

03302235
 BOUNDARY SURVEY
 BOULDER COUNTY CLERK, CO
 REF: 221.08

COAL CREEK CROSSING FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

COVER SHEET
 SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS THAT COAL CREEK CROSSING BY REMINGTON HOMES, INC. AND THE TOWN OF SUPERIOR, BEING THE OWNERS OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

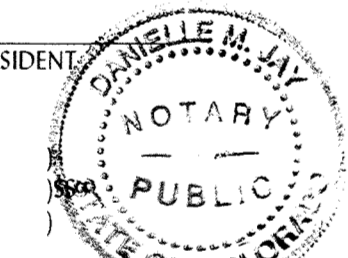
A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, WHENCE THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER THEREOF BEARS N89°44'30"E, 2642.70 FEET; THENCE S00°11'51"E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 529.69 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED RECORDED ON FILM 572, RECEPTION NO. 817833; THENCE S25°27'07"W, ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND, 843.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE S00°15'20"W, 72.60 FEET; THENCE S89°44'40"E, ALONG A LINE PARALLEL WITH AND 72.60 FEET SOUTHERLY OF THE EAST-WEST CENTERLINE OF SAID SECTION 24, 772.16 FEET; THENCE N61°30'37"E, 180.98 FEET; THENCE S89°44'40"E, ALONG A LINE PARALLEL WITH AND 14.44 FEET NORTHERLY OF SAID EAST-WEST CENTERLINE OF SAID SECTION 24, 420.78 FEET; THENCE S00°11'40"E, 87.04 FEET; THENCE S89°44'40"E, 103.30 FEET; THENCE S21°38'23"E, 191.08 FEET; THENCE S13°04'00"E, 46.13 FEET; THENCE N89°04'48"E, 159.81 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°01'22"W, ALONG SAID EAST LINE, 291.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE N00°24'08"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 356.30 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF MINOR SUBDIVISION - FINAL PLAT ERIN'S COMMUNITY FILING NO. 1; THENCE S89°48'20"W, ALONG SAID SOUTH BOUNDARY LINE, 67.79 FEET TO THE SOUTHWEST CORNER OF SAID MINOR SUBDIVISION - FINAL PLAT ERIN'S COMMUNITY FILING NO. 1; THENCE N00°11'40"W, ALONG THE WEST LINE OF SAID MINOR SUBDIVISION - FINAL PLAT ERIN'S COMMUNITY FILING NO. 1, 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHARLES STREET IN WEST ADDITION TO SUPERIOR, A SUBDIVISION RECORDED IN PLAT BOOK 2 AT PAGE 216 OF THE RECORDS OF BOULDER COUNTY; THENCE S89°48'20"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 360.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIFTH AVENUE IN SAID WEST ADDITION TO SUPERIOR; THENCE N00°11'40"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 747.87 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S89°44'30"W, ALONG SAID NORTH LINE, A DISTANCE OF 901.67 FEET TO THE POINT OF BEGINNING; CONTAINING 1,655,499 SQUARE FEET OR 38.005 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME OF COAL CREEK CROSSING AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND PARKLANDS FOR PURPOSES SHOWN HEREIN.

OWNER:
 IN WITNESS WHEREOF, COAL CREEK CROSSING BY REMINGTON HOMES, INC., A COLORADO CORPORATION, HAS EXECUTED THIS FINAL PLAT ON THIS 19 DAY OF March, 2013.

COAL CREEK CROSSING BY REMINGTON HOMES, INC.
 A COLORADO CORPORATION



BY: Charles Regan Hauptman, PRESIDENT,
 STATE OF COLORADO
 COUNTY OF BOULDER

THE FOREGOING COAL CREEK CROSSING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF March, 2013, BY CHARLES REGAN HAUPTMAN, AS PRESIDENT OF COAL CREEK CROSSING BY REMINGTON HOMES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 4/21/2014
Danielle M. Jay
 NOTARY PUBLIC

MORTGAGEE / LIENHOLDER:
 IN WITNESS WHEREOF, MORTGAGEE / LIENHOLDER, HAS EXECUTED THIS FINAL PLAT ON THIS 29 DAY OF March, 2013.

THE OCHSNER LEGACY TRUST
 BY: Stan Sauerwein, TRUSTEE

STATE OF COLORADO)
)
 COUNTY OF BOULDER)

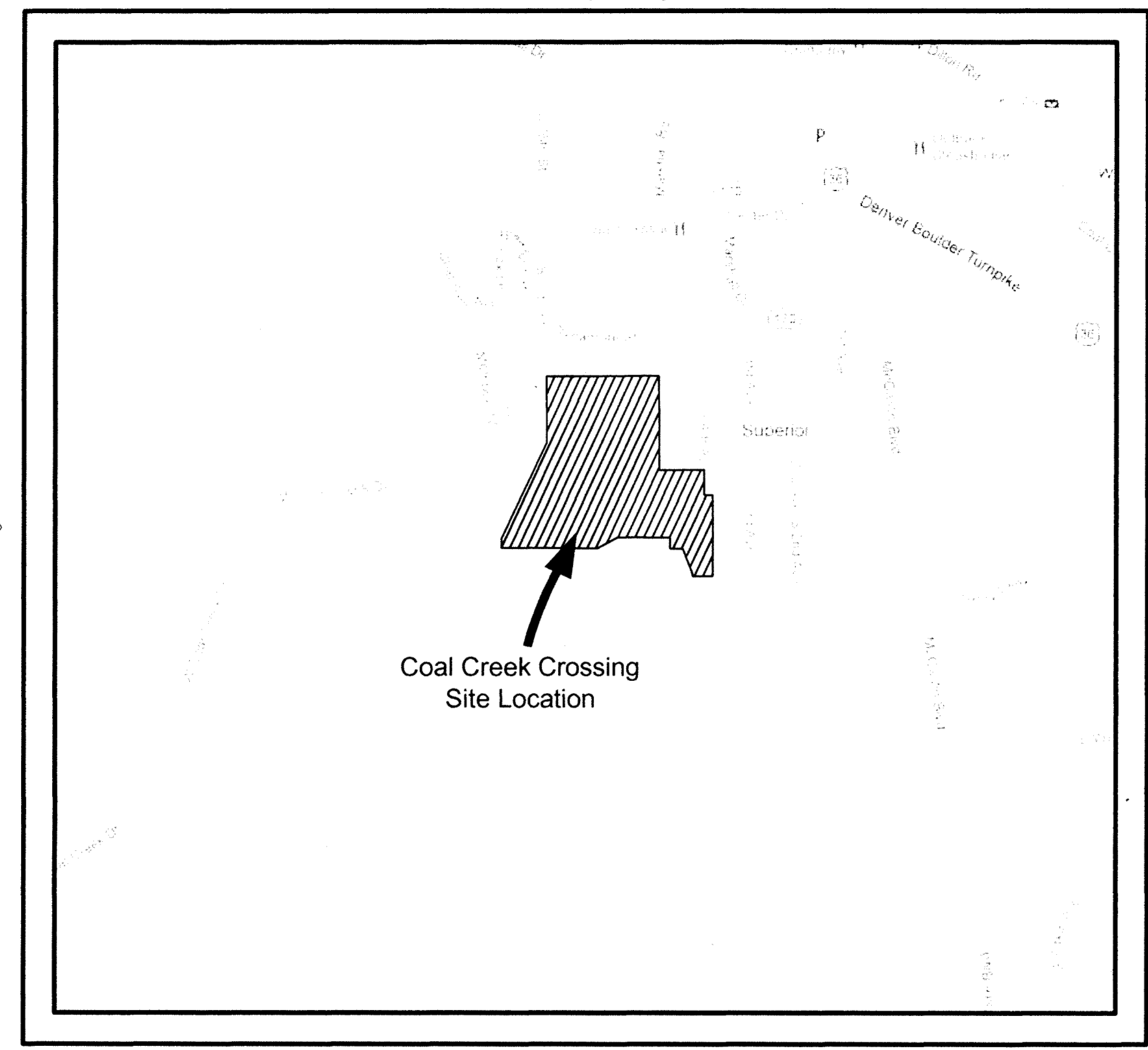
THE FOREGOING COAL CREEK CROSSING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF March, 2013, BY STAN SAUERWEIN, AS TRUSTEE OF THE OCHSNER LEGACY TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 12/26/2016
Barbara McMillan
 NOTARY PUBLIC

OWNER'S ESTOPPEL CERTIFICATE
 I, CHARLES REGAN HAUPTMAN, PRESIDENT OF COAL CREEK CROSSING BY REMINGTON HOMES, INC., 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 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.

Charles Regan Hauptman
 CHARLES REGAN HAUPTMAN, PRESIDENT
 COAL CREEK CROSSING BY REMINGTON HOMES, INC.
 A COLORADO CORPORATION

Vicinity Map



Coal Creek Crossing
 Site Location

Scale: 1" = 1000'

PLAT NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- FIDELITY NATIONAL TITLE COMPANY COMMITMENT F0409005, DATED MAY 15, 2012 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.
- BEARING BASIS: ASSUMED N89°44'30"E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24. MONUMENTS DESCRIBED HEREON.
- BENCH MARK: NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOP OF 2-1/2" ALUMINUM CAP IN CONCRETE, ELEVATION=5547.86, NVDG 1929.
- A PORTION OF THE SUBJECT PROPERTY LIES IN THE 100-YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08013C0558 G, REVISED OCTOBER 4, 2002. APPROXIMATE LIMITS OF ZONE X (SHADED) AND ZONE AE SHOWN ON THIS PLAT.
- THERE ARE 53 LOTS, 6 TRACTS AND RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION.
- UTILITY EASEMENTS ARE HEREBY GRANTED AS EIGHT (8) FEET WIDE ALONG ALL REAR LOT LINES, FIVE (5) FEET WIDE ALONG THE SIDE OF THE LOTS, AND EIGHT (8) FEET WIDE ALONG BOTH SIDES OF ALL STREETS. UTILITY MEANS SEWER, WATER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES. THOSE EASEMENTS ALONG BOTH SIDES OF STREETS ARE RESERVED EXCLUSIVELY FOR THE USE OF GAS MAINS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY PERMANENT STRUCTURE BE ALLOWED IN THE AREA RESERVED FOR GAS MAINS; PROVIDED HOWEVER, CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. ALL SIDE AND REAR LOT LINE EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES. NO RETAINING WALL, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENT THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR RIGHT-OF-WAY IS GRANTED.
- TRACTS B, C, AND E WILL BE FOR OPEN SPACE PURPOSES AND WILL BE DEDICATED ACCESS, UTILITY AND DRAINAGE EASEMENTS MAINTAINED BY THE COAL CREEK CROSSING HOA. TRACT D WILL BE DEDICATED TO THE TOWN OF SUPERIOR FOR THE FUTURE IMPROVEMENTS OF THE INTERSECTION OF 76TH STREET AND COAL CREEK DRIVE AND SHALL BE MAINTAINED BY THE COAL CREEK CROSSING HOA. TRACT A WILL BE A DRAINAGE AND UTILITY EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE COAL CREEK CROSSING HOA. PERPETUAL MAINTENANCE OF THESE TRACTS BY THE HOA WILL NOT BEGIN UNTIL AFTER CONSTRUCTION BY THE DEVELOPER.
- TRACT F IS FOR OPEN SPACE, DRAINAGE, UTILITY, PEDESTRIAN, AND BICYCLE USES, AND IS OWNED AND MAINTAINED BY THE TOWN OF SUPERIOR.
- BUILDING SETBACKS ARE STIPULATED ON THE COAL CREEK CROSSING PLANNED DEVELOPMENT ZONING DOCUMENTS AND THE FINAL DEVELOPMENT PLAN.
- THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO.

SURVEYOR'S CERTIFICATE:

FOR AND ON BEHALF OF INNOVATIVE LAND CONSULTANTS, INC. I, ROBERT ORTHMAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY PRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THIS PLAT 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.

Robert Orthman 3/18/13
 COLORADO P.L.S. NO. 15315 DATE

BOARD OF TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.
 WITNESS MY HAND AND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 8th DAY OF October, 2012.

Andrew Muckle Mayor
Phyllis L. Hardin Town Clerk



COUNTY CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO)
)
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:24 O'CLOCK, P.M., THIS 3rd DAY OF April, 2013 A.D. AND IS RECORDED AT RECEPTION NUMBER 3302235.

FEES: \$21.00

Hillary Hall
 RECORDER

BY: William M. Shelton
 DEPUTY

OWNER

I CERTIFY THAT I, Andrew Muckle, AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY OWNER AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 2nd DAY OF April, 2013.
Andrew Muckle
 TOWN OF SUPERIOR

STATE OF COLORADO)
)
 COUNTY OF BOULDER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April, 2013 BY Andrew Muckle

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: Feb 5, 2017
Phyllis L. Hardin
 NOTARY PUBLIC

OPEN SPACE MAINTENANCE				
TRACT	ACRES	OWNER	MAINTENANCE	ZONING
SINGLE FAMILY LOTS 1-53	9.44	PRIVATE	PRIVATE	P.D.
TRACT A	0.04	COAL CREEK CROSSING HOA	COAL CREEK CROSSING HOA	P.D.
TRACT B	0.41	COAL CREEK CROSSING HOA	COAL CREEK CROSSING HOA	P.D.
TRACT C	3.12	COAL CREEK CROSSING HOA	COAL CREEK CROSSING HOA	P.D.
TRACT D	0.12	TOWN OF SUPERIOR	COAL CREEK CROSSING HOA	P.D.
TRACT E (INCL. BUFFER)	5.38	COAL CREEK CROSSING HOA & TOWN OF SUPERIOR	COAL CREEK CROSSING HOA	P.D.
TRACT F (INCL. CONSERV. EASEMENT)	16.03	TOWN OF SUPERIOR	TOWN OF SUPERIOR	O.S.N.
RIGHT OF WAY STREETS	2.80	TOWN OF SUPERIOR	TOWN OF SUPERIOR	P.D.
RIGHT-OF-WAY LANDSCAPING	0.67	TOWN OF SUPERIOR	COAL CREEK CROSSING HOA	P.D.
TOTAL	38.01			

12071 Tejon Street, Suite 470
 Westminster, CO 80234
 Phone: 303.421.4224
 www.innovativeland.com
 Innovative Land Consultants, Inc.

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		
Sheet:	1 of 2	Date: March 15, 2013
Horiz. Scale:	N/A	Approved By: TRH
Vert. Scale:	N/A	Designed By: GLG
		Job No.: 1013.01

Coal Creek Crossing
 Final Plat
 Superior, Colorado
 Cover Sheet

Plan Set:
 Location:
 Sheet Name:



Sheet: |

L:\BDR BOULDER\1013-01\PROVID\PLAT\COG PLAT COVER PRINTED ON: 3/15/2013 12:39 PM

