

Final Plat

DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2

A Replat of 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

DATE: 4/24/2017
 FILE NAME: 20160677SUB
 SCALE: 1"=50'
 DRAWN BY: CSK
 CHECKED BY: RLE

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

Discovery Office Park/Superior Town Center Replat, a Minor Subdivision Plat recorded May 20, 2015 as Reception No. 3446670 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 all the Right of Way of Discovery Parkway dedicated by action of said 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 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 47.796 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 and style of DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2 and do hereby dedicate to the public the streets, rights-of-way, easements and tracts for purposes shown herein.

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

By: Superior Town Center ASLI 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 partnership, its sole Member

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

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

Executed this _____ day of _____, 20____.

By: _____

Name: _____ Title: _____

NOTARIAL CERTIFICATE

STATE OF _____)
 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 _____)
 COUNTY OF _____)

The foregoing certificate of dedication and ownership was acknowledged before me

this _____ day of _____, 20____, by _____.

My commission expires _____ Notary Public (SEAL)

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)
 COUNTY OF BOULDER)

The foregoing certificate of ownership was acknowledged before me

this _____ day of _____, 20____, by _____.

My commission expires _____ Notary Public (SEAL)

INTENT NOTE

It is the intent of this plat to create a Tract H and dedicate said tract from RC Superior to the Town of Superior as shown herein.

It is also the intent of this plat to create a 30' Utility Easement within Tracts A, H and Superlot 4A.

OWNER'S ESTOPPEL CERTIFICATE

We, RC SUPERIOR, LLC, a Delaware limited liability company, Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member, Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability partnership, its sole Member, Avanti Properties Group II, L.L.L.P., a Delaware limited liability partnership, its Managing General Partner, Avanti Management Corporation, a Florida corporation, its sole General Partner, Aweida Properties Inc., 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.

Executed this _____ day of _____, 20____.

By: _____

By: _____

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

By: Superior Town Center ASLI 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 partnership, its sole Member

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

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

LINE	BEARING	LENGTH
L1	N56°35'38"E	63.21'
L2	N23°49'36"W	104.50'
L3	N09°51'48"W	80.96'
L4	N73°51'01"E	5.03'
L5	N09°51'48"W	15.09'
L6	S73°51'01"W	5.03'
L7	N09°51'48"W	56.29'
L8	S17°55'35"W	30.50'
L9	N77°57'48"E	0.98'
L10	N57°39'09"E	84.08'
L11	S72°04'25"E	5.07'
L12	N65°32'01"E	99.85'
L13	S77°38'25"E	55.35'
L14	N59°40'17"E	65.78'
L15	S28°21'05"W	8.50'
L16	S28°21'32"W	9.00'

LINE	BEARING	LENGTH
L17	N57°39'09"E	17.69'
L18	S12°21'35"W	30.50'
L19	S77°38'25"E	59.65'
L20	N72°04'25"W	5.07'
L21	N35°51'06"W	19.46'
L22	N06°41'04"E	58.32'
L23	N74°56'24"E	60.00'
L24	N00°13'16"E	80.80'
L25	N43°45'41"E	54.67'
L26	S12°42'39"E	30.44'
L27	S58°04'19"E	93.50'
L28	N76°24'19"W	48.28'
L29	S60°39'58"E	103.04'
L30	S28°21'32"W	53.50'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	62.23'	177.50'	20°05'09"	61.91'	N78°48'01"E
C2	67.52'	75.00'	51°35'00"	65.26'	S65°21'55"E
C3	114.72'	351.82'	18°40'57"	114.21'	S30°13'57"W
C4	33.98'	132.00'	14°45'00"	33.89'	N07°41'06"W
C5	52.29'	45.00'	66°34'53"	49.40'	N32°58'50"E
C6	43.03'	229.00'	10°45'54"	42.96'	S39°21'19"E
C7	81.15'	168.00'	27°40'33"	80.36'	S47°48'39"E
C8	108.03'	164.50'	37°37'40"	106.10'	N83°32'44"E
C9	58.49'	165.00'	20°18'39"	58.19'	N67°48'28"E
C10	250.07'	285.00'	50°16'26"	242.13'	S82°47'22"W
C11	106.54'	144.00'	42°23'33"	104.13'	N86°43'48"E
C12	189.61'	243.00'	44°42'26"	184.84'	S80°00'22"W
C13	149.01'	200.00'	42°41'17"	145.59'	N81°00'56"E
C14	20.46'	200.00'	5°51'44"	20.45'	S62°36'09"W
C15	280.98'	200.00'	80°29'37"	258.43'	N74°13'10"W
C16	95.16'	197.00'	27°40'33"	94.24'	S47°48'39"E
C17	63.86'	195.00'	18°45'48"	63.57'	N67°02'03"E
C18	166.20'	213.00'	44°42'26"	162.02'	S80°00'22"W
C19	171.36'	230.00'	42°41'17"	167.43'	N81°00'56"E
C20	260.46'	171.00'	87°16'17"	236.00'	N77°36'30"W
C21	112.06'	232.00'	27°40'33"	110.98'	S47°48'39"E
C22	68.55'	243.50'	16°07'44"	68.32'	N85°42'17"W
C23	15.52'	5.15'	172°40'20"	10.28'	S07°26'00"E
C24	85.83'	114.07'	43°06'46"	83.82'	N87°05'48"E
C25	276.40'	315.00'	50°16'26"	267.61'	S82°47'22"W
C26	47.86'	135.00'	20°18'39"	47.61'	N67°48'28"E
C27	144.11'	284.50'	29°01'24"	142.58'	N86°35'07"W
C28	53.77'	52.00'	59°14'32"	51.40'	N06°13'51"W
C29	162.37'	230.00'	40°26'53"	159.02'	N82°08'08"E
C30	8.99'	230.00'	2°14'24"	8.99'	N60°47'29"E
C31	7.45'	2.50'	170°42'30"	4.98'	N20°37'21"W
C32	85.50'	144.50'	33°54'11"	84.26'	S89°01'31"E

PRELIMINARY

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

TOWN BOARD CERTIFICATE

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

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

Attest: _____
 Town Clerk 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 as approved by [Resolution/Ordinance] No. _____, Series 20____, 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

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.

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 South 00°04'45" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, 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 ABZ70538603.1, dated June 2, 2017, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

LEGEND

-----	EASEMENT	DE	DRAINAGE EASEMENT
-----	SECTION LINE	UE	UTILITY EASEMENT
-----	RIGHT-OF-WAY	TE	TRAIL EASEMENT
-----	PROPERTY LINE	SWE	SIDEWALK EASEMENT
■	FOUND ALIQUOT CORNER AS DESCRIBED	PAE	PUBLIC ACCESS EASEMENT
■	FOUND MONUMENT AS DESCRIBED	U&DE	UTILITY AND DRAINAGE EASEMENT
◆	FOUND #4 REBAR WITH GREEN PLASTIC CAP, LS 34995	U&SWE	UTILITY AND PUBLIC ACCESS EASEMENT
□	FOUND #4 REBAR WITH BLUE PLASTIC CAP, LS 38469	D&PAE	DRAINAGE AND PUBLIC ACCESS EASEMENT
●	SET #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KSI, LS 38480	U,D&PAE	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENT
○	CALCULATED POSITION		

PARCEL	ACRES	OWNERSHIP & MAINTENANCE
LOT 1, BLOCK 1	4.377 ACRES	PRIVATE OWNER(S)
LOT 1, BLOCK 2	2.665 ACRES	PRIVATE OWNER(S)
LOT 1, BLOCK 9	2.141 ACRES	PRIVATE OWNER(S)
LOT 2, BLOCK 1	1.546 ACRES	PRIVATE OWNER(S)
LOT 2, BLOCK 2	1.730 ACRES	PRIVATE OWNER(S)
LOT 3, BLOCK 2	3.980 ACRES	PRIVATE OWNER(S)
LOT 4, BLOCK 2	1.412 ACRES	PRIVATE OWNER(S)
LOT 5, BLOCK 2	2.286 ACRES	PRIVATE OWNER(S)
SUPERLOT 2	4.758 ACRES	PRIVATE OWNER(S)
SUPERLOT 4A	6.456 ACRES	PRIVATE OWNER(S)
SUPERLOT 4B	4.158 ACRES	PRIVATE OWNER(S)
TRACT A	3.169 ACRES	TOWN OF SUPERIOR
TRACT H	6.852 ACRES	TOWN OF SUPERIOR
OUTLOT A	0.091 ACRES	TOWN OF SUPERIOR
RIGHT OF WAY	2.175 ACRES	TOWN OF SUPERIOR
TOTAL	47.796 ACRES	

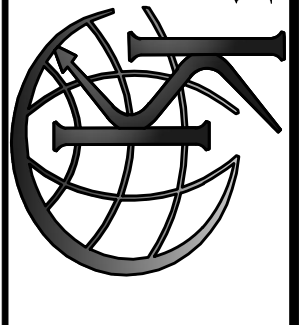
LAND USE TABLE

LAND USE	QUANTITY	TOTAL ACRES	PERCENTAGE
LOTS	(8)	20.137 ACRES	42.1%
SUPERLOTS	(3)	15.372 ACRES	32.2%
TRACTS	(2)	10.021 ACRES	21.0%
OUTLOT	(1)	0.091 ACRES	0.2%
RIGHT OF WAY	(1)	2.175 ACRES	4.5%
TOTAL		47.796 ACRES	100.0%



VICINITY MAP
 (NOT TO SCALE)

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



DATE:	REVISIONS:
05-01-17	MADE PER COMMENTS

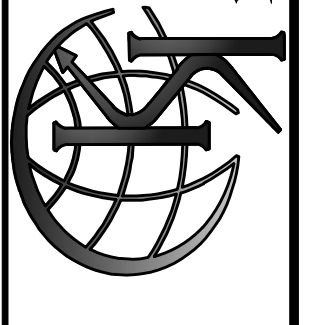
**DISCOVERY OFFICE PARK/
 SUPERIOR TOWN CENTER REPLAT NO. 2**
 FOR
 CIVIL RESOURCES, LLC
 P.O. BOX 680, FREDERICK, CO 80530

PROJECT #:
 20160677

DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2

DATE: 4/24/2017
 FILE NAME: 20160677SUB
 SCALE: 1"=50'
 DRAWN BY: CSK
 CHECKED BY: RLE

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



REVISIONS:	DATE:	BY:
REVISIONS MADE PER COMMENTS	05-01-17	

DISCOVERY OFFICE PARK/
 SUPERIOR TOWN CENTER REPLAT NO. 2
 FOR
 CIVIL RESOURCES, LLC
 P.O. BOX 680, FREDERICK, CO 80530

PROJECT #: 20160677

3
 SHEET 3 OF 4

SEE SHEET 2 OF 4

SEE SHEET 2 OF 4

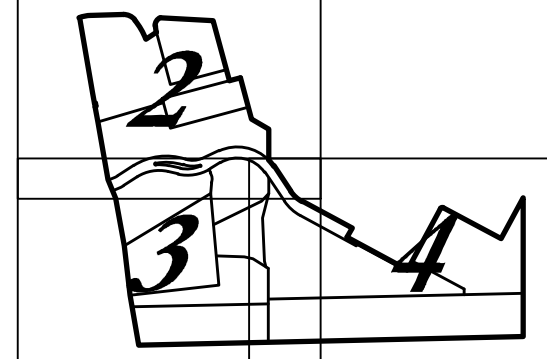
SEE SHEET 4 OF 4

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LEGEND

- EASEMENT
- SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- TE TRAIL EASEMENT
- SWE SIDEWALK EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
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- CALCULATED POSITION

SHEET INDEX



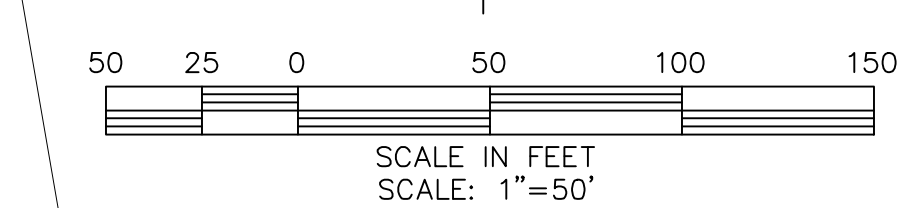
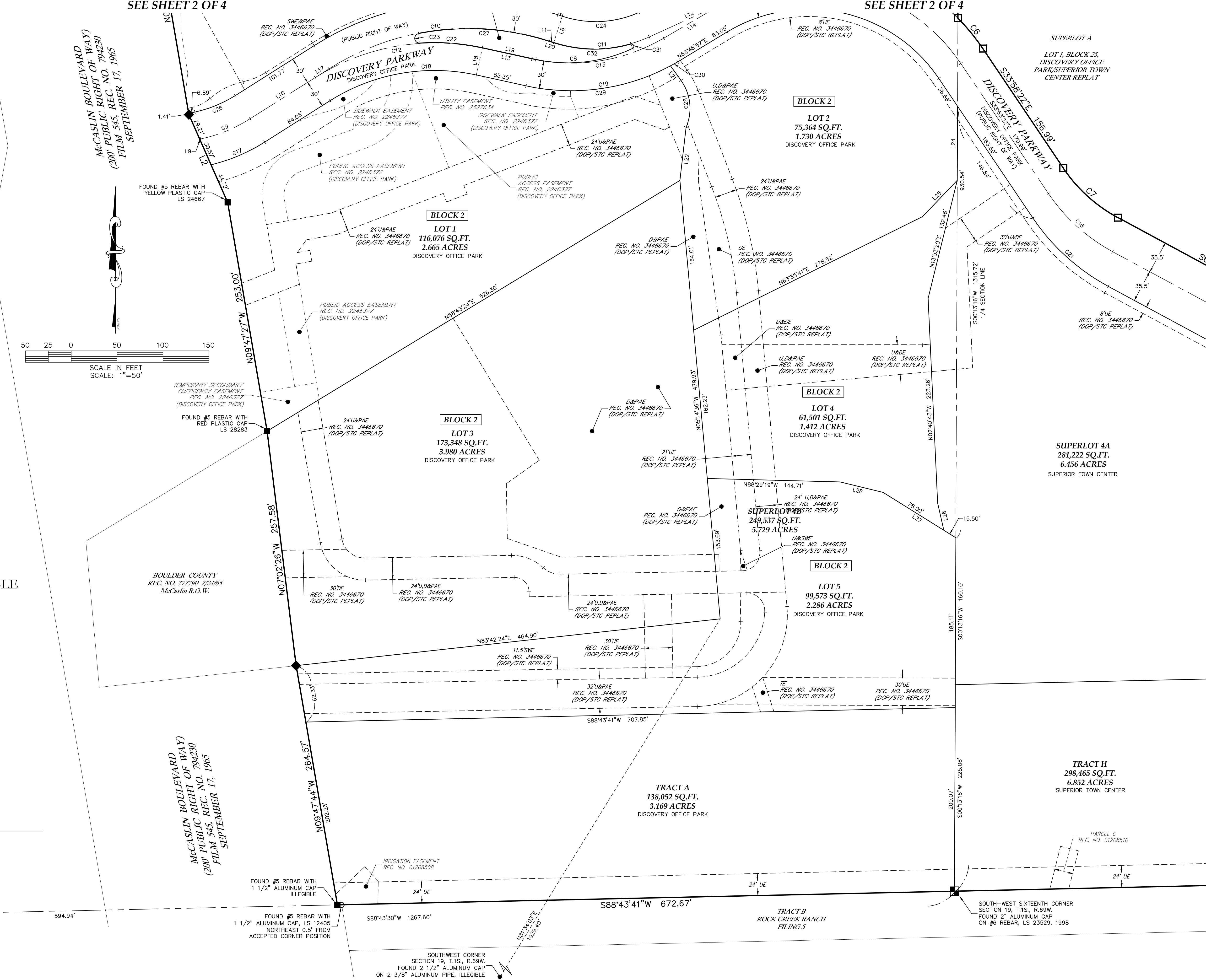
** FOR LINE AND CURVE TABLE
 SEE SHEET 1 OF 4 **

PRELIMINARY

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

SOUTH SIXTEENTH CORNER
 SECTION 19, T.1S., R.69W.
 SECTION 24, T.1S., R.70W.
 FOUND 2 1/2" ALUMINUM CAP
 ON #5 REBAR, LS 22576

SOUTHWEST CORNER
 SECTION 19, T.1S., R.69W.
 FOUND 2 1/2" ALUMINUM CAP
 ON 2 3/8" ALUMINUM PIPE,
 ILLEGIBLE



McCASLIN BOULEVARD
 (200' PUBLIC RIGHT OF WAY)
 FILM 545, REC. NO. 794230
 SEPTEMBER 17, 1965

McCASLIN BOULEVARD
 (200' PUBLIC RIGHT OF WAY)
 FILM 545, REC. NO. 794230
 SEPTEMBER 17, 1965

BOULDER COUNTY
 REC. NO. 777790, 224/65
 McCaslin R.O.W.

S00°04'45"E (BASIS OF BEARINGS) 2638.04'

1319.09'

200.07'

185.11'

1601.10'

162.23'

132.46'

9.30.54'

36.66'

156.89'

24' UE

24' UE

24' UE

24' UE

24' UE

24' UE

24' UE

24' UE

24' UE

24' UE

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24' UE

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24' UE

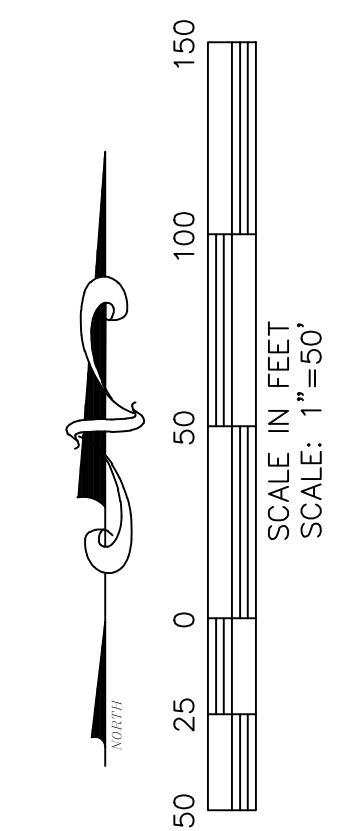
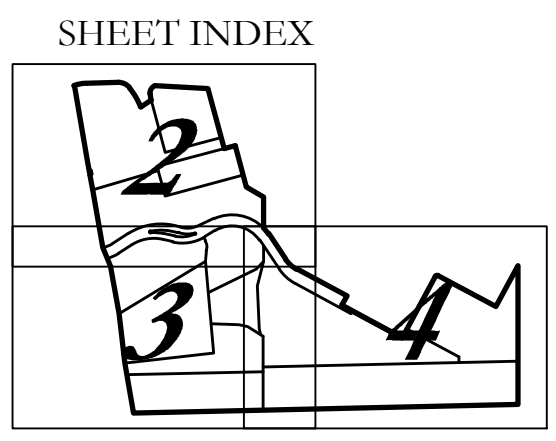
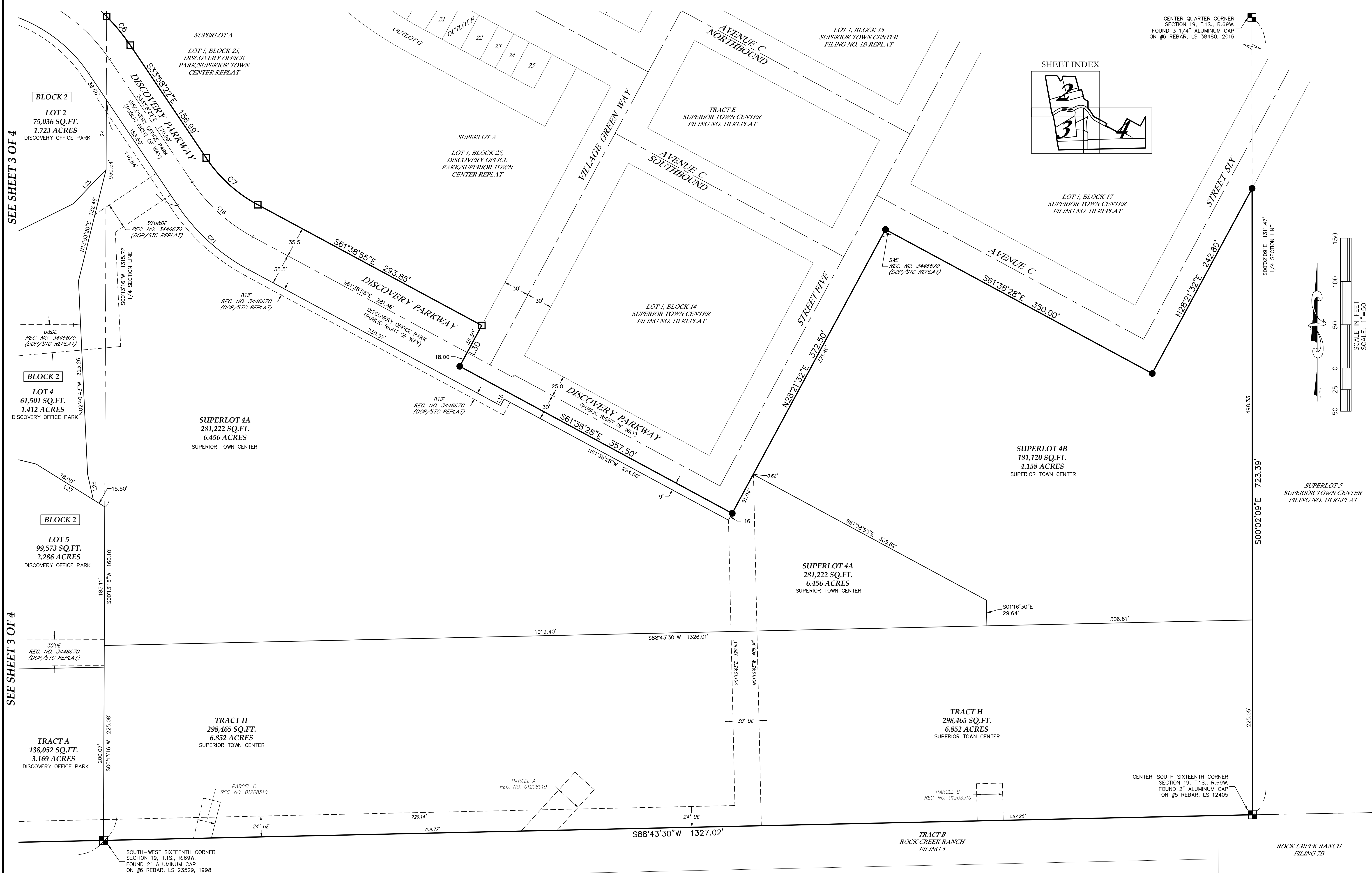
24' UE

24' UE

24' UE

24' UE

DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2



CENTER QUARTER CORNER
SECTION 19, T.1S., R.69W.
FOUND 3 1/4" ALUMINUM CAP
ON #6 REBAR, LS 38480, 2016

CENTER-SOUTH SIXTEENTH CORNER
SECTION 19, T.1S., R.69W.
FOUND 2" ALUMINUM CAP
ON #5 REBAR, LS 12405

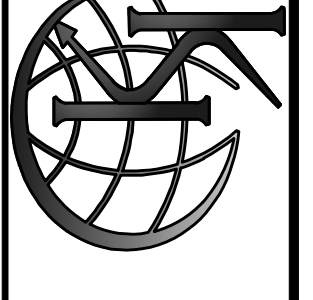
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SHEET 4 OF 4