

# REPLAT - LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6

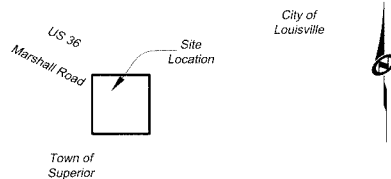
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,  
 RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
 SHEET 1 OF 3

**LEGAL DESCRIPTION**

LOT 12 OF SUPERIOR MARKETPLACE FILING NO. 6, RECORDED AT RECEIPTION NUMBER 2874352 ON AUGUST 6, 2007, OF THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER'S OFFICE, STATE OF COLORADO, CONTAINING 53,767 SQUARE FEET OR 1.280 ACRES, MORE OR LESS.

**GENERAL NOTES:**

1. UNITS ARE U.S. SURVEY FEET
2. A FIELD SURVEY WAS PERFORMED BY NV5, INC. ON MAY 2, 2017.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 12, THE NORTHWESTERLY CORNER IS A FOUND PK NAIL IN THE CONCRETE PAV; THE SOUTHEASTERLY POINT IS A FOUND #6 REBAR WITH CAP STAMPED "PES 34182". THE BEARING BETWEEN SAID POINTS IS SOUTH 45° 11' 05" EAST.



**VICINITY MAP**  
 (Not to Scale)

**VACATION STATEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE TOWN OF SUPERIOR, BEING OWNERS(S) OF THE EASEMENTS AS LISTED THEREIN, A PORTION TWO (2 - 17' ELECTRIC, PHONE & GAS UTILITY EASEMENTS PER SUPERIOR MARKETPLACE, REPLAT OF EASEMENT OF SUPERIOR MARKETPLACE FILINGS NO. 1, 3 AND 5, RECEIPTION NO. 2735638 RECORDED JANUARY 26, 2008

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, DO HEREBY VACATE THE EASEMENTS AS SHOWN ON SHEET 2 OF 3 AS LABELED "VACATED BY THIS PLAT AS SHOWN HATCHED".

IN WITNESS WHEREOF AND BEING THE OWNERS(S) OF SAID EASEMENTS, WE HAVE SET OUR HANDS AND SEALS THIS 12<sup>th</sup> DAY OF January, 2018.

By Clint Holman as DWAER



**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT ETHAN ALLEN RETAIL, INC. BEING THE OWNER, MORTGAGEE OR LEND HOLDER OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: LOT 12 OF SUPERIOR MARKETPLACE FILING NO. 6 RECORDED AT RECEIPTION NUMBER 2874352 ON AUGUST 6, 2007 OF THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER'S OFFICE, STATE OF COLORADO, CONTAINING 53,767 SQUARE FEET OR 1.280 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, EXCEPT THE NAME AND STYLE OF REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO. 6 AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND PARKLANDS FOR PURPOSES SHOWN HEREIN.

EXECUTED THIS 12<sup>th</sup> DAY OF January, 2018.

Ethan Allen Retail, Inc.  
 ETHAN ALLEN RETAIL, INC.  
 STATE OF COLORADO  
 I am,  
 COUNTY OF BOULDER

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF January, 2018, BY Ethan Allen Retail, Inc.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
Jeffrey J. Buser  
 Notary Public  
 My Commission Expires Mar. 31, 2018

**PLANNING COMMISSION CERTIFICATION**

RECOMMENDED APPROVAL THIS 7<sup>th</sup> DAY OF November, 2017, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC- 5 SERIES 2017.

**BOARD OF TRUSTEES' CERTIFICATE**

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO, WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 12<sup>th</sup> DAY OF January, 2018.

ATTEST:  
Phyllis L. Hardin Clint Holman  
 PHYLLIS L. HARDIN, TOWN CLERK MAYOR  
 THE TOWN OF SUPERIOR  
 SEAL

**TOWN CLERK CERTIFICATE**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY RESOLUTION PC-5 SERIES 2017 NO. 5 SERIES 2017 ON THE 12<sup>th</sup> DAY OF January, 2018, AT 10 O'CLOCK A.M. AND WAS FILED IN MY OFFICE ON THE 12<sup>th</sup> DAY OF January, 2018.

Phyllis L. Hardin  
 PHYLLIS L. HARDIN, TOWN CLERK  
 SEAL

**COUNTY CLERK AND RECORDER CERTIFICATE**

STATE OF COLORADO )  
 ) ss  
 COUNTY OF BOULDER )

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT 11:15 O'CLOCK A.M. ON THE 16<sup>th</sup> DAY OF January, 2018, IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEIPTION NUMBER 2874352 AND IS RECORDED IN PLAT FILE NUMBER \_\_\_\_\_

Hillary Hall \$33.00  
 COUNTY CLERK AND RECORDER HILLARY HALL FERS  
Caroline C. ...  
 DEPUTY

**SURVEYOR'S STATEMENT**

I, ERIC ROBERT WHITE, A DULY REGISTERED 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 61, C.R.S., AS AMENDED, AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

MAY 2, 2017  
 DATE OF SURVEY  
 ERIC ROBERT WHITE, PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38278  
 NV5, INC.  
 300 185 STREET, SUITE 202  
 DENVER, CO 80211  
 JANUARY 9, 2018



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.

REPLAT - LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6

NW5

COVER SHEET

PLAT NUMBER: 1  
 OF 3 SHEETS  
 SCALE:  
 OR 1/4" = 40'  
 22517-00003A

DENVER, CO 80202 303.440.2000  
 BUREAU OF RECORDS & ADMINISTRATION  
 1000 14TH STREET, SUITE 200  
 DENVER, CO 80202

# REPLAT – LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

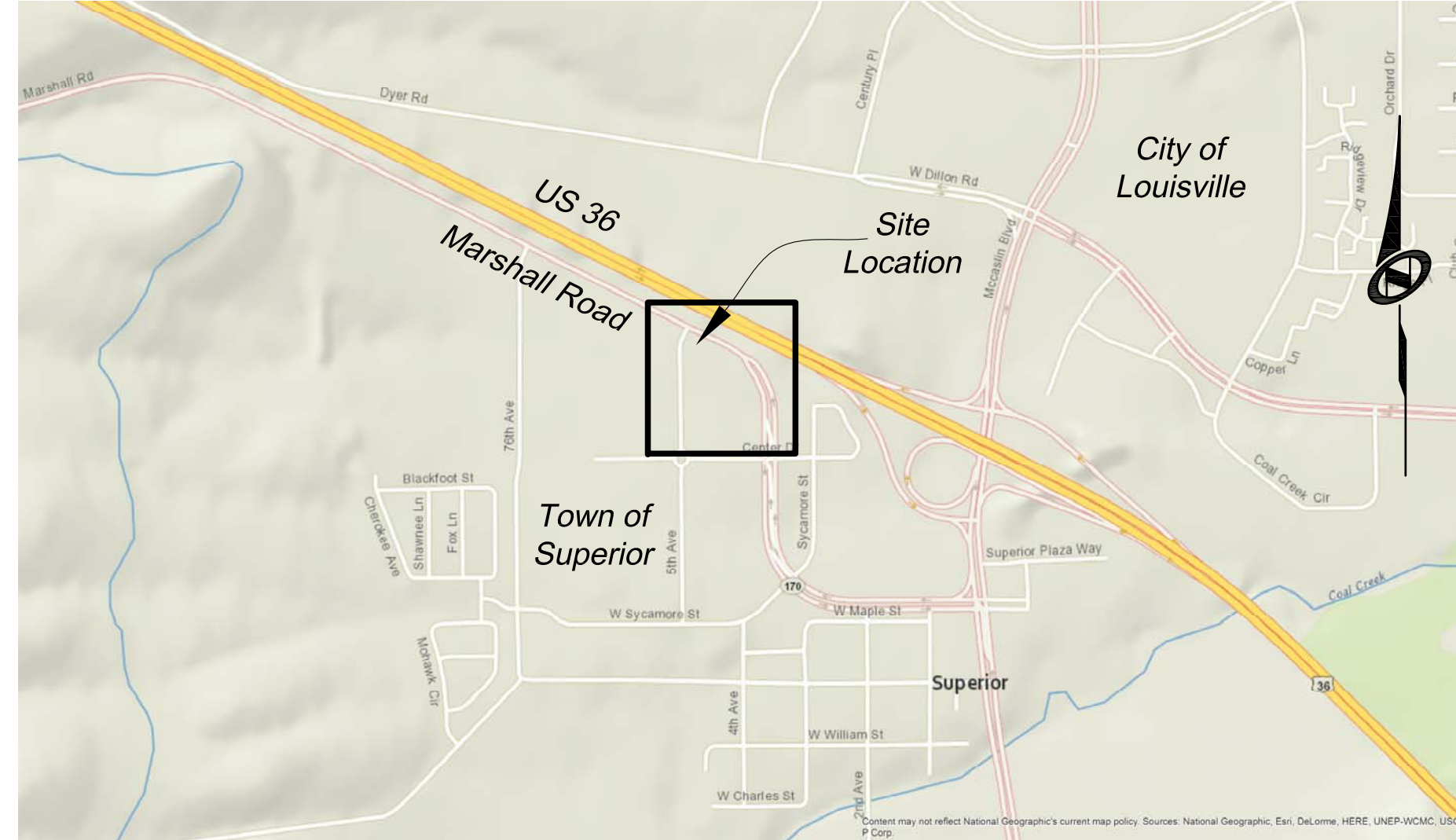
SHEET 1 OF 3

## LEGAL DESCRIPTION

LOT 12 OF SUPERIOR MARKETPLACE FILING NO. 6, RECORDED AT RECEPTION NUMBER 2874252 ON AUGUST 6, 2007, OF THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER'S OFFICE, STATE OF COLORADO. CONTAINING 55,757 SQUARE FEET OR 1.280 ACRES, MORE OR LESS.

## GENERAL NOTES:

- UNITS ARE U.S. SURVEY FEET.
- A FIELD SURVEY WAS PERFORMED BY NV5, INC. ON MAY 2, 2017.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 12; THE NORTHWESTERLY CORNER IS A FOUND PK NAIL IN THE CONCRETE PAV. THE SOUTHEASTERLY POINT IS A FOUND #5 REBAR WITH CAP STAMPED "PLS 34582". THE BEARING BETWEEN SAID POINTS IS SOUTH 63° 11' 05" EAST.



VICINITY MAP  
(Not to Scale)

## VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE TOWN OF SUPERIOR, BEING OWNER(S) OF THE EASEMENTS AS LISTED THEREIN:

A PORTION TWO (2) - 10' ELECTRIC, PHONE & GAS UTILITY EASEMENTS PER SUPERIOR MARKETPLACE, REPLAT OF EASEMENT OF SUPERIOR MARKETPLACE FILINGS NO. 1, 3 AND 5, RECEPTION NO. 2753536 RECORDED JANUARY 30, 2006

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, DO HEREBY VACATE THE EASEMENTS AS SHOWN ON SHEET 2 OF 3 AS LABELED "VACATED BY THIS PLAT AS SHOWN HATCHED".

IN WITNESS WHEREOF, AND BEING THE OWNER(S) OF SAID EASEMENTS. WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, BEING THE OWNER(S), MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: LOT 12 OF SUPERIOR MARKETPLACE FILING NO. 6 RECORDED AT RECEPTION NUMBER 2874252 ON AUGUST 6, 2007 OF THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER'S OFFICE, STATE OF COLORADO, CONTAINING 55,757 SQUARE FEET OR 1.280 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 REPLAT - LOT 12, SUPERIOR MARKETPLACE FILING NO. 6 AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND PARKLANDS FOR PURPOSES SHOWN HEREIN.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER(S) \_\_\_\_\_ MORTGAGEES OR LIEN HOLDERS \_\_\_\_\_

STATE OF COLORADO )  
) ss.  
COUNTY OF BOULDER )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

## PLANNING COMMISSION CERTIFICATION

RECOMMENDED APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC \_\_\_\_\_, SERIES 20\_\_\_\_.

## BOARD OF TRUSTEES' CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PHYLLIS L. HARDIN, TOWN CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

## TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY (RESOLUTION / ORDINANCE) NO. \_\_\_\_\_, SERIES 20\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

PHYLLIS L. HARDIN, TOWN CLERK \_\_\_\_\_

## COUNTY CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO )  
) ss.  
COUNTY OF BOULDER )

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_ AND IS RECORDED IN PLAN FILE NUMBER \_\_\_\_\_.

COUNTY CLERK AND RECORDER: HILLARY HALL \_\_\_\_\_ FEES: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

## SURVEYOR'S STATEMENT:

I, ERIC ROBERT WHITE, A DULY REGISTERED 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:

\_\_\_\_\_, MAY 2, 2017  
DATE OF SURVEY

ERIC ROBERT WHITE, PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38278  
NV5, INC.  
2650 18th STREET, SUITE 202  
DENVER, CO 80211  
NOVEMBER 3, 2017



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.

REPLAT – LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6

DATE SUBMITTED: November 3, 2017

PREPARED FOR: MCG Architecture

DENVER, CO 80211  
WWW.NV5.COM

NV5

2650 18th STREET, SUITE 202  
303.220.6400 TEL

COVER SHEET

SHEET NUMBER

1

OF 3 SHEETS

SCALE

JOB NUMBER

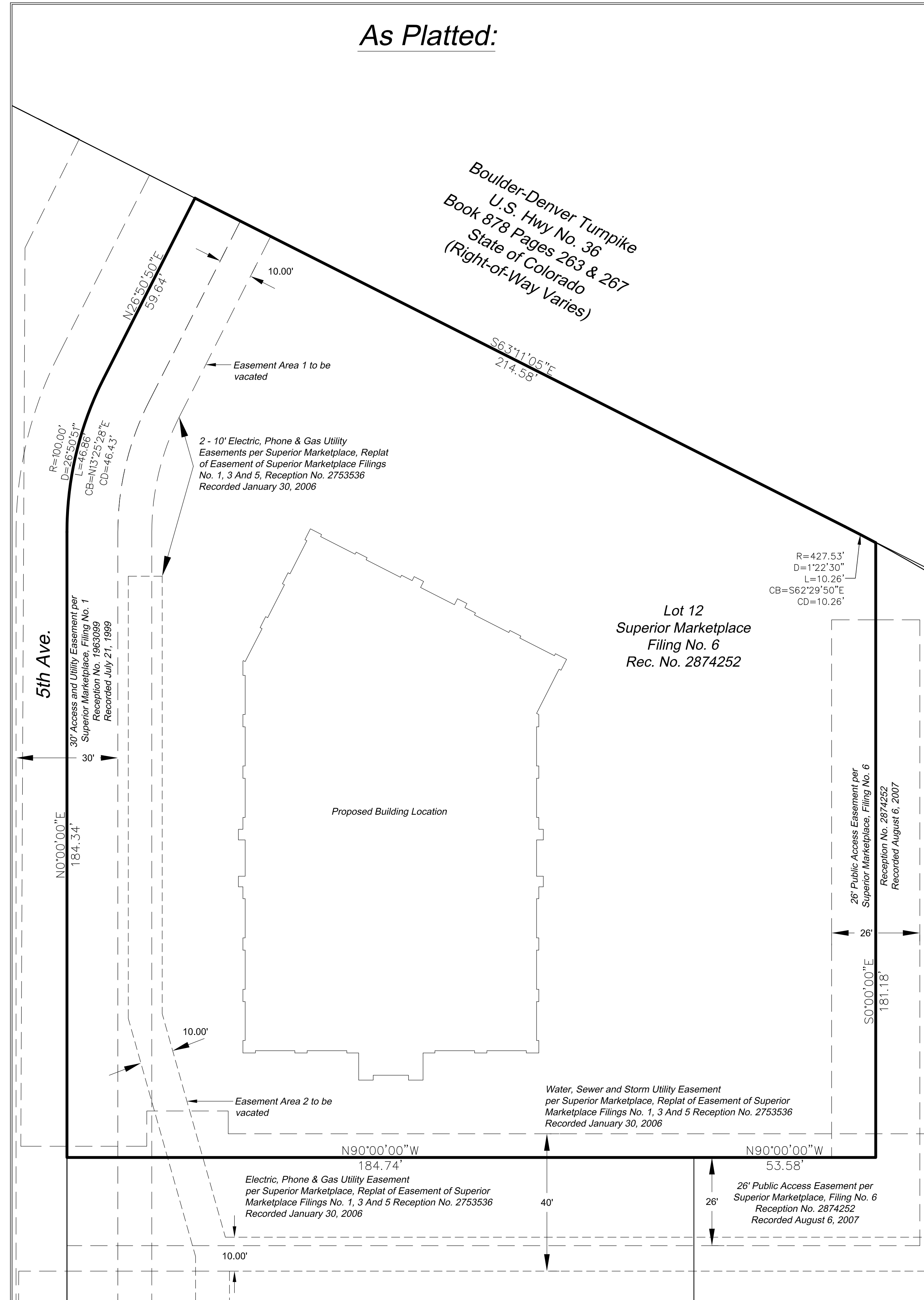
223517-000038



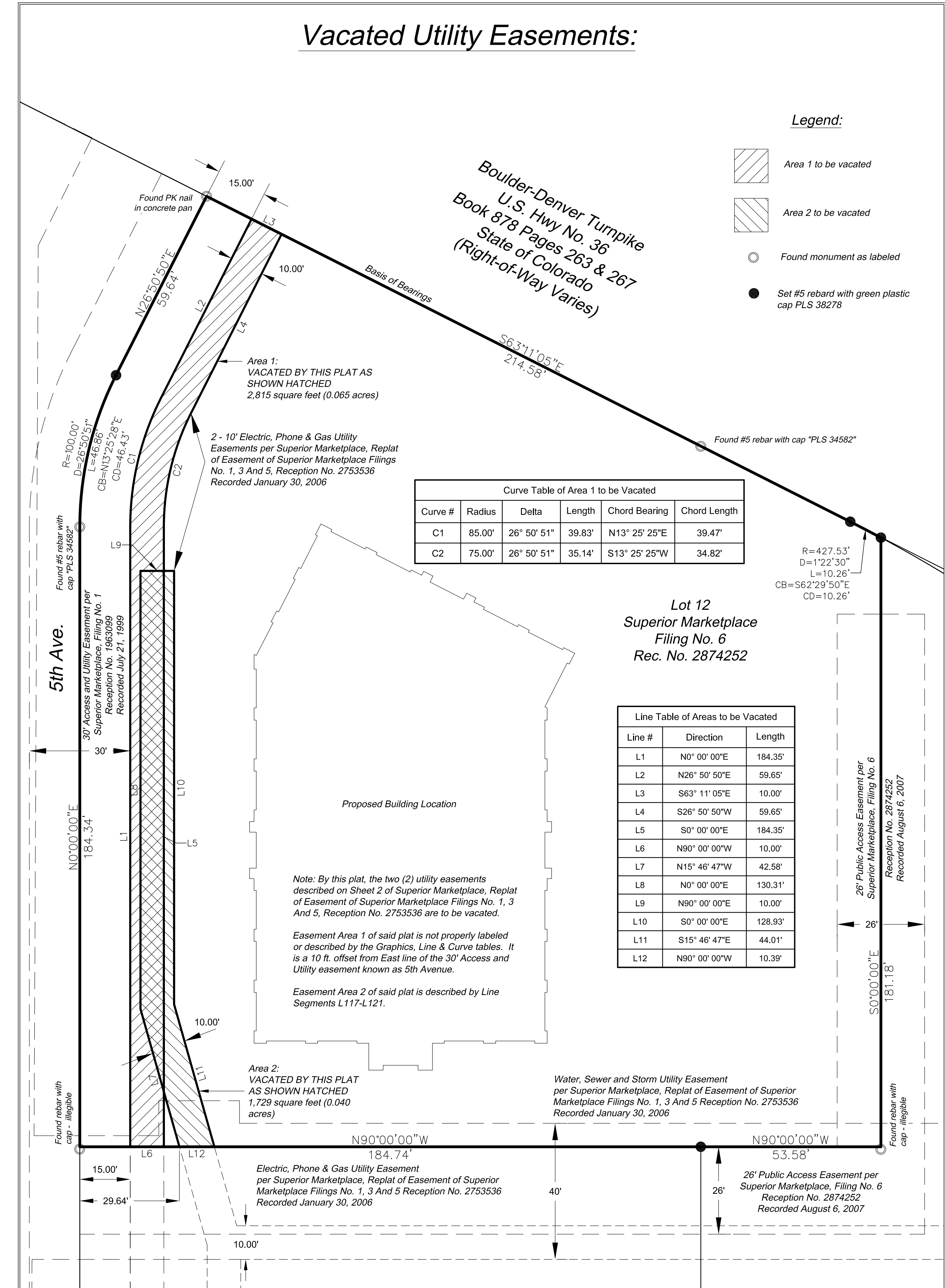
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SHEET 2 OF 3

*As Platted:*



*Vacated Utility Easements:*



REPLAT – LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6

VACATED UTILITY EASEMENTS

SHEET NUMBER  
2  
OF 3 SHEETS  
SCALE  
HORIZONTAL: 1" = 20'  
JOB NUMBER  
223517-000038

DATE SUBMITTED: November 3, 2017

PREPARED FOR: MCC Architecture

DENVER, CO 80211  
WWW.NV5.COM

NV5

2650 18TH STREET, SUITE 202  
303.220.6400 TEL

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ DRAWING NAME: \_\_\_\_\_ SERVICE: \_\_\_\_\_ PLOTTING VIEW: \_\_\_\_\_ PROJ. WDR: \_\_\_\_\_  
XREFS:

NO.	REV.	DATE	DESCRIPTION
1	EW	04.30.2017	1st Submittal
2	EW	04.27.2017	ES&S to cover sheet & easements
3	EW	Nov. 3, 2017	ES&S to cover sheet & easements



# REPLAT – LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6

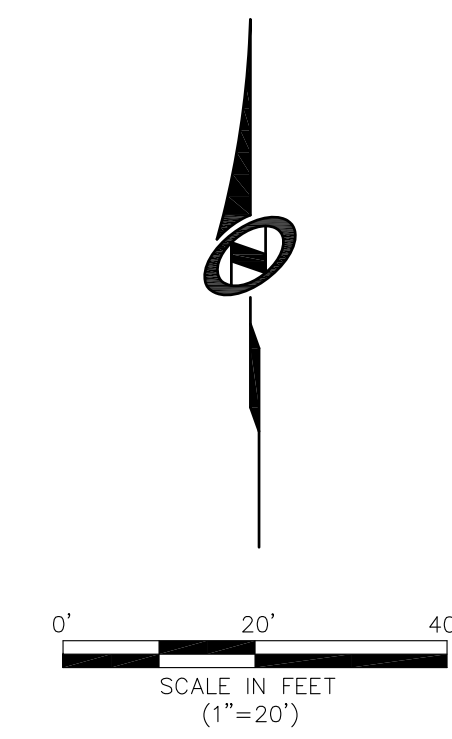
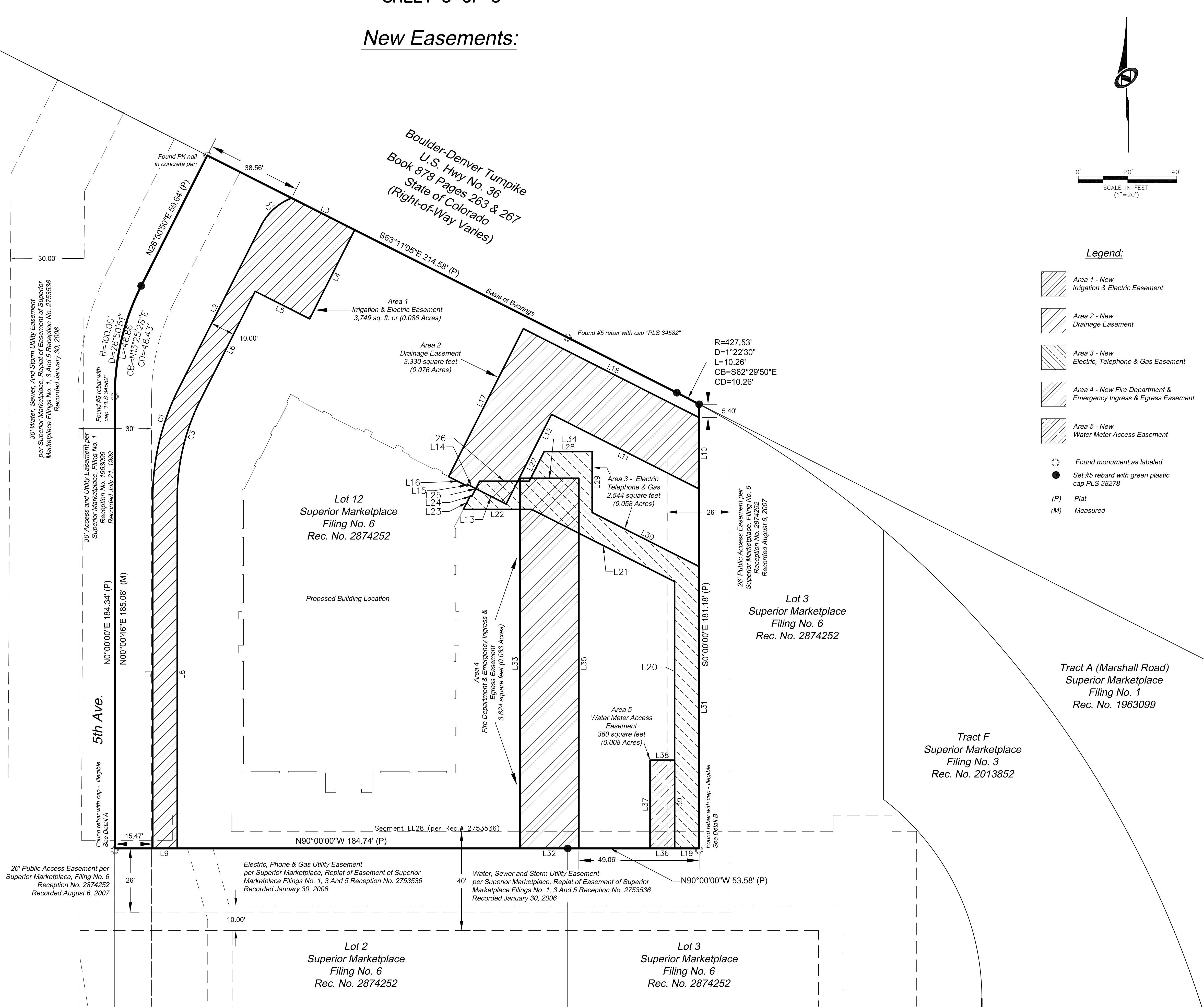
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
SHEET 3 OF 3

## New Easements:

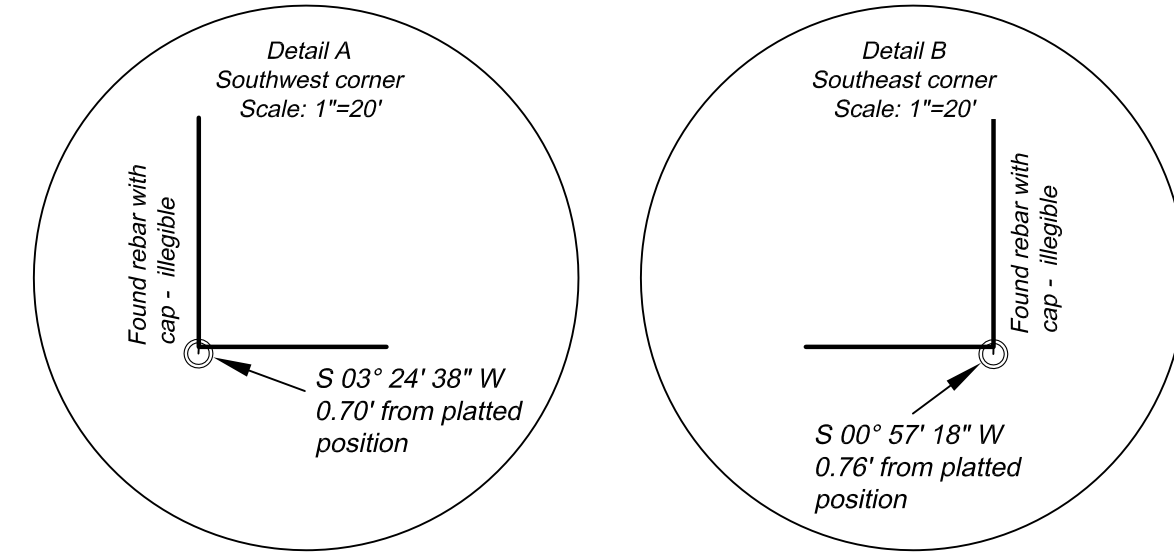
Line #	Direction	Length
L1	N0° 00' 00"E	142.00'
L2	N26° 48' 56"E	75.46'
L3	S63° 11' 05"E	28.80'
L4	S26° 48' 55"W	40.65'
L5	N63° 11' 05"W	24.91'
L6	S26° 44' 18"W	51.19'
L8	S0° 00' 00"E	142.05'
L9	N90° 00' 00"W	10.00'
L10	S0° 00' 00"E	29.13'
L11	N63° 11' 05"W	67.46'
L12	S26° 48' 55"W	41.00'
L13	N63° 03' 59"W	13.90'
L14	N63° 00' 05"W	3.69'
L15	S26° 59' 55"W	0.67'
L16	N63° 03' 59"W	8.41'
L17	N26° 48' 55"E	67.60'
L18	S63° 11' 05"E	80.32'
L19	N90° 00' 00"W	10.00'
L20	N0° 00' 00"E	108.85'
L21	N63° 11' 05"W	65.38'
L22	N90° 00' 00"W	27.79'
L23	N27° 00' 01"E	6.22'
L24	S63° 00' 05"E	0.67'
L25	N27° 00' 08"E	6.99'
L26	N90° 00' 00"E	20.25'
L27	N26° 48' 55"E	13.52'
L28	N90° 00' 00"E	19.59'
L29	S0° 00' 00"E	24.84'
L30	S63° 11' 05"E	48.87'
L31	S0° 00' 00"E	115.00'
L32	N90° 00' 00"W	24.00'
L33	N0° 00' 00"E	151.00'
L34	N90° 00' 00"E	24.00'
L35	S0° 00' 00"E	151.00'
L36	N90° 00' 00"W	10.00'
L37	N0° 00' 00"E	36.00'
L38	N90° 00' 00"E	10.00'
L39	S0° 00' 00"E	36.00'

Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	98.98'	26° 18' 47"	45.46'	N12° 32' 35"E	45.06'
C2	23.51'	43° 52' 02"	18.00'	N46° 55' 14"E	17.56'
C3	88.98'	26° 17' 23"	40.83'	S12° 29' 52"W	40.47'

Block 1, Lot 1  
Superior Marketplace  
Filing No. 1  
Rec. No. 1963099



- Legend:**
- Area 1 - New Irrigation & Electric Easement
  - Area 2 - New Drainage Easement
  - Area 3 - New Electric, Telephone & Gas Easement
  - Area 4 - New Fire Department & Emergency Ingress & Egress Easement
  - Area 5 - New Water Meter Access Easement
  - Found monument as labeled
  - Set #5 rebar with green plastic cap PLS 38278
  - (P) Plat
  - (M) Measured



REPLAT – LOT 12, SUPERIOR MARKETPLACE, FILING NO. 6  
 DATE SUBMITTED: November 3, 2017  
 PREPARED FOR: MCC Architecture  
 DENVER, CO 80211  
 WWW.NV5.COM  
 2650 18TH STREET, SUITE 202  
 303.220.6400 TEL  
 SHEET NUMBER 3 OF 3 SHEETS  
 SCALE HORIZONTAL: 1"= 20'  
 JOB NUMBER 223517-000038