

# FINAL SUBDIVISION PLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

A REPLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3, SITUATED IN  
THE WEST HALF 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

KNOWN BY ALL MEN BY THESE PRESENTS THAT THE RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3, ACCORDING TO THE PLAT RECORDED JANUARY 4, 2018 UNDER RECEPTION NO. 03634334, COUNTY OF BOULDER, STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND OUTLOTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3** AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS FOR PURPOSES SHOWN HEREIN.

EXECUTED THIS 6 DAY OF March, 2019.

OWNER:

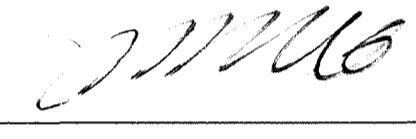
RC SUPERIOR, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: SUPERIOR TOWN CENTER ASLI VII HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: AVANTI STRATEGIC LAND INVESTORS VII, LLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: AVANTI POROPERTIES GROUP II, LLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER

BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

BY: 

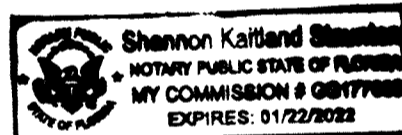
NAME: MARVIN SHAPIRO

ITS: PRESIDENT

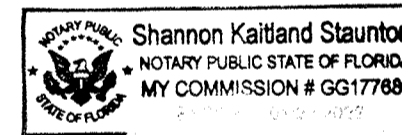
STATE OF FLORIDA )  
                          )SS  
COUNTY OF ORANGE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF March, 2019, BY MARVIN SHAPIRO AS PRESIDENT OF AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, MANAGING GENERAL PARTNER OF AVANTI STRATEGIC LAND INVESTORS VII, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, SOLE MEMBER OF SUPERIOR TOWN CENTER ASLI VII HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/22/22



### OWNER'S ESTOPPEL CERTIFICATE

WE, RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF THE PROPERTY INCLUDED IN THIS 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:

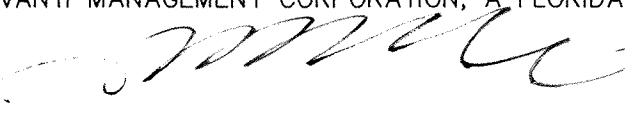
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BY: AVANTI POROPERTIES GROUP II, LLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER

BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

BY:   
NAME: Marvin Shapiro

TITLE: President

### BASIS OF BEARING AND LINEAL UNIT DEFINITION

THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1S., R.69W., 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 19, BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "D.B. & CO. SW1-16 S19 1998 PLS 23529" AND AT THE NORTHWEST CORNER OF THE NE 1/4, OF THE SW 1/4 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "KING SURVEYORS LS 38480 2016" ASSUMED TO BEAR NORTH 00°13'16" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 1315.73 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE HERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."



VICINITY MAP  
SCALE: 1"=250'

OUTLOT TABLE						
BLOCK	OUTLOT	AREA (SQ.FT)	AREA (AC ±)	USE	MAINTAINED BY	OWNED BY
26	OUTLOT A	13,547	0.311	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
26	OUTLOT B	4,958	0.114	U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
26	OUTLOT C	1,557	0.036	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
26	OUTLOT D	743	0.017	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.

S.T.C.M.D. = SUPERIOR TOWN CENTER METROPOLITAN DISTRICT  
D.U.P.A.E. = DRAINAGE, UTILITY, AND PUBLIC ACCESS EASEMENT  
U.P.A.E. = UTILITY, AND PUBLIC ACCESS EASEMENT

### LAND USE TABLE

LOTS (21)	4.021 ACRES	70%
OUTLOTS (4)	0.478 ACRES	8%
ROW	1.254 ACRES	22%
<b>TOTAL</b>	<b>5.753 ACRES</b>	<b>100%</b>

### GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. LAND TITLE GUARANTY COMPANY COMMITMENT NO. ABZ70540797-7, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2019 AT 5:00 P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.

### BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 15 DAY OF March, 2019.

ATTEST:  TOWN CLERK  
 MAYOR



### PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS 2nd DAY OF January, 2019, BY TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC -1 SERIES 2019.


### TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY

RESOLUTION NO. B-11 SERIES 2019 ON February

2019, AND WAS FILED IN MY OFFICE ON THE 11th DAY OF March, 2019.

AT 5:00 CLOCK P.M.

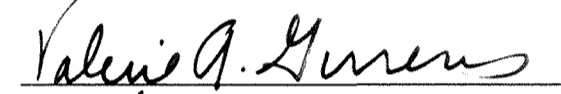
  
TOWN CLERK



### LENDER'S CONSENT AND SUBORDINATION

I CERTIFY THAT WELLS FARGO BANK, NATIONAL ASSOCIATION, IS THE FIRST LIENHOLDER OF THE PROPERTY AND CONSENTS TO THIS PLAN.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY:   
NAME: Valerie A. Girrens  
TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF Florida )  
                          )SS

COUNTY OF Orange )

ACKNOWLEDGED BEFORE ME THIS 8 DAY OF March, 2019 BY Valerie Girrens AS

Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION

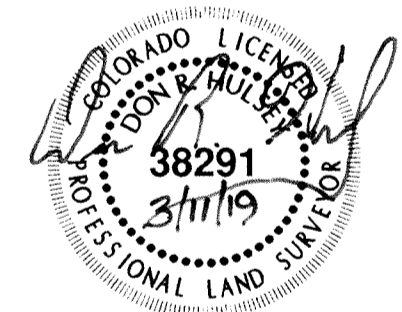
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11-21-22  (SEAL)  
NOTARY PUBLIC



### SURVEYOR'S CERTIFICATE

I, DON R. HULSEY, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



DON R. HULSEY, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38291  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

### COUNTY CLERK AND RECORDER'S 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 5:34 P.M. ON THE 15 DAY OF March, 2019


RECEPTION NO. 03702591 \$ 33.00

BOULDER COUNTY CLERK AND RECORDER

BY:   
DEPUTY

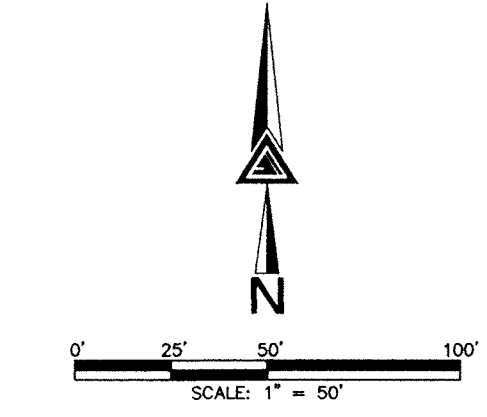
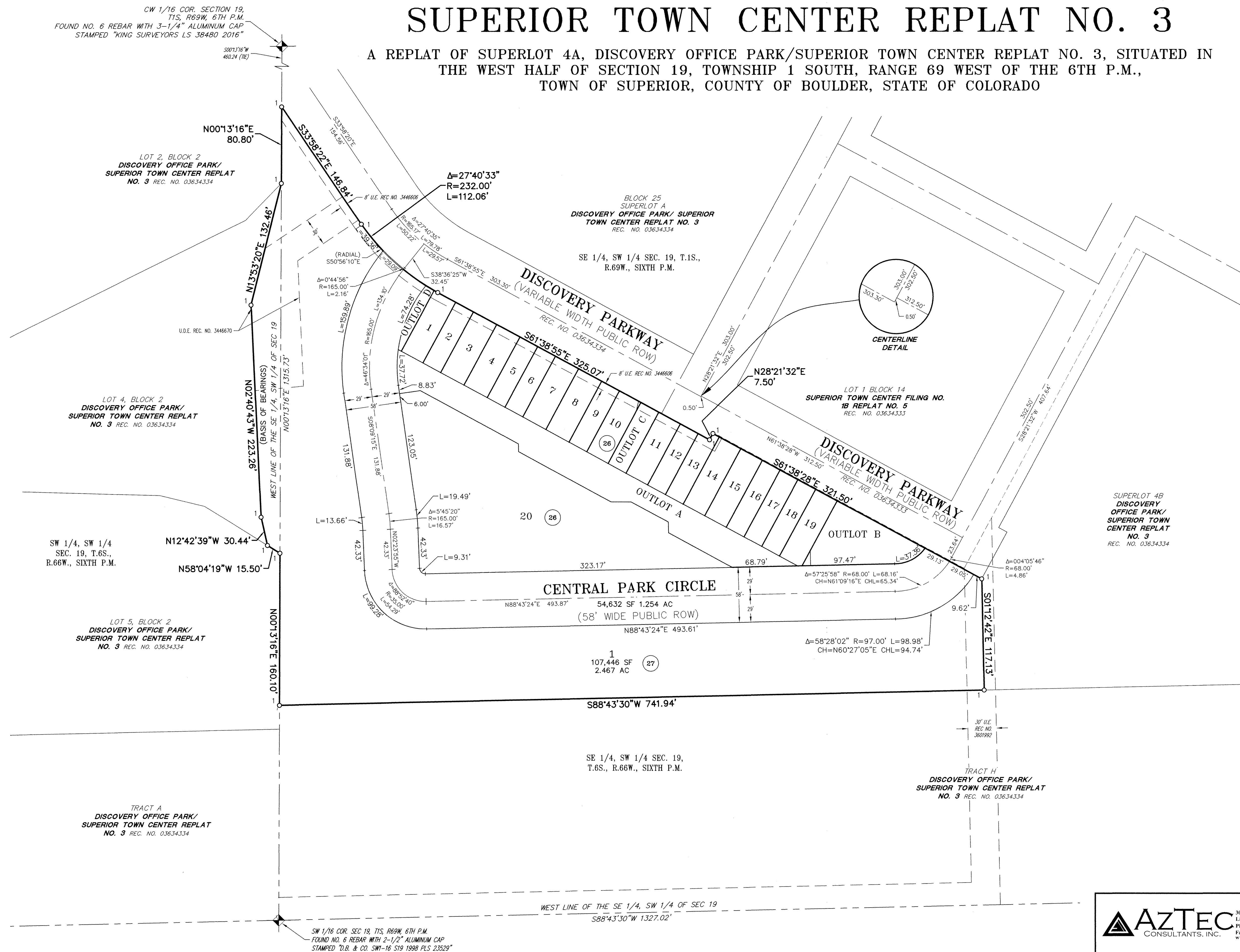
BY: Molly FitzPatrick  
CLERK AND RECORDER

LAST REVISED: 03/04/2019

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com  AzTec Proj. No.: 5487-36	<b>DEVELOPER</b> RC SUPERIOR LLC  12275 EL CAMINO REAL, SUITE 110 SAN DIEGO, CA 92130	DATE OF PREPARATION: 12-04-2017
	SCALE: NOT TO SCALE	SHEET 1 OF 3

# FINAL SUBDIVISION PLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/ SUPERIOR TOWN CENTER REPLAT NO. 3

A REPLAT OF SUPERLOT 4A, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3, SITUATED IN  
THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND	
1	SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
ROW	RIGHT-OF-WAY
(NR)	NON-RADIAL



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No: 54817-36

**DEVELOPER**  
RC SUPERIOR LLC

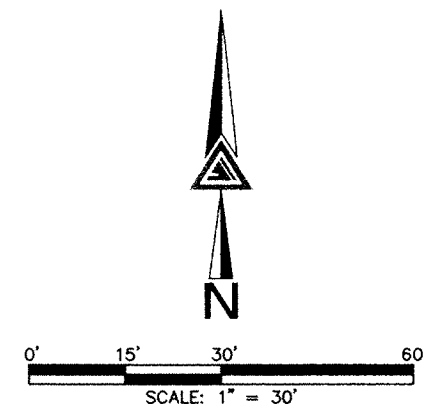
12275 EL CAMINO REAL, SUITE 110  
SAN DIEGO, CA 92130

DATE OF PREPARATION:	12-04-2017
SCALE:	1"=50'
SHEET 2 OF 3	

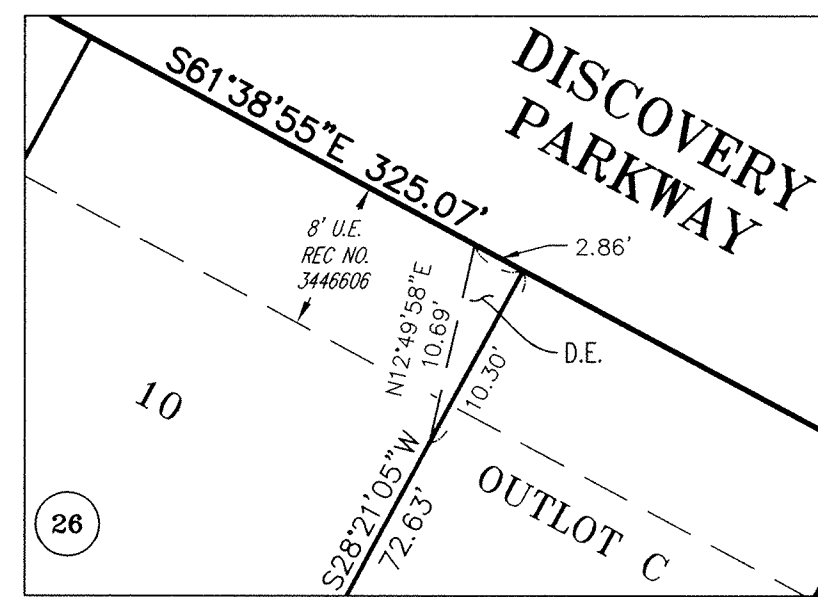
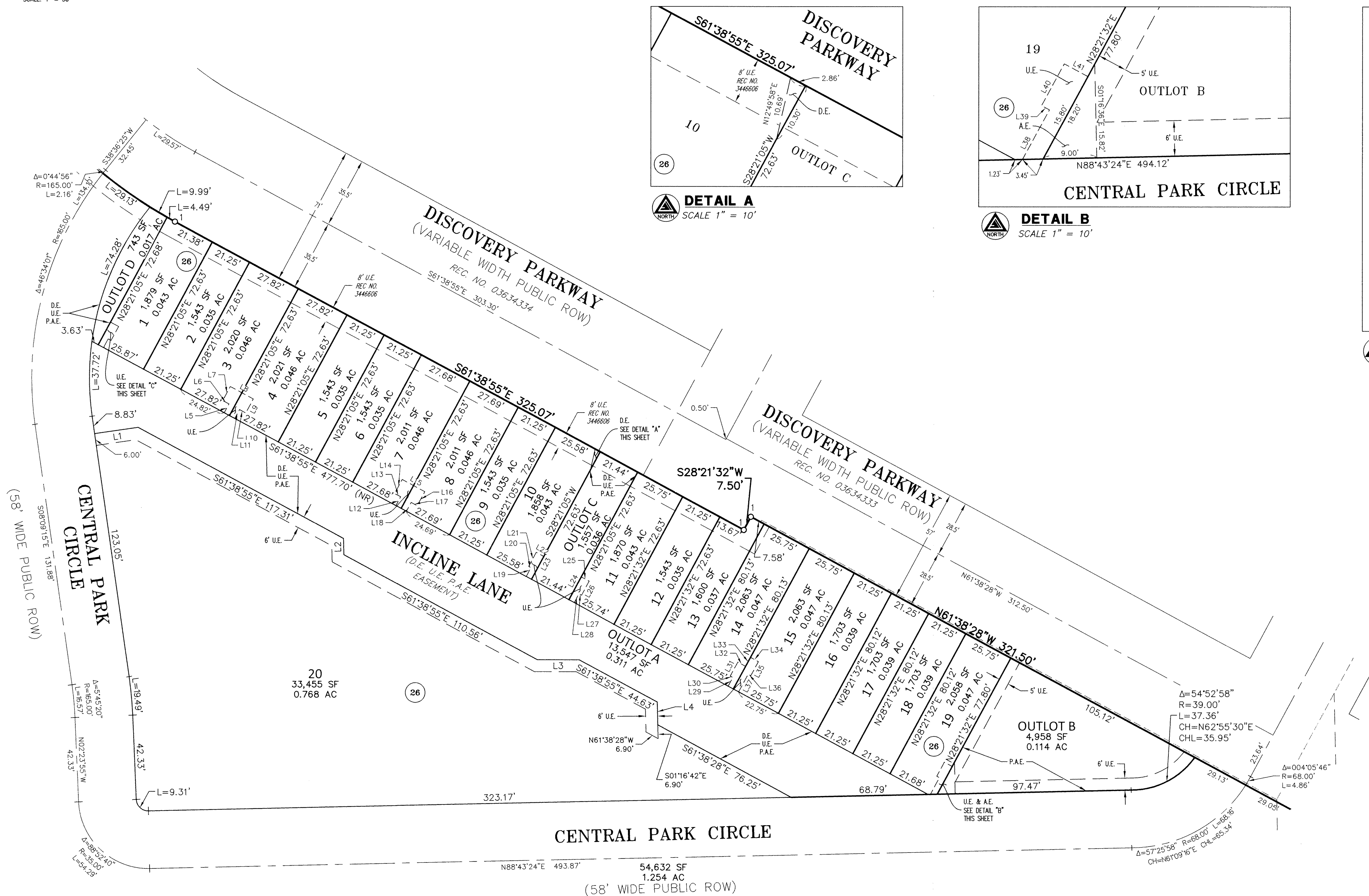


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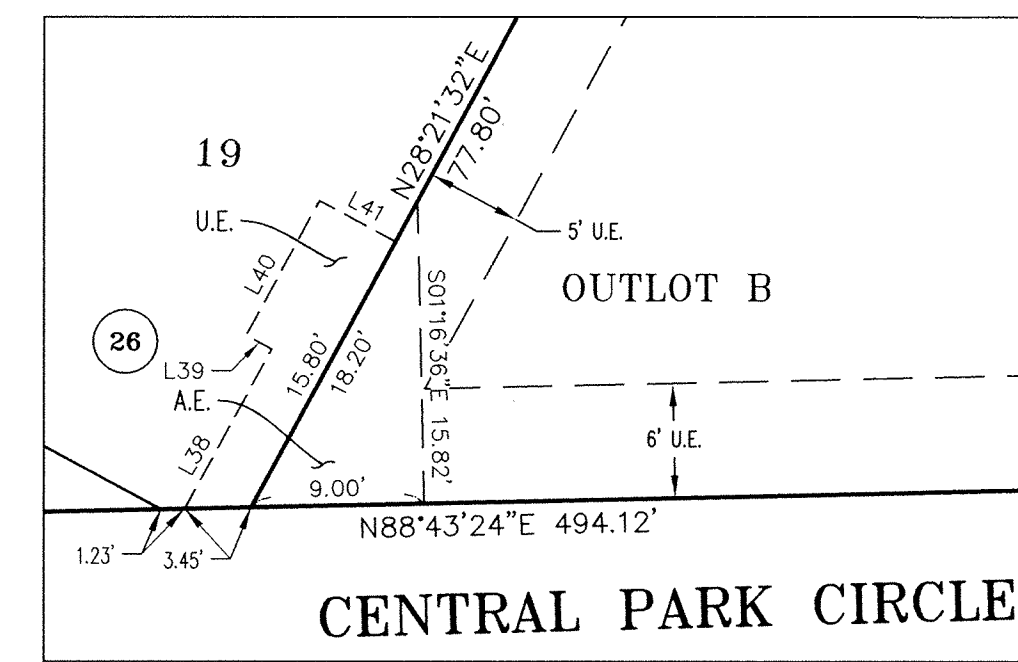
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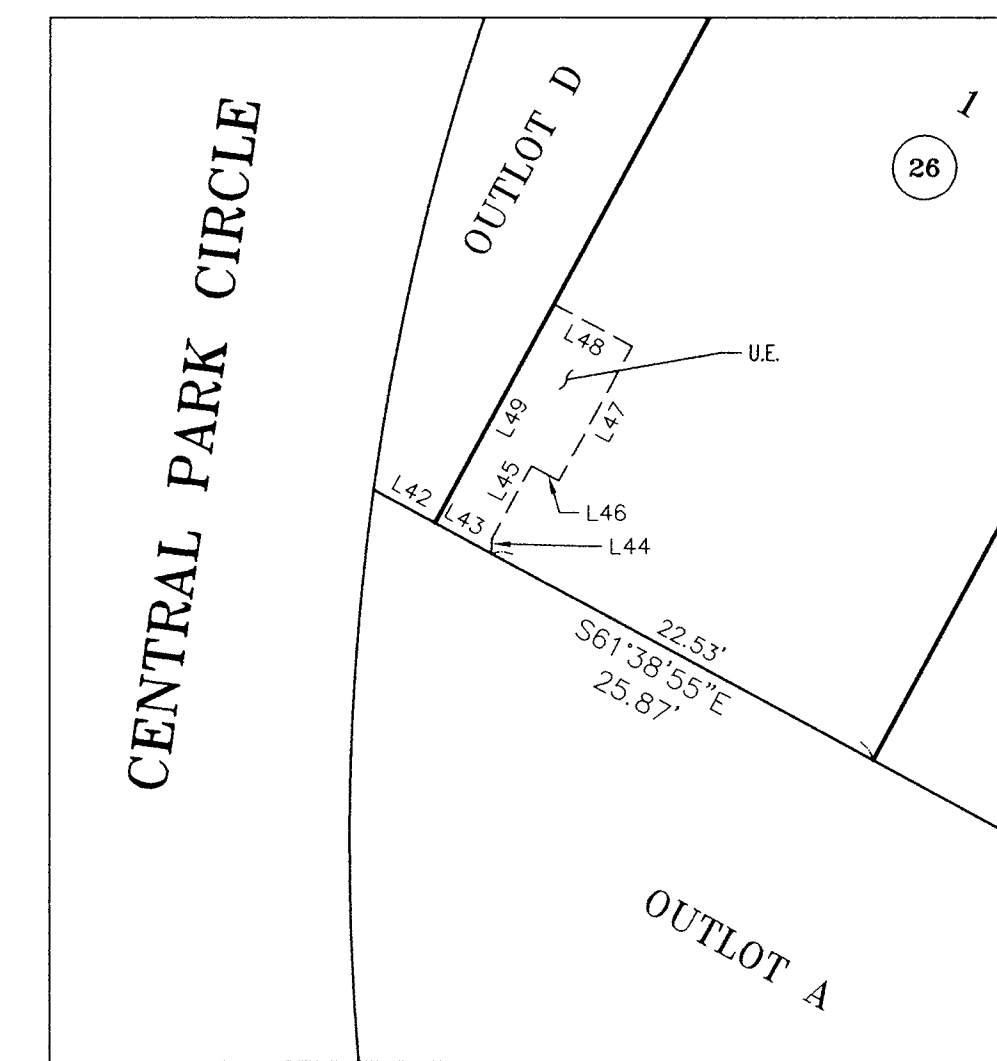
SEE SHEET 2



DETAIL A  
SCALE 1" = 10'



DETAIL B  
SCALE 1" = 10'



DETAIL C  
SCALE 1" = 10'

LINE	BEARING	LENGTH
L1	N81°50'45"E	22.05'
L2	S01°16'42"E	8.05'
L3	N90°00'00"E	21.06'
L4	S01°16'42"E	11.50'
L5	S28°21'05"W	5.02'
L6	S61°38'28"E	3.57'
L7	S28°21'32"W	8.00'
L8	N61°38'28"W	13.14'
L9	N28°21'32"E	8.00'
L10	N61°38'28"W	3.57'
L11	N28°21'05"E	5.02'
L12	N28°21'05"E	5.00'
L13	N61°38'28"W	3.43'
L14	N28°21'32"E	8.00'
L15	S61°38'28"E	12.87'
L16	S28°21'32"W	8.00'
L17	N61°38'28"W	3.44'
L18	S28°21'05"W	5.00'
L19	N28°21'05"E	4.99'
L20	N61°38'55"W	1.33'
L21	N28°21'05"E	8.00'
L22	S61°38'55"E	4.33'
L23	S28°21'05"W	12.99'
L24	N28°21'05"E	13.00'
L25	S61°38'55"E	4.50'
L26	S28°21'05"W	8.00'
L27	N61°38'55"W	1.50'
L28	S28°21'05"W	5.00'
L29	N28°21'32"E	4.99'
L30	N61°38'28"W	1.50'
L31	N28°21'32"E	8.00'
L32	S61°38'28"E	4.50'
L33	N28°21'32"E	5.14'
L34	S61°38'28"E	4.50'
L35	S28°21'32"W	8.00'
L36	N61°38'28"W	1.50'
L37	S28°21'32"W	10.13'
L38	N28°21'32"E	9.50'
L39	N61°38'28"W	1.50'
L40	N28°21'32"E	8.00'
L41	S61°38'28"E	4.50'
L42	N61°38'55"W	3.63'
L43	N61°38'55"W	3.34'
L44	S02°16'41"W	0.77'
L45	S28°21'05"W	4.30'
L46	N61°38'28"W	1.62'
L47	S28°21'32"W	8.00'
L48	S61°38'28"E	4.62'
L49	N28°21'05"E	12.99'

LEGEND	
1	SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
ROW	RIGHT-OF-WAY
(NR)	NON-RADIAL



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 2

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>AzTec Proj. No.: 5487-36</p>	<p>DEVELOPER RC SUPERIOR LLC</p> <p>12275 EL CAMINO REAL, SUITE 110 SAN DIEGO, CA 92130</p>	DATE OF PREPARATION:	12-04-2017
		SCALE:	1"=30'
		SHEET 3 OF 3	