Final Plat

SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 4

A Replat of Superior Town Center Filing No. 1B Replat, Situate In the 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 CHARGENEY.

Know oil men by those presents that the RC Superior, LLC and Town of Superior; buting the Owner(s),

Mortpages or Use Hidder of certain bands in Boulder County, Colorado, described on follows: Mortgogie or les state d'une insi en cou e couve County, Catronio, descréte et estate l'accurire (fam Centre (Fam No. 18 Reput C. 18 C. 1

Solid percels in total contain \$2,350 acres, more or less (±).

Have by these presents laid out, plasted and subdivided the same into lots and blocks, as shown on this plat, water the name and style of SIEFERS TOWN CENTER FILING INC. 18 ISSPLATING, 4 and do hereby addicted to the public the streets, rights—of—way, accentants and toots for purposes obtain hereby.

CANCE: RC SUPERIOR, LLC, a Delaware limited Hobilty company
By: Superior Town Center ASJ VI Holdings, LLC, a Delaware limited
liability company, its sole Nember By: Avonti Strategic Land Investors W, L.L.L.P., a Delaware limited liability limited partnership, its sale Member By. Avanti Properties Group I, LLLLP., a Delaware limited liability limited partnership, its Managing General Partner Ceneral Partner
Executed this ASTM day of June 2017

NOTABAL DERIFICATE
STATE OF FLORIDA)
COUNTY OF ORLANGE) COUNTY OF MAINTAINED.

TO MAINTAINED AT OFFICE AT THE PROPERTY OF THE PROPERTY JANET R. MORALES
SCHOOL PARE SONT OF FORDS
OF COMMISSION FF 22948
EXPRES 05/28/2019

It is the Intent of this plat to create Troot H and dedicate said tract from RC Superior to the Town of Superior os driven between



COSTRICT OF CONSISTENT

FORTY FORT, CHILAT FOLSOM, on as owner representative of the property and
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By: RC SUPERIOR, LLC, a Delawter limited listality company
By: Superior Town Center ASU WI Holdings, LLC, a Delaware limited libidity company, its aids Member ov outpers rom Celef AU, WI Holdings, LLL, a Distance limited logical contents for Member 1997. LLLP, a Distance limited Sty. Anath Strategis, Lend Versetter, WI, LLLP, a Diseaser limited local logical style of the style of the style of the style Sty. Anath Properties George II, LLLP, a Distance Initial style of the Style of the Style of the Style of the Style Sty. Anath Wangemest. Corporation, a Rorida corporation, its selection Style of the Style

The crea within Troots D1 and E is dedicated to the Town of Superior for the purpose indicated on the plot, and shall be owned, operated and mointained by the Town Of Superior. The ownership and maintenance of Lots, Blocks and Superiots will be the sole resingly-dual property owner, its successors and assigns.

PARCEL	ACRES	CANERSHIP & MAINTENANCE
LOT 1. BLOCK 14	1.381 ACRES	PRIVATE OWNER(S)
LOT 1, BLOCK 15	1.284 ACRES	PRIVATE OWNER(S)
LOT 1, BLOCK 17	3.402 ACRES	PRIVATE OWNER(S)
LOT 1. BLOCK 24	1.578 ACRES	PRIVATE OWNER(S)
SUPERIOT 5	23,151 ACRES	PYEVATE OWNER(S)
TRACT D1	6.507 ACRES	TOWN OF SUPERIOR
TRACT E	0.640 ACRES	TOWN OF SUPERIOR
TRACT H	5.877 ACRES	TOWN OF SUPERIOR
ROCHT OF WAY	5.550 ACRES	TOWN OF SUPERIOR
TOTAL	52,350 ACRES	

LAND USE TABLE

LOTS	(4)		ACRES	14.6%
SUPERLOT	(1)	23.151	ACRES	44.2%
TRACTS	(3)	16.024	ACRES	30.6%
RIGHT OF WAY	(1)	5.550	ACRES	10.6%
VACATED RIGHT OF WAY	(1)	0.000	ACRES	0.0%
TOTAL		52.350	ACRES	100.0%

Assuming the South like of the North Holf of the Southeast Quarter of add Section 19 as bearing North 8875796 East, being a grid sporting of the Collarios State Plane Coordinate System, North Zone, North Americas Dotam 1953/92, a cistance of 2654.76 feet, with oil bearings herein relative thereto.

According to Colorosis the year must commercial any logal action based upon any defect in this servery within Streep person of the possible of some wash coffect. In some case, may produce based upon any defect in this survey the commercial marks than Japan grown the date of the certification shown because. (15-90—165 CaSE, 2012)

This survey does not constitute a title secret by King Surveyors to determine contratity or economists of record. Fir oil information reporting assemblars, rights—chavy one title at records, King Surveyors relied spon Title Committeent Number ABT7003600.31, dated Jane 2, 2017, as prepared by Land Title Surveyors to defined the decreased information.



LOTS	(4)	7.625	ACRES	14.6%
SUPERLOT	(1)	23.151	ACRES	44.2%
TRACTS	(3)	16.024	ACRES	30.6%
RIGHT OF WAY	(1)	5.550	ACRES	10.6%
VACATED RIGHT OF WAY	(1)	0.000	ACRES	0.0%
TOTAL		52,350	ACRES	100.0%



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

A Replat of Superior Town Center Filing No. 1B Replat, Situate In the Section 19, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

<u>CERTIFICATE</u>	OF	DEDICATION	AND	<u>OWNERSHIP</u>

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

Superior Town Center Filing No. 1B Replat, a Minor Subdivision Plat recorded February 3, 2015 as Reception No. 3425881 of the Records of Boulder County and being inclusive of Lot 1 of Block 14, Lot 1 of Block 15, Lot 1 of Block 24, Superlot 5, Tract D1, Tract E, and along with Superior Drive, Avenue C, Avenue C Northbound, Avenue C Southbound, Avenue E, Street Five, Street Six and Discovery Parkway dedicated by action of said Superior Town Center Filing No. 1B Replat, situate in 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 52.350 acres, more or less (\pm) .

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 SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 4 and do hereby dedicate to the public the streets, rights-of-way, easements and tracts for purposes shown herein.

OWNER:	RC	SUPERIOR,	LLC,	а	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 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

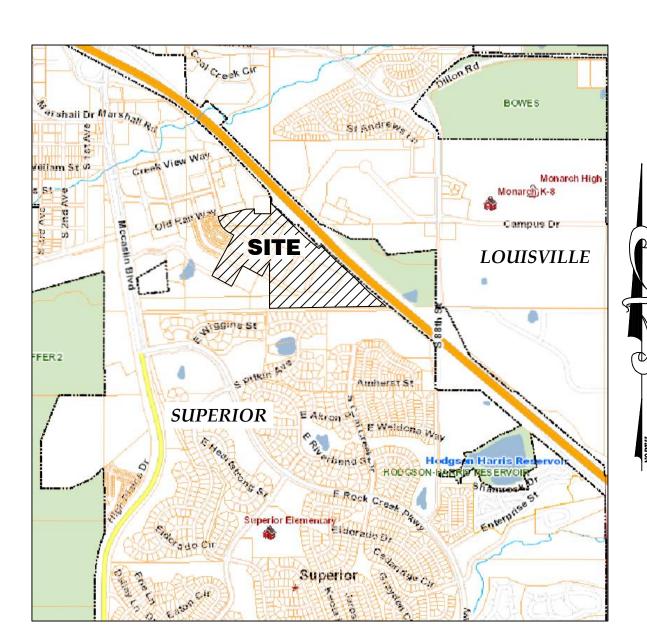
Executed this ______ day of ______, 20 ___.

The foregoing certificate of dedication and ownership was acknowledged before me

My commission expires ______ Notary Public

INTENT NOTE

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



VICINITY MAP (NOT TO SCALE)

consent to this plat.		
In witness whereof I hereunto set my hand this	a day of	, 20
Mayor, Town of Superior		
NOTARIAL CERTIFICATE		
STATE OF COLORADO)		
ss COUNTY OF BOULDER)		
The foregoing certificate of ownership was ackn	nowledged before me	
this, 20_	•	
My commission expires	Notary Public	(SEAL)
	•	
TOWN BOARD CERTIFICATE		
Approved by the Town Board of the Town of Sa	uperior, State of Colorado.	
Witness my hand the corporate seal of the Tov	vn of Superior thisday	of, 2
Witness my hand the corporate seal of the Tov	wn of Superior thisday	of, 2
Attest:		of, 2
	wn of Superior thisday	of, 2
Attest:		of, 2
Attest:Town Clerk		of, 2
Attest:	Mayor	
Attest: Town Clerk PLANNING COMMISSION CERTIFICATE Recommended approval this day of	Mayor	
Attest:	Mayor	
Attest: Town Clerk PLANNING COMMISSION CERTIFICATE Recommended approval this day of	Mayor	
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Attest: Town Clerk PLANNING COMMISSION CERTIFICATE Recommended approval this day of Commission, Resolution No. PC series 20	Mayor	
Attest: Town Clerk PLANNING COMMISSION CERTIFICATE Recommended approval this day of Commission, Resolution No. PC series 20		wn of Superior Plannin
Attest: Town Clerk PLANNING COMMISSION CERTIFICATE Recommended approval this day of Commission, Resolution No. PC series 20 TOWN CLERK CERTIFICATE I hereby certify that this instrument as approve	Mayor	wn of Superior Plannin
Attest: Town Clerk PLANNING COMMISSION CERTIFICATE Recommended approval this day of Commission, Resolution No. PC series 20	Mayor	wn of Superior Plannin

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 _____,

COUNTY CLERK AND RECORDER CERTIFICATE

County Clerk and Recorder

Map ______, Reception No. ______.

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, 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 _____, 20___.

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

individual property owner, its successors and assigns.

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

OWNERSHIP AND MAINTENANCE

The area within Tracts D1 and E is dedicated to the Town of Superior for the purpose indicated on the plat, and shall be owned, operated and maintained by the Town Of Superior. The ownership and maintenance of Lots, Blocks and Superlots will be the sole responsibility of the

PARCEL OWNERSHIP & MAINTENANCE LOT 1, BLOCK 14 LOT 1, BLOCK 15 1.264 ACRES PRIVATE OWNER(S) LOT 1, BLOCK 17 3.402 ACRES PRIVATE OWNER(S) LOT 1, BLOCK 24 1.578 ACRES PRIVATE OWNER(S) SUPERLOT 5 23.151 ACRES PRIVATE OWNER(S) TOWN OF SUPERIOF 6.507 ACRES TRACT E TOWN OF SUPERIOR 0.640 ACRES 8.877 ACRES TRACT H TOWN OF SUPERIOR RIGHT OF WAY 5.550 ACRES TOWN OF SUPERIOR

52.350 ACRES

LAND USE TABLE

TOTAL

LOTS	(4)	7.625	ACRES	14.6%
SUPERLOT	(1)	23.151	ACRES	44.2%
TRACTS	(3)	16.024	ACRES	30.6%
RIGHT OF WAY	(1)	5.550	ACRES	10.6%
VACATED RIGHT OF WAY	(1)	0.000	ACRES	0.0%
TOTAL		52.350	ACRES	100.0%

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

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

<u>NOTICE</u>

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)

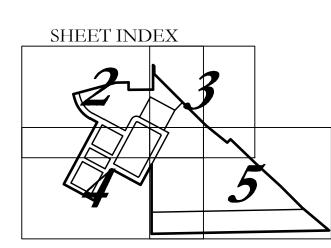
TITLE COMMITMENT NOTE

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.

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



4/24/2017 TLE NAME:

20160677SUB

1"=60'

DRAWN BY: CSK

CHECKED BY:

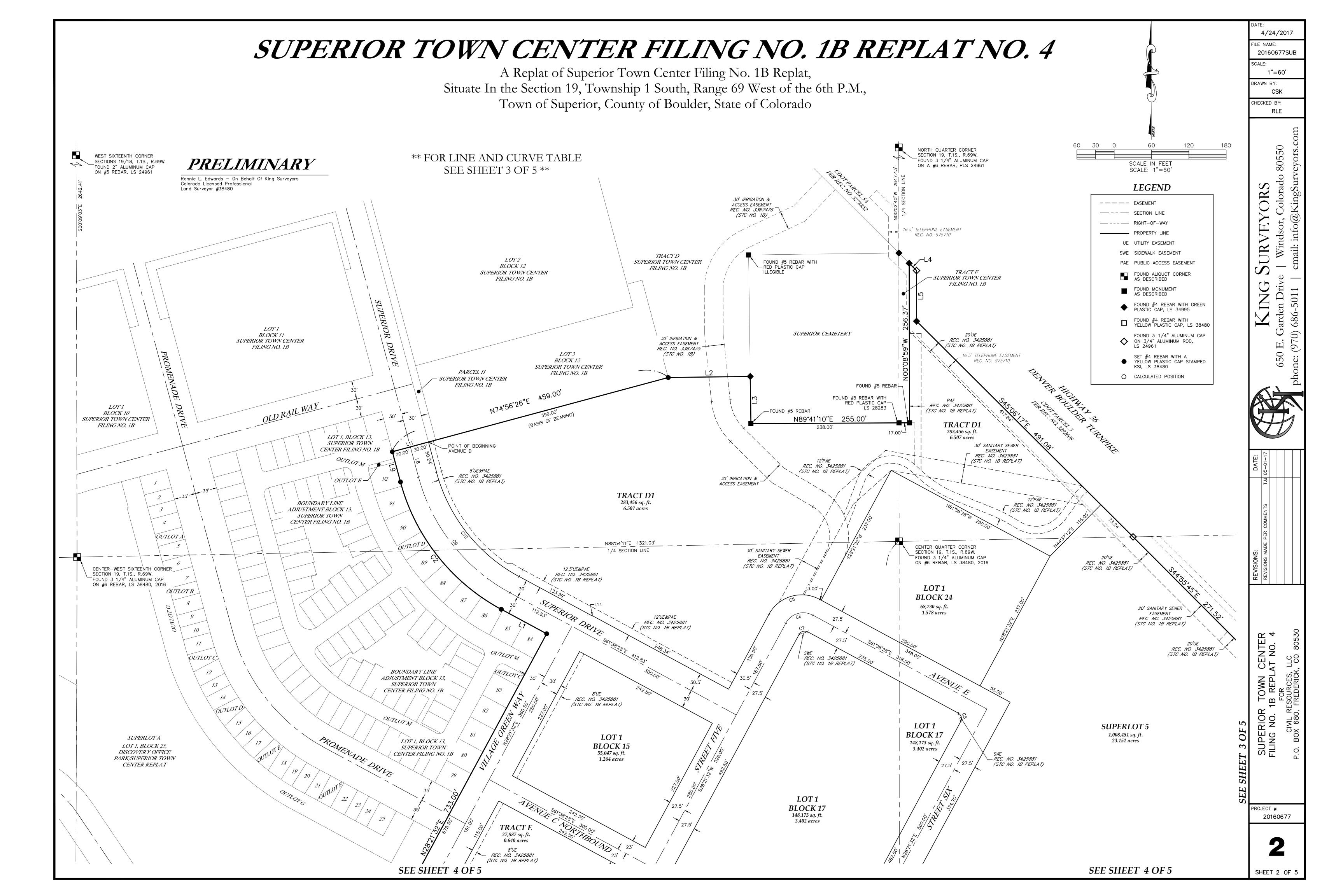
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VEYORS

PROJECT #: 20160677

SHEET 1 OF 5



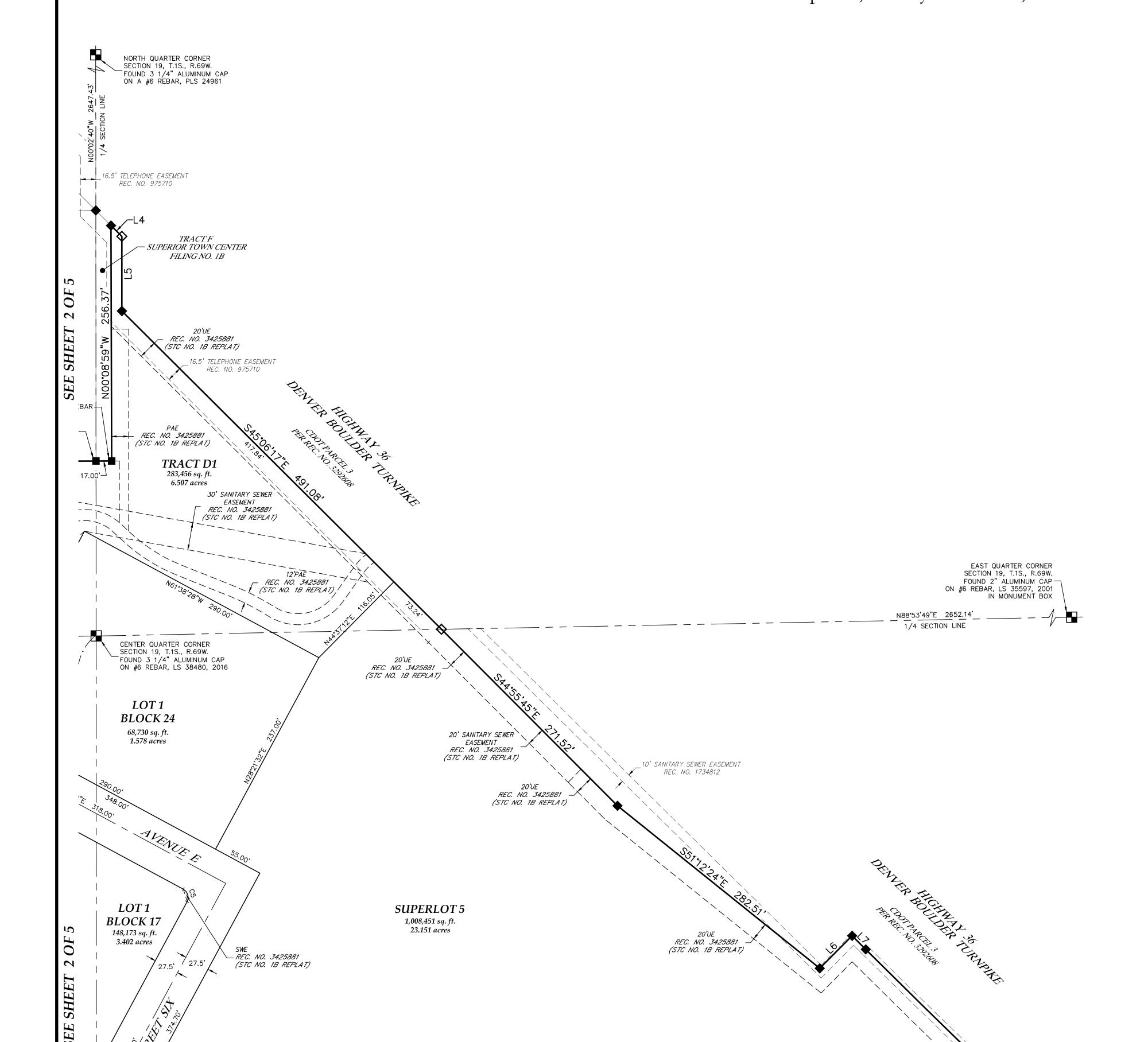
P:\20160677\DWG DISCOVERY - STC REPLAT\20160677SUB-STC REPLAT 4.dwg, 6

SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 4

20'UE REC. NO. 3425881 (STC NO. 1B REPLAT)

SEE SHEET 5 OF 5

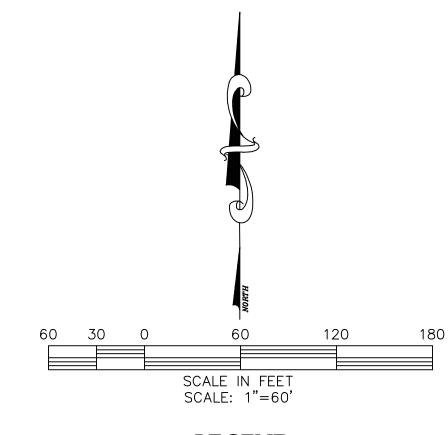
A Replat of Superior Town Center Filing No. 1B Replat, Situate In the Section 19, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado



SEE SHEET 5 OF 5

LINE TABLE					
LINE	BEARING	LENGTH			
L1	N61°38'28"W	82.83'			
L2	N89°13'02"E	131.78'			
L3	S00°46'59"E	75.90'			
L4	S45°06'17"E	16.65'			
L5	S00°02'40"E	81.39'			
L6	N44°53'46"E	49.97'			
L7	S45°06'14"E	20.98'			
L8	S15°03'34"E	50.24'			
L9	N15°03'34"W	50.24'			
L11	N74°56'26"E	60.00'			
L12	N28°21'05"E	3.00'			
L13	N61°38'55"W	60.00'			
L14	N28°21'32"E	0.50'			
L15	N28°21'32"E	10.00'			
L16	S61°38'28"E	10.00'			

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING		
C1	15.71'	10.00'	90°00'00"	14.14'	S73°21'32"W		
C2	268.29'	330.00'	46°34'55"	260.96	N38°21'01"W		
С3	694.29	11531.56	3° 26 ' 59"	694.18	S46°49'43"E		
C4	15.71'	10.00'	90°00'00"	14.14'	N73°21'32"E		
C5	15.71'	10.00'	90°00'00"	14.14'	N16*38'28"W		
C6	50.27	32.00'	90°00'00"	45.25'	S73°21'32"W		
C7	15.71'	10.00'	90°00'00"	14.14'	S73°21'32"W		
C8	94.25'	60.00'	90°00'01"	84.85'	S73°21'32"W		
С9	243.90'	300.00'	46°34'55"	237.24	S38°21'01"E		
C10	219.51	270.00'	46°34'55"	213.52	S38°21'01"E		



LEGEND

---- EASEMENT SWE SIDEWALK EASEMENT FOUND #4 REBAR WITH GREEN FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 38480 FOUND 3 1/4" ALUMINUM CAP
ON 3/4" ALUMINUM ROD,
LS 24961 SET #4 REBAR WITH A
YELLOW PLASTIC CAP STAMPED
KSI, LS 38480

O CALCULATED POSITION

** FOR LINE AND CURVE TABLE SEE SHEET 3 OF 5 **

PRELIMINARY

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

4/24/2017 TLE NAME: 20160677SUB

1"=60'

DRAWN BY:

CHECKED BY: RLE

olorado 80550

SURVEYORS

PROJECT #: 20160677

SHEET 3 OF 5

