

Final Subdivision Plat of DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

A Replat of Discovery Office Park/Superior Town Center Replat No. 2, and
Superlot A, Block 25, of the Lot 1, Block 25, Discovery Office Park/Superior Town Center Replat,
Situate in the South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section 19,
Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the RC Superior, LLC, Aweida Properties INC, and Town of Superior, being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Discovery Office Park/Superior Town Center Replat No. 2 recorded July 6, 2017 as Reception No. 3601992 of the Records of Boulder County and being inclusive of Lots 1 and 2 of Block 1, Lots 1 through 5 of Block 2, Lot 1 of Block 3, Superlot 2, Superlot 4A, Superlot 4B, Outlot A, Tract A, Tract H and along with Discovery Parkway Rights of Way as dedicated by action of said Discovery Office Park/Superior Town Center Replat No. 2, and TOGETHER WITH Superlot A, Block 25 of the Lot 1, Block 25, Discovery Office Park/Superior Town Center Replat as recorded August 18, 2016 as Reception No. 3537943 of the Records of Boulder County, situate in the South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Said parcels in total contain 52.575 acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots, blocks and outlots, as shown on this plat, under the name and style of a Subdivision Plat of DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 and do hereby dedicate to the public forever all streets, rights of way, easements, and tracts for purposes shown herein.

Executed this 12 day of December, 2017

OWNER: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASL VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

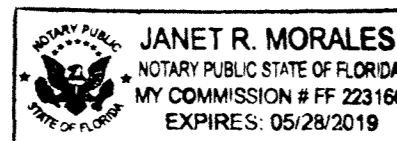
Name: Andrew Dubill Title: Vice President

NOTARIAL CERTIFICATE

STATE OF Florida
COUNTY OF Orange

The foregoing certificate of dedication and ownership was acknowledged before me this 12 day of December, 2017 by Andrew Dubill

My commission expires May 28, 2019 Janet R. Morales



OWNER: AWEIDA PROPERTIES INC

Executed this 18th day of December, 2017

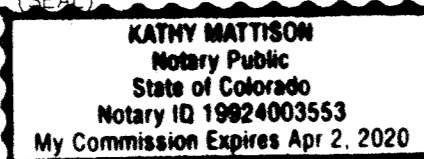
Name: Daniel Aweida Title: President

NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Boulder

The foregoing certificate of dedication and ownership was acknowledged before me this 18 day of December, 2017 by Kathy Mattison

My commission expires 4/2/2020 Kathy Mattison



LENDER'S CONSENT AND SUBORDINATION

The Undersigned, beneficiary under a certain deed of trust encumbering the Property, hereby expressly consents to and joins in the execution and recording of this plat, dedication and easements shown hereon and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this lender's consent and subordination on behalf of the undersigned.

WESTERN ALLIANCE BANK, an Arizona corporation, Successor in Interest by merger to Torrey Pines Bank

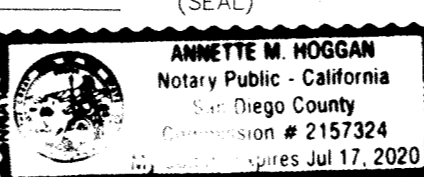
By: Scott Pritchard
Name: Scott Pritchard
Title: Senior Vice President

Acknowledgement
State of California
County of San Diego

Acknowledged before me this 15 day of Dec, 2017 by Scott Pritchard as
of Western Alliance Bank, an Arizona corporation, successor in interest by merger to Torrey Pines Bank.

Witness my hand and official seal

My commission expires July 17, 2020 Annette M. Hoggan



OWNER'S ESTOPPEL CERTIFICATE

We, RC SUPERIOR, LLC, a Delaware limited liability company, Superior Town Center ASL VII Holdings, LLC, a Delaware limited liability company, its sole Member; Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member; Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner; Avanti Management Corporation, a Florida corporation, its sole General Partner, the owners of the property included in the 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.

Owner: [Signature]

By: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASL VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

LIENHOLDER(S): Sunflower Bank, N.A.

By: Richard Kinney as Commercial Relationship Manager

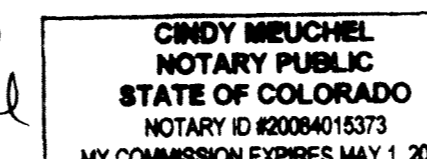
NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me this 21st day of December, 2017.

By: Richard Kinney as Commercial Relationship Manager

My commission expires 5-1-2020 Cindy Meuchel



CERTIFICATE OF OWNERSHIP

I certify that I, Clint Folsom, am an owner representative of the property and consent to this plat.

In witness whereof I hereunto set my hand this 9th day of January, 2018

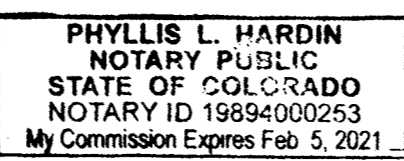
Name: Clint Folsom
Title: Mayor, Town of Superior

NOTARIAL CERTIFICATE

STATE OF COLORADO
COUNTY OF BOULDER

The foregoing certificate of ownership was acknowledged before me this 4th day of January, 2018 by Clint Folsom

My commission expires 2-5-2021 Phyllis L. Hardin



BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.

Witness my hand the corporate seal of the Town of Superior this 4th day of January, 2018

Attest: Phyllis L. Hardin Mayor
Clint Folsom



PLANNING COMMISSION CERTIFICATE

Recommended approval this 17th day of October, 2017, by the Town of Superior Planning Commission, Resolution No. PC- 4 series 2017.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was adopted by the Board of Trustees by Resolution No. R-50, Series 2017 on October 23, 2017, and was filed in my office on the 29th day of December, 2017, at 11 o'clock A.M.

By: Phyllis L. Hardin
Town Clerk



COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County at 2:01 P.M. on the 4th day of January, 2018, in Book _____, Page _____.

Map _____, Reception No. 03634334

County Clerk and Recorder

By: Carina Plummer
Deputy
Hillary Hall
Recorder

INTENT NOTE

It is the intent of this plat to adjust the boundary line common to Lot 1 of the Discovery Office Park/Superior Town Center Replat No. 2, and Superlot A of Lot 1, Block 25 Discovery Office Park/Superior Town Center Replat.

It is also the intent of this plat to vacate and rededicate portions of Discovery Parkway Rights of Way and portions of the adjacent utility easement within Superlot 4A, and to vacate various easements as described within the EASEMENT AND RIGHT OF WAY VACATION STATEMENT and as shown herein.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of said Section 19, as monumented at the Southwest Corner of said Section 19 by a 2 3/8" Aluminum Pipe with a 2.5" Aluminum Cap, to bear North 00°04'45" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/11, a distance of 2638.04 feet, with all bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

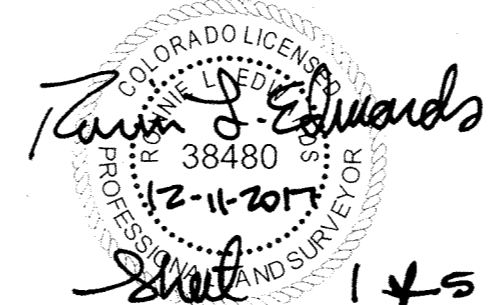
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

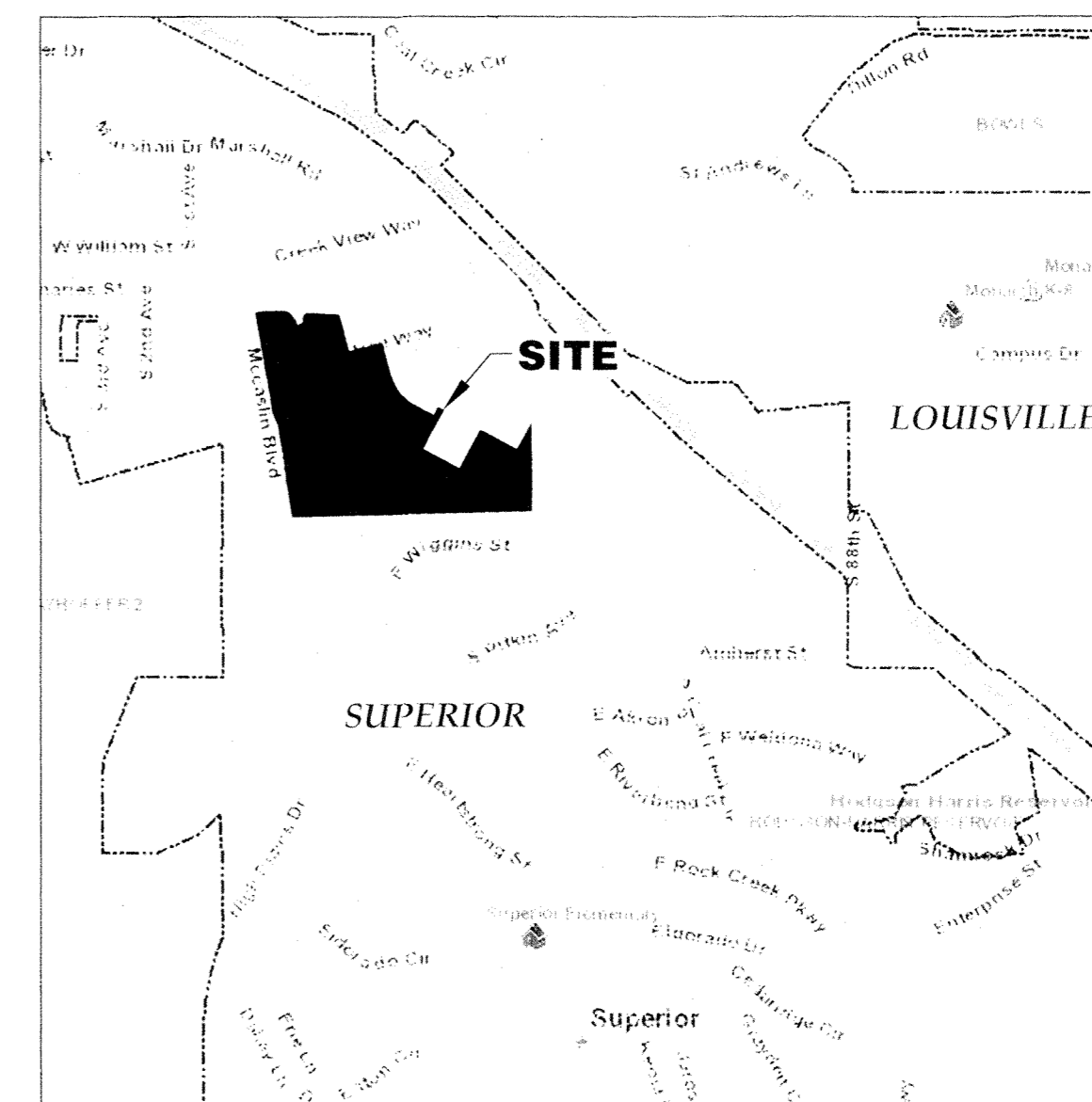
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number AB270538603, dated June 2, 2017, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

I, Ronnie L. Edwards, a Licensed 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.



Ronnie L. Edwards - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480



VICINITY MAP
(NOT TO SCALE)

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the owner(s) of the land described herein, and as shown on the attached map do hereby vacate all lot lines of the above described parcel of land.

EASEMENT AND RIGHT OF WAY VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the easements and rights of way as listed therein:

- Ⓐ A portion of Public Access Easement being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.
- Ⓑ Sidewalk Easement being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.
- Ⓒ A portion of Discovery Parkway Right of Way being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.
- Ⓓ A portion of Utility Easement being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.

Located in Section 19, Township 1 South, Range 69 West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements and rights of way as labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

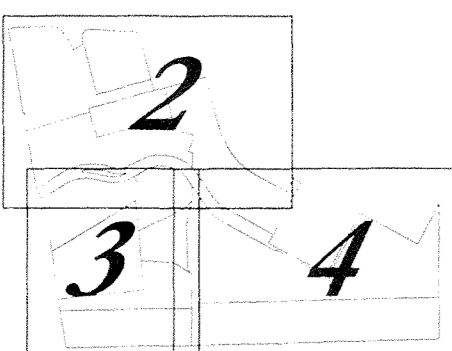
In witness whereof, and being the owner(s) of said Easements. We have set our hands and seals this 4th day of January, 2018

By: Clint Folsom As: owner

LAND USE TABLE

LOT 1, BLOCK 1	4.375 ACRES	8.7%	AWEIDA PROPERTIES INC.
LOT 2, BLOCK 1	1.546 ACRES	3.1%	AWEIDA PROPERTIES INC.
LOT 1, BLOCK 2	2.665 ACRES	5.3%	AWEIDA PROPERTIES INC.
LOT 2, BLOCK 2	1.730 ACRES	3.4%	AWEIDA PROPERTIES INC.
LOT 3, BLOCK 2	3.980 ACRES	7.9%	AWEIDA PROPERTIES INC.
LOT 4, BLOCK 2	1.412 ACRES	2.8%	AWEIDA PROPERTIES INC.
LOT 5, BLOCK 2	2.286 ACRES	4.5%	AWEIDA PROPERTIES INC.
LOT 1, BLOCK 9	2.141 ACRES	4.2%	RC SUPERIOR, LLC
SUPERLOT 2A	4.758 ACRES	9.4%	RC SUPERIOR, LLC
SUPERLOT 4A	5.753 ACRES	11.4%	RC SUPERIOR, LLC
SUPERLOT 4B	4.741 ACRES	9.4%	RC SUPERIOR, LLC
SUPERLOT A, BLOCK 25	4.781 ACRES	9.5%	RC SUPERIOR, LLC
OUTLOT A	0.091 ACRES	0.2%	TOWN OF SUPERIOR
TRACT A	3.169 ACRES	6.3%	TOWN OF SUPERIOR
TRACT H	6.852 ACRES	13.5%	TOWN OF SUPERIOR
RIGHT OF WAY	2.295 ACRES	0.6%	TOWN OF SUPERIOR
TOTAL	52.575 ACRES	100.0%	

SHEET INDEX



DATE:	12/1/2017
FILE NAME:	20160677A-SUB
SCALE:	N/A
DRAWN BY:	CSK
CHECKED BY:	RLE

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@Kingsurveyors.com



DATE:	7/21/17
REVISED PER TOWN COMMENTS:	CSK 9/7/17
REVISED PER TOWN COMMENTS:	TJJ 11/14/17
CODE:	

DISCOVERY OFFICE PARK/SUPERIOR
TOWN CENTER REPLAT NO. 3
FOR
TOWN OF SUPERIOR
124 E. COAL CREEK DRIVE, SUPERIOR, CO 80027

PROJECT #:
20160677-A

Preliminary and Final Subdivision Plat of **DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3**

A Replat of Discovery Office Park/Superior Town Center Replat No. 2, and Superlot A, Block 25, of the Lot 1, Block 25, Discovery Office Park/Superior Town Center Replat, Situate in the West Half of Section 19, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the RC Superior, LLC, Aweida Properties INC. and Town of Superior; being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Discovery Office Park/Superior Town Center Replat No. 2 recorded July 6, 2017 as Reception No. 3601992 of the Records of Boulder County and being inclusive of Lots 1 and 2 of Block 1, Lots 1 through 5 of Block 2, Lot 1 of Block 9, Superlot 2, Superlot 4A, Superlot 4B, Outlot A, Tract A, and along with Discovery Parkway Rights of Way as dedicated by action of said Discovery Office Park/Superior Town Center Replat No. 2, situate in the South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Together With:

Superlot A, Block 25 of the Lot 1, Block 25, Discovery Office Park/Superior Town Center Replat recorded August 18, 2016 as Reception No. 3537943 of the Records of Boulder County Recorders;

Said parcels in total contain 52.575 acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots, blocks and outlots, as shown on this plat, under the name and style of a Subdivision Plat of DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 and do hereby dedicate to the public forever all streets, rights of way, easements, and tracts for purposes shown herein.

Executed this _____ day of _____, 20__.

OWNER: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASL VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: _____

Name: _____ Title: _____

NOTARIAL CERTIFICATE

STATE OF _____)
 ss

COUNTY OF _____)

The foregoing certificate of dedication and ownership was acknowledged before me this _____ day of _____, 20__, by _____.

My commission expires _____ Notary Public (SEAL)

OWNER: AWEIDA PROPERTIES INC.

Executed this _____ day of _____, 20__.

By: _____

Name: _____ Title: _____

NOTARIAL CERTIFICATE

STATE OF _____)
 ss

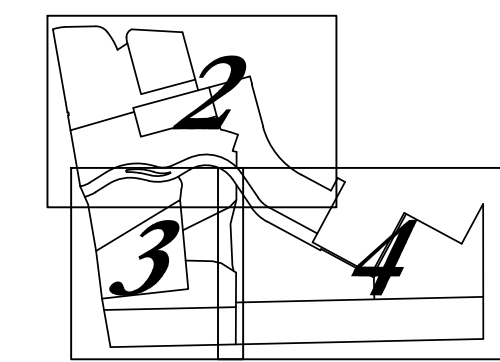
COUNTY OF _____)

The foregoing certificate of dedication and ownership was acknowledged before me this _____ day of _____, 20__, by _____.

My commission expires _____ Notary Public (SEAL)

RIGHT OF WAY RENAMED	
CURRENT PLATTED NAME	PROPOSED NAME
JOSEPHINE WAY	CENTRAL PARK WAY
STREET SIX	JOSEPHINE WAY
AVENUE E	SUPERIOR DRIVE
PROMENADE DRIVE NORTHBOUND	PROMENADE DRIVE
PROMENADE DRIVE SOUTHBOUND	PROMENADE DRIVE

SHEET INDEX



LENDER'S CONSENT AND SUBORDINATION

The Undersigned, beneficiary under a certain deed of trust encumbering the Property, hereby expressly consents to and joins in the execution and recording of this plat, dedication and easements shown hereon and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this lender's consent and subordination on behalf of the undersigned.

WESTERN ALLIANCE BANK, an Arizona corporation, Successor in Interest by merger to Torrey Pines Bank

By: _____

Name: _____

Title: _____

Acknowledgement

State of _____

County of _____

Acknowledged before me this _____ day of _____ by _____ as _____ of Western Alliance Bank, an Arizona corporation, successor in interest by merger to Torrey Pines Bank.

Witness my hand and official seal

My commission expires _____ Notary Public (SEAL)

OWNER'S ESTOPPEL CERTIFICATE

We, RC SUPERIOR, LLC, a Delaware limited liability company; Superior Town Center ASL VII Holdings, LLC, a Delaware limited liability company, its sole Member; Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member; Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner; Avanti Management Corporation, a Florida corporation, its sole General Partner, the owners of the property included in the 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.

Owner: _____

By: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASL VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

LIENHOLDER(S): First National Bank

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
 ss

COUNTY OF _____)

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

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____ Notary Public

CERTIFICATE OF OWNERSHIP

I certify that I, _____, am an owner representative of the property and consent to this plat.

In witness whereof I hereunto set my hand this _____ day of _____, 20__.

Mayor, Town of Superior

NOTARIAL CERTIFICATE

STATE OF COLORADO)
 ss

COUNTY OF BOULDER)

The foregoing certificate of ownership was acknowledged before me this _____ day of _____, 20__, by _____.

My commission expires _____ Notary Public (SEAL)

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.

Witness my hand the corporate seal of the Town of Superior this _____ day of _____, 20__.

Attest: _____ Mayor

PLANNING COMMISSION CERTIFICATE

Recommended approval this _____ day of _____, 20__, by the Town of Superior Planning Commission, Resolution No. PC____series 20__.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was adopted by the Board of Trustees by Resolution No. _____, Series 20__ on _____, 20__, and was filed in my office on the _____ day of _____, 20__, at _____ o'clock ____m.

Town Clerk _____

COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County at _____ M. on the _____ day of _____, 20__, in Book _____, Page _____. Map _____, Reception No. _____.

County Clerk and Recorder _____

By: _____ Deputy

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the North Half of the Southeast Quarter of said Section 19 as bearing North 88°57'26" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2654.76 feet, with all bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number ABZ70538603.1, dated June 2, 2017, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

I, Ronnie L. Edwards, a Licensed 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.

PRELIMINARY

Ronnie L. Edwards - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480



VICINITY MAP
(NOT TO SCALE)

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the owner(s) of the land described herein, and as shown on the attached map do hereby vacate all lot lines of the above described parcel of land.

EASEMENT AND RIGHT OF WAY VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the easements and rights of way as listed therein:

- (A) A portion of Public Access Easement being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.
- (B) Sidewalk Easement being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.
- (C) A portion of Discovery Parkway Right of Way being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.
- (D) A portion of Utility Easement being a part of Discovery Office Park/Superior Town Center Replat, a Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County.

located in Section 19, Township 1 South, Range 69 West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements and rights of way as labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the owner(s) of said Easements. We have set our hands and seals this _____ day of _____, 20__.

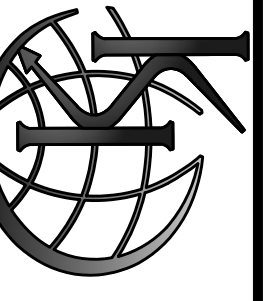
By: _____ As: _____

LAND USE TABLE

LOT 1, BLOCK 1	4.375 ACRES	8.7%	AWEIDA PROPERTIES INC.
LOT 2, BLOCK 1	1.546 ACRES	3.1%	AWEIDA PROPERTIES INC.
LOT 1, BLOCK 2	2.665 ACRES	5.3%	AWEIDA PROPERTIES INC.
LOT 2, BLOCK 2	1.730 ACRES	3.4%	AWEIDA PROPERTIES INC.
LOT 3, BLOCK 2	3.980 ACRES	7.9%	AWEIDA PROPERTIES INC.
LOT 4, BLOCK 2	1.412 ACRES	2.8%	AWEIDA PROPERTIES INC.
LOT 5, BLOCK 2	2.286 ACRES	4.5%	AWEIDA PROPERTIES INC.
LOT 1, BLOCK 9	2.141 ACRES	4.2%	RC SUPERIOR, LLC
SUPERLOT 2	4.758 ACRES	9.4%	RC SUPERIOR, LLC
SUPERLOT 4A	5.753 ACRES	11.4%	RC SUPERIOR, LLC
SUPERLOT 4B	4.741 ACRES	9.4%	RC SUPERIOR, LLC
SUPERLOT A, BLOCK 25	4.781 ACRES	9.5%	RC SUPERIOR, LLC
OUTLOT A	0.091 ACRES	0.2%	TOWN OF SUPERIOR
TRACT A	3.169 ACRES	6.3%	TOWN OF SUPERIOR
TRACT H	6.852 ACRES	13.5%	TOWN OF SUPERIOR
RIGHT OF WAY	2.295 ACRES	0.6%	TOWN OF SUPERIOR
TOTAL	52.575 ACRES	100.0%	

DATE:	9/15/2017
FILE NAME:	20160677A-SUB
SCALE:	1" = 50'
DRAWN BY:	CSK
CHECKED BY:	RLE

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



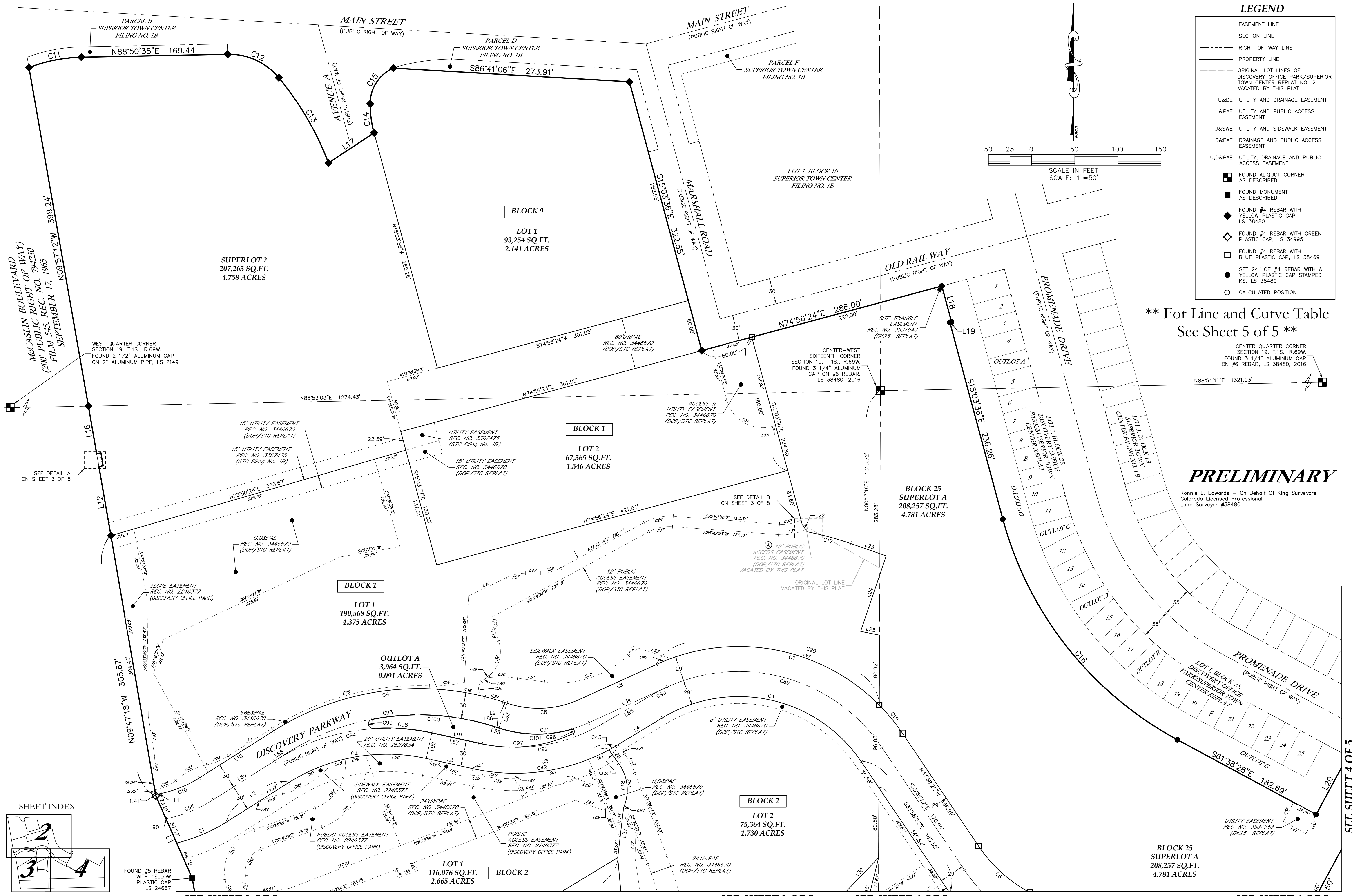
REVISIONS:	DATE:
REVISED PER TOWN COMMENTS	CSK 7/21/17
REVISED PER TOWN COMMENTS	CSK 9/7/17
REVISED PER TOWN COMMENTS	CSK 10/12/17

DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
FOR
TOWN OF SUPERIOR
124 E. COAL CREEK DRIVE, SUPERIOR, CO 80027

PROJECT #:
20160677-A

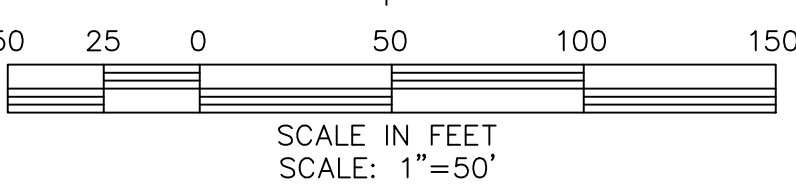
Preliminary and Final Subdivision Plat of DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

DATE:
9/15/2017
FILE NAME:
20160677A-SUB
SCALE:
1" = 50'
DRAWN BY:
CSK
CHECKED BY:
RLE



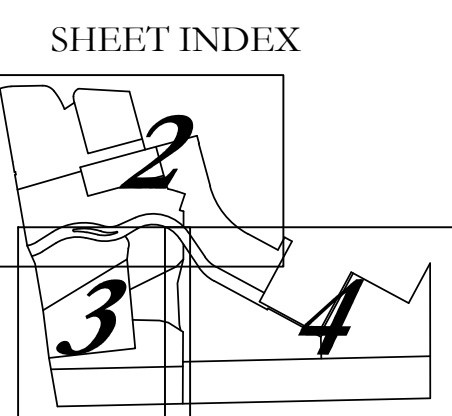
LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- ORIGINAL LOT LINES OF DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2 VACATED BY THIS PLAT
- U&D: UTILITY AND DRAINAGE EASEMENT
- U&PAE: UTILITY AND PUBLIC ACCESS EASEMENT
- U&SWE: UTILITY AND SIDEWALK EASEMENT
- D&PAE: DRAINAGE AND PUBLIC ACCESS EASEMENT
- U,D&PAE: UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 38480
- ◇ FOUND #4 REBAR WITH GREEN PLASTIC CAP, LS 34995
- FOUND #4 REBAR WITH BLUE PLASTIC CAP, LS 38469
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 38480
- CALCULATED POSITION



** For Line and Curve Table
See Sheet 5 of 5 **

PRELIMINARY
Ronnie L. Edwards - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480



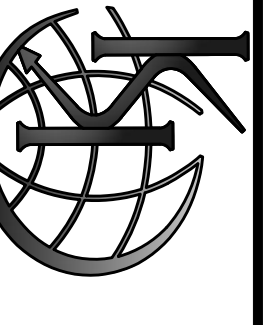
SEE SHEET 3 OF 5

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:	BY:
REVISED PER TOWN COMMENTS	7/20/17	CSK
REVISED PER TOWN COMMENTS	9/7/17	CSK
REVISED PER TOWN COMMENTS	10/12/17	CSK

DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
 FOR TOWN OF SUPERIOR
 124 E. COAL CREEK DRIVE, SUPERIOR, CO 80027

PROJECT #:
20160677-A

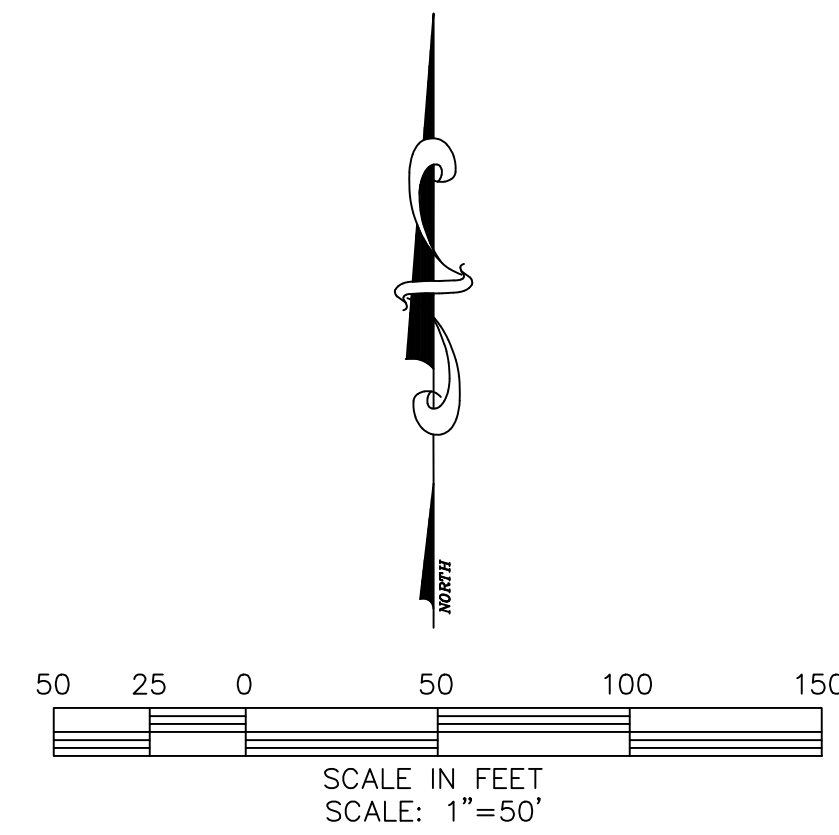
2

SHEET 2 OF 5

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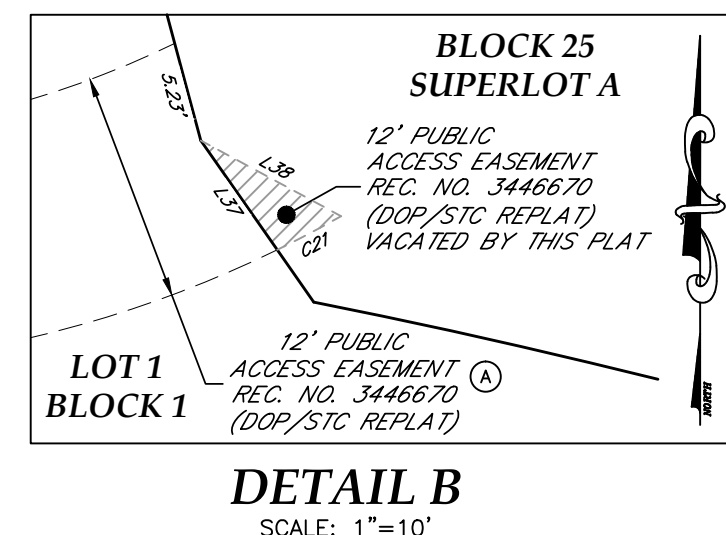
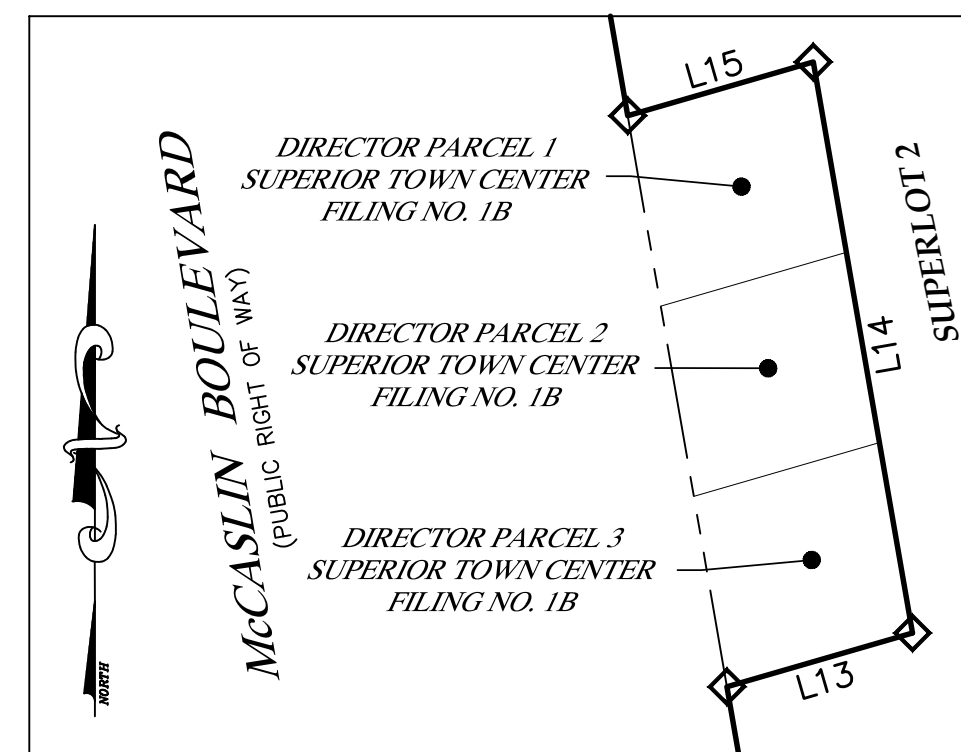
SEE SHEET 2 OF 5

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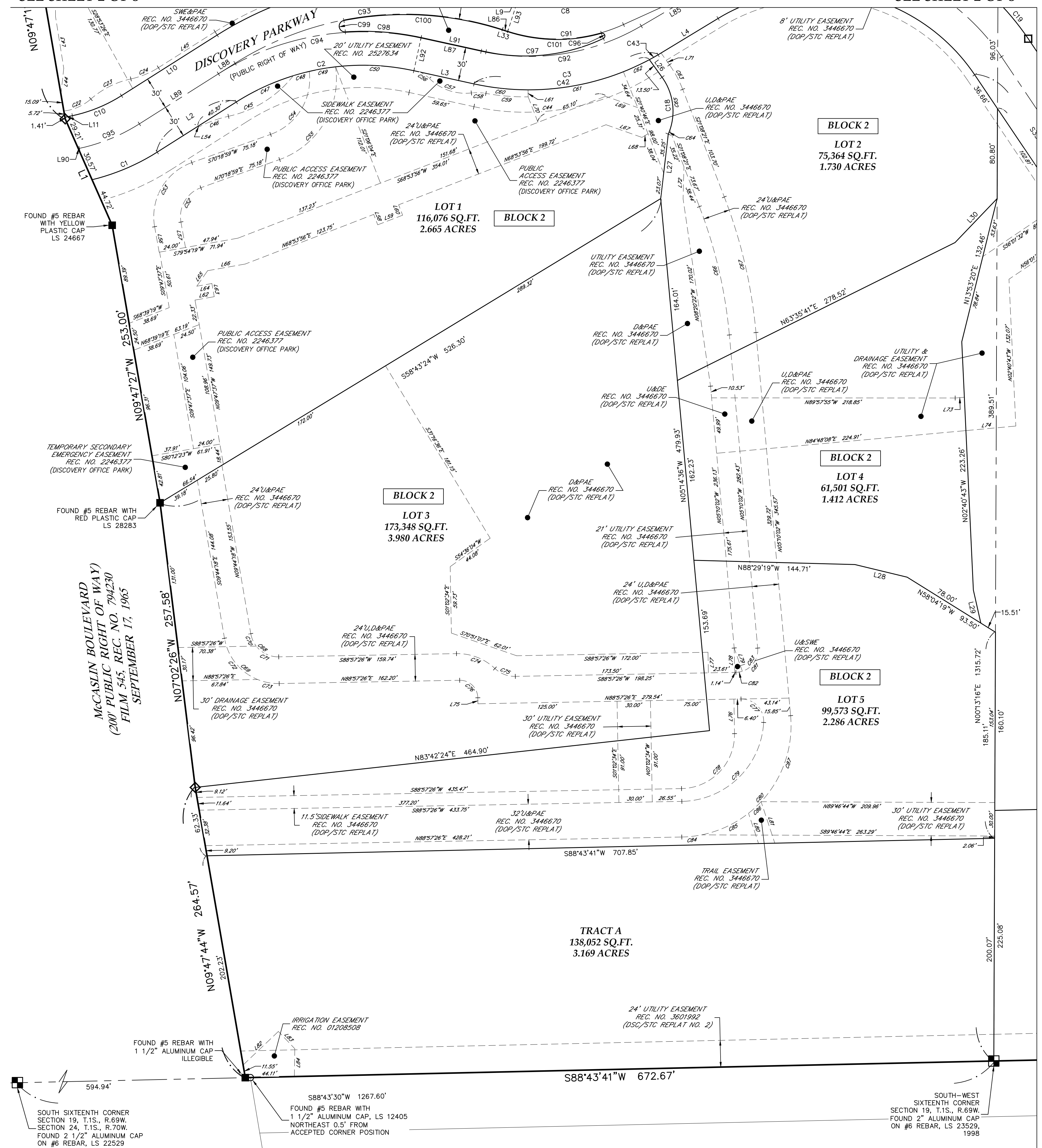
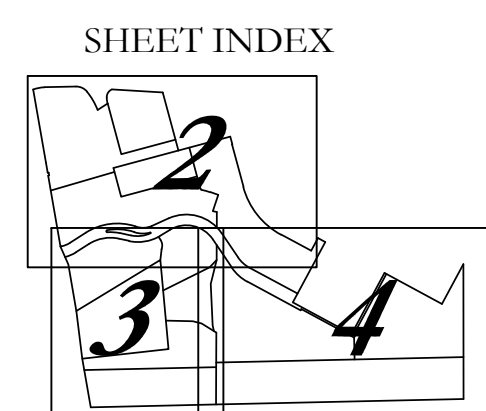


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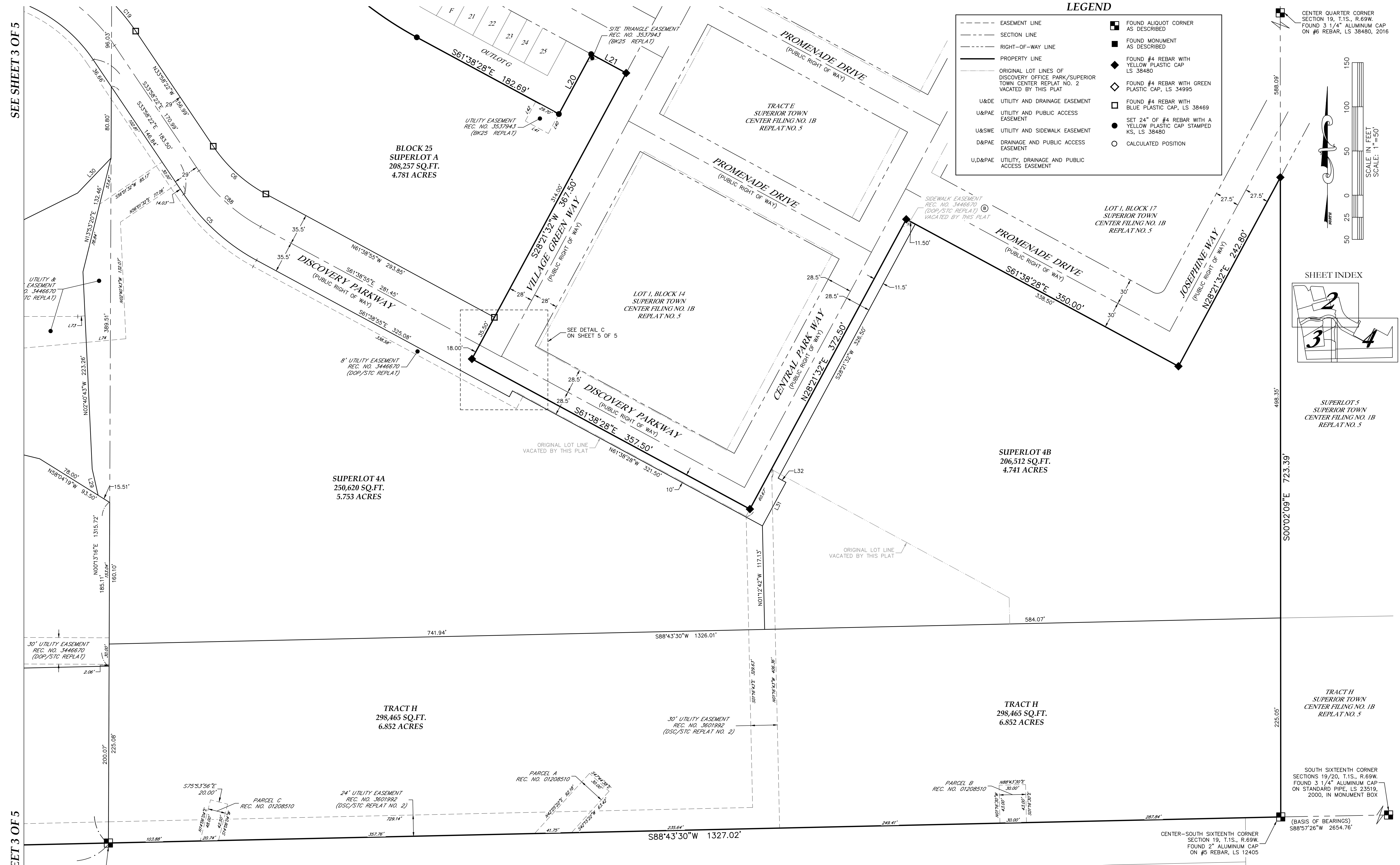
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TOWN CENTER REPLAT NO. 3
FOR
TOWN OF SUPERIOR
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