

03541498
11/18/2015 10:45 AM
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Certificate of Ownership
KNOW ALL MEN BY THESE PRESENTS, THAT BOULDER CREEK CALMANTE II, LLC, A LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THAT REAL PROPERTY LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., SITUATED IN THE TOWN OF SUPERIOR, COLORADO, DESCRIBED AS:

LOTS 1 AND 2, BLOCK 1, CALMANTE SUBDIVISION.
TOGETHER WITH A PORTION OF THE CASALON STREET RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CALMANTE SUBDIVISION RECORDED AT THE BOULDER COUNTY CLERK & RECORDER'S OFFICE IN PARAGRAPHS 4-8 OF C.A.M. NO. 1748, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., SAID STREET VACATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE EAST RIGHT-OF-WAY LINE OF MCGILLAN BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET AS SHOWN ON THE PLAT OF CALMANTE SUBDIVISION, THENCE SOUTH 89°47'00" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A TANGENT CURVE.
THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET AS FOLLOWS:
THENCE 71.18 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 128.00 FEET, A DELTA ANGLE OF 31°57'47", AND BEING SUTERSED BY A CHORD BEARING NORTH 4°25'26" EAST, 70.57 FEET;
THENCE NORTH 82°27'10" EAST, A DISTANCE OF 122.09 FEET TO THE BEGINNING OF A TANGENT CURVE.
THENCE 143.80 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 42°42'33", AND BEING SUTERSED BY A CHORD BEARING NORTH 81°25'41" EAST, 158.82 FEET;
THENCE SOUTH 75°57'17" EAST, A DISTANCE OF 147.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE.
THENCE DEPARTING FROM THE NORTH RIGHT-OF-WAY LINE OF CASALON STREET, 386.87 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 333.00 FEET, A DELTA ANGLE OF 42°26'26", AND BEING SUTERSED BY A CHORD BEARING SOUTH 82°47'05" WEST, 387.48 FEET TO THE BEGINNING OF A TANGENT CURVE.
THENCE 88.88 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 89°53'54", AND BEING SUTERSED BY A CHORD BEARING SOUTH 76°13'33" WEST, 76.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE COINCIDENT TO THE NORTH, AND TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CASALON STREET.
THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASALON STREET 83.03 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 192.00 FEET, A DELTA ANGLE OF 37°26'00", AND BEING SUTERSED BY A CHORD BEARING SOUTH 87°07'57" WEST, 88.16 FEET;
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASALON STREET NORTH 89°47'00" WEST, A DISTANCE OF 58.83 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCGILLAN BOULEVARD.
THENCE NORTH 0°01'01" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MCGILLAN BOULEVARD, A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING.
COUNTY OF BOULDER, STATE OF COLORADO,
CONTAINING 10.75 ACRES, MORE OR LESS.

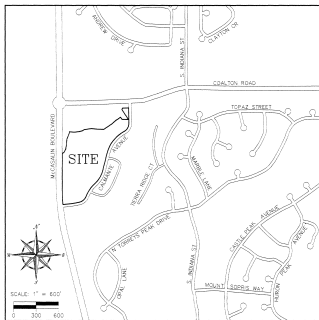
CALMANTE II FINAL PLAT

located within the Northwest Quarter of the Northwest Quarter of Section 31, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

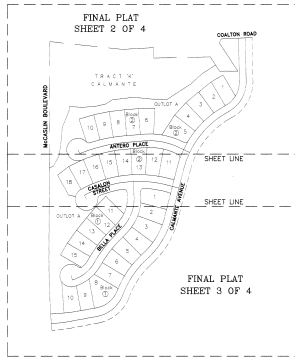
Sheet Index

- 1 TITLE SHEET
- 2 FINAL PLAT (NORTH SIDE)
- 3 FINAL PLAT (SOUTH SIDE)
- 4 EASEMENT VACATION MAP

Sheet 1 of 4
TOTAL AREA = 10.75 ACRES



Vicinity Map



Key Sheet
SCALE: 1"=200'

Land Use Table

Tract	Area	Ownership	Maintenance	Primary Uses
LOTS 1-33	5.91-ac	PRIVATE	CALMANTE II H.O.A.	SINGLE-FAMILY RESIDENTIAL LOTS
OUTLOT A	3.05-ac	CALMANTE II H.O.A.	CALMANTE II H.O.A.	PRIVATE GREEN SPACE, PRIVATE UTILITIES AND BLANKET TRAIL AND DRAINAGE EASEMENT
PUBLIC ROADS	1.79-ac	TOWN OF SUPERIOR	TOWN OF SUPERIOR	PUBLIC RIGHT-OF-WAY

Notes:

- LAND TITLE GUARANTEE COMPANY ORDER NUMBER F70476732, DATED NOVEMBER 20, 2012 AT 5:10 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED EASEMENTS, ENCUMBRANCES AND RIGHTS-OF-WAY IN THE PREPARATION OF THIS PLAT.
THE SUBJECT PROPERTY IS ENCUMBERED BY THE FOLLOWING RECORDED DOCUMENTS:
BOOK 340 PAGE 11, DATED OCTOBER 21, 1908, RESERVES UNDERGROUND COAL RIGHTS BY THE UNION PACIFIC RAILWAY COMPANY. RECEPTION NUMBER 228848, DATED MAY 17, 2002, REQUIRES NOTIFICATION OF SURFACE DEVELOPMENT.
RECEPTION NUMBER F1292923, DATED AUGUST 14, 2000, A PERPETUAL AIR OR FLIGHT EASEMENT, INCLUDES ALL OF THE SUBJECT PROPERTY. RECEPTION NUMBER 2164579, DATED JUNE 22, 2001, INCLUDES AN ANTI-DRIFT EASEMENT AS PART OF THE ANTI-DRIFT AGREEMENT AS CONTAINED IN TOWN OF SUPERIOR ORDINANCE NO. 0-18 SERRES 2000.
RECEPTION NUMBER 2461036, DATED JUNE 22, 2005, REFERS TO CERTAIN EASEMENTS AS SHOWN ON THE CALMANTE SUBDIVISION PLAT.
2) ALL EXISTING EASEMENTS SHOWN HEREON ARE FOR THE PLAT OF CALMANTE SUBDIVISION. ALL OTHER EASEMENTS ARE BLANKET EASEMENTS WHICH ENCUMBER ALL OF THE SUBJECT PROPERTY.
3) THE SUBJECT PROPERTY AS DESCRIBED HEREON CONTAINS AN AREA OF 488,256 SQUARE FEET (10.75 ACRES). THIS AREA REPRESENTS ALL OF BLOCKS 1 AND 2, CALMANTE SUBDIVISION, AND A PORTION OF VACATED CASALON STREET.
4) 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.
5) ROCK CREEK FLOODPLAIN INFORMATION, PRESENTED HEREON FROM THE FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 0801000591, EFFECTIVE DATE DECEMBER 18, 2002.
6) THE CONDITIONS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 BEARS NORTH 89°57' EAST; SAID LINE IS MONUMENTED AS SHOWN HEREON.
7) LOTS ARE PRIVATELY OWNED BUT LANDSCAPING IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.).
8) TRACT "C", CALMANTE II HAS BEEN PREVIOUSLY DEDICATED TO THE TOWN OF SUPERIOR PER THE PLAT OF CALMANTE. TRACT "C" CALMANTE II IS NOT A PART OF THIS REPEAT.

Surveyor's Certificate

I, STEVEN J. SELLARS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; THAT THIS DRAWING ACCURATELY REPRESENTS SAID SURVEY, AND THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

STEVEN J. SELLARS
12-10-2015
COLORADO P.L.S. #1748



Utility Easement Notice

SIX-FOOT (6') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES AND EIGHT-FOOT (8') ON THE REAR LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF OUTLOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE TOWN OF SUPERIOR FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION, PERMANENT STRUCTURES, INCLUDING ANY EXISTING BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF. (INTERFERING OBJECTS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCU) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCU AN EASEMENT ON ITS STANDARD FORM.

Restriction on Conveyance and Building Permits

THERE SHALL BE NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND WITHIN CALMANTE II, NOR WILL THE TOWN ISSUE BUILDING PERMITS FOR ANY RESIDENTIAL LOTS UNTIL ALL OF THE FOLLOWING CONDITIONS HAVE BEEN COMPLETED:

ALL PUBLIC IMPROVEMENTS WITHIN THE CALMANTE SUBDIVISION, INCLUDING, BUT NOT LIMITED TO ALL STREETS, CURBS, GUTTER SIDEWALKS, PANS, DRAINAGE FACILITIES, WATER AND SEWER IMPROVEMENTS, LANDSCAPING, AND STREET FURNITURE ARE FULLY COMPLETED AND ACCEPTED BY THE APPLICABLE SUPERIOR METROPOLITAN DISTRICT, TOWN OF SUPERIOR OR OTHER GOVERNING AGENCY.

THESE CONDITIONS MAY BE FULLY OR PARTIALLY WAIVED BY THE TOWN UPON THE POSTING OF SECURITY SATISFACTORY TO THE TOWN WHICH WILL ENSURE TIMELY COMPLETION OF SUCH IMPROVEMENTS.

Holder of Deed of Trust

I, CERTIFY THAT FIRSTER BANK IS THE HOLDER OF A DEED OF A TRUST FOR THE PROPERTY AND CONVEYS TO THE ABOVE DESCRIBED PROPERTY IN WITNESS WHEREOF, I HEREBY SET MY HAND THIS 17th DAY OF December, 2015 BY:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2015.

AS HOLDER OF DEED OF TRUST FOR BOULDER CREEK CALMANTE, LLC
MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

Board of Trustee's Certificate

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO, WITNESSED BY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS DAY OF April 16, 2015.

ATTEST:

Christy Wilson
Mayor

Town Clerk Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY RESOLUTION/ORDINANCE NO. 0-18 SERRES 2015-04-16-12:00 P.M. AND WAS FILED IN MY OFFICE ON THE 16th DAY OF April, 2015 AT 12:00 O'CLOCK P.M.

Christy Wilson
TOWN CLERK

Clerk and Recorder's Certificate

THIS SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:00 O'CLOCK P.M. THIS 20th DAY OF April, 2015.

HELEN HULL
CLERK AND RECORDER
COUNTY OF BOULDER
STATE OF COLORADO

Dedication

BOULDER CREEK CALMANTE II, LLC HAS CAUSED SAID REAL PROPERTY TO BE Laid out and surveyed as CALMANTE II and DOES HEREBY DEDICATE TO THE TOWN OF SUPERIOR IN FEE SIMPLE FOR PUBLIC USE THE PUBLIC WAYS AND PLACES AS SHOWN ON THIS PLAT, TO THE USE OF THE PUBLIC FOREVER AND DOES HEREBY DEDICATE TO THE TOWN OF SUPERIOR THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS UTILITY EASEMENTS AND DOES HEREBY DEDICATE TO THE TOWN OF SUPERIOR THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS PUBLIC DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT.

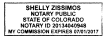
Owner:

BOULDER CREEK CALMANTE II LLC
BY: *Authorized Signer*

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER }
SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF December, 2015 BY
Authorized Signer AS AUTHORIZED SIGNER OF BOULDER CREEK CALMANTE II, LLC.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____



Shelly Zimbardo
NOTARY PUBLIC
COUNTY OF BOULDER
MY COMMISSION EXPIRES 07/01/2016

Owner Estoppel Certificate

BOULDER CREEK CALMANTE II, LLC, THE OWNER OF THE PROPERTY INCLUDED IN THE WITHIN SUBDIVISION, CERTIFY THAT THIS FINAL PLAT AND THE SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HEREWITH IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN OF SUPERIOR WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

OWNER:

BOULDER CREEK CALMANTE II LLC
BY: *Authorized Signer*

Flagstaff Surveying, Inc.
637 SOUTH BROADWAY, SUITE C
BOULDER, COLORADO 80305
Steven.Sellers@flagstaffsurveying.com
303-449-9737

Calmante II

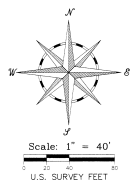
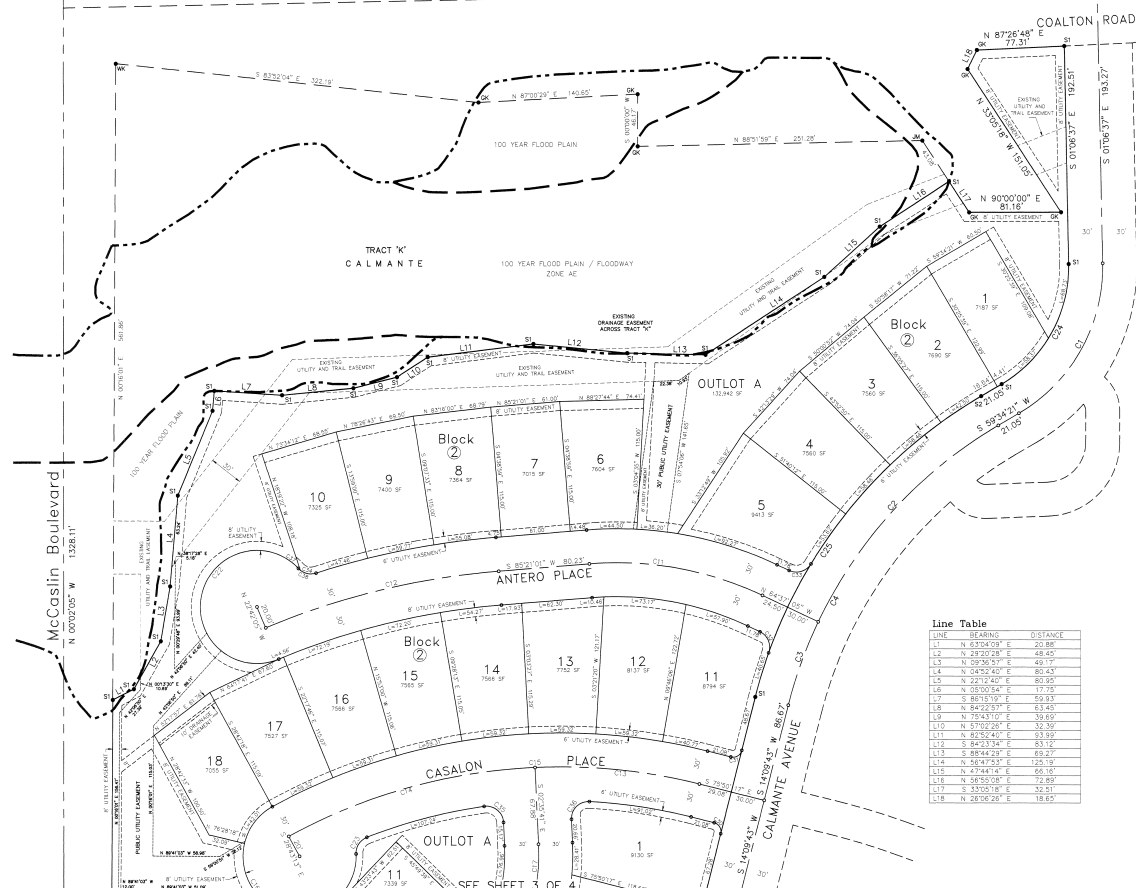
CALMANTE II FINAL PLAT
 located within the Northwest Quarter of the Northwest Quarter of Section 31,
 Township 1 South, Range 69 West of the 6th P.M.,
 Town of Superior, County of Boulder, State of Colorado

Sheet 2 of 4
 TOTAL AREA = 10.75 ACRES
 N 88°51'59" E 1287.80'

WEST 16TH CORNER ON
 NORTH LINE OF SECTION 31,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST
 OF THE 6TH P.M.

NORTHWEST CORNER SECTION 31
 TOWNSHIP 1 SOUTH, RANGE 69 WEST
 OF THE 6TH P.M.
 FOUND 3 1/4" ALUMINUM CAPED PIPE
 IN MONUMENT BOX STAMPED LS 10435

FOUND 40 REBAR WITH
 3 1/4" DIAMETER
 ALUMINUM CAP STAMPED
 "GORDON MURRAY SURVEYS PLS 16103"



Flagstaff Surveying, Inc.
 637 SOUTH BROADWAY, SUITE C
 BOULDER, COLORADO 80305
 StevenSellers@flagstaffsurveying.com
 303-449-9737

Curve Table

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	158.87	152.00	60.4038°	N 291.92° E 151.50'
C2	238.70	422.00	34.1726°	S 422.88° W 238.17'
C3	178.81	422.00	111.873°	S 194.81° E 78.20'
C4	317.03	422.00	48.9243°	S 382.02° W 308.79'
C5	191.01	522.00	33.2333°	N 293.14° E 188.33'
C6	176.70	422.00	28.1839°	N 325.28° E 178.27'
C7	155.30	522.00	58.2267°	N 493.20° E 148.20'
C8	48.84	522.00	59.2284°	N 837.91° E 48.82'
C9	43.39	872.00	60.4038°	N 338.32° W 43.39'
C10	254.60	872.00	33.2333°	N 374.14° E 254.79'
C11	152.24	322.00	30.0184°	S 198.02° E 154.45'
C12	22.85	872.00	18.0338°	N 167.28° E 22.79'
C13	46.50	522.00	18.4618°	N 847.24° W 145.83'
C14	227.87	522.00	28.1839°	S 742.08° W 225.90'
C15	214.27	522.00	44.7923°	S 824.19° E 205.14'
C16	212.71	522.00	243.4458°	S 803.40° E 84.92'
C17	151.00	182.00	48.1462°	N 204.42° E 144.81'
C18	148.87	375.00	14.4830°	N 384.48° E 148.25'
C19	138.00	182.00	44.7923°	N 373.29° E 124.81'
C20	204.89	522.00	234.5131°	N 1174.98° E 88.76'
C21	21.20	182.00	81.2930°	N 881.13° E 18.51'
C22	18.36	522.00	249.4458°	N 1215.23° E 18.36'
C23	18.62	152.00	70.1803°	S 3305.10° W 17.44'
C24	127.09	122.00	60.4038°	S 387.524° E 121.44'
C25	340.80	452.00	48.9243°	S 382.02° W 331.95'
C26	179.88	322.00	33.2333°	S 293.14° W 173.10'
C27	182.86	452.00	24.2243°	S 532.25° W 18.18'
C28	122.84	122.00	58.1938°	S 302.47° W 117.00'
C29	46.40	454.00	05.0131°	S 244.52° E 46.38'
C30	12.57	82.00	90.0000°	N 305.01° W 11.31'
C31	12.57	82.00	90.0000°	S 305.01° E 11.31'
C32	22.24	152.00	84.1726°	N 223.17° W 20.11'
C33	12.64	152.00	84.1726°	S 193.20° E 20.11'
C34	4.31	152.00	58.1741°	S 794.34° E 4.13'
C35	18.36	152.00	84.1726°	S 282.28° E 22.24'
C36	25.24	152.00	83.3938°	N 454.98° E 22.24'

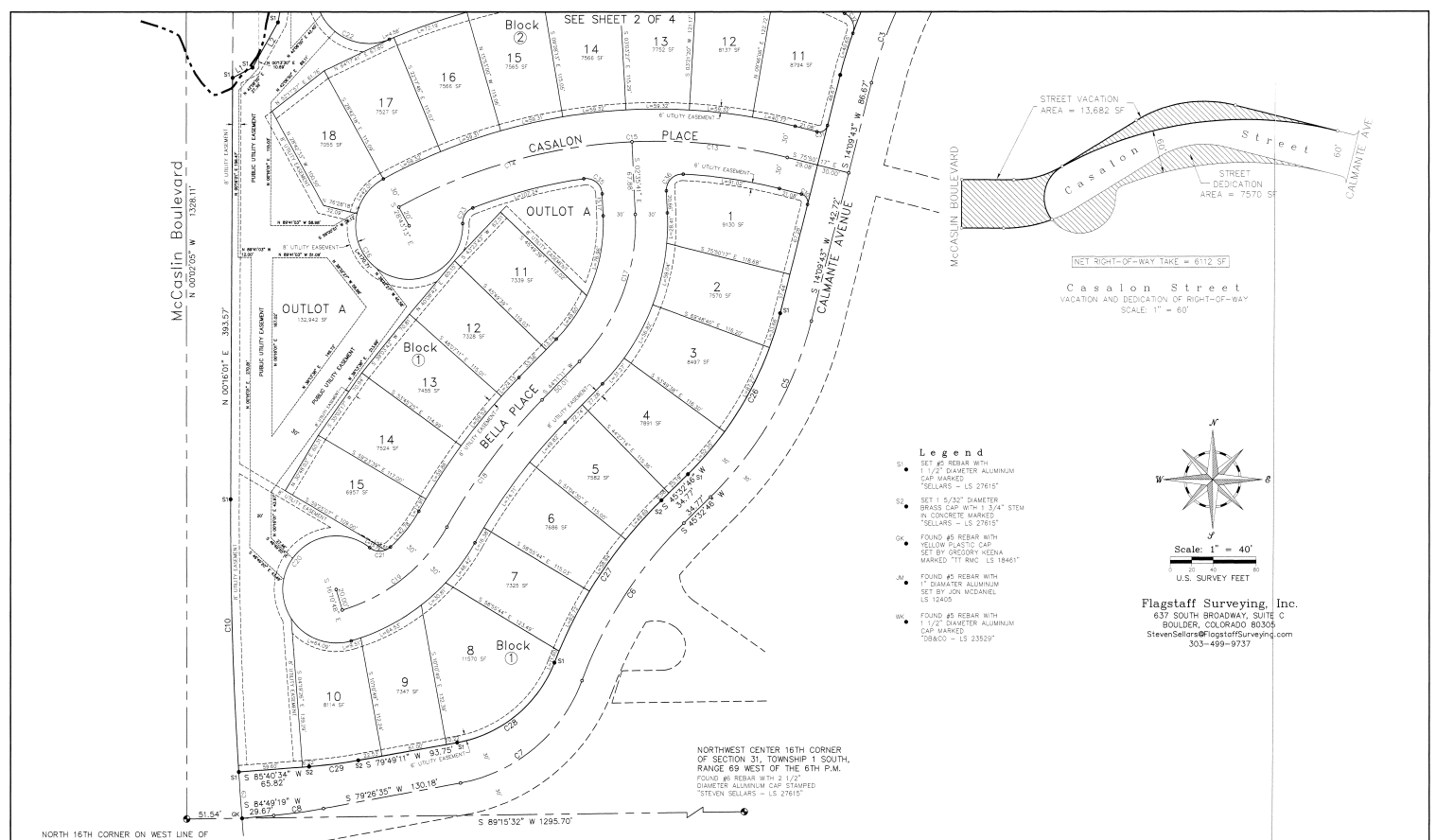
Line Table

LINE	BEARING	DISTANCE
L1	N 63.04.03° E	20.88'
L2	N 23.20.54° E	48.45'
L3	N 52.50.53° E	49.17'
L4	N 24.52.40° E	80.42'
L5	N 27.19.40° E	80.95'
L6	N 55.00.54° E	17.75'
L7	S 85.18.01° E	59.83'
L8	N 84.22.37° E	63.45'
L9	N 54.43.01° E	33.69'
L10	N 57.02.28° E	32.39'
L11	N 92.26.42° E	93.99'
L12	S 84.23.14° E	83.12'
L13	S 88.44.23° E	89.27'
L14	N 81.44.23° E	125.18'
L15	N 47.44.74° E	66.16'
L16	N 82.03.08° E	73.89'
L17	S 33.05.18° E	32.51'
L18	N 28.58.28° E	18.69'

Calmanite II
 FINAL PLAT (SHEET 2 OF 4)

Boulder County, CO 03514168 2 of 4
 10/20/24 - JLDW - OCTOBER 13, 2024

Boulder County, CO 03514168 3 of 4

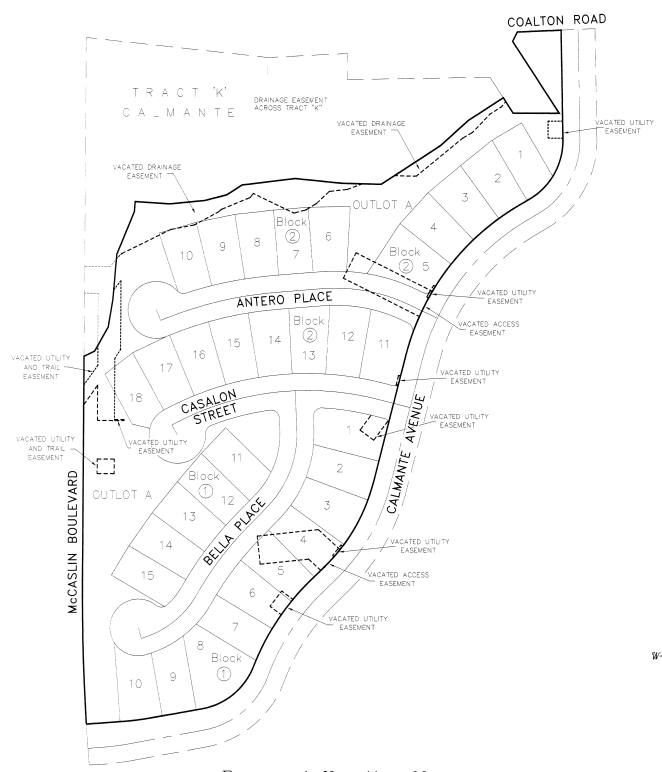


CALMANTE II FINAL PLAT
located within the Northwest Quarter of the Northwest Quarter of Section 31,
Township 1 South, Range 69 West of the 6th P.M.,
Town of Superior, County of Boulder, State of Colorado
Sheet 3 of 4
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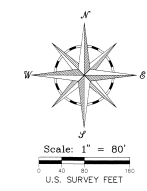
10/20/13 J.S.W. OCTOBER 13, 2014

CALMANTE II FINAL PLAT
 located within the Northwest Quarter of the Northwest Quarter of Section 31,
 Township 1 South, Range 69 West of the 6th P.M.,
 Town of Superior, County of Boulder, State of Colorado
 Sheet 4 of 4

TOTAL AREA = 10.75 ACRES
 Easement Vacation Map



Easement Vacation Map
 SCALE: 1"=80'



Flagstaff Surveying, Inc.
 637 SOUTH BROADWAY, SUITE C
 BOULDER, COLORADO 80505
 SteveSellers@FlagstaffSurveying.com
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Boulder County, CO 03514168 4 of 4

FORMAL ZONING OCTOBER 13, 2014