

Preliminary and Final Subdivision Plat of ROCK CREEK RANCH FILING NO. 12A

Being a Replat of a Portion of Tracts E, H, I and K, Rock Creek Ranch Filing No. 12,
Situate in the Southeast Quarter 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 Superior-Rock Creek LLC, a Colorado limited liability company and Town of Superior, a municipal corporation of the State of Colorado, being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Parcel A:

Tract E, Rock Creek Ranch Filing No. 12 recorded December 7, 1992 as Reception No. 01246125 of the Records of Boulder County, situate in the Southeast Quarter (SE1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

EXCEPTING THEREFROM those portions of said Tract E conveyed to the Department of Transportation, State of Colorado, described in deeds recorded September 27, 1999 at Reception No. 1985322 and March 15, 2013 at Reception No. 03297209 of the Records of Boulder County, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said section 19 and assuming the East line of the Southeast Quarter of the Southeast Quarter of said Section 19 as bearing North 00°10'20" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1313.91 feet with all other bearings contained herein relative thereto;

THENCE North 00°10'20" West along said East line a distance of 499.65 feet;
THENCE South 89°49'40" West a distance of 24.90 feet to the Southeast corner of said Tract E, Rock Creek Ranch Filing No. 12 and to the POINT OF BEGINNING;
THENCE South 89°00'21" West along the Southerly line of said Tract E a distance of 80.57 feet;
THENCE North 09°34'33" West a distance of 116.48 feet;
THENCE North 04°07'49" East a distance of 138.96 feet;
THENCE North 50°13'37" West a distance of 780.75 feet to the Northerly line of said Tract E;
The following Four (4) courses are along the Northerly and Easterly lines of said Tract E:
THENCE North 88°57'10" East a distance of 38.24 feet;
THENCE South 50°13'37" East a distance of 790.36 feet;
THENCE South 19°42'54" East a distance of 130.31 feet;
THENCE South 00°09'34" East a distance of 123.94 feet to the POINT OF BEGINNING.

Said described Parcel A contains 19.029 Acres, more or less (±).

Parcel B:

Tracts H, I, and K, Rock Creek Ranch Filing No. 12 recorded December 7, 1992 as Reception No. 01246125 of the Records of Boulder County, situate in the Southeast Quarter (SE1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

EXCEPTING THEREFROM that portion of said Tract H conveyed to the Department of Transportation, State of Colorado described in that deed recorded November 5, 1999 at Reception No. 1997461 of the Records of Boulder County, and that portion of said Tract I conveyed to the Department of Transportation, State of Colorado described in that deed recorded November 5, 1999 at Reception No. 1997462 of the Records of Boulder County, and also that portion of Tract K conveyed to the Department of Transportation, State of Colorado described in that deed recorded November 5, 1999 at Reception No. 1997463 of the Records of Boulder County, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said section 19 and assuming the East line of the Southeast Quarter of the Southeast Quarter of said Section 19 as bearing North 00°10'20" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1313.91 feet with all other bearings contained herein relative thereto;

THENCE North 00°10'20" West along said East line a distance of 499.65 feet;
THENCE South 89°49'40" West a distance of 24.90 feet to the Southeast corner of said Tract E, Rock Creek Ranch Filing No. 12 and to the POINT OF BEGINNING;
THENCE South 00°09'34" East along the East line of said Rock Creek Ranch Filing 12 a distance of 486.94 feet;
THENCE North 09°34'33" West a distance of 492.40 feet to the South Line of Tract E of said Rock Creek Ranch Filing 12;
THENCE North 89°00'21" East along said South line a distance of 80.57 feet to the POINT OF BEGINNING.

Said described Parcel B contains 2.636 Acres, more or less (±).

Said described Parcel A and Parcel B in total contain 21.665 Acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots, blocks and tracts, as shown on this plat, under the name and styled of ROCK CREEK RANCH FILING NO. 12A and do hereby dedicate to the public the streets, rights-of-way, easements, tracts and outlots for purposes shown herein.

Executed this _____ day of _____, 20____.

OWNER: Superior-Rock Creek LLC, a Colorado limited liability company

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

INTENT NOTE

The purpose of this plat is to Replat portions Tract E, I H and K of Rock Creek Ranch Filing No. 12 to create new Lots, Outlots, Tracts, and Right of Way; and to vacate and dedicate easements required to accommodate the proposed uses and infrastructure of the project.

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)
) ss
COUNTY OF BOULDER)

The foregoing certificate of ownership was acknowledged before me

this _____ day of _____, 20____, by _____

My commission expires _____ (SEAL)

Notary Public

LIENHOLDER(S):

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

OWNERSHIP AND MAINTENANCE NOTE

- Ownership of Tracts A through G shall be deeded to the homeowner's association
 - concurrently with the recordation of this plat or
 - at the time of establishment of the homeowner's association, whichever event occurs later in time.
- Tracts A through G are hereby dedicated as Blanket Utility and Drainage Easements for the purposes identified on the plat. (See Table below)
- All drainage facilities located within Tracts A through G will be owned, operated and maintained by the homeowner's association.
- The Sound Wall Easements located within Tract D and Tract E, and Lots 10 through 22, Block 2, will be owned and maintained by the homeowners association.
- Underground water and reuse water mains and appurtenances located within Tract E and Tract F shall be owned and maintained by the Town of Superior.

PARCEL	ACRES	USE	OWNED AND MAINTAINED BY
OUTLOT A	1.552 ACRES	BLANKET UTILITY, DRAINAGE & PUBLIC ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT	TOWN OF SUPERIOR
OUTLOT B	2.720 ACRES	BLANKET DRAINAGE EASEMENT AND PUBLIC ACCESS EASEMENT AND UTILITY EASEMENT	TOWN OF SUPERIOR
OUTLOT C	1.607 ACRES	BLANKET DRAINAGE EASEMENT AND PUBLIC ACCESS EASEMENT	TOWN OF SUPERIOR
OUTLOT D	0.634 ACRES	BLANKET UTILITY, DRAINAGE & PUBLIC ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT	TOWN OF SUPERIOR
OUTLOT E	2.002 ACRES	BLANKET DRAINAGE EASEMENT AND UTILITY & ACCESS EASEMENT AND UTILITY & DRAINAGE EASEMENT	TOWN OF SUPERIOR
TRACT A	0.117 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION
TRACT B	0.172 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION
TRACT C	0.193 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION
TRACT D	0.069 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT AND SOUND WALL EASEMENT	HOMEOWNER ASSOCIATION
TRACT E	0.425 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT AND SOUND WALL EASEMENT	HOMEOWNER ASSOCIATION
TRACT F	1.044 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT AND WATERLINE EASEMENT AND PUBLIC ACCESS EASEMENT	HOMEOWNER ASSOCIATION
TRACT G	0.139 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION

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: _____ Mayor
Town Clerk

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 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 ____.

Town Clerk

PLAT NOTES

The property contained within this plat is subject to an Avigation Easement Agreement recorded at Reception No. 01220832 of the Records of Boulder County.

VACATION NOTE

Know all men by these presents that we the undersigned, being the owner(s) of the land described herein, and as shown on the attached map do hereby vacate all lot lines of the above described parcel of land.

VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of that portion of an Access Easement being a part of Tract K, Rock Creek Ranch Filing No. 12 recorded December 7, 1992 as Reception No. 01246125 of the Records of Boulder County, located in the Southeast Quarter of Section 19, Township 1 South, Range 69 West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the Access Easement as shown on Sheet 4 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: _____

VACATION STATEMENT

Know all men by these presents: that we, the Superior Metropolitan District No. 1, being owner(s) of the easements as listed therein:

* Easement being that parcel of land described in that Easement Agreement recorded September 14, 1993 as Reception No. 1337020 of the Records of Boulder County Recorder,

* Easement being that parcel of land described in that Easement Agreement recorded September 17, 1997 as Reception No. 1731599 of the Records of Boulder County Recorder,

located in the Southeast Quarter of Section 19, Township 1 South, Range 69 West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate said easements 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: _____

LAND USE TABLE

PARCELS	ACREAGE	%
LOTS (62)	7.876 ACRES	36.3%
OUTLOTS (5)	8.515 ACRES	39.3%
TRACTS (7)	2.159 ACRES	10.0%
RIGHT OF WAY	3.115 ACRES	14.4%
TOTAL	21.665 ACRES	100.0%

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of the Southeast Quarter of Section 19, T.1S., R.69W., as bearing North 00°10'20" West, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1313.91 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 Commitments as listed and as prepared by Stewart Title Guaranty Company to delineate the aforesaid information.

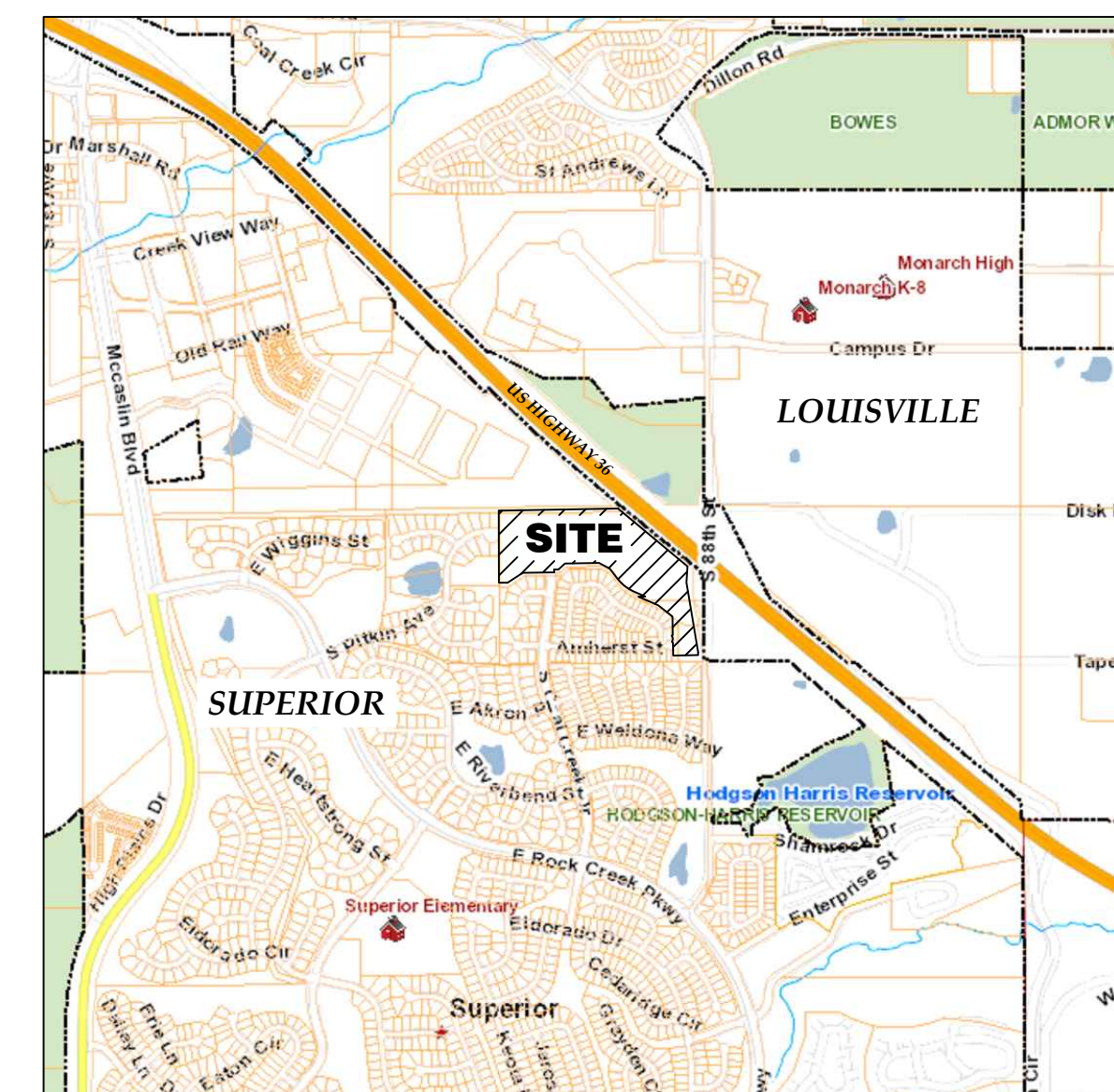
- Title Commitment Number 17000311272, dated October 27, 2017
- Title Commitment Number 18000310502, dated May 23, 2018

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.

PRELIMINARY

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



VICINITY MAP
(NOT TO SCALE)

DATE:	1/16/2018
FILE NAME:	20160908SUB
SCALE:	1"=30'
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:
REVISED PER TOWN COMMENTS	CSK 4/11/18
REVISED PER COMMENTS	CSK 6/4/18
REVISED PER COMMENTS	CSK 7/13/18
REVISED PER COMMENTS	CSK 9/17/18
REVISED PER COMMENTS	CSK 10/19/18

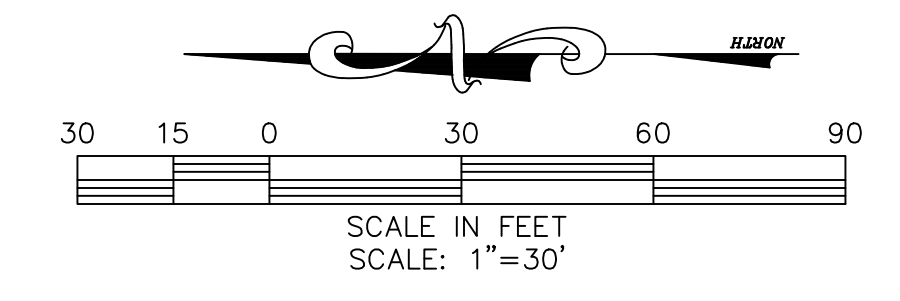
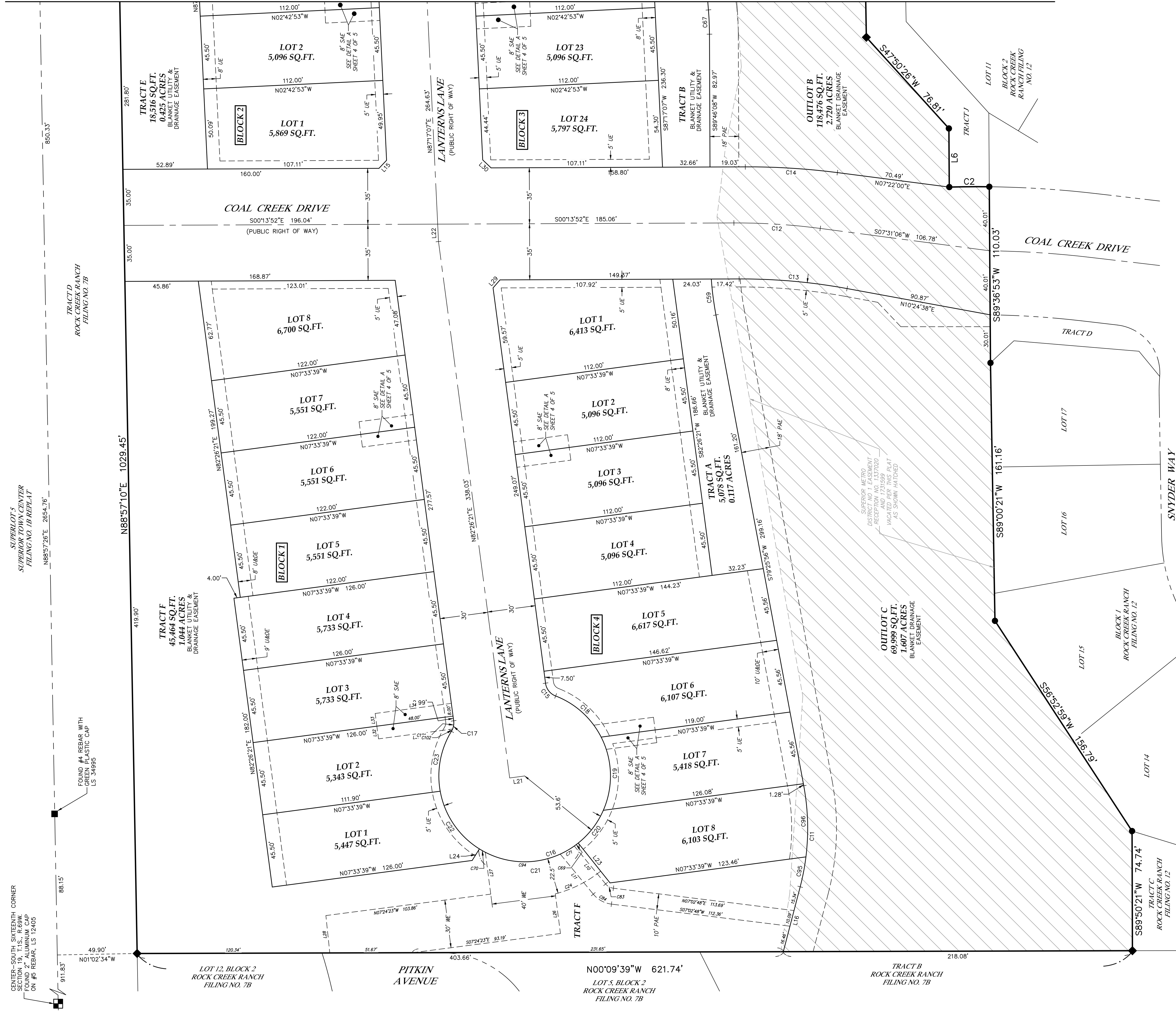
ROCK CREEK RANCH FILING NO. 12A
 FOR
CIVIL RESOURCES
 323 5TH STREET
 FREDERICK, CO 80530

PROJECT #:
20160908

Preliminary and Final Subdivision Plat of ROCK CREEK RANCH FILING NO. 12A

SEE SHEET 3 OF 5

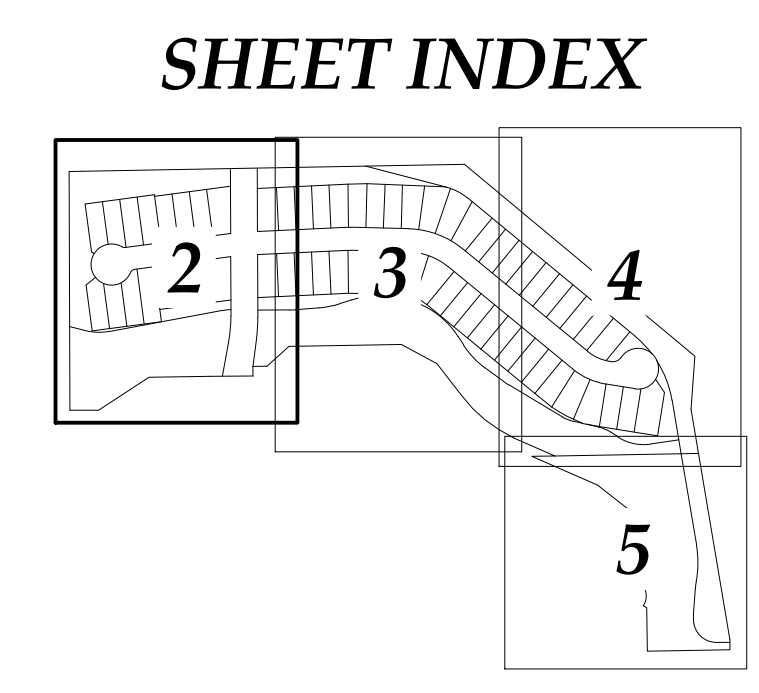
SEE SHEET 3 OF 5



LEGEND

	CENTERLINE
	EASEMENT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	ADJACENT PARCEL
	PROPERTY LINE
	UE UTILITY EASEMENT
	DE DRAINAGE EASEMENT
	WE WATERLINE EASEMENT
	PAE PUBLIC ACCESS EASEMENT
	SAE SHARED ACCESS EASEMENT
	EAE EMERGENCY ACCESS EASEMENT
	SWE SOUND WALL EASEMENT
	U&DE UTILITY AND DRAINAGE EASEMENT
	U,D&SWE UTILITY, DRAINAGE AND SOUND WALL EASEMENT
	FOUND ALIQUOT CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	FOUND #5 REBAR WITH ALUMINUM CAP, LS 12405
	SET 24\"/>
	CALCULATED POSITION

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



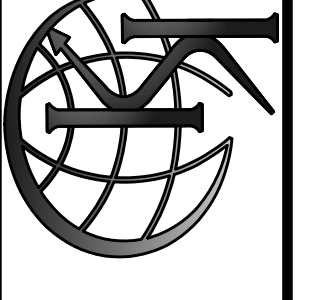
- BLOCK 3 EASEMENT NOTES**
1. Back of lot easements for Lots 1 through 11 of Block 3, shall be Utility Easement.
 2. Back of lot easements for Lots 12 through 19 of Block 3, shall be Utility and Drainage Easement.
 3. Back of lot easements for Lots 20 through 24 of Block 3, shall be Utility Easement.

PRELIMINARY

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

DATE:	1/16/2018
FILE NAME:	20160908SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	RLE

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REVISIONS:	DATE:	BY:
REVISED PER TOWN COMMENTS	4/1/18	CSK
REVISED PER COMMENTS	6/2/18	CSK
REVISED PER COMMENTS	7/13/18	CSK
REVISED PER COMMENTS	9/17/18	CSK
REVISED PER COMMENTS	10/19/18	CSK

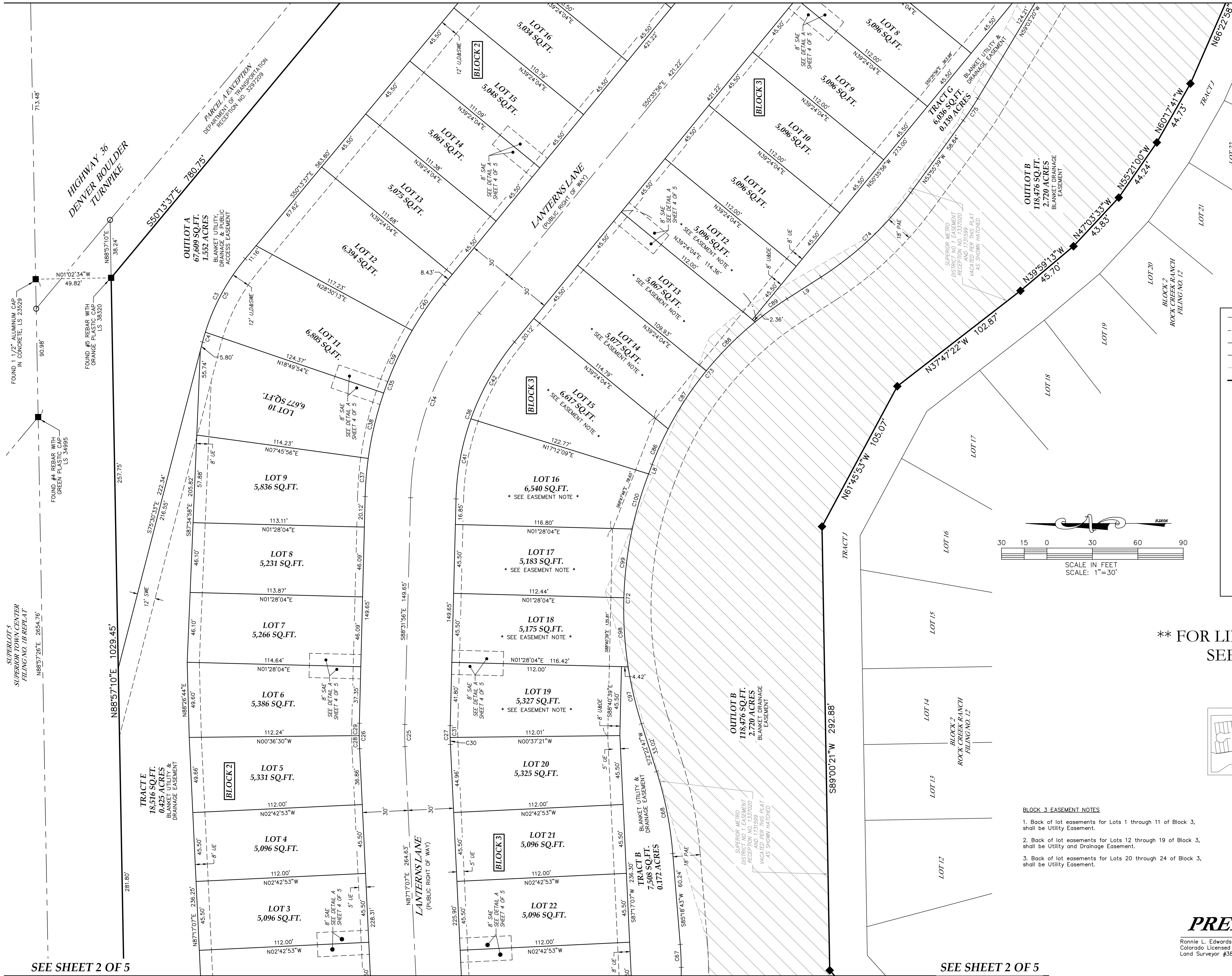
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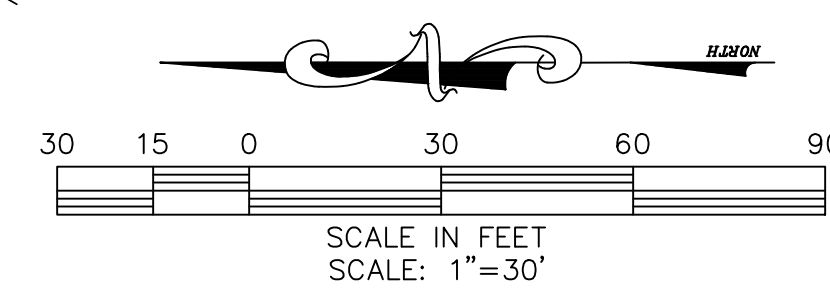
SEE SHEET 4 OF 5

SEE SHEET 4 OF 5



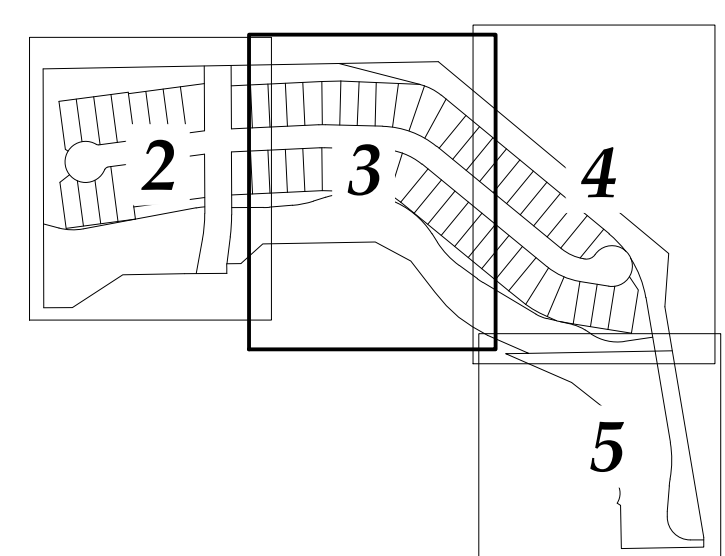
LEGEND

- CENTERLINE
- - - EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- - - ADJACENT PARCEL
- PROPERTY LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATERLINE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- SAE SHARED ACCESS EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- SWE SOUND WALL EASEMENT
- U&DE UTILITY, DRAINAGE AND SOUND WALL EASEMENT
- U,D&SWE UTILITY, DRAINAGE AND SOUND WALL EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR WITH ALUMINUM CAP, LS 12405
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 38480
- CALCULATED POSITION



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

SHEET INDEX



BLOCK 3 EASEMENT NOTES

1. Back of lot easements for Lots 1 through 11 of Block 3, shall be Utility Easement.
2. Back of lot easements for Lots 12 through 19 of Block 3, shall be Utility and Drainage Easement.
3. Back of lot easements for Lots 20 through 24 of Block 3, shall be Utility Easement.

PRELIMINARY

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

DATE:	1/16/2018
FILE NAME:	20160908SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	RLE

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REVISIONS:	DATE:	BY:	REASON:
REVISED PER TOWN COMMENTS	4/11/18	CSK	
REVISED PER COMMENTS	6/12/18	CSK	
REVISED PER COMMENTS	7/13/18	CSK	
REVISED EASEMENTS	9/27/18	CSK	
REVISED PER COMMENTS	10/19/18	CSK	

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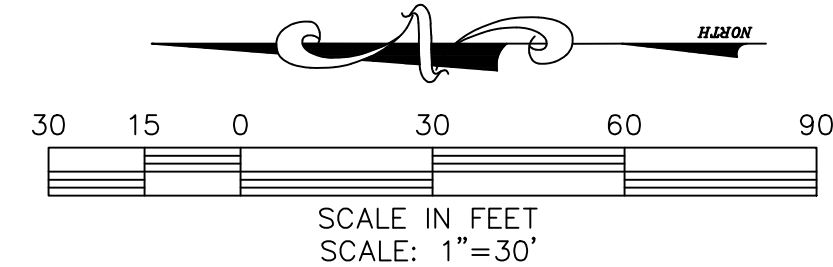
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SHEET 3 OF 5

Preliminary and Final Subdivision Plat of ROCK CREEK RANCH FILING NO. 12A

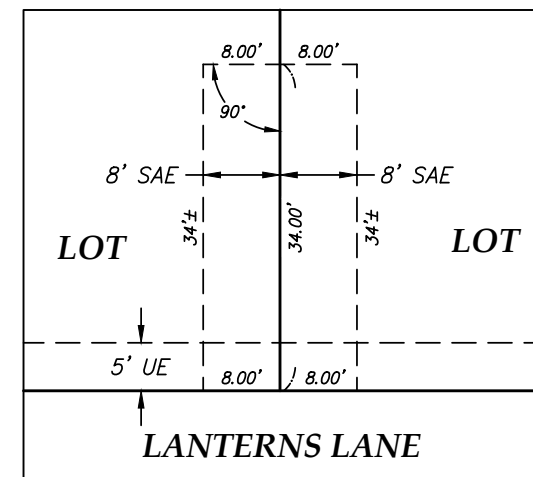
(BASIS OF BEARINGS) N00°10'20"W 1313.91'
814.27'

SOUTH SIXTEENTH CORNER
SECTIONS 19/20, T.1S., R.9W.
FOUND 3 1/4" ALUMINUM CAP
ON STANDARD PIPE, L.S. 23519,
2000, IN MONUMENT BOX



LEGEND

	CENTERLINE
	EASEMENT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	ADJACENT PARCEL
	PROPERTY LINE
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	WATERLINE EASEMENT
	PUBLIC ACCESS EASEMENT
	SHARED ACCESS EASEMENT
	EMERGENCY ACCESS EASEMENT
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	CALCULATED POSITION



DETAIL A
SCALE: 1"=20'

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

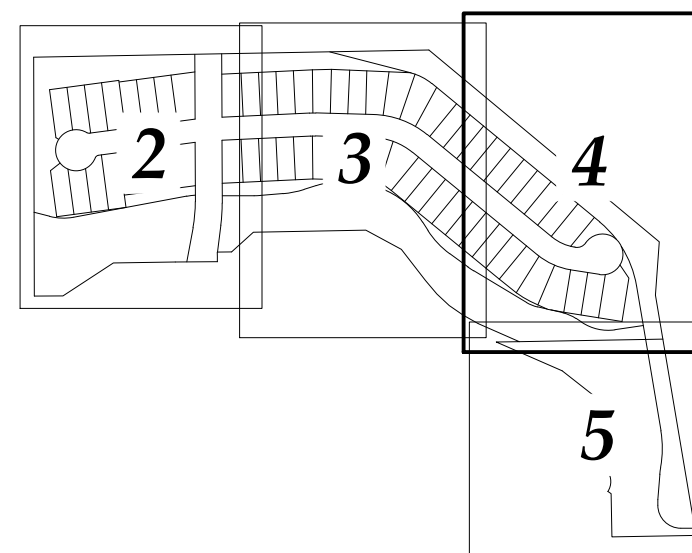
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DATE:	CSK	4/11/18
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4

SHEET 4 OF 5

