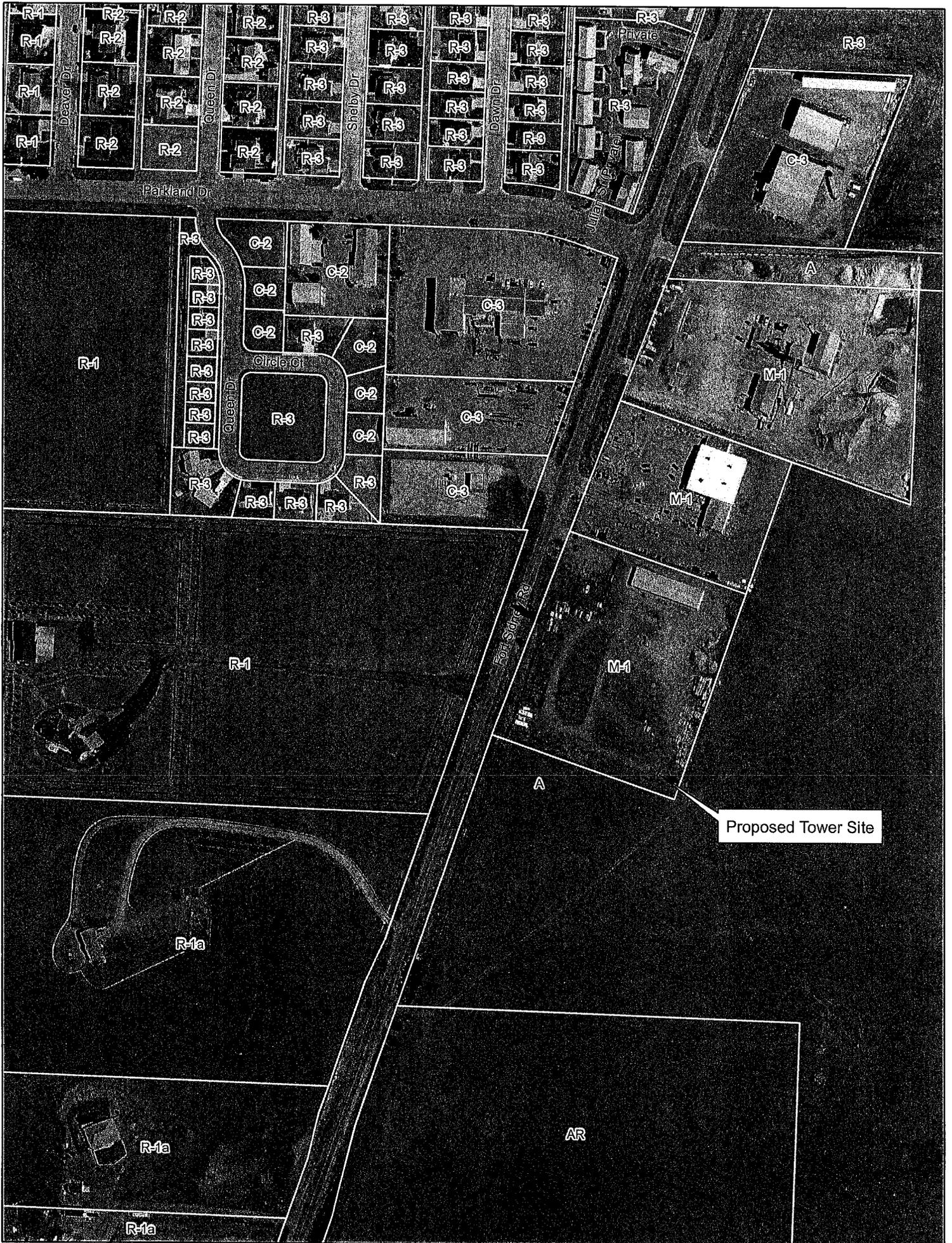
Next Generation Properties of NE, LLC  
1805 Zenith Dr.  
Sioux City, IA 51103-5208

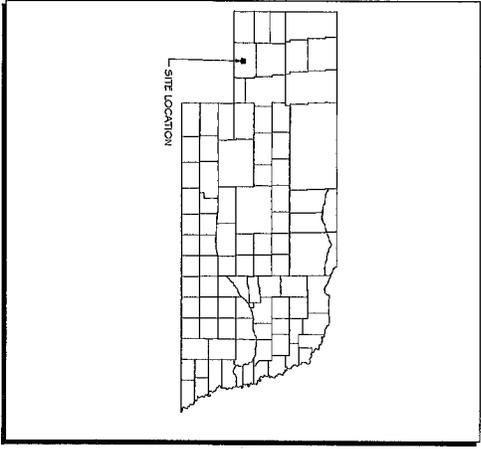
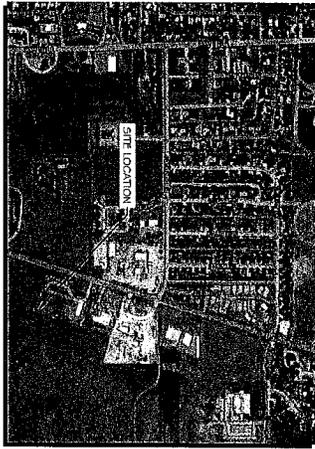
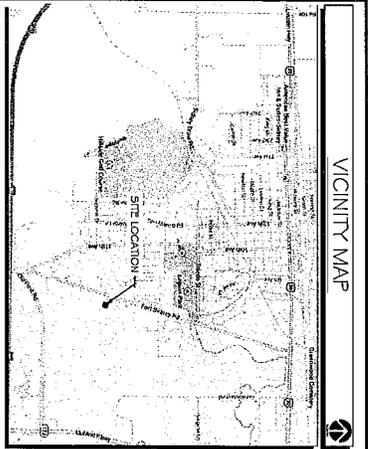
Brian J. Linneman  
Lisa R. Linneman  
2650 Fort Sidney Rd.  
Sidney, NE 69162-2621

K&W, LLC  
C/O Horizons West  
P.O. Box 1070  
Scottsbluff, NE 69361-1070

Marvin O. Filsinger  
1332 23<sup>rd</sup> Ave.  
Sidney, NE 69162-1822

Christopher M. Diemoz  
Lindsey R. Diemoz  
2718 Fort Sidney Rd.  
Sidney, NE 69162-2621





**verizon**wireless

NEO 1 FORT SIDNEY  
NEW BUILD

**DRIVING DIRECTIONS**

FROM OMAHA,  
PROCEED WEST ON I-60 TO EXIT #59 AND PROCEED NORTH TO THE FIRST AVAILABLE LEFT  
ON TO OLD POST ROAD. PROCEED WEST ON OLD POST FOR 1.25 MILES TURNING NORTH  
ONTO 17th AVENUE FOR SIDNEY ROAD. PROCEED NORTH .75 MILES TURNING RIGHT INTO  
THE STORAGE FACILITY LOCATED ON THE EAST SIDE OF THE ROAD.

**SHEET INDEX**

- GENERAL**  
1-1 TITLE SHEET
- NOTES:**  
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3P-2 SPECIFICATIONS
- SITE**  
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A-2 SITE PLAN  
A-3 ELEVATION  
A-4 EXTERIOR FINISHING DETAILS  
A-5 INTERIOR FINISHING DETAILS  
A-6 ICE BRIDGE DETAILS  
A-7 FENCE DETAILS  
A-8 SITE DETAILS  
A-9 FURNISHING DETAILS  
A-10 FURNISHING DETAILS
- STRUCTURAL**  
S-1 SHEET PILES  
S-2 FOUNDATION DETAILS
- UTILITY**  
E-1 UTILITY PLAN  
E-2 UTILITY TACK DETAILS  
E-3 UTILITY DETAILS
- GROUNDING**  
G-1 GROUNDING PLAN  
G-2 GROUNDING DETAILS  
G-3 GROUNDING DETAILS  
G-4 GROUNDING DETAILS

**APPROVALS**

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN NEBRASKA  
**DIGGERS HOTLINE OF NEBRASKA**  
811 OR 1-800-331-5666  
SECTIONS 26.2301 TO 26.2330 KNOW AS THE ONE CALL NOTIFICATION SYSTEM ACT REQUIRES MIN. 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

**CONSTRUCTION MANAGER:** \_\_\_\_\_  
**DESIGN ENGINEER:** \_\_\_\_\_  
**OPERATIONS MANAGER:** \_\_\_\_\_  
**IMPLEMENTATION MANAGER:** \_\_\_\_\_  
**REAL ESTATE MANAGER:** \_\_\_\_\_

**PROJECT INFORMATION**

**SITE DATA:**  
SITE NAME: NEO 1 FORT SIDNEY  
ADDRESS: 2545 FORT SIDNEY ROAD  
SIDNEY, NE 69162  
CHEYENNE COUNTY

**LAND OWNER:**  
VERIZON WIRELESS PARTNERS DEVELOPMENT INC.  
CONTACT: SHANE CALLEBA  
PH: (402) 750-2796  
EMAIL: shane@vzpartners.com

**CONSTRUCTION ENGINEER:**  
CONTACT: PETER SHANNON  
PH: (605) 366-4554

**CONSULTING ENGINEER:**  
CONTACT: STEVE WIDEN  
PH: (605) 634-1100  
EMAIL: swiden@ramaker.com

**POWER PROVIDER:**  
CITY OF SIDNEY  
(605) 254-4545

**TRAFFIC ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**UTILITY ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**GEOTECHNICAL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**ENVIRONMENTAL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**ARCHITECT:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**LANDSCAPE ARCHITECT:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**PLANNING ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**SOILS ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**WATER ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**SEWER ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**PAVEMENT ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**CONCRETE ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**STEEL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**MECHANICAL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**ELECTRICAL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**PLUMBING ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**HEATING ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**CIVIL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**ARCHITECTURAL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**INTERIOR DESIGNER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**SCULPTOR:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**PAINTER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**LANDSCAPE ARCHITECT:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**PLANNING ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**SOILS ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**WATER ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**SEWER ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**PAVEMENT ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**CONCRETE ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**STEEL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**MECHANICAL ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**ELECTRICAL ENGINEER:**  
CONTACT: \_\_\_\_\_  
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CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**HEATING ENGINEER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

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CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

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CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**INTERIOR DESIGNER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**SCULPTOR:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**PAINTER:**  
CONTACT: \_\_\_\_\_  
PH: \_\_\_\_\_

**RAMAKER & ASSOCIATES, INC.**  
1120 Dallas Street, Sault City, MN 55683  
Phone: 605-645-4100 Fax: 605-645-7999  
www.ramaker.com

**verizon**wireless  
10801 BUSH LAKE ROAD  
BLOOMINGTON, MN 55438

NEO 1 FORT SIDNEY

TITLE SHEET

SCALE: NONE

DATE: 20506

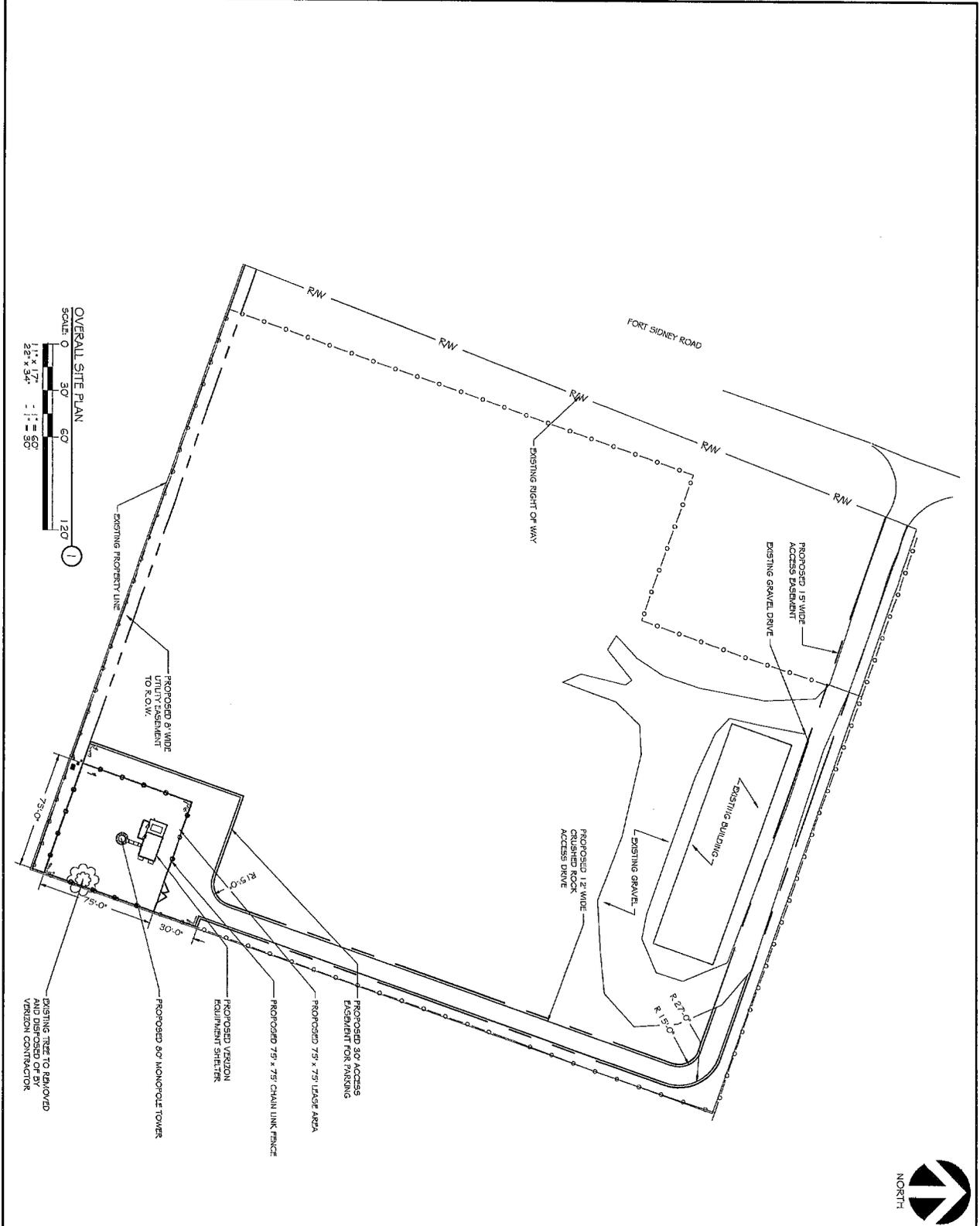
NO. 1

NO.	DATE	DESCRIPTION	DATE
1	09/23/2014	ISSUED FOR PERMIT	

PROJECT INFORMATION:  
2545 FORT SIDNEY ROAD  
SIDNEY, NE 69162  
CHEYENNE COUNTY

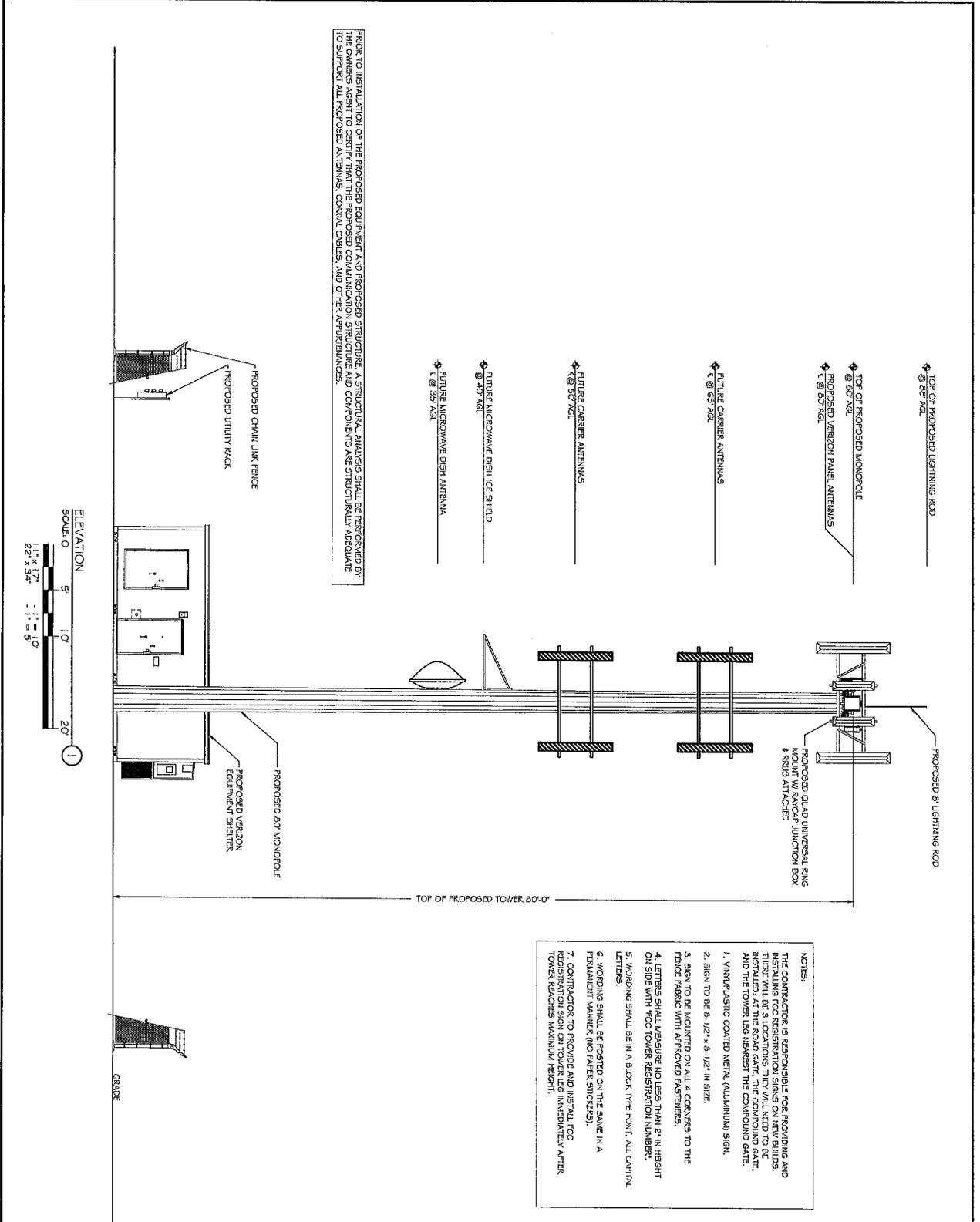






			
1720 Dallas Street, Sank City, WI 53563 Phone: 608-643-4100 Fax: 608-643-7999 www.Ramaker.com			
10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438		NEO1 FORT SIDNEY 28586G A-1	
OVERALL SITE PLAN			
SCALE: AS NOTED			
28586G			
A-1			
PROJECT INFORMATION: 28586G FORT SIDNEY ROAD SIDNEY NE 69162 CHEYENNE COUNTY SHERIFF TITLE			
NAME: _____ DATE: _____ TITLE: _____ PROJECT: _____ NUMBER: _____			





FRUIC TO INSTALLATION OF THE PROPOSED EQUIPMENT AND PROPOSED STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL PROPOSED ANTENNAS, CABLES, AND OTHER APPURTENANCES.

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING FCC REGISTRATION SIGNS ON NEW BUILDS. THERE WILL BE 3 LOCATIONS THEY WILL NEED TO BE INSTALLED: AT THE ROAD GATE, THE COMPOUND GATE, AND THE TOWER. USE THE FOLLOWING THE COMP GATE: 1. VINYL/PLASTIC COATED METAL (ALUMINUM) SIGN.
- SIGN TO BE 6'-1/2" x 8'-1/2" IN SIZE.
- SIGN TO BE MOUNTED ON ALL 4 CORNERS TO THE FENCE FABRIC WITH APPROVED FASTENERS.
- LETTERS SHALL REQUIRE NO LESS THAN 2" IN HEIGHT ON SIDE WITH FCC TOWER REGISTRATION NUMBER.
- WORKING SHALL BE IN A BLOCK TYPE FONT, ALL CAPITAL LETTERS.
- WORKING SHALL BE POSTED ON THE SAME IN A PERMANENT MANNER (NO PAPER STICKERS).
- CONTRACTOR TO PROVIDE AND INSTALL FCC TOWER REGISTRATION NUMBER IMMEDIATELY AFTER TOWER REACHES MAXIMUM HEIGHT.

**RAMAKER & ASSOCIATES, INC.**  
 1120 Dallas Street, Salk City, WI 53883  
 Phone: 608-643-4100 Fax: 608-643-7999  
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**verizon wireless**  
 10801 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438

**NEOI FORT SIDNEY**

2245 FORT SIDNEY ROAD  
 SIDNEY, NE 69162  
 CHEYENNE COUNTY

ELEVATION

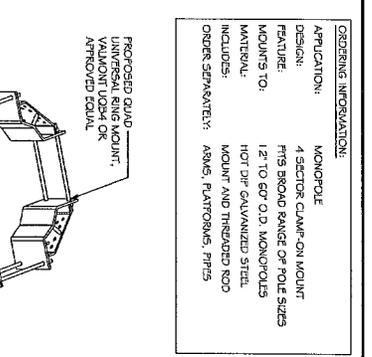
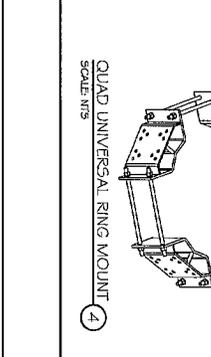
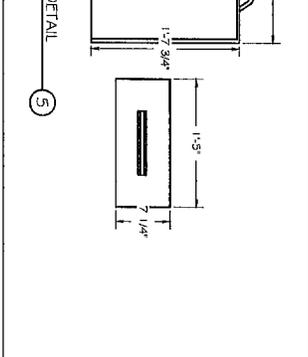
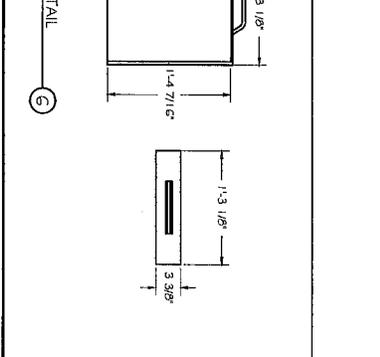
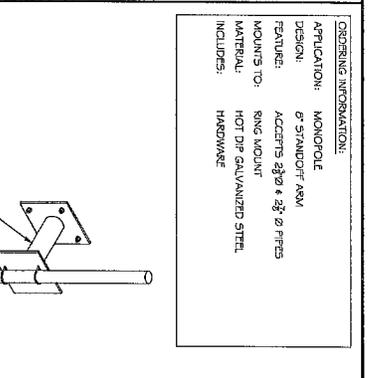
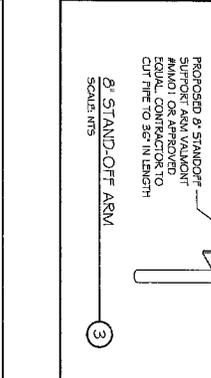
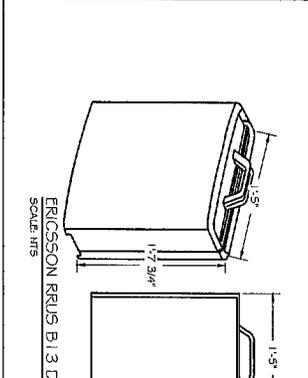
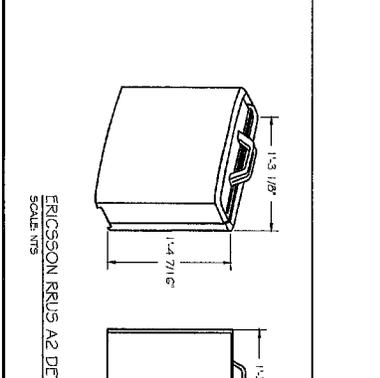
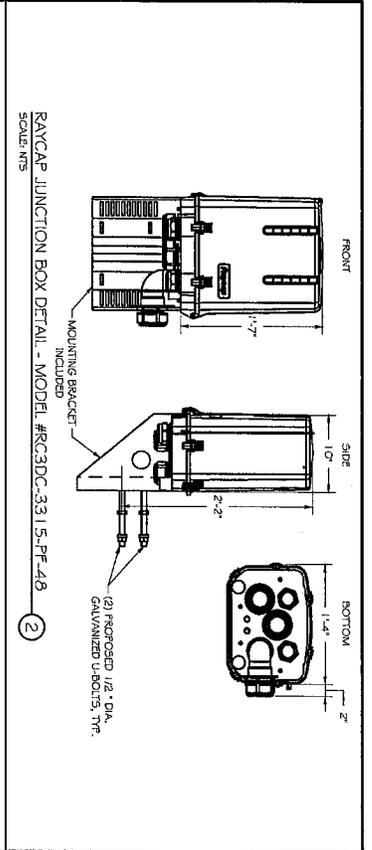
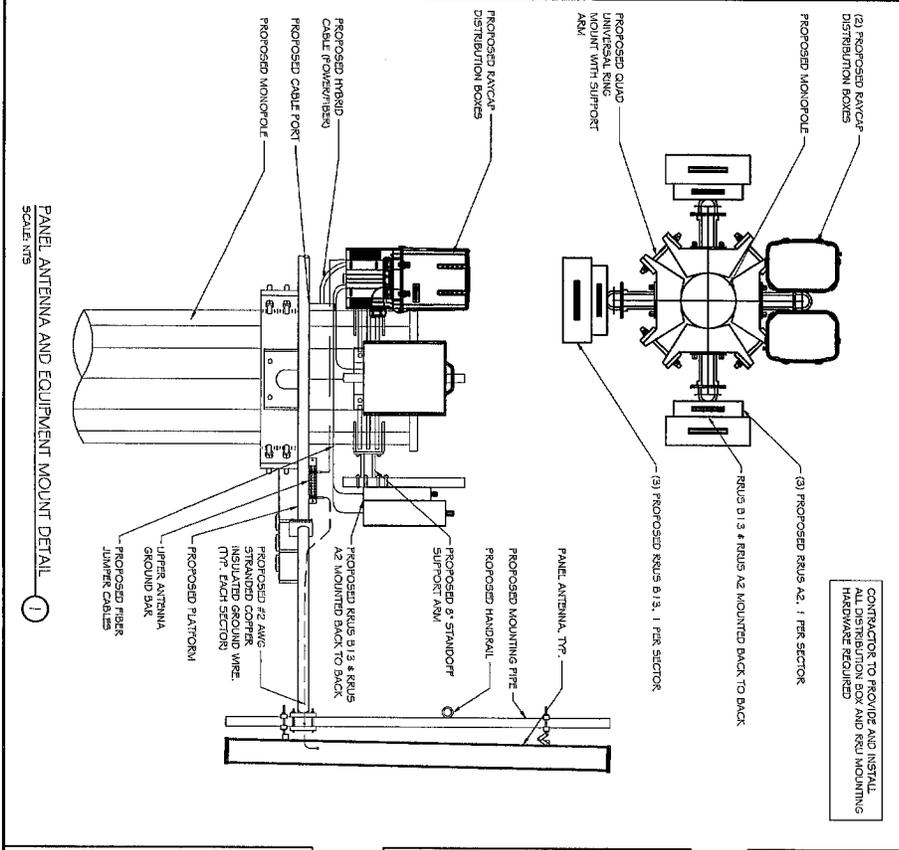
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 AS NOTED

DATE: 09/23/2014

PROJECT TITLE: NEOI FORT SIDNEY

DATE: 09/23/2014

SCALE: A-3



NO.	DATE	REVISION	DESCRIPTION	DATE

**PROJECT DESCRIPTION:**  
NEO1 FORT SIDNEY  
2545 FORT SIDNEY ROAD  
SIDNEY, NE 69142  
CHRYSTINE COUNTY

**SHEET TITLE:**  
ANTENNA MOUNTING DETAILS

**SCALE:** NONE

**PROJECT NO.:** 26566  
**NO. OF SHEETS:** A-4

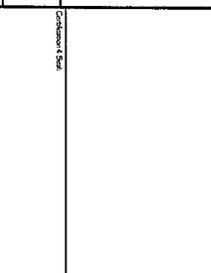
NO.	DATE	REVISION	DESCRIPTION	DATE

**PROJECT DESCRIPTION:**  
NEO1 FORT SIDNEY  
2545 FORT SIDNEY ROAD  
SIDNEY, NE 69142  
CHRYSTINE COUNTY

**SHEET TITLE:**  
ANTENNA MOUNTING DETAILS

**SCALE:** NONE

**PROJECT NO.:** 26566  
**NO. OF SHEETS:** A-4

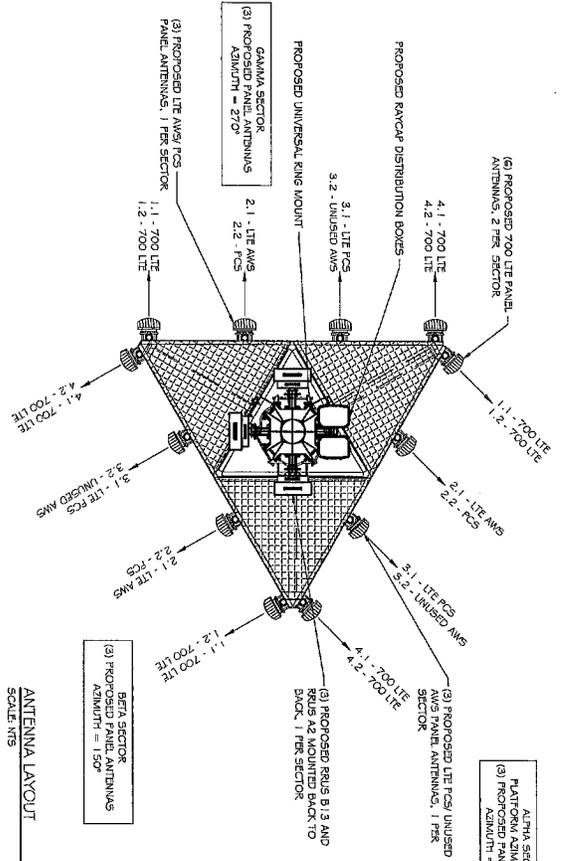


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**RAMAKER & ASSOCIATES, INC.**

1120 Dallas Street, Suite 101, MN 55383  
Phone: 656-643-1100 Fax: 656-643-7888  
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ANTENNA KEY										COAX KEY										EQUIPMENT KEY									
AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD. TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELECTRIC D.T.	MCH. D.T.	STATUS	QTY	TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIA.	RUN	STATUS	QTY	MAKE	MODEL	STATUS					
45°	1.1	UNUSED	1	ERICSSON	SMW20516	700 LTE	700 LTE	64"	50"	0	0	PROPOSED	2	JUMPER	ANDREW	LD1-50A	FOAM	1/2"	0	PROPOSED	1	ERICSSON	REB B13	PROPOSED					
45°	1.2	UNUSED	1	ERICSSON	SMW20516	700 LTE	700 LTE	64"	50"	0	0	PROPOSED	1	JUMPER	ANDREW	LD1-50A	FOAM	1/2"	0	PROPOSED	1	ERICSSON	REB B13	PROPOSED					
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45°	2.2	UNUSED	1	ERICSSON	SMW20516	700 LTE	700 LTE	64"	50"	0	0	PROPOSED	1	JUMPER	ANDREW	LD1-50A	FOAM	1/2"	0	PROPOSED	1	ERICSSON	REB B13	PROPOSED					
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ADDITIONAL:  
 (2) RAYCAP R33C-331 IS PER-40 DISTRIBUTION BOXES - ON TOWER (1 EA, 700 LTE & AWS/PCS)  
 (2) RAYCAP R33C-2550-AV-440 DISTRIBUTION BOXES - IN SHELTER (1 EA, 700 LTE & AWS/PCS)  
 (2) RAYCAP R33C-2550-AV-440 DISTRIBUTION BOXES - ON TOWER DISTRIBUTION BOXES MODEL # RTT-2550-2549-110  
 (1) POWER CABLE 15' SHELTER DISTRIBUTION BOXES TO ERICSSON CABINET  
 (1) SHELTER DISTRIBUTION BOXES TO ERICSSON CABINET  
 (1) POWER CABLE 15' SHELTER DISTRIBUTION BOXES TO ERICSSON CABINET

ANTENNA SCHEDULE  
 SCALE: NTS  
 2

**NEOI FORT SIDNEY**

2555 FORT SIDNEY ROAD  
 SIDNEY, NE 69152  
 CHEYENNE COUNTY

ANTENNA DETAILS

SCALE: NONE

DATE: 20586

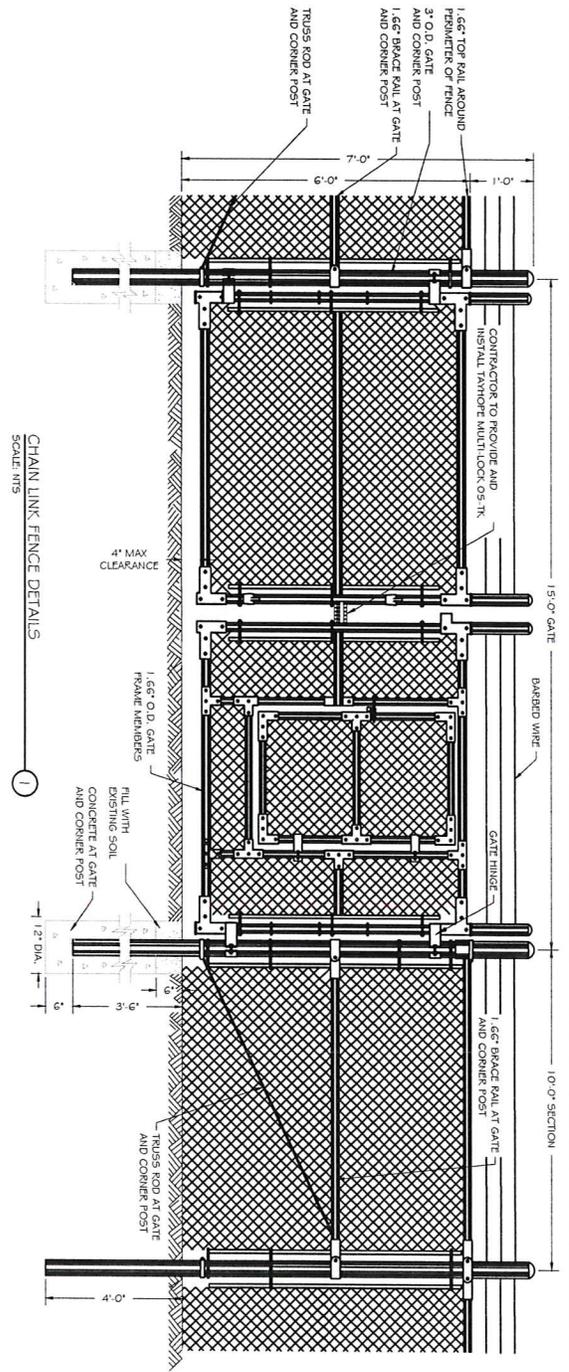
SCALE: A-5

1120 Dallas Street, Suite C, WI, 53883  
 Phone: 608-643-4100 Fax: 608-643-7999  
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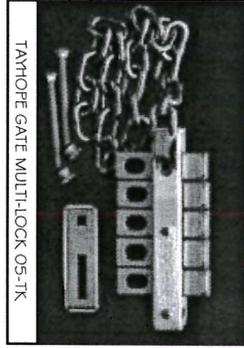
**RAMAKER & ASSOCIATES, INC.**

10801 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438



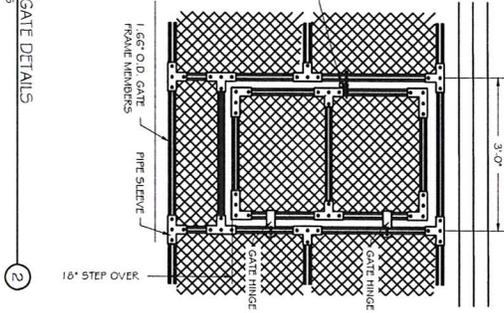


CHAIN LINK FENCE DETAILS  
 SCALE: NTS



TAYHOPE GATE MULTI-LOCK-05-TK

SNOW GATE DETAILS  
 SCALE: NTS



- 1.1. THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FINISHING, GUY AREA
- 2.1. ALL WIRE, FABRIC, FITTINGS, HANDWARE, AND STEEL MEMBERS USED FOR SITE AREA FINISHING, GUY ANCHOR FINISHING AND ACCESS ROAD GATES SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED NON CORROSIVE MATERIAL.
- 2.2. ALL NON CORROSIVE MATERIAL SHALL BE APPROVED BY THE PROJECT MANAGER.
- 2.3. ANY DAMAGE TO GALVANIZING OR NON CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- 3.1. FENCE POSTS.
- 3.1.1. LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY LINES INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT. IF THE STAKES ARE NOT PRESENT OR DO NOT CORRESPOND TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER. O.D. GALVANIZED PILE, UNLESS SPECIFIED OTHERWISE.
- 3.1.2. CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.
- 3.1.3. CORNER POSTS SHALL BE VERTICALLY PLUMB IN ALL PLACES WITHIN 1/2 INCH (1/2").
- 3.1.4. FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLACES WITHIN 1/2 INCH (1/2").
- 3.1.5. CORNER & GATE POST FOUNDATIONS SHALL BE A MINIMUM FOUR FEET (4') DEEP OR SIX INCHES (6") BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM SIX INCH (6") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE SPACING AND SPECIFIC LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED.
- 3.1.6. CORNER POSTS AND GATE POSTS SHALL BE EQUAL WITH A TEN FOOT (10') MAXIMUM SPACING. GATE POST SPACING AND SPECIFIC LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED.
- 3.1.7. ALL POSTS EXCEPT GATE POSTS SHALL BE CAPPED WITH A CONDUITATION CAP AND BARB WIRE SUPPORTING BARB. GATE POSTS SHALL BE TWELVE INCHES (12") HIGHER THAN CORNER OR LINE POSTS TO PROVIDE FOR TERMINATION OF BARBED WIRE. GATE POSTS SHALL BE CAPPED WITH STANDARD CAP.
- 3.1.8. ALL CORNER, GATE AND END PANELS SHALL HAVE MINIMUM . . . DIAMETER DIAGONAL CROSS RODS WITH TUBULOUCLES WIRE. GATE POSTS SHALL BE CAPPED WITH STANDARD CAP.
- 3.1.9. A TOP RAIL (1.36\"/>

1120 Dallas Street, Sank City, MO 55863  
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NO.	DATE	DESCRIPTION	DATE
1	REV C		09/23/2014

PROJECT TITLE: NEO1 FORT SIDNEY

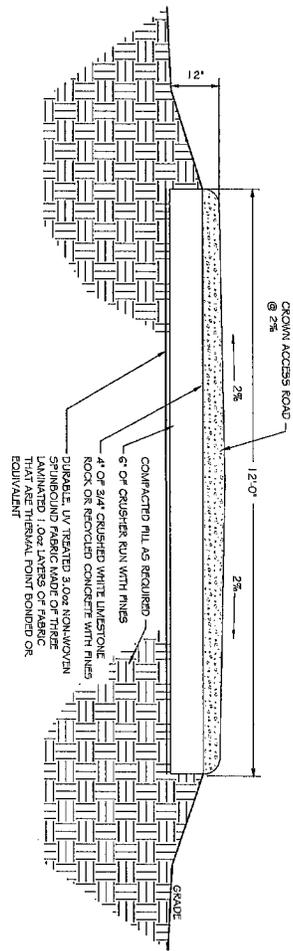
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PROJECT TITLE: FENCE DETAILS

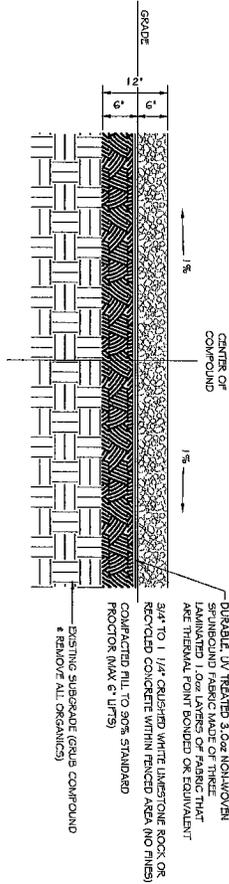
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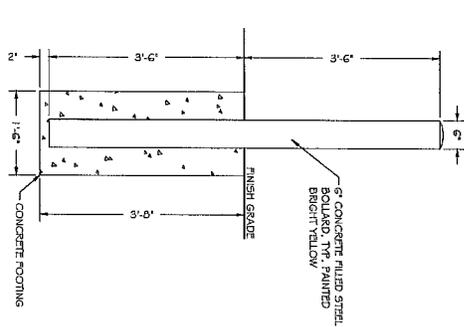
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CRUSHED ROCK ACCESS ROAD  
 SCALE: NTS 1



CRUSHED ROCK COMPOUND  
 SCALE: NTS 2



BOLLARD DETAIL  
 SCALE: NTS 3

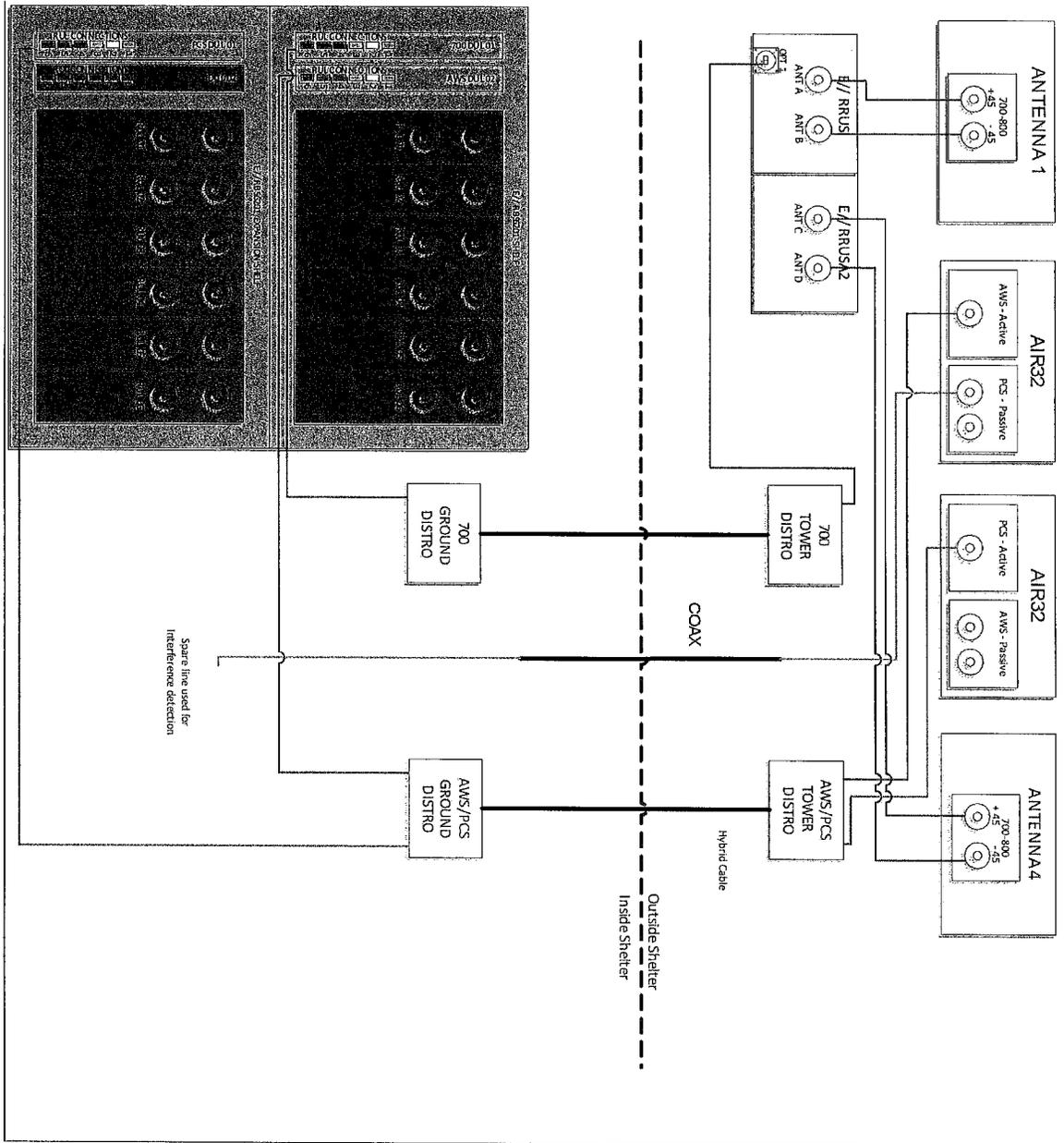


10801 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438



1120 Dallas Street, Sault City, MN 55833  
 Phone: 608-643-4100 Fax: 608-643-7999  
 www.Ramaker.com

<b>PROJECT INFORMATION</b>	2526 FORT SIDNEY ROAD SIDNEY, NE 69162 CHEYENNE COUNTY
<b>SHEET TITLE</b>	SITE DETAILS
<b>SCALE</b>	NONE
<b>DATE</b>	2014-09-23
<b>BY</b>	KJH
<b>CHECKED</b>	SEW
<b>PROJECT NO.</b>	26566
<b>SHEET NO.</b>	A-8



PLUMBING DIAGRAM

1



10801 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438



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DATE	DESCRIPTION	DATE	BY
09/23/2014	REV C	09/23/2014	BRND
09/23/2014	REV B		

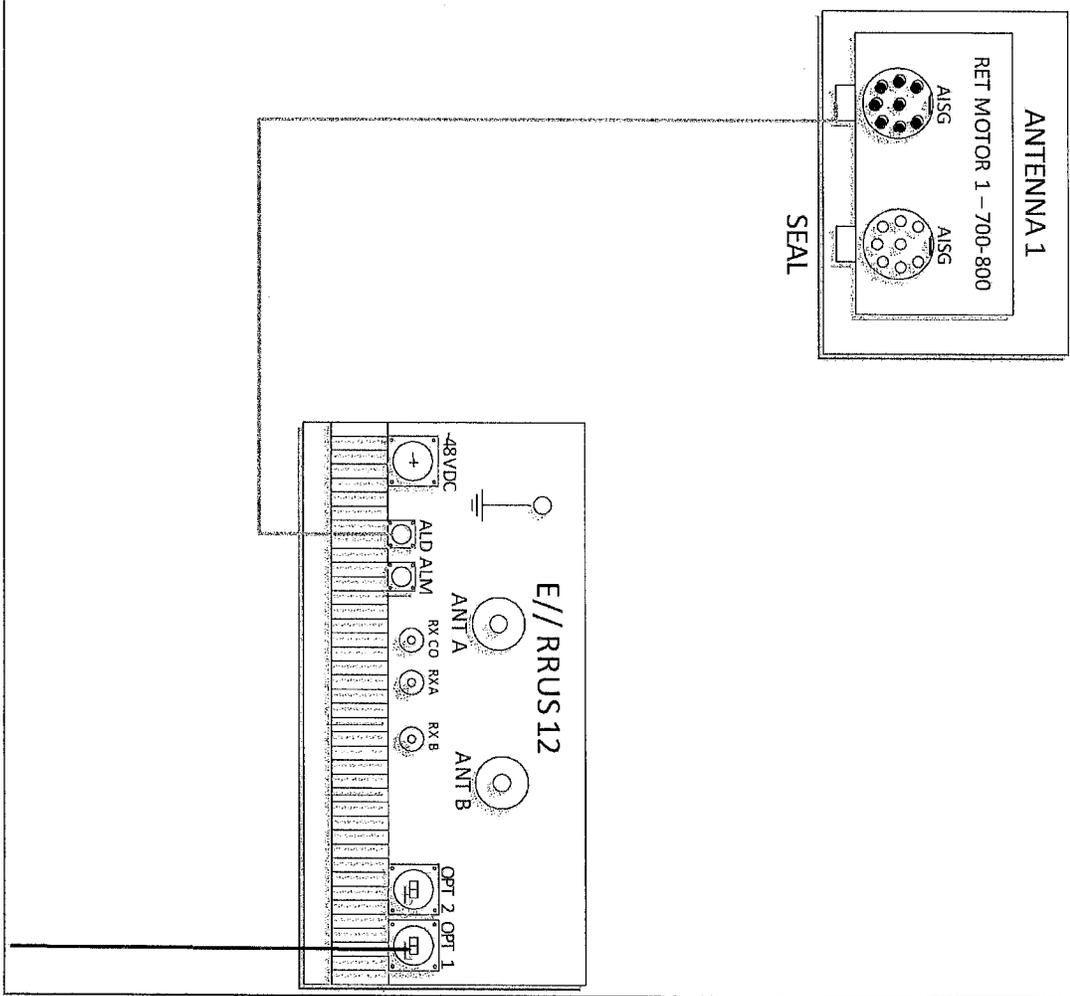
**NEO1 FORT SIDNEY**

PROJECT INFORMATION:  
 2565 FORT SIDNEY ROAD  
 SIDNEY, NE 69162  
 CHEYENNE COUNTY  
 SHEET TITLE:

PLUMBING DIAGRAM

SCALE: NONE

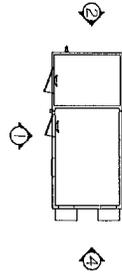
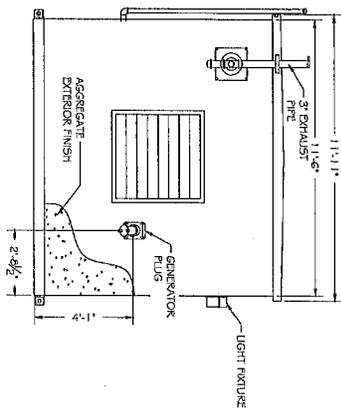
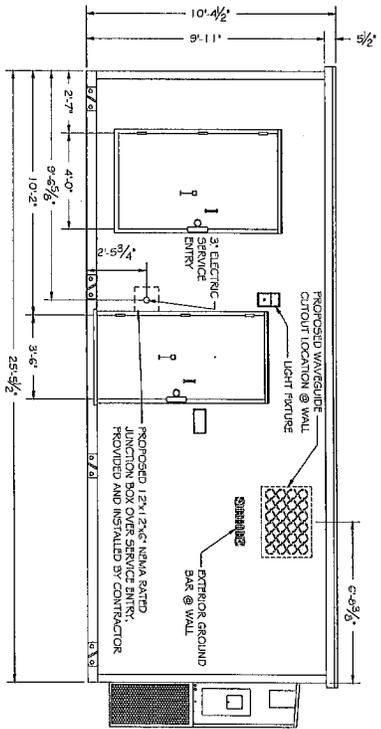
NO. OF SHEETS
26566
TOTAL SHEETS
A-9



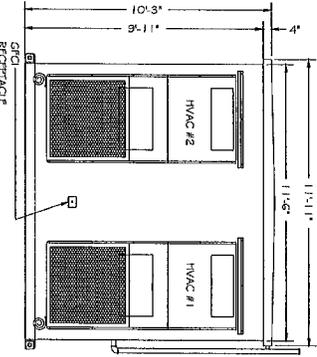
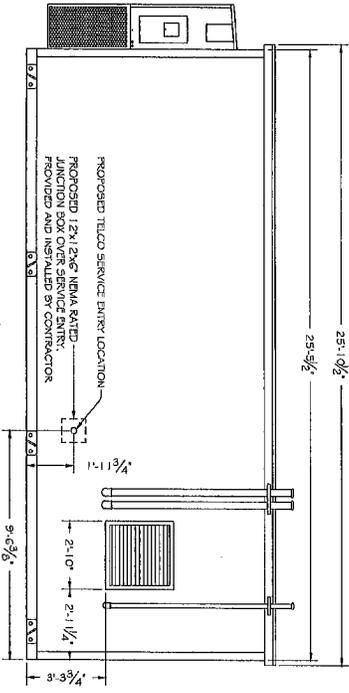
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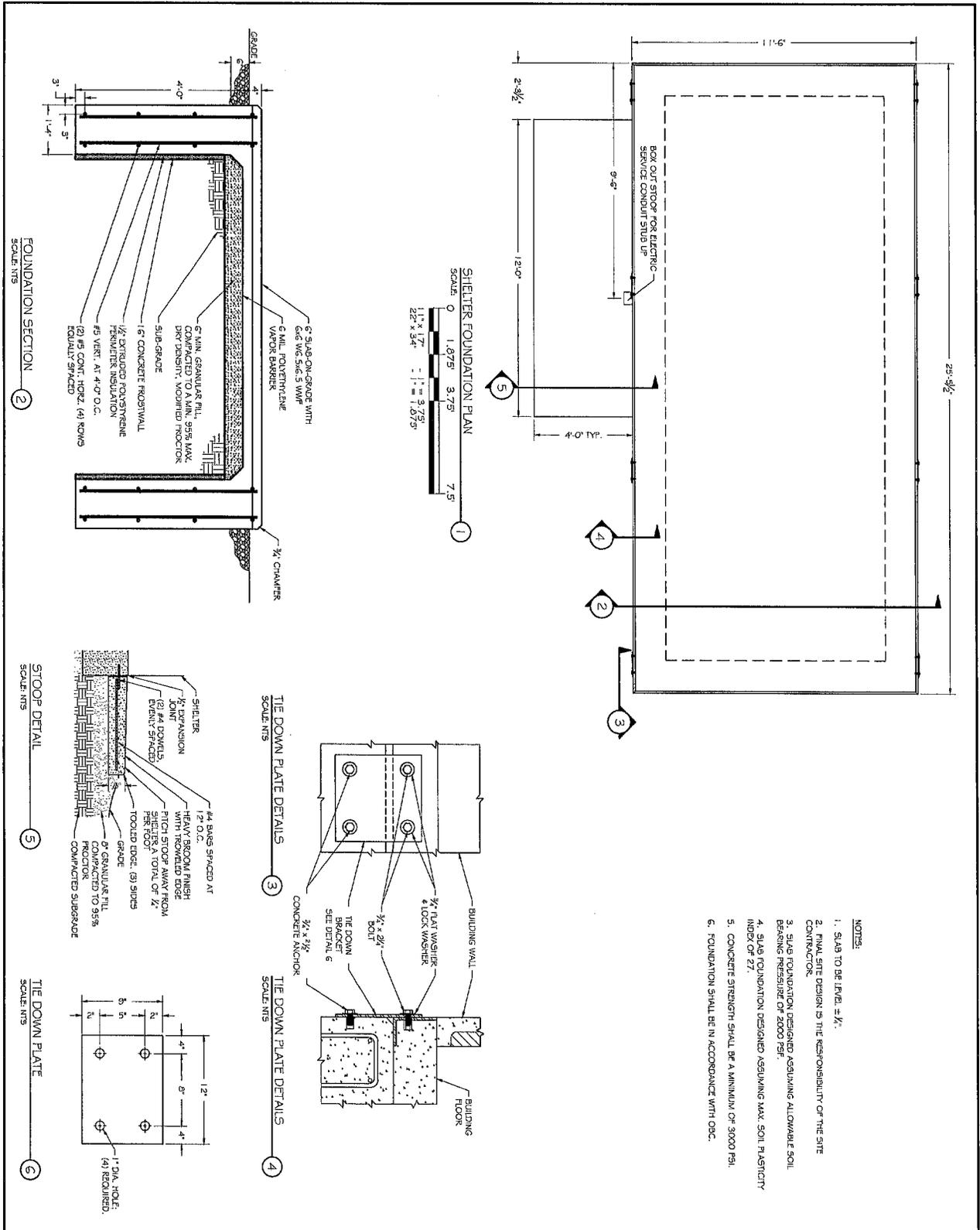
 <p><b>RAMAKER &amp; ASSOCIATES, INC.</b>          1120 Dallas Street, Sauk City, WI 53583          Phone: 608-643-4100 Fax: 608-643-7999          www.Ramaker.com</p>		 <p><b>verizon wireless</b>          10801 BUSH LAKE ROAD          BLOOMINGTON, MN 55438</p>	
<p>Confidential Site</p>			
<p>PROJECT: NEO1 FORT SIDNEY</p>			
<p>PROJECT LOCATION:          2525 FORT SIDNEY ROAD          SIDNEY, NE 69162          CLIFTONNE COUNTY</p>			
<p>PROJECT TITLE:          PLUMBING DIAGRAM</p>			
<p>SCALE: NONE</p>			
<p>DATE: 09/23/2014</p>			
<p>PROJECT NO: 20506</p>			
<p>SHEET NO: A-10</p>			



**NOTE**  
 CONTRACTOR TO INSTALL ALL GENERATOR VENTS, LOUVERS, EXHAUST TRIMS, AND ALL OTHER ITEMS REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE GENERATOR.



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<p><b>verizon wireless</b>                  10801 BUSH LAKE ROAD                  BLOOMINGTON, MN 55438</p>																									
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<p>Client Information:                  CLIENT: NEO1 FORT SIDNEY                  ADDRESS: 2595 FORT SIDNEY ROAD                  CITY: SIDNEY, NE 69152                  COUNTY: CHADWINE COUNTY</p>																									
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NO.	DATE	DESCRIPTION	DATE																						
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2																									
3																									
4																									
5																									
<p>Scale: NONE</p>																									
<p>Project Number: 20506                  Sheet Number: S-1</p>																									



- NOTES:
1. SLAB TO BE LEVEL, ±K.
  2. FINAL SITE DESIGN IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
  3. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
  4. SLAB FOUNDATION DESIGNED ASSUMING MAX. SOIL PLASTICITY INDEX OF 27.
  5. CONCRETE STRENGTH SHALL BE A MINIMUM OF 3000 PSI.
  6. FOUNDATION SHALL BE IN ACCORDANCE WITH O.C.

**NE01 FORT SIDNEY**

PROJECT/DESCRIPTION:  
 2505 FORT SIDNEY ROAD  
 SIDNEY, NE 69152  
 CHEYENNE COUNTY

FOUNDATION DETAILS

SCALE:  
 AS NOTED

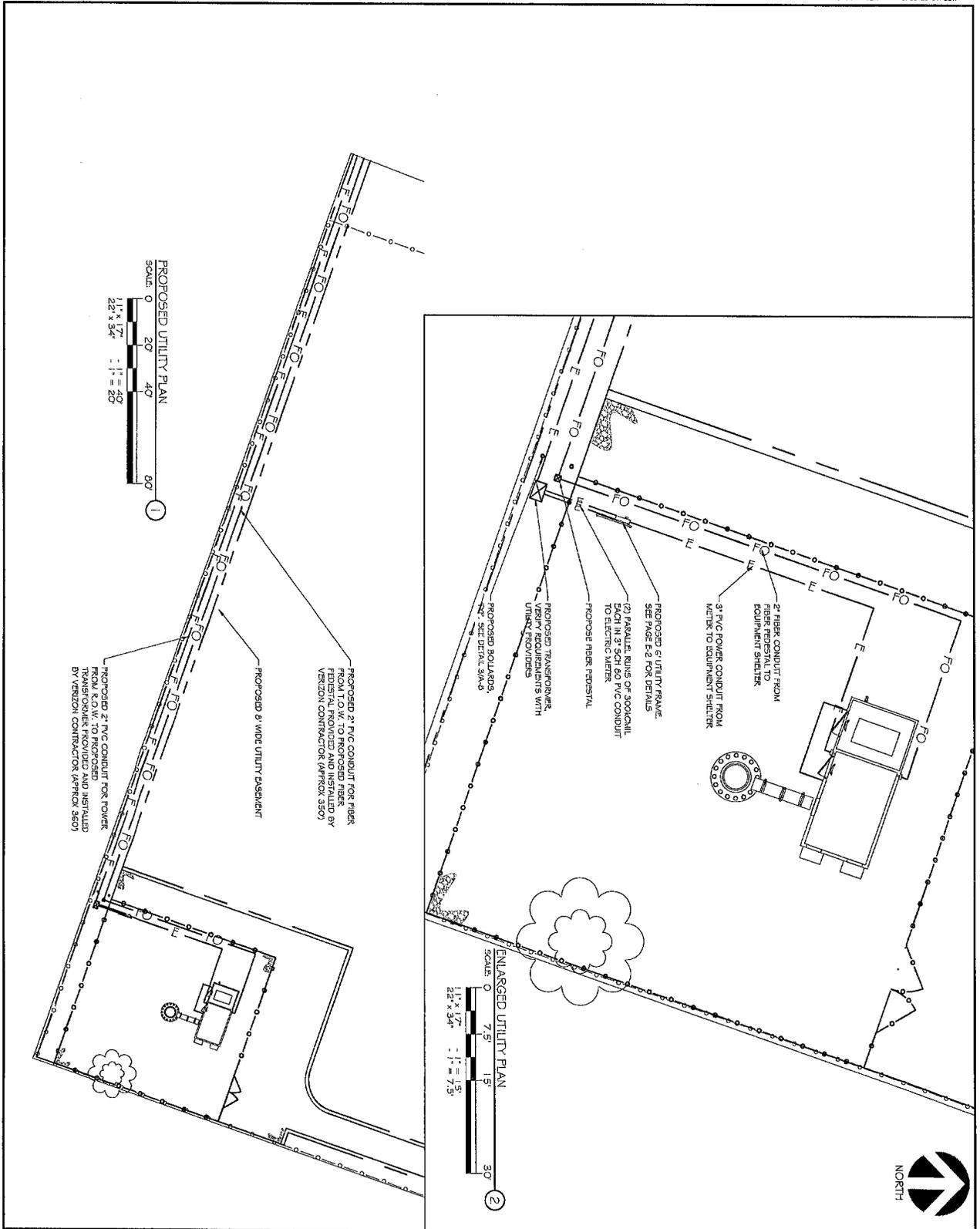
DATE: 09/23/2014  
 DRAWN BY: KLM  
 CHECKED BY: SEW

**RAMAKER & ASSOCIATES, INC.**

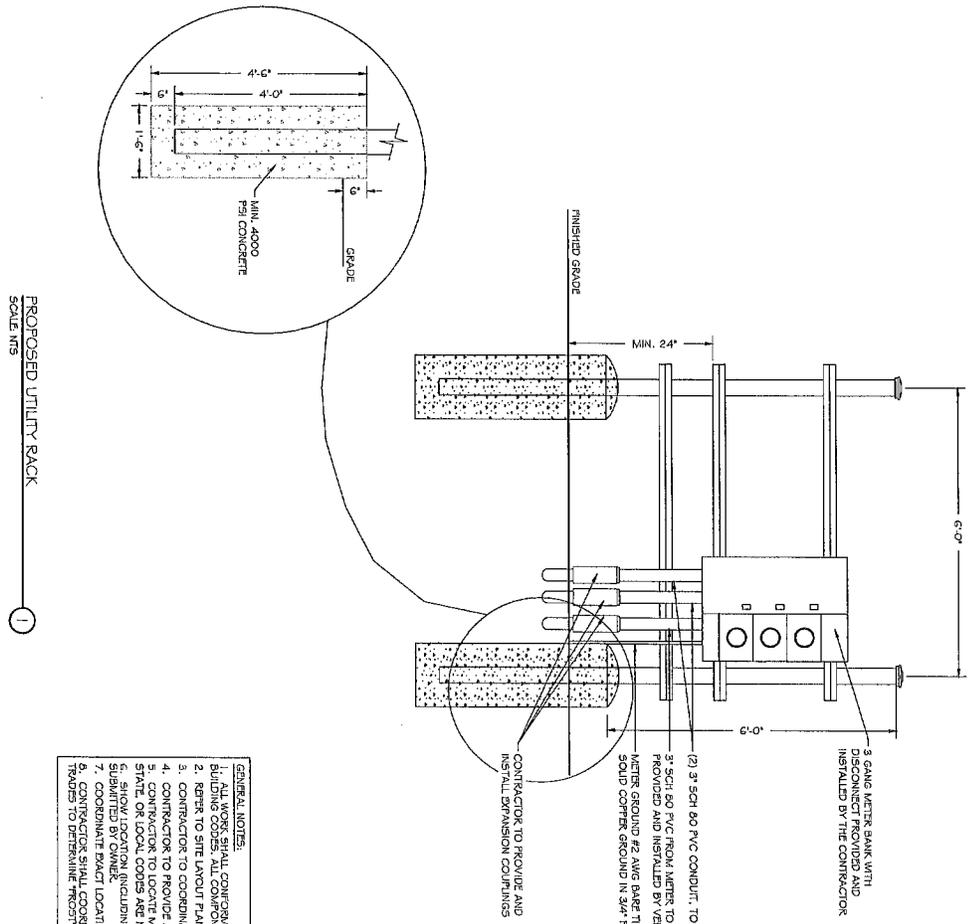
1120 Dallas Street, Sault Ste. Marie, MN, 55883  
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 WWW.RAMAKER.COM

**verizon wireless**

10801 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438



<p><b>verizon</b> wireless</p> <p>10801 BUSH LAKE ROAD                  BLOOMINGTON, MN 55438</p>	<p><b>RAMAKER &amp; ASSOCIATES, INC.</b></p> <p>1120 Dallas Street, Sank City, MN 55383                  Phone: 608-643-4100 Fax: 608-643-7998                  www.Ramaker.com</p>	<p>PROJECT INFORMATION:                  2565 FORT SIDNEY ROAD                  SIDNEY, NE 691 62                  CHEYENNE COUNTY</p> <p>SHEET TITLE:                  UTILITY PLAN</p> <p>SCALE:                  AS NOTED</p> <p>DATE:                  09/23/2014</p> <p>DESIGNER:                  KJH</p> <p>CHECKER:                  SCW</p> <p>PROJECT TITLE:                  NEO   FORT SIDNEY</p>
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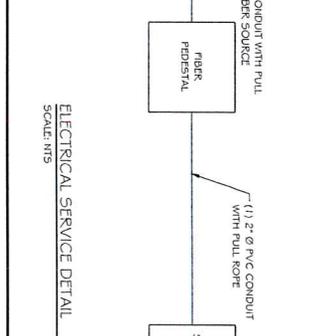
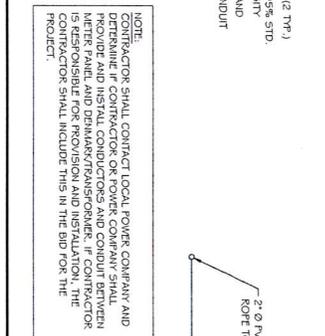
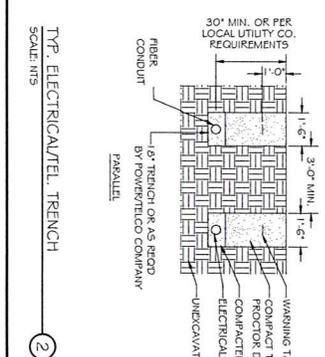
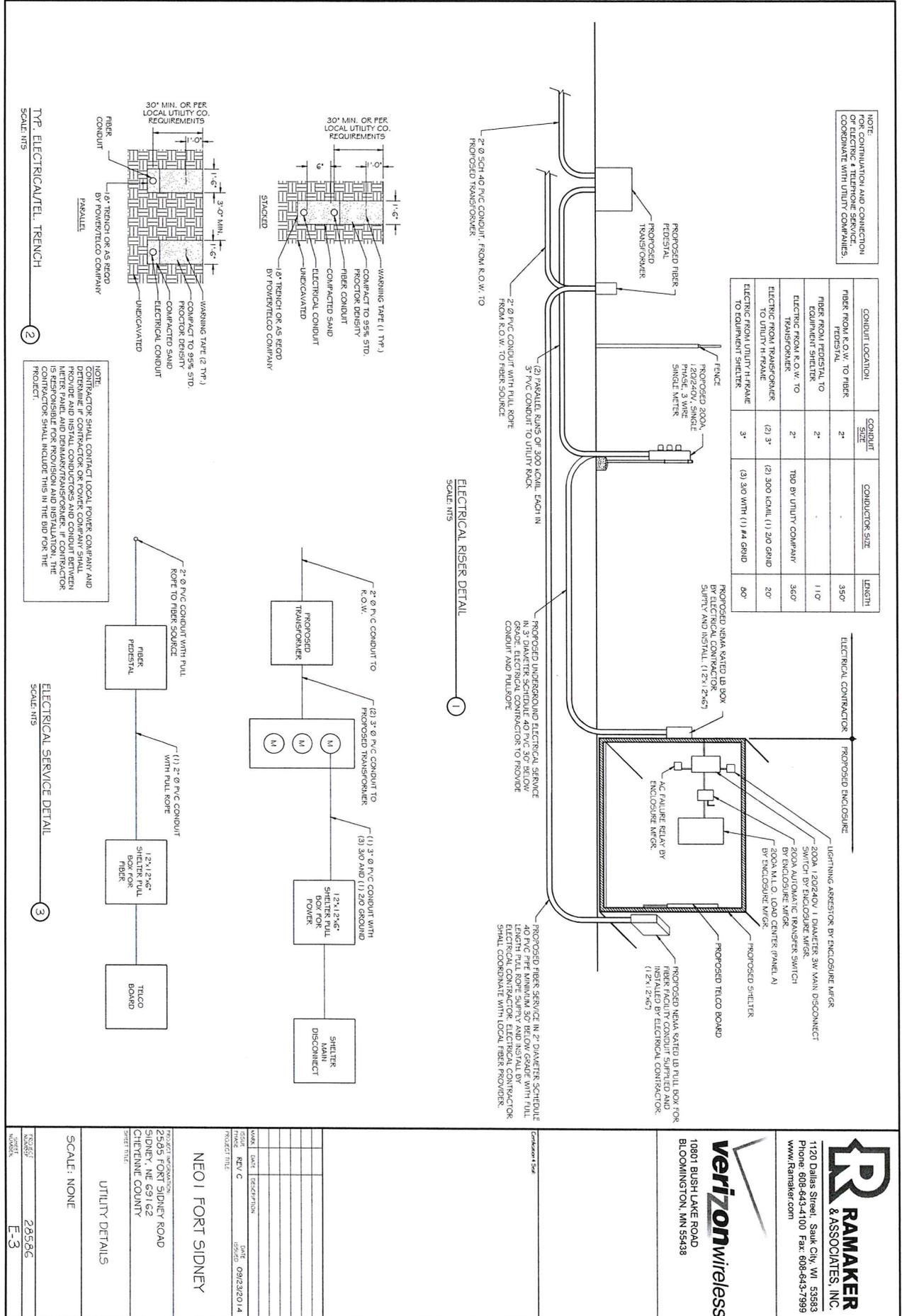


PROPOSED UTILITY RACK  
 SCALE: NONE  
 1

- GENERAL NOTES:**
1. ALL CONFORM TO THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODES AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. LISTED.
  2. REFER TO SITE LAYOUT PLAN FOR THE EXACT LOCATION OF FRAME.
  3. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR METERS.
  4. CONTRACTOR TO PROVIDE AND INSTALL METER SOCKET.
  5. CONTRACTOR TO LOCATE METER RACK TO ENSURE WORKING SPACES REQUIRED BY THE NEC PART 110-261, STATE OR LOCAL CODES ARE MAINTAINED BETWEEN FRONT OF ENCLOSURES AND THE CHAIN LINK FENCE.
  6. SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CEMENT UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS.
  7. COORDINATE METER LOCATION OF UNDERGROUND METERS AND CIRCUITRY WITH THE OWNER.
  8. CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL AUTHORITY HAVING JURISDICTION (LHA) AND OTHER AGENCIES TO DETERMINE METER LINE AND TYPES OF RACKING REQUIRED FOR INSTALLATION.

ALL CONDUIT CONNECTIONS TO BE SEALED AND WATERPROOFED

<p><b>PROJECT INFORMATION:</b>                  2565 FORT SIDNEY ROAD                  SIDNEY, NE 69162                  CHEYENNE COUNTY</p> <p>SHEET TITLE:                  UTILITY RACK DETAILS</p> <p>SCALE: NONE</p> <p>DATE: 09/23/2014                  DRAWN BY: KJH                  CHECKED BY: SEW</p>	<p><b>NEO   FORT SIDNEY</b></p>	<p><b>RAMAKER &amp; ASSOCIATES, INC.</b>                  1120 Dallas Street, Sault City, WI 55583                  Phone: 608-643-4100 Fax: 608-943-7999                  www.Ramaker.com</p>	<p><b>verizon wireless</b>                  10801 BUSH LAKE ROAD                  BLOOMINGTON, MN 55438</p>
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PROJECT INFORMATION	PROJECT NO.	26586
PROJECT NAME	PROJECT TITLE	NEO1 FORT SIDNEY
PROJECT ADDRESS	PROJECT LOCATION	2595 FORT SIDNEY ROAD SIDNEY, NE 69162 CHEYENNE COUNTY
DATE	DATE	09/23/2014
REV. C	REV. C	
SCALE	SCALE	NONE
SHEET NUMBER	SHEET NUMBER	28586
SHEET TOTAL	SHEET TOTAL	E-3

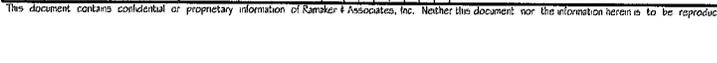
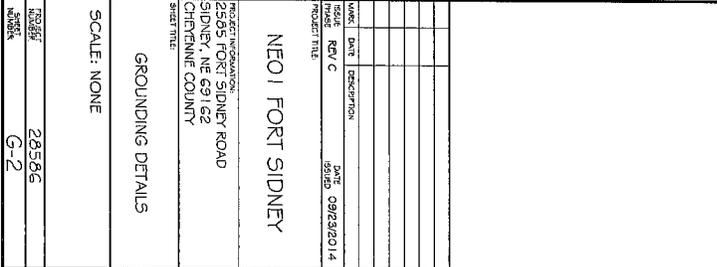
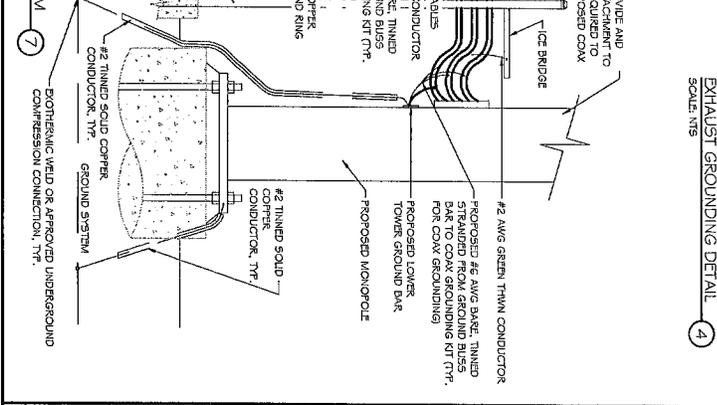
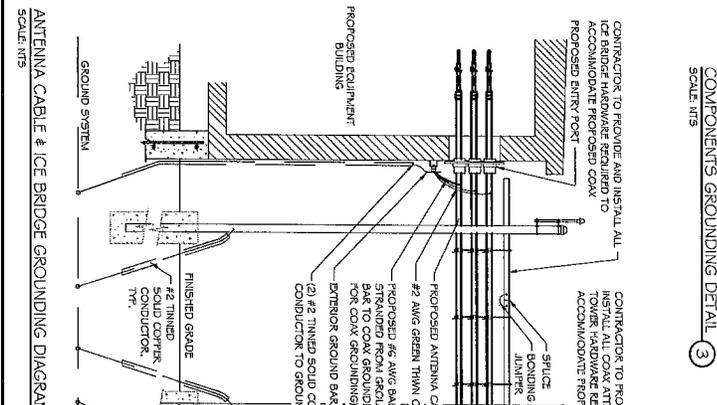
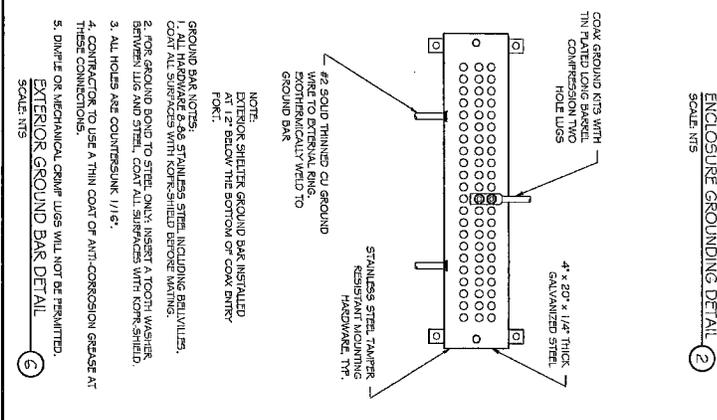
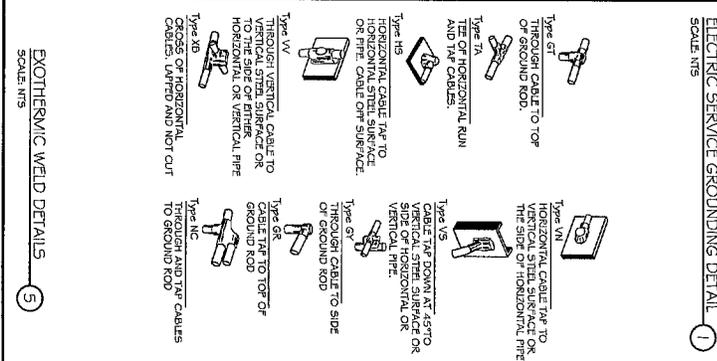
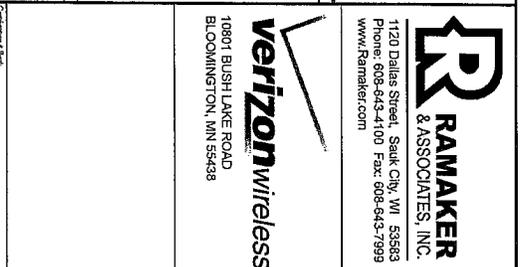
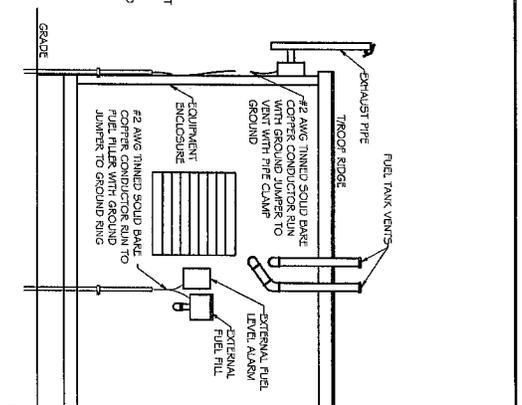
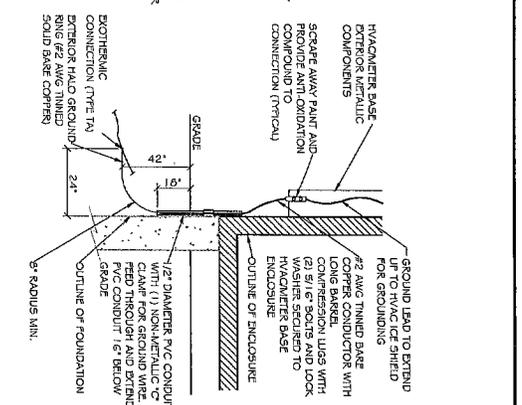
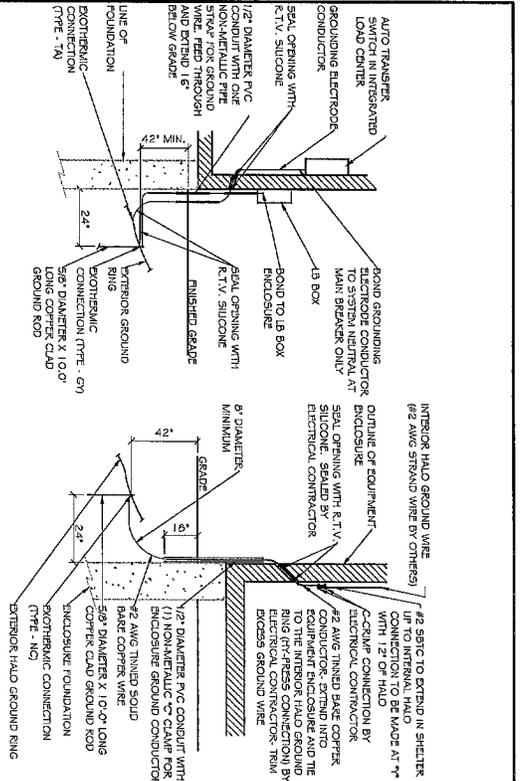
**verizon** wireless

1801 BUSH LAKE ROAD  
BLOOMINGTON, MN 55438

**RAMAKER & ASSOCIATES, INC.**

1120 Dallas Street, Sauk City, WI 53583  
 Phone: 608-643-4100 Fax: 608-643-7999  
 www.Ramaker.com









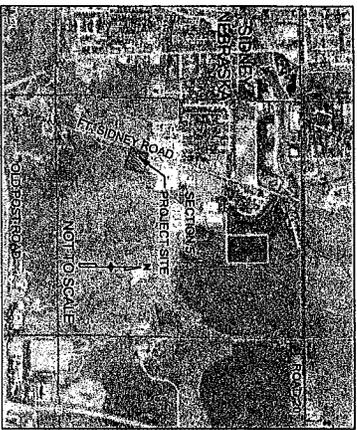
**CELL TOWER SITE: NE01 FORT SIDNEY**  
**2585 FORT SIDNEY ROAD, SIDNEY NEBRASKA**  
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5,  
 TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
 CHEYENNE COUNTY, NEBRASKA

**Baker**  
 Surveyors & Engineers  
 1120 Dulles Street, Suite 101, W1 3380  
 Westborough, MA 01581  
 Phone: 508-461-7199  
 Fax: 508-461-7193

**Land Survey**  
 Title Sheet  
 Sidney Nebraska  
 Baker Project Number: 8289-00114  
 Project Location: Sidney, Cheyenne County Nebraska  
 Client: RAMAKER & ASSOCIATES, INC.  
 Draftsman: Carl John Gilbert  
 Surveyor: Carl John Gilbert  
 Sheet No.: 1 of 2

**PROPERTY DESCRIPTION OF PROPOSED LEASE PARCEL:**  
 QUARTER OF LAND CONTAINING 3,924 SQ. FT. (0.09 ACRES), MORE OR LESS, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CHEYENNE COUNTY, NEBRASKA, BEING THE PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 5, BEARS SOUTH 02°11'44" WEST, A DISTANCE OF 2630.65 FEET; THENCE SOUTH 61°25'09" EAST, A DISTANCE OF 1417.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FT. SIDNEY ROAD; THENCE SOUTH 17°09'33" WEST, A DISTANCE OF 1417.50 FEET TO A POINT ON THE SOUTH 70°43'37" EAST, A DISTANCE OF 340.31 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 18°15'37" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 70°43'37" EAST, A DISTANCE OF 75.00 FEET TO A POINT ON THE EXISTING EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN BOOK 148, PAGE 428; THENCE ALONG SAID BOUNDARY LINE, NORTH 18°15'37" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH 70°43'37" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL, CONTAINS 5,025 SQ. FT. (0.12 ACRES), MORE OR LESS.

**SURVEY NOTES:**  
 1. THIS SURVEY IS TO BE UTILIZED FOR THE PLACING AND LOCATION ON A CELL TOWER AS SHOWN HEREON.  
 2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.  
 3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TO THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF SOUTH 02°11'44" WEST, A MEASURED DISTANCE OF 2630.65 FEET, AS OBTAINED FROM THE SURVEY OF FT. SIDNEY ROAD, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SAID GRID BEARING BEING IN SD 83 (2011) NEBRASKA STATE PLANE ZONE 2300.



**4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.**  
 5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
**TITLE REPORT:**  
 THIS SURVEY RELIES ON NEBRASKA TITLE CO., ORDER NO. 423886, EFFECTIVE DATE OF AUGUST 13, 2014 AT 8:00 A.M. FOR ALL TITLE INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BAKER AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION ON RECORDS, EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, REFER TO THE DOCUMENT NUMBERS LISTED ABOVE. GENERAL AND SPECIAL TAXES AND ASSESSMENTS AS HEREAFTER LISTED, IF ANY, AMOUNTS SHOWN BEING EXCLUSIVE OF INTEREST, PENALTIES AND COSTS:  
 A. PARCEL ID NUMBER 1721312; 2012 GENERAL REAL ESTATE TAXES - ALL PAID.  
 2013 GENERAL REAL ESTATE TAXES, \$3,804.34 - NOT PAID; 2013 TAXES DUE AND PAYABLE DECEMBER 31, 2013; FIRST HALF DELINQUENT MAY 1, 2014; SECOND HALF DELINQUENT SEPTEMBER 1, 2014.  
 (BLANKET IN NATURE - EFFECTS ENTIRE PARCEL)  
 B. SPECIAL ASSESSMENTS NOT YET CERTIFIED TO THE OFFICE OF THE COUNTY TREASURER. NOTE: NO SPECIAL ASSESSMENTS ARE SHOWN IN THE APPROPRIATE TAXING AUTHORITY PRIOR TO CLOSING. THIS COMPANY CAN ONLY CERTIFY TO SPECIAL ASSESSMENTS TO THE OFFICE OF THE COUNTY TREASURER OF SAID COUNTY.  
 (BLANKET IN NATURE - EFFECTS ENTIRE PARCEL)  
 C. RIGHTS OF THE PUBLIC, THE UNITED STATES OF AMERICA, THE STATE OF NEBRASKA AND/OR CHEYENNE COUNTY IN AND TO ANY PORTION OF LAND TAKEN OR USED FOR HIGHWAYS, ROADS, STREETS OR ALLEYS WHETHER BY EASEMENT OR FEE TITLE. (SEE RIGHT OF WAYS SHOW)  
 D. RIGHTS OR CLAIMS OF TREATMENTS UNDER UNRECORDED LEASES, IF ANY, AS TENANTS ONLY.  
 (BLANKET IN NATURE - EFFECTS ENTIRE PARCEL)  
 E. TERMS AND CONDITIONS OF ORDINANCE NO. 1101 CREATING WATER CONNECTION DISTRICT NO. 1, RECORDED OCTOBER 26, 1998 IN BOOK 224, PAGE 324, RECORDED SEPTEMBER 23, 1999 IN BOOK 264, PAGE 472, RECORDS OF CHEYENNE COUNTY, NEBRASKA. (BLANKET IN NATURE - EFFECTS ENTIRE PARCEL)  
 F. SUBJECT TO EASEMENTS AND RESERVATIONS CONTAINED WITHIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 25, 1998 IN BOOK 112, PAGE 188, RECORDS OF CHEYENNE COUNTY, NEBRASKA.  
 (BLANKET IN NATURE - EFFECTS ENTIRE PARCEL)  
 G. REAL ESTATE DEED OF TRUST WITH FUTURE ADVANCE CLAUSE EXECUTED BY CLAUDE BROTHERS DEVELOPMENT, INC., A NEBRASKA CORPORATION, TO ELKHORN VALLEY BANK AND TRUST, TRUSTEE AND BENEFICIARY, BEARING THE SUM OF \$400,000.00, DATED MARCH 28, 2008, RECORDED MARCH 28, 2008 IN BOOK 304, PAGE 888, RECORDS OF CHEYENNE COUNTY, NEBRASKA. (BLANKET IN NATURE - EFFECTS ENTIRE PARCEL)

**PROPOSED LESSEES UTILITY DESCRIPTION:**  
 A NON-EXCLUSIVE 3 FOOT WIDE UTILITY EASEMENT CONTAINING 3,921 SQ. FT., 0.09 ACRES, MORE OR LESS, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN CHEYENNE COUNTY, NEBRASKA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 5, BEARS SOUTH 02°11'44" WEST, A DISTANCE OF 2630.65 FEET; THENCE SOUTH 61°25'09" EAST, A DISTANCE OF 1417.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE, SOUTH 21°09'33" WEST, A DISTANCE OF 467.48 FEET TO THE POINT OF BEGINNING;  
 THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 70°43'37" EAST, A DISTANCE OF 415.31 FEET;  
 THENCE NORTH 18°15'37" EAST, A DISTANCE OF 8.00 FEET;  
 THENCE NORTH 70°43'37" WEST, A DISTANCE OF 415.31 FEET;  
 THENCE SOUTH 17°09'33" WEST, A DISTANCE OF 1417.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE, SOUTH 21°09'33" WEST, A DISTANCE OF 467.48 FEET TO THE POINT OF BEGINNING.  
 THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS 13,315 SQ. FT. (0.30 ACRES), MORE OR LESS.  
 THE PURPOSE OF THE ABOVE DESCRIBED PERMANENT EASEMENT IS FOR UTILITIES FOR CELL TOWER SITE NE01 FORT SIDNEY ROAD.

**PARENT PARCEL DESCRIPTION:**  
 BLOCK ONE (1) NINETYSEVEN SUBDIVISION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN CHEYENNE COUNTY, NEBRASKA.

**PROPOSED LESSEES ACCESS RIGHT OF WAY DESCRIPTION:**  
 A ACCESS AND PARKING EASEMENT CONTAINING 14,850 SQ. FT. (0.34 ACRES), MORE OR LESS, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN CHEYENNE COUNTY, NEBRASKA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 49 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 5, BEARS SOUTH 02°11'44" WEST, A DISTANCE OF 2630.65 FEET; THENCE SOUTH 61°25'09" EAST, A DISTANCE OF 1417.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FT. SIDNEY ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 17°09'33" WEST, A DISTANCE OF 8.77 FEET TO THE POINT OF BEGINNING.  
 THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 70°43'37" EAST, A DISTANCE OF 385.20 FEET;  
 THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 89°07'3", A DISTANCE OF 42.77 FEET; (A CHORD BEARING THENCE SOUTH 18°15'37" EAST, A DISTANCE OF 317.44 FEET;  
 THENCE SOUTH 70°44'39" EAST, A DISTANCE OF 8.78 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE PROPERTY FILED AT BOOK 148, PAGE 428;  
 THENCE ALONG SAID EAST BOUNDARY LINE, SOUTH 18°15'37" WEST, A DISTANCE OF 75.00 FEET;  
 THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH 70°43'37" WEST, A DISTANCE OF 75.00 FEET;  
 THENCE SOUTH 18°15'37" WEST, A DISTANCE OF 75.00 FEET;  
 THENCE NORTH 70°44'39" WEST, A DISTANCE OF 162.07 FEET;  
 THENCE SOUTH 70°44'39" EAST, A DISTANCE OF 38.58 FEET;  
 THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 89°07'3", A DISTANCE OF 21.21 FEET; (A CHORD BEARING THENCE NORTH 18°15'37" EAST, A DISTANCE OF 10.89 FEET;  
 THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 89°07'3", A DISTANCE OF 21.21 FEET; (A CHORD BEARING THENCE NORTH 28°44'29" WEST, A DISTANCE OF 19.09 FEET);  
 THENCE NORTH 70°44'39" WEST, A DISTANCE OF 385.68 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE EAST RIGHT OF WAY LINE, NORTH 21°09'33" WEST, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING.  
 THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS 14,852 SQ. FT. (0.34 ACRES), MORE OR LESS.  
 THE PURPOSE OF THE ABOVE DESCRIBED PERMANENT EASEMENT IS FOR ACCESS AND PARKING FOR CELL TOWER SITE NE01 FORT SIDNEY ROAD.

**SURVEYORS CERTIFICATE:**  
 I, CARL JOHN GILBERT, A duly registered professional land surveyor in the state of Nebraska, do hereby certify that the foregoing is a true and correct copy of the results of a survey made in August 2014, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 and that said plat has been prepared in full compliance with the provisions of the laws and regulations of the State of Nebraska, and that the same are in full compliance with the provisions of the Cheyenne County Resolutions.  
 I ATTEST THE ABOVE ON THIS 28th DAY OF November 2014.

CARL JOHN GILBERT  
 NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731  
 PRINTED ON BEHALF OF BAKER AND ASSOCIATES, INC.  
 PHONE: 508-888-1818

*(Signature)*

NEBRASKA  
 REGISTERED  
 LAND SURVEYOR  
 11-27-14  
 11-27-14  
 11-27-14

