

03659285
Page 01 of 2
07/11/2016
Boulder County, CO

FINAL SUBDIVISION PLAT OF TRACT A, SUPERIOR TOWN CENTER, FILING 1B REPLAT NO. 3

MINOR SUBDIVISION
A SUBDIVISION OF TRACT "A" OF SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3 LOCATED IN THE NORTHWEST ONE-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 TOWN OF SUPERIOR, A COLORADO MUNICIPAL CORPORATION BEING THE OWNER OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

TRACT "A" OF THE SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3 RECORDED DECEMBER 1, 2016 AS RECEPTION NO. 0359285 OF THE RECORDS OF BOULDER COUNTY, SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION NINETEEN (19), TOWNSHIP ONE SOUTH RANGE SIXTY-NINE WEST SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCELS IN TOTAL CONTAIN 0.47 ACRES MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND TRACT, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF A SUBDIVISION PLAT OF "FINAL SUBDIVISION PLAT OF TRACT A, SUPERIOR TOWN CENTER, FILING 1B REPLAT NO. 3"

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT CLINT FOLSON AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAT

IN WITNESS WHEREOF I HERETO SET MY HAND THIS 6th DAY OF June 2018.

Clint Folson
CLINT FOLSON
MAYOR, TOWN OF SUPERIOR

NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS 6th DAY OF June A.D. 2018.

BY Clint Folson

WITNESS MY HAND AND OFFICIAL SEAL

Phyllis L. Hardin
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-5-2021

PHYLLIS L. HARDIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 1889400263
My Commission Expires Feb. 5, 2021

VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS 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 VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE TOWN OF SUPERIOR, BEING THE OWNERS OF THE EASEMENT AS LISTED BELOW DO HEREBY VACATE THAT PORTION OF THE EASEMENT AS SHOWN HEREON:

- ④ A PORTION OF DRAINAGE EASEMENT BEING A PART OF SUPERIOR TOWN CENTER FILING NO. 1, A SUBDIVISION RECORDED FEBRUARY 4, 2013 AS RECEPTION NO. 3267103 OF THE RECORDS OF BOULDER COUNTY

CERTIFICATE OF OWNERSHIP

CHRYSTY HALL, CLINT FOLSON AM AN OWNER REPRESENTATIVE OF THE SUPERIOR METROPOLITAN DISTRICT NO. 1 AND CONSENT TO THIS PLAT.

IN WITNESS WHEREOF I HERETO SET MY HAND THIS 6th DAY OF June 2018.

Clint Folson
CLINT FOLSON, MAYOR
SUPERIOR METROPOLITAN DISTRICT NO. 1, PRESIDENT

STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING CERTIFICATE OF VACATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME:

THIS 6th DAY OF June A.D. 2018.

BY Clint Folson

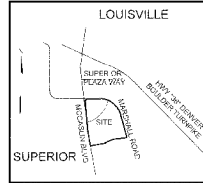
Phyllis L. Hardin
NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL

PREPARED BY:

Matrix
DESIGN GROUP

PHYLLIS L. HARDIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 1889400263
My Commission Expires Feb. 5, 2021
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0208



VICINITY MAP
SCALE: 1"=600'

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 6th DAY OF June 2018.

ATTEST *Phyllis L. Hardin* *Clint Folson*
PHYLLIS L. HARDIN, TOWN CLERK CLINT FOLSON, MAYOR



PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS 20th DAY OF March 2018, BY THE TOWN OF SUPERIOR

PLANNING COMMISSION, RESOLUTION NO. PC-3, SERIES 2018.

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY RESOLUTION / ORDINANCE NO. R-20 SERIES 2018 ON THIS 10th DAY OF April 2018, AND WAS FILED IN MY OFFICE ON THE 6th DAY OF June 2018 AT 1:00 O'CLOCK A.M.

Phyllis L. Hardin
PHYLLIS L. HARDIN, TOWN CLERK

COUNTY CLERK AND RECORD CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT 3:00 P.M. ON THE 6th DAY OF June 2018 IN BOOK --- PAGE ---
MAP --- RECEPTION NO. 03159285 FEE PAID \$ 28.00

Hillary Hall
HILLARY HALL, COUNTY CLERK AND RECORDER
BY *[Signature]*
DEPUTY

LAND USE TABLE

PARCEL	AREA	%	OWNER
LOT 4	0.39 ACRES	26%	TOWN OF SUPERIOR
TRACT "A"	0.76 ACRES	74%	TOWN OF SUPERIOR
TOTAL	0.15 ACRES	100%	

GENERAL NOTES:

RADIUS OF BEARING: BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN. BE WLEN TWO FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. SAID LINE BEARS S 07° 15' 00" E A DISTANCE OF 134.95 FEET, BEING A GRID BEARING OF THE COLORADO STATE PLANNED COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92.

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 CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP. DETERMINING OWNERSHIP OR EASEMENTS OF RECORD FOR ALL TITLE INFORMATION OF RECORD, MATRIX DESIGN GROUP RELIED UPON COMMITMENT FOR TITLE INSURANCE FILE NO. 0004533-016-1702 LP, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MARCH 4, 2018 AT 8:00 A.M. AND AN ISSUE DATE OF MARCH 13, 2018. ALL LINEAL UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE

I, ROBERT L. MEADOWS, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THIS DRAWING ACCURATELY REPRESENTS SAID SURVEY AND THAT THE SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 36, ARTICLE 11, C.R.S. AS AMENDED AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

SIGNED THIS 6th DAY OF JUNE 2018.



ROBERT L. MEADOWS, JR. PLS 34977

FINAL SUBDIVISION PLAT OF TRACT A,
SUPERIOR TOWN CENTER, FILING NO. 1B REPLAT NO. 3
COUNTY OF BOULDER, COLORADO

THIS PLAT IS A PART OF THE
FINAL SUBDIVISION PLAT OF TRACT A,
SUPERIOR TOWN CENTER, FILING NO. 1B REPLAT NO. 3
COUNTY OF BOULDER, COLORADO
SHEET INDEX
SHEET 1 - DEDICATION SHEET
SHEET 2 - GRAPHIC SHEET
TRACT A, SUPERIOR TOWN CENTER, FILING 1B, REPLAT NO. 3
DATE PREPARED: MAY 29, 2018
JOB NUMBER: 17377.001
SHEET 1 OF 2

FINAL SUBDIVISION PLAT OF TRACT A, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3

MINOR SUBDIVISION

A SUBDIVISION OF TRACT "A" OF SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO.

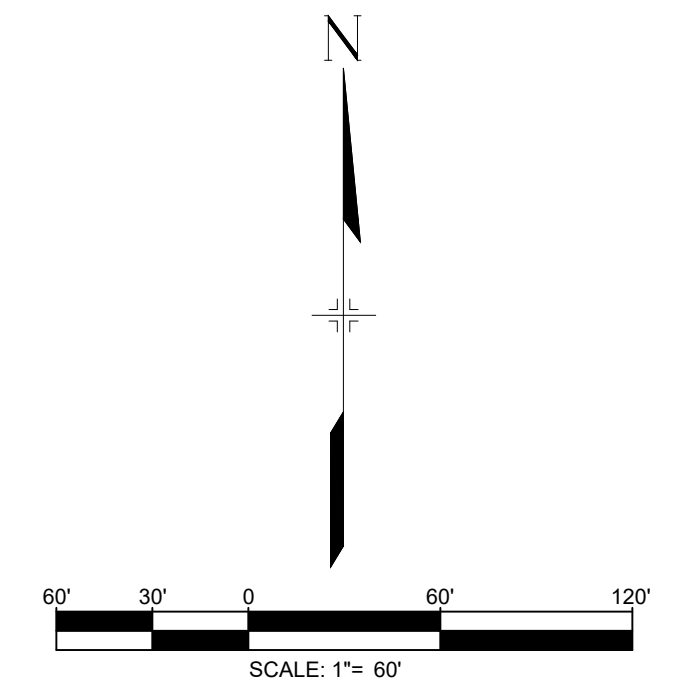
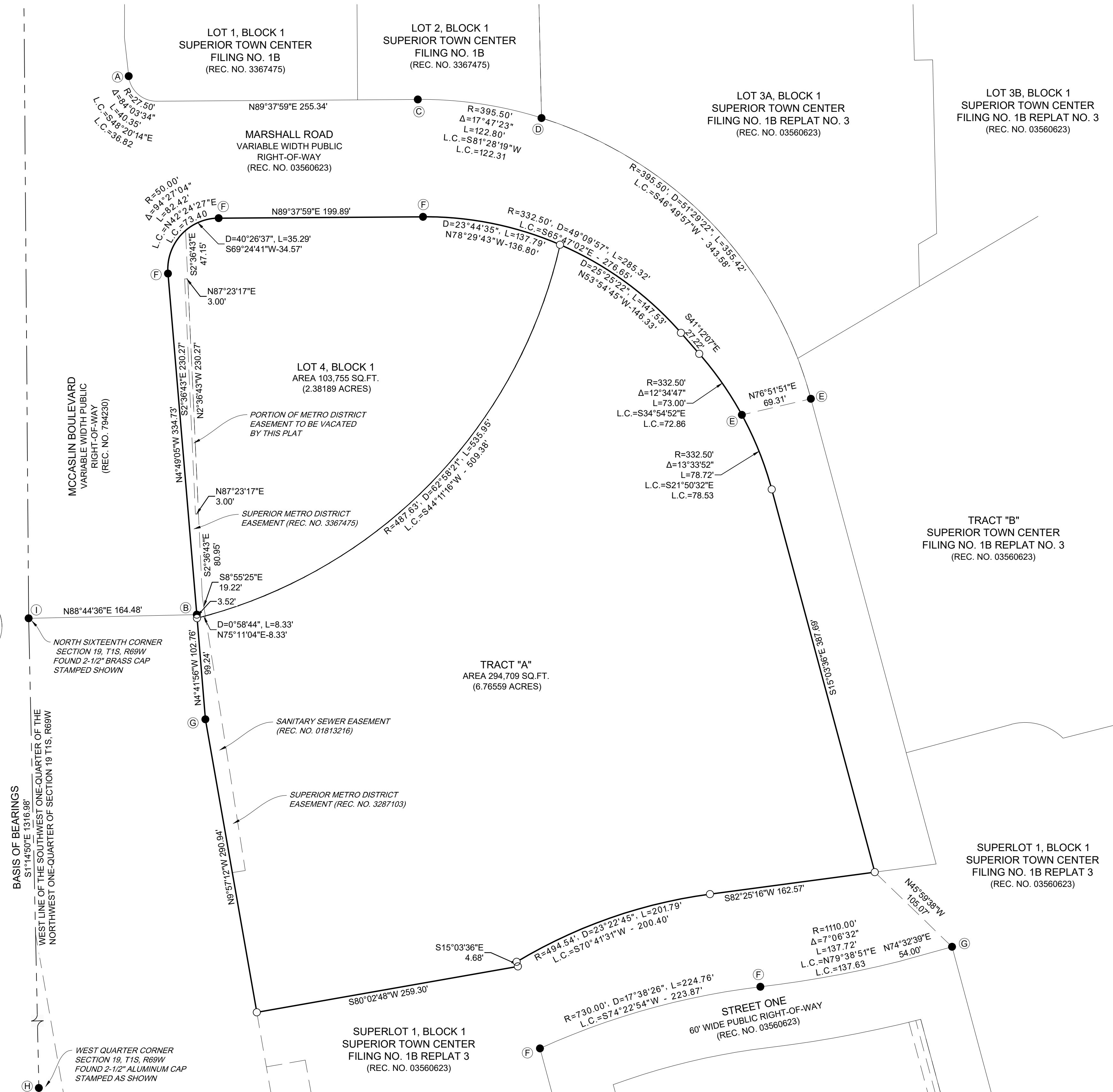
FINAL SUBDIVISION PLAT OF SUPERIOR TOWN CENTER
FILING NO. 1B REPLAT NO. 6
LOT 4, BLOCK 1 OF TRACT A1
SUPERIOR CO 80027

THE FOLLOWING MAPS WERE CONSIDERED WHILE CONDUCTING THIS SURVEY:

- R1 - ALTA/ACSM LAND TITLE SURVEY STAMPED BY PLS 34995 ON DECEMBER 5, 2014 AND DEPOSITED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR BOULDER COUNTY UNDER FILE NUMBER LS 15-0092.
- R2 - FINAL PLAT OF SUPERIOR TOWN CENTER FILING NO. 1B PREPARED BY PLS 34995 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF BOULDER ON FEBRUARY 25, 2014 UNDER RECEPTION NUMBER 03367475.
- R3 - ALTA/ACSM LAND TITLE SURVEY STAMPED BY PLS 34995 ON NOVEMBER 10, 2015 AND DEPOSITED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR BOULDER COUNTY UNDER FILE NUMBER LS 15-0338.
- R4 - ALTA/ACSM LAND TITLE SURVEY STAMPED BY PLS 34995 ON DECEMBER 16, 2015 AND DEPOSITED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR BOULDER COUNTY UNDER FILE NUMBER LS 16-0064.
- R5 - ALTA/ACSM LAND TITLE SURVEY STAMPED BY PLS 38480 ON JULY 28, 2016 AND DEPOSITED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR BOULDER COUNTY UNDER FILE NUMBER LS 16-0262.
- R6 - FINAL PLAT OF SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3 PREPARED BY PLS 38480 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF BOULDER ON DECEMBER 1, 2016 UNDER RECEPTION NUMBER 03560623.

MONUMENTATION LEGEND

- A) INDICATES A FOUND NO. 4 REBAR WITH 1 INCH GREEN PLASTIC CAP STAMPED "LS 34995" PER MAP REFERENCES R1, R2, R3, R4 AND R5.
- B) INDICATES A FOUND NO. 4 REBAR WITH 1 INCH RED PLASTIC CAP STAMPED "LS 34995" PER MAP REFERENCE R6.
- C) INDICATES A FOUND REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "C S & M PLS 38556" - NO RECORD WAS RECOVERED DURING THE RESEARCH FOR THIS SURVEY.
- D) INDICATES A FOUND NO. 4 REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED "KS, LS 38480" - NO RECORD WAS RECOVERED DURING THE RESEARCH FOR THIS SURVEY.
- E) INDICATES A FOUND NO. 4 REBAR WITH 1 INCH GREEN PLASTIC CAP STAMPED "KS, LS 34995" PER MAP REFERENCE R6.
- F) INDICATES A FOUND NO. 4 REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED "KS, LS 38480" PER MAP REFERENCE R6.
- G) INDICATES A FOUND 1-1/4 INCH BRASS DISK STAMPED "LS 38480" PER MAP REFERENCE R6.
- H) INDICATES A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED AS SHOWN HEREON FOR THE WEST ONE-QUARTER CORNER OF SECTION 19 AND "LS 2149 PER MAP REFERENCES R2 AND R6.
- I) INDICATES A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED AS SHOWN HEREON FOR THE NORTH ONE-SIXTEENTH CORNER BETWEEN SECTIONS 19 AND 24 PER MAP REFERENCES R2 AND R6.



- INDICATES A FOUND MONUMENT DESCRIBED WITHIN THE MONUMENTATION LEGEND HEREON
 - INDICATES A SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 34977"
- NOTE: ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE.

PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

1601 Blake Street, Suite 200
Denver, CO. 80202
Phone 303-572-0200
Fax 303-572-0208

SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6
DATE PREPARED: MARCH 28, 2018
JOB NUMBER: 17.977.001
SHEET 2 OF 2

TOWN OF SUPERIOR
FINAL PLAT

PLAT MAP

P-02