20160677SU

1"=50"

RLE

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

Know all men by these presents that RC Superior, LLC, Awelds Properties Inc. and Town of Superior, being the Owner's). Montages or Lien Holder of partial lands in Boulder County, Colorado, described as follows: Discours, Chick The State of the Control of the Con have by these presents feld out, plotted and subdivided the same into lots and blocks, as shown on this past, unser the name and style of DSCOVERY OFFICE PLANK/SUPERIOR TOWN CONTER REPLAT NO. 2 and de heavy addition to the public this streets, rejint—of—way, conternets and tracts for purposes shown termine. By: Superior Town Center ASU VI Haldings, U.C., a Delaware limited Naskity company, its sale Member Dy. Avest Strictegic Lond Investor: Wt. LLLP., a Delover's limited By. Avest Strictegic Lond Investor: Wt. LLLP., a Delover's limited bottoments, its sole Member: By. Avest Proporties Drugs 1, LLLP., a Delover's limited liability Stricted portnersib. 7th Monogley General Portner. limited portnersible, 26 Monoging General Portner Sp. Averall Management Corporation, a Giridae corporation, its out-Constant Platfore Corporated this COLTT day of SULPS 2014 34 Title PRESIDENT MARUM SHAPIRO the foregoing certificate of dedication and amerities was acknowledged before me
this 27 day of June ... 2017 by Marvin Shapiro No commission essere May 28, 2019 Sput & Merales JANET R. MORALES

COMMISSION OF 22000

EXPIRES 05292019 CORRECT HOUSENESS INC.

CHICAGO DO 28 BY OF SUME 2017

By Paniel Awaida

Nova To President

NOTABLA DEBIDOATE
STATE OF CO
COUNTY OF BOULLER the foregoing certificate of deficiation and ownership was accordanced before me this 28 day of Cunt 2017, by Daniel Awelda

My certerisation expires 1/2/2020 Xatta Mattina (SEA)

CENTRICATE OF CHARREST FO (SCH) for. f I hereunto set my need this 3 f d day of Turing 2017. Clint Holdon

COUNTY OF BOULDHY

The freeging contribute of committee was olderwindspel setting me
this 375 day of 500 and 5 PHYLLIS L. MARDIN NOTARY PUBLIC STATE OF COLONADO NOTARY ID 19894002213 My Commission Explosified 5, 3071

the Intent of this plot to create a 30° Utility Essement within Tracts A, H and Superiot 4A.

By Averil Properties Orace R LLLP, a Delaware Smited Bability Smited polymerating. To Managing General Province By Averil Management Corporation, a Florida corporation, its solic General Persies.

LINE TABLE			LINE TABLE			
UNE	BEARING	LENGTH	LINE	BEARING	LENGTH	
L1	N56"35"35"E	63.21	117	N57'39'09"Y	17.60	
L2	N23'49'36"#	104.50	L18	\$12'21'35"W	30.50	
L3	N09'51'46"N	50.96	119	577'38'25"E	59.65	
L4	N73'51'01"E	5.03"	L20	N72'04'25"W	5.07	
L5	N09'51'46'W	15.09	1.21	N2931,08,A	19.46	
L6	873'51'01"W	5.03	L22	N06'41'04"E	58.32	
L7	N09'51'48"N	56.29	L23	N74'56'24"E	60.00	
L8	517'58'35'W	30.50	L2+	N0013161E	80.807	
L9	N7757'48'E	0.98	L25	N43'45'41"E	54.67	
L10	N57'39'09'E	84.08'	L26	512'42'39'E	30.44	
LIT	572′04′25″€	5.07	L27	558104'19"E	93.50	
L12	1465'32'01"E	99.85'	L28	N78'24'19"W	48.28	
L13	S77'38'25'E	55.35	1,39	SE0'39'58"E	103.04	
L14	N59'40'17"E	65.78	L30	528'21'32"W	53.50	
L15	528'21'05'W	8.50				
L16	528'21'32'W	9.00"				

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	
C1	62.23	177.50	20'05'09"	61.91"	N78148'01"E	
C2	67.52"	75.00	51'35'00"	65.26	\$65'21'55'E	
03	114.72	351.82"	18"40"57"	114.21	\$3013'57'E	
04	33.96"	132.00"	16'65'00"	33.89	N07'41'06"W	
05	52.29	45.00'	66'34'53"	49.40	N32'58'50"E	
CE.	43.03"	229.00"	10'45'54"	42.96"	\$39°21°19°E	
07	81.15	168.00"	27'40'33"	80.36	547'48'39"E	
C6	108.03	164,50"	37'37'40"	105.10	N83'32'44"E	
CS	58.49	165.00"	20"15"59"	58.19"	N57'48'28'E	
C10	250.07	285.00"	60161261	242.13	\$82'47'22"W	
C11	106.54	144.00"	42'23'33"	104.13	N86'43'46"E	
C12	189.61	243.00	44'42'26"	184.84"	580100'22"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	582'38'09"W	
C15	280.98'	200.00	80'29'37"	258.43"	N741310"W	
C16	95.16"	197.00"	27'40'33"	94.24	547'46'39"5	
C17	63.86"	195.00"	18'45'48"	63.57	N67'02'03"E	
C18	166.20	213.00	44'42'26"	162.00	580'00'22"W	
C19	171.36	230.00	42'41'17"	167.43*	N81'00'55"E	
020	260.46	171.00	8716'17"	235.00	N77'36'30"W	
C21	112.06	232.00	27'40'33"	110.98"	\$47"48"39"E	
C22	58.55	243.50	16'07'44"	68.32	N85742'17"W	
C23	15.52"	5.15"	172'40'20"	10.28"	907'26'00'E	
C24	80.83	114.07	43'05'46"	83.82	N87'05'48"E	
C25	276.40	315.00	50'16'26"	267.61	582'47'22"W	
026	47.86	135.00	2018'39"	47.61	N57'48'28"E	
027	144.11	284.50	29'01'24"	142.58	N88'35'07'W	
C26	53.77	52.00	5914'32"	51,40"	N0613'51"W	
C29	162.37	230.00	40"25"53"	159.02	N82'08'08"E	
C30	8.99"	230.00"	214'24"	8.93"	N60'47'29"E	
0.31	7.45	2.50"	170'42'30"	4.95	N20'37'21"W	
C32	851.507	144.50	33'54'11"	84.26"	\$89*01*31*E	
C33	278 62	229 m²	69'43'43"	251 51	M79"35"07"W	

Manuaca my stord the corporate sent of the Tame of Superfer transmission of the Control of the C (s.

LAMBNOC COMMISSION CERTIFICATE

Economission reprint this 22 feet of 1000 20 10 to the Team of Superior Planning

commission. Readiction No. Pc. 2, series 20.17.

Struction of Break

County Control of Records

By Keply Mary

County Hall

Clark - Records

Romie L. Edwards, a Licensed Professional Land Serveyor in the Stelle of Colorade, do hereby widty that the servey represented by this drawing was made under my supervision and the consuments show thesens calcularly solds, that this drawing occurringly represents add servey, and sat said servey is in compliance with the requirements of Title 38, Article 51, C.R.S., as amended, not that them of Security Marchell Discs.

PARCEL	ACRES	OWNERSHIP & MAINTENANCE
LOT 1, BLOCK 1	4.377 ACRES	PRIVATE OWNER(S)
OT 1. BLOCK 2	2,665 ACRES	PRIVATE CWNER(S)
LOT 1, BLOCK 9	2.141 ACRES	PRIVATE OWNER(S)
LOT 2. BLOCK 1	1,549 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	2.288 ACRES	PRIVATE OWNER(S)
SUPERLOT 2	4.758 ACRES	PRIVATE OWNER(S)
SUPERLOT 4A	6,455 ACRES	PRIVATE OWNER(S)
SUPERIOT 48	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	47.795 ACRES	

LAND USE TABLE

Assuming the West line of the Southwest Oxorter of said Section 19, on monumented at the Southwest Corner of said Section 19 by a 2 3/8 Aumanum Pips with a 2.5° Aumanum Cap, to beau next COTA45° West, being a grid besting of the Cotaco State Pierse Controller System, North Zece, North American Column 1983/92, a distance of 258,04 feet, with all bearings merein reactive meetic.

According to Collected his year must commence any legal action alone alone any offset in this acress within three sears often year for collected such address the new service pay action based upon any defect in this survey be commenced more than ten years from the late of the sertification these hences (1.5—90–105 CRS, 2012).

This survey does not constitute a title search by King Surveyors to determine ownership or essements of record. For all information reparting essements, rights—of—way and title of records, King Surveyor relied uson Time Commitment Manuter ARCTOCASSOCII, Asterd June 2, 2017, or

LEGEND						
	EASEMENT	DE	DRAINAGE EASEMENT			
	SECTION LINE	UE	UTILITY EASEMENT			
	RIGHT-OF-WAY	TE	TRAIL EASEMENT			
	PROPERTY LINE	SWE	SIDEWALK EASEMENT			
= 7	FOUND AUQUOT CORNER	PAE	PUBLIC ACCESS EASEMENT			
	AS DESCRIBED	UARDE	UTILITY AND DRAINAGE EASEME			
-	FOUND MONUMENT AS DESCRIBED	U&PAE	UTILITY AND PUBLIC ACCESS EASEMENT			
•	FOUND #4 REBAR WITH GREEN PLASTIC CAP, LS 34995	U&SWE	UTILITY AND SIDEWALK EASEME			
	count to occup with	D&PAE	DRAINAGE AND PUBLIC ACCESS			

FOUND #4 REBAR WITH BLUE PLASTIC CAP, LS 38469 U,D&PAE UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENT SET #4 REBAR WITH A
 YELLOW PLASTIC CAP STAMPED
 KSI, LS 38480 O CALCULATED POSITION



20160677 1

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

all the Right of Way of Center Replat, situate i Quarter of Section Nine	of the Records of I ock 2, Lot 1 of Bloc Discovery Parkway on the South Half of teen (19), Township	Replat, a Minor Subdivision Plat re Boulder County and being inclusive of 9, Superlot 2, Superlot 4A, Super dedicated by action of said Discove the Northwest Quarter and the No One South (T.1S.), Range Sixty—nir of Boulder, State of Colorado.	of Lots 1 and 2 of Block 1, rlot 4B, Outlot A, Tract A, a ry Office Park/Superior Town rth Half of the Southwest
Said parcels in total co	ontain 47.796 acres,	more or less (\pm) .	
plat, under the name a	nd style of DISCOVE	nd subdivided the same into lots ar RY OFFICE PARK/SUPERIOR TOWN C rights—of—way, easements and trac	CENTER REPLAT NO. 2 and do
OWNER: RC SUPERIOR,	LLC, a Delaware limi	ted liability company	
	ter ASLI VII Holdings	s, LLC, a Delaware limited	
	and Investors VII, L.L	L.P., a Delaware limited	
By: Avanti Properties (Group II, L.L.L.P., a [Delaware limited liability	
limited partnership, its By: Avanti Managemen		artner rida corporation, its sole	
General Partner Executed this	·	·	
B <i>y</i> :			
Name:		Title:	
NOTARIAL CERTIFICATE			
STATE OF	SS		
COUNTY OF	,	ownership was acknowledged before	
		20, by	
My commission avoires			(SEAL)
my commission expires		Notary Public	(SEAL)
OWNER: AWEIDA PROPER Executed this By:	day of		
Executed this	day of		
Executed this	day of		
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF	day of		
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF	day of		
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate	day of	 Title:	e me
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of	day of	Title: ownership was acknowledged before	e me
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of	day of	Title: ownership was acknowledged before 20, by	e me
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of	day of	Title: ownership was acknowledged before 20, by	e me
Executed this	day of	Title: ownership was acknowledged before 20, by	e me (SEAL)
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of My commission expires CERTIFICATE OF OWNERS I certify that I, consent to this plat.)ss) e of dedication and,	ownership was acknowledged before 20, by	e me (SEAL) ive of the property and
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of My commission expires CERTIFICATE OF OWNERS I certify that I, consent to this plat.	day of	ownership was acknowledged before 20, by	e me (SEAL) ive of the property and
Executed this	day of	ownership was acknowledged before 20, by	e me (SEAL) ive of the property and
Executed this	day of	ownership was acknowledged before 20, by	e me (SEAL) ive of the property and
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of My commission expires CERTIFICATE OF OWNERS I certify that I, consent to this plat. In witness whereof I he Mayor, Town of Superior NOTARIAL CERTIFICATE STATE OF COLORADO) SS COUNTY OF BOULDER)	day of	ownership was acknowledged before 20, by	e me (SEAL) ive of the property and
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of My commission expires I certify that I, consent to this plat. In witness whereof I her Mayor, Town of Superior NOTARIAL CERTIFICATE STATE OF COLORADO) SS COUNTY OF BOULDER) The foregoing certificate	day of	ownership was acknowledged before 20, by	ive of the property and, 20
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of My commission expires I certify that I, consent to this plat. In witness whereof I her Mayor, Town of Superior NOTARIAL CERTIFICATE STATE OF COLORADO) SS COUNTY OF BOULDER) The foregoing certificate this day of	day of	ownership was acknowledged before 20, by	ive of the property and, 20
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of My commission expires I certify that I, consent to this plat. In witness whereof I her Mayor, Town of Superior NOTARIAL CERTIFICATE STATE OF COLORADO) SS COUNTY OF BOULDER) The foregoing certificate	day of	ownership was acknowledged before 20, by	ive of the property and, 20
Executed this By: Name: NOTARIAL CERTIFICATE STATE OF COUNTY OF The foregoing certificate this day of My commission expires I certify that I, consent to this plat. In witness whereof I her Mayor, Town of Superior NOTARIAL CERTIFICATE STATE OF COLORADO) SS COUNTY OF BOULDER) The foregoing certificate this day of	day of	ownership was acknowledged before 20, by	ive of the property and, 20

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

	LINE TAB	LE		LINE TABLE		
INE	BEARING	LENGTH	LINE	INE BEARING	LENGT	
L1	N56°35'38"E	63.21	L17	L17 N57°39'09"E	17.69	
L2	N23°49'36"W	104.50'	L18	L18 S12°21'35"W	30.50	
L3	N09°51'48"W	80.96'	L19	L19 S77*38'25"E	59.65	
L4	N73°51'01"E	5.03'	L20	_20 N72*04'25"W	5.07	
L5	N09°51'48"W	15.09'	L21	L21 N35°51'06"W	19.46	
L6	S73°51'01"W	5.03'	L22	_22 N06°41'04"E	58.32	
L7	N09°51'48"W	56.29'	L23	_23 N74°56'24"E	60.00	
L8	S17°55'35"W	30.50'	L24	_24 N00°13'16"E	80.80	
L9	N77°57'48"E	0.98'	L25	_25 N43°45'41"E	54.67	
_10	N57°39'09"E	84.08'	L26	_26 S12°42'39"E	30.44	
_11	S72°04'25"E	5.07'	L27	_27 S58°04'19"E	93.50	
_12	N65°32'01"E	99.85'	L28	_28 N76°24'19"W	48.28	
_13	S77°38'25"E	55.35'	L29	_29 S60°39'58"E	103.04	
.14	N59°40'17"E	65.78'	L30	_30 S28°21'32"W	53.50	
.15	S28°21'05"W	8.50'				

CURVE TABLE

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability

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

liability limited partnership, its sole Member

L16 | S28°21'32"W | 9.00'

General Partner

limited partnership, its Managing General Partner

331112 171822					
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"E
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

,	own of Superior thisday of, 2	20
Attest:		
Attest:	Mayor	
PLANNING COMMISSION CERTIFICATE		
Recommended approval this day of	, 20, by the Town of Superior Planni	ng
Commission, Resolution No. PCseries 20_	·	
TOWN CLERK CERTIFICATE		
I hereby certify that this instrument as approv	ved by {Resolution/Ordinance} No, Series 20),
was filed in my office on the day of	, 20, ato'clockm.	
Town Clerk		
Town Clerk		
COUNTY OF FREE AND DECORDED OFFICIALTS		
COUNTY CLERK AND RECORDER CERTIFICATE		
	the County Clerk and Recorder of Boulder County	
	, 20, in Book, Page	,
at day of		
Map, Reception No		

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.

I, Ronnie L. Edwards, a Licensed Professional Land Surveyor in the State of Colorado, do hereby

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

SURVEYOR'S CERTIFICATE

PARCEL	ACRES	OWNERSHIP & MAINTENANC
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	47 706 ACDEC	·

LAND USE TABLE			
LOTS	(8)	20.137 ACRES 42.13	%
SUPERLOTS	(3)	15.372 ACRES 32.23	%
TRACTS	(2)	10.021 ACRES 21.03	%
OUTLOT	(1)	0.091 ACRES 0.23	%
RIGHT OF WAY	(1)	2.175 ACRES 4.59	<u>%</u>
TOTAL	·	47.796 ACRES 100.03	%

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

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

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)

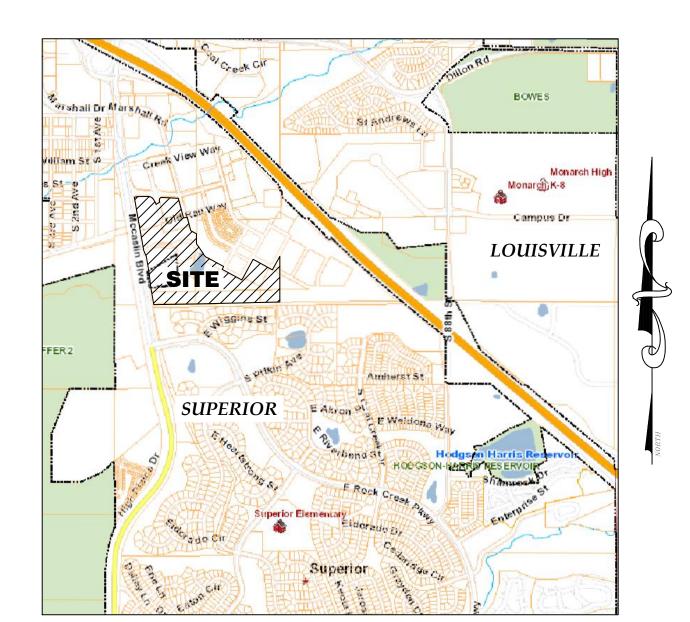
TITLE COMMITMENT NOTE

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 SECTION LINE RIGHT-OF-WAY PROPERTY LINE FOUND ALIQUOT CORNER AS DESCRIBED FOUND MONUMENT AS DESCRIBED FOUND #4 REBAR WITH GREEN PLASTIC CAP, LS 34995 SET #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KSI, LS 38480 DE DRAINAGE EASEMENT UE UTILITY EASEMENT SWE SIDEWALK EASEMENT WADE 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 U,D&PAE UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENT				
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SET #4 REBAR WITH A ACCESS EASEMENT YELLOW PLASTIC CAP STAMPED			D&PAE	
	•	YELLÖW PLASTIC CAP STAMPED	U,D&PAE	

O CALCULATED POSITION



VICINITY MAP (NOT TO SCALE)

4/24/2017 FILE NAME: 20160677SUB

1"=50'

DRAWN BY: CSK CHECKED BY:

RLE

olorado 80550 SURVEYORS

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PROJECT #: 20160677

SHEET 1 OF 4

