



# Final Subdivision Plat of LOT 1, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B

Subdivision Plat Of Lot 1, Block 13 Of Superior Town Center Filing No. 1B,  
All Being Portions 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, being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Lot 1, Block 13 of the Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County, 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 4.100 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 LOT 1, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B and do hereby dedicate to the public the easements 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 \_\_\_\_\_)

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'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

### SURVEYOR'S CERTIFICATE

I, Steven A. Syring, 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.

Steven A. Syring - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38469

### 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

### 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'S CERTIFICATE

Recommended approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town of Superior Planning

Commission, Resolution No. PC \_\_\_\_\_ series 20\_\_\_\_.

### OUTLOT NOTE

The area within Outlots C, E, F, G, H, J, K, L and M are hereby dedicated as Blanket Public Access Easements.

The area within Outlots A and B are hereby dedicated as Blanket Gas Distribution, Private Gas Service Line, Drainage and Public Access Easements.

The area within Outlots D and I are hereby dedicated as Blanket Drainage and Public Access Easements.

### SIGHT DISTANCE EASEMENT NOTE

Structures and landscaping within the easement shall not exceed 24 inches in height except that deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground.

### 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 \_\_\_\_\_.

Town Clerk

LINE	BEARING	LENGTH
L1	S61°38'28"E	1.83'
L2	N48°44'59"W	3.60'
L3	S16°38'28"E	14.14'
L4	N70°29'21"E	13.48'
L5	N60°03'34"W	5.55'
L6	N29°56'23"E	14.14'
L7	N48°44'59"W	9.01'
L8	N60°03'36"W	14.14'
L9	N15°03'36"W	34.51'
L10	S74°56'24"W	8.50'
L11	S74°56'24"W	2.22'
L12	S15°03'36"E	42.00'
L13	N15°03'36"W	10.65'
L14	N74°56'24"E	5.50'
L15	N15°03'36"W	26.35'
L16	S74°56'24"W	5.50'
L17	N15°03'36"W	5.00'
L18	S74°56'24"W	3.68'
L19	S74°56'24"W	10.60'
L20	N15°03'36"W	8.40'
L21	S74°56'24"W	31.40'
L22	S15°03'36"E	9.80'
L23	S15°03'36"E	2.20'
L24	N74°56'24"E	42.00'
L25	S74°56'24"W	10.60'

LINE	BEARING	LENGTH
L26	N15°03'36"W	8.30'
L27	S74°56'24"W	31.40'
L28	S15°03'36"E	11.43'
L29	S15°03'36"E	2.44'
L30	N74°56'24"E	42.00'
L31	S40°45'10"W	42.00'
L32	N40°45'10"E	31.11'
L33	N48°40'05"W	7.90'
L34	N40°45'10"E	10.60'
L35	S28°21'32"W	42.00'
L36	S61°38'28"E	0.65'
L37	S61°38'28"E	11.28'
L38	N28°21'32"E	31.36'
L39	N61°38'28"W	8.08'
L40	N28°21'32"E	10.64'
L41	N74°49'16"E	6.19'
L42	S15°03'36"E	10.00'
L43	S74°49'16"W	6.22'
L44	S75°13'47"W	5.00'
L45	N71°20'46"W	18.89'
L46	N60°00'32"E	9.55'
L47	S29°59'28"E	10.00'
L48	S60°00'32"W	9.55'
L49	N75°01'51"E	5.97'
L50	S14°58'09"E	10.00'

LINE	BEARING	LENGTH
L51	S75°01'53"W	5.95'
L52	N75°06'10"E	9.27'
L53	S46°53'32"E	2.31'
L54	N28°22'14"E	2.00'
L55	S61°38'29"E	53.90'
L56	N46°55'38"E	8.03'
L57	S43°04'22"E	10.00'
L58	S46°55'38"W	8.03'
L59	S40°42'27"W	5.31'
L60	S46°53'32"E	7.28'
L61	N43°06'28"E	2.55'

### LAND USE TABLE

LOTS (1-92)	2.311 ACRES	56%
OUTLOTS (13)	1.789 ACRES	44%
<b>TOTAL</b>	<b>4.100 ACRES</b>	<b>100%</b>

PARCELS	ACRES	OWNERSHIP & MAINTENANCE
OUTLOT A	0.274 ACRES	STC METRO DISTRICT
OUTLOT B	0.293 ACRES	STC METRO DISTRICT
OUTLOT C	0.021 ACRES	STC METRO DISTRICT
OUTLOT D	0.026 ACRES	STC METRO DISTRICT
OUTLOT E	0.006 ACRES	STC METRO DISTRICT
OUTLOT F	0.018 ACRES	STC METRO DISTRICT
OUTLOT G	0.019 ACRES	STC METRO DISTRICT
OUTLOT H	0.022 ACRES	STC METRO DISTRICT
OUTLOT I	0.028 ACRES	STC METRO DISTRICT
OUTLOT J	0.024 ACRES	STC METRO DISTRICT
OUTLOT K	0.019 ACRES	STC METRO DISTRICT
OUTLOT L	0.014 ACRES	STC METRO DISTRICT
OUTLOT M	1.024 ACRES	STC METRO DISTRICT
LOTS (1-92)	2.311 ACRES	PRIVATE OWNER(S)
<b>TOTAL</b>	<b>4.100 ACRES</b>	

### BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the East Half of the Northwest Quarter of Section 9, T.1S., R.69W., as bearing North 88°54'11 East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 feet with all other bearings contained herein relative thereto.

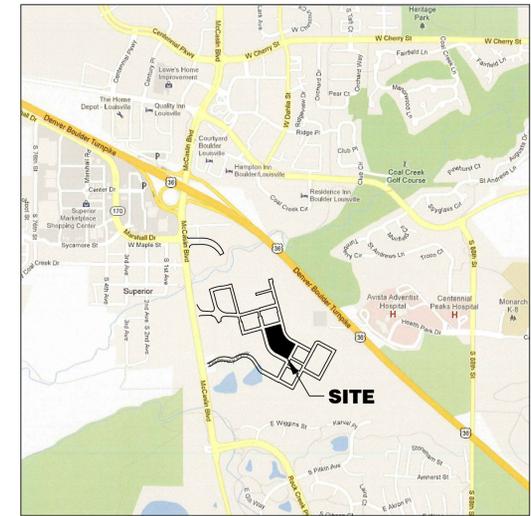
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

### 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 AB270376486-13, dated September 27, 2013 at 5:00 P.M. and Title Commitment Number ABC70389612-4, dated August 23, 2013 at 5:00 P.M., as both are prepared by Land Title Guarantee Company to delineate the aforesaid information.



VICINITY MAP  
(NOT TO SCALE)

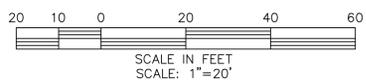
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	215.44'	265.00'	46°34'52"	209.56'	N38°21'02"W
C2	268.29'	330.00'	46°34'55"	260.96'	S38°21'01"E
C3	7.77'	265.00'	1°40'44"	7.77'	S47°45'33"E
C4	13.90'	265.00'	3°00'22"	13.90'	S50°06'06"E
C5	10.44'	265.00'	2°15'29"	10.44'	S52°44'02"E
C6	0.74'	223.00'	0°11'21"	0.74'	S48°22'55"E
C7	10.48'	223.00'	2°41'30"	10.48'	S51°21'51"E
C8	10.16'	191.00'	3°02'57"	10.16'	S16°35'04"E
C9	7.02'	330.00'	1°13'08"	7.02'	S15°40'07"E
C10	40.02'	330.00'	6°56'57"	40.00'	S19°45'10"E
C11	40.02'	330.00'	6°56'57"	40.00'	S26°42'07"E
C12	23.96'	330.00'	4°09'36"	23.95'	S32°15'24"E
C13	40.02'	330.00'	6°56'57"	40.00'	S37°48'40"E
C14	40.02'	330.00'	6°56'57"	40.00'	S44°45'37"E
C15	40.02'	330.00'	6°56'57"	40.00'	S51°42'34"E
C16	37.19'	330.00'	6°27'25"	37.17'	S58°24'46"E
C17	304.88'	375.00'	46°34'55"	296.55'	S38°21'01"E
C18	7.98'	375.00'	1°13'08"	7.98'	S15°40'07"E
C19	45.48'	375.00'	6°56'57"	45.45'	S19°45'10"E
C20	45.48'	375.00'	6°56'57"	45.45'	S26°42'07"E
C21	27.23'	375.00'	4°09'36"	27.22'	S32°15'24"E
C22	45.48'	375.00'	6°56'57"	45.45'	S37°48'40"E
C23	45.48'	375.00'	6°56'57"	45.45'	S44°45'37"E
C24	45.48'	375.00'	6°56'57"	45.45'	S51°42'34"E
C25	42.26'	375.00'	6°27'25"	42.24'	S58°24'46"E
C26	18.24'	265.00'	3°56'35"	18.23'	S17°01'54"E
C27	24.20'	265.00'	5°13'58"	24.19'	S21°37'10"E
C28	36.14'	265.00'	7°48'49"	36.11'	S28°08'34"E
C29	24.25'	265.00'	5°14'37"	24.24'	S34°40'17"E
C30	20.30'	265.00'	4°23'18"	20.29'	S39°29'14"E
C31	24.23'	265.00'	5°14'18"	24.22'	S44°18'02"E
C32	32.11'	265.00'	6°56'35"	32.09'	S50°23'29"E
C33	24.20'	265.00'	5°13'59"	24.19'	S56°28'45"E
C34	11.77'	265.00'	2°32'44"	11.77'	S60°22'06"E
C35	178.86'	220.00'	46°34'52"	173.97'	S38°21'02"E
C36	16.04'	220.00'	4°10'40"	16.04'	S17°08'56"E
C37	24.23'	220.00'	6°18'37"	24.22'	S22°23'34"E
C38	18.90'	220.00'	4°55'20"	18.89'	S28°00'33"E
C39	24.30'	220.00'	6°19'42"	24.29'	S33°38'04"E
C40	20.30'	220.00'	5°17'12"	20.29'	S39°26'31"E
C41	24.27'	220.00'	6°19'12"	24.25'	S45°14'42"E
C42	16.15'	220.00'	4°12'20"	16.14'	S50°30'28"E
C43	24.23'	220.00'	6°18'34"	24.21'	S55°45'55"E
C44	10.45'	220.00'	2°43'16"	10.45'	S60°16'50"E
C45	31.42'	20.00'	90°00'00"	28.28'	N16°38'28"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C46	4.24'	20.00'	12°08'48"	4.23'	N55°34'04"W
C47	27.18'	20.00'	77°51'12"	25.13'	N10°34'04"W
C48	15.71'	10.00'	90°00'00"	14.14'	N73°21'32"E
C49	10.47'	10.00'	60°00'00"	10.00'	N88°21'32"E
C50	5.24'	10.00'	30°00'00"	5.18'	N43°21'32"E
C51	15.71'	10.00'	90°00'00"	14.14'	S73°21'32"W
C52	15.71'	10.00'	90°00'00"	14.14'	N16°38'28"W
C53	1.51'	10.00'	8°37'37"	1.50'	N24°02'43"E
C54	14.20'	10.00'	81°22'23"	13.04'	N20°57'17"W
C55	10.54'	11.00'	54°54'09"	10.14'	S12°23'31"W
C56	3.04'	11.00'	15°49'33"	3.03'	S07°08'47"E
C57	7.50'	11.00'	39°04'36"	7.36'	S20°18'18"W
C58	15.71'	10.00'	90°00'03"	14.14'	N6°00'35"W
C59	15.71'	10.00'	90°00'00"	14.14'	S29°56'24"W
C60	151.15'	401.00'	21°35'47"	150.26'	S50°50'35"E
C61	45.45'	401.00'	6°29'38"	45.43'	S58°23'39"E
C62	20.01'	401.00'	2°51'33"	20.01'	S53°43'04"E
C63	20.01'	401.00'	2°51'31"	20.00'	S50°51'32"E
C64	20.05'	401.00'	2°51'54"	20.05'	S47°59'49"E
C65	45.63'	401.00'	6°31'12"	45.61'	S43°18'17"E
C66	14.93'	10.00'	85°32'37"	13.58'	N82°48'59"W
C67	15.37'	10.00'	88°02'20"	13.90'	N10°23'32"E
C68	102.94'	401.00'	14°42'31"	102.66'	S26°16'22"E
C69	39.26'	401.00'	5°36'35"	39.24'	S30°49'20"E
C70	20.06'	401.00'	2°51'58"	20.06'	S26°35'04"E
C71	20.01'	401.00'			

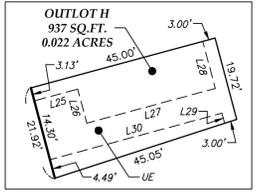
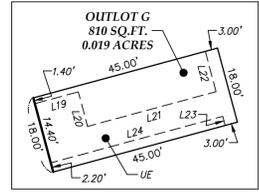
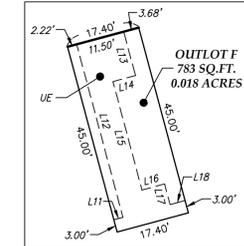
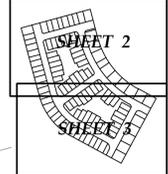
# LOT 1, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B

LOT 1, BLOCK 11  
SUPERIOR TOWN CENTER  
FILING NO. 1B

DATE:  
3/16/2016  
FILE NAME:  
2012219H-SUB  
SCALE:  
1"=20'  
DRAWN BY:  
CSK  
CHECKED BY:  
SAS



SHEET LAYOUT



### LEGEND

- EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- UE UTILITY EASEMENT
- STE SITE TRIANGLE EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38469
- CALCULATED POSITION



**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**  
Assuming the South line of the East Half of the Northwest Quarter of Section 9, T.1S., R.69W., as bearing North 88°54'11" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 feet with all other bearings contained herein relative thereto.  
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**\*\* FOR LINE AND CURVE TABLE  
SEE SHEET 1 OF 3 \*\***

CENTER QUARTER CORNER SECTION 19, T.1S., R.69W.  
FOUND 3 1/4" ALUMINUM CAP ON #6 REBAR, LS 24667, 1996  
ALSO FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR, ILLEGIBLE NEXT TO THE ACCEPTED CORNER POSITION

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



REVISIONS:	DATE:	BY:
REVISED PER TOWN COMMENTS	5/16/16	CSK
REVISED PER TOWN COMMENTS	5/27/16	CSK
REVISED PER TOWN COMMENTS	7/14/16	LEC
COGO	7/13/16	LEC

LOT 1, BLOCK 13  
SUPERIOR TOWN CENTER FILING NO. 1B  
FOR  
CIVIL RESOURCES, LLC  
P.O. BOX 680, FREDERICK, CO 80530

PROJECT #:  
2012219-H

Steve A. Syring - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38469

# LOT 1, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B

DATE: 3/16/2016  
 FILE NAME: 2012219H-SUB  
 SCALE: 1"=20'  
 DRAWN BY: CSK  
 CHECKED BY: SAS

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



REVISIONS:	DATE:
REVISED PER TOWN COMMENTS	CSK 5/16/16
REVISED PER TOWN COMMENTS	COL 5/31/16
REVISED PER TOWN COMMENTS	LEC 7/14/16
	LEC 7/13/16

LOT 1, BLOCK 13  
 SUPERIOR TOWN CENTER FILING NO. 1B  
 FOR  
 CIVIL RESOURCES, LLC  
 P.O. BOX 680, FREDERICK, CO 80530

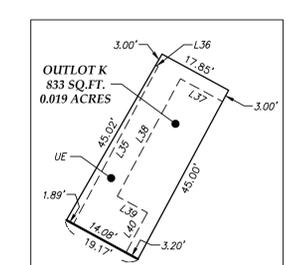
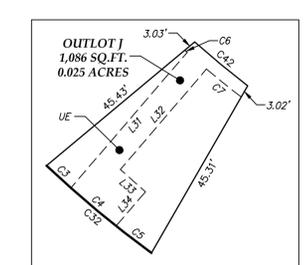
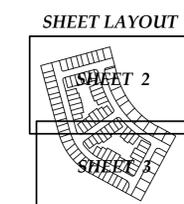
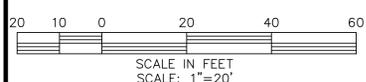
PROJECT #:  
 2012219-H

**3**  
 SHEET 3 OF 3



SEE SHEET 2 OF 3

SEE SHEET 2 OF 3



- LEGEND**
- EASEMENT LINE
  - SECTION LINE
  - - - RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - - - CENTERLINE
  - - - UTILITY EASEMENT
  - △ SITE TRIANGLE EASEMENT
  - EAE EMERGENCY ACCESS EASEMENT
  - FOUND ALIQUOT CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38469
  - CALCULATED POSITION

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 Colorado Licensed Professional  
 Land Surveyor #38469