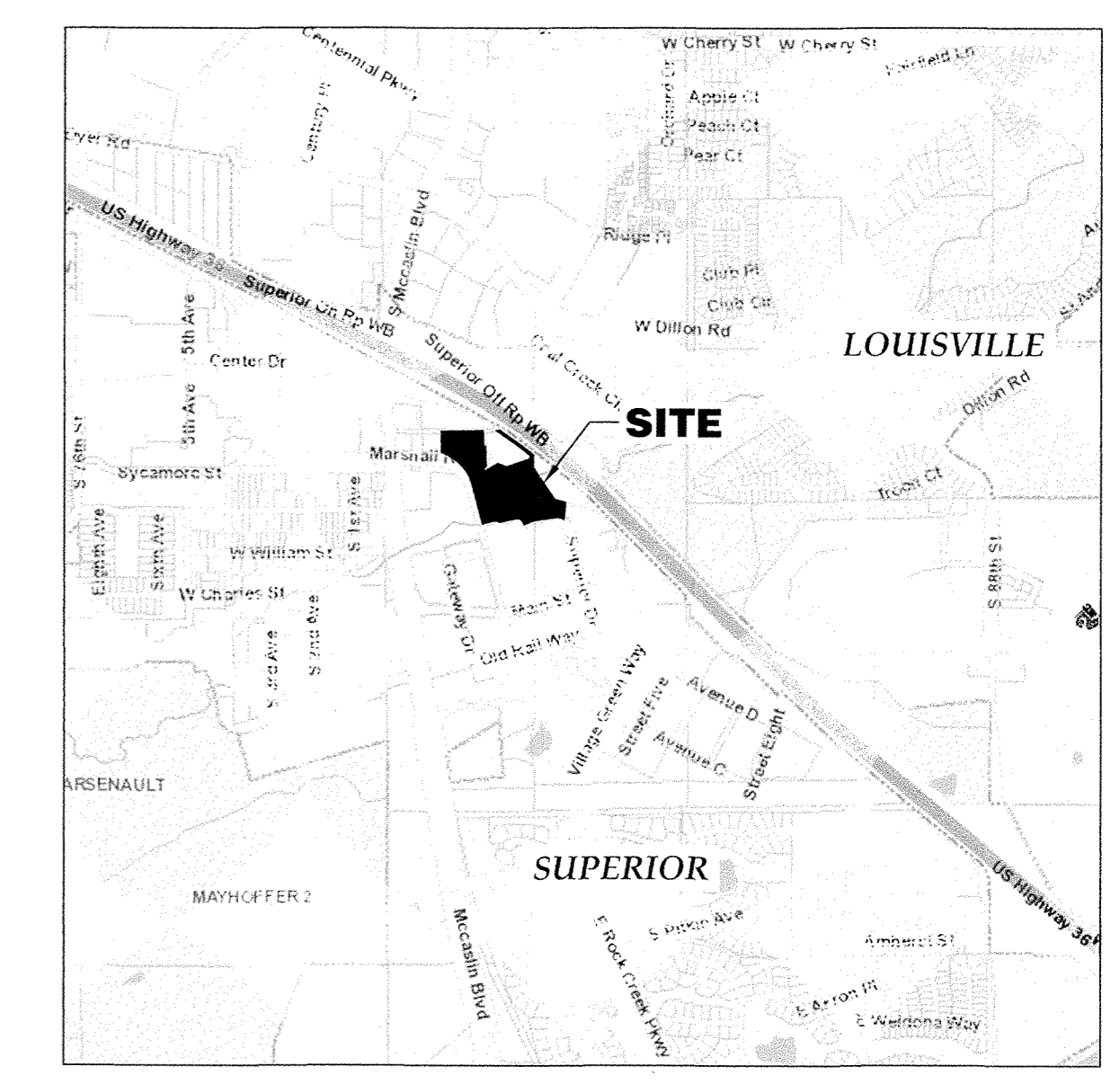


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Page: 1 of 1  
06/27/2019 12:41 PM  
Boulder County Clerk, CO  
RF: \$15.00  
DF: \$0.00

# Lot Line Adjustment Plat of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3

A Lot Line Adjustment Plat of Lot 3A, Block 1 and Tract B of Superior Town Center Filing No. 1B Replat No. 3,  
Situate in the Northwest 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 QC Glacier Standby Superior LLC, a Nevada limited liability company and Town of Superior; being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:  
Lot 3A, Block 1 and Tract B of Superior Town Center Filing No. 1B Replat No. 3 recorded December 1, 2016 as Reception No. 3560623 of the Records of Boulder County, situate in the Northwest Quarter of 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 9.973 acres, more or less (±).  
Have by these presents laid out, plotted and subdivided the same into lots, blocks and outlots, as shown on this plat, under the name and style of a Lot Line Adjustment of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3 and do hereby dedicate to the public the easements for purposes shown herein.

**OWNER:** QC Glacier Standby Superior LLC, a Nevada limited liability company  
By: [Signature] As: President  
**NOTARIAL CERTIFICATE**  
STATE OF Arizona  
COUNTY OF Maricopa  
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2019, by Jordan Scott as President  
Witness my hand and official seal.  
My commission expires Jan. 17, 2022  
[Signature]  
Notary Public

**TOWN BOARD CERTIFICATE**  
Approved by the Town of Superior, State of Colorado.  
Witness my hand the corporate seal of the Town of Superior this 26<sup>th</sup> day of June, 2019  
Attest: [Signature] [Signature]  
Town Clerk Mayor

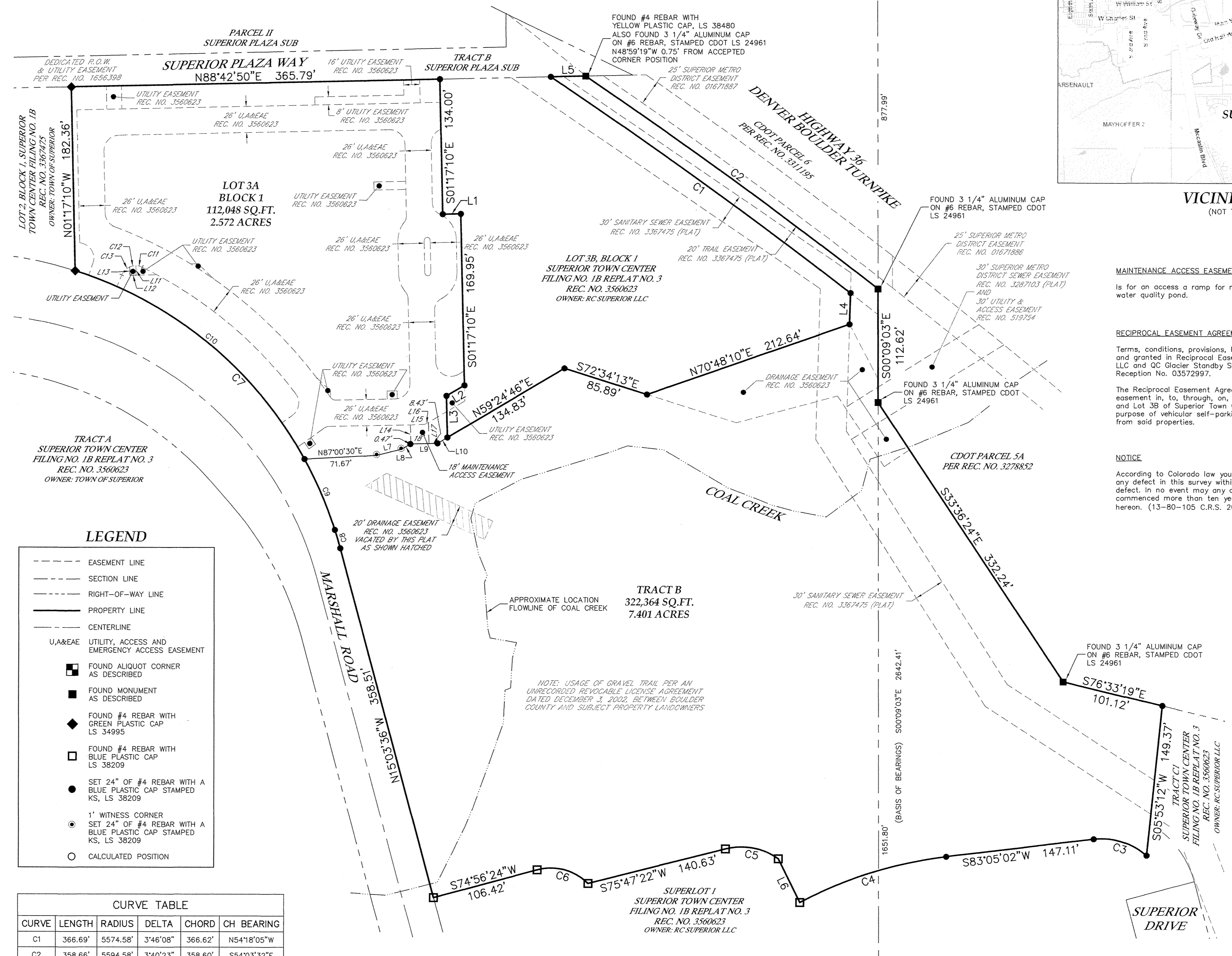
**TOWN CLERK CERTIFICATE**  
I hereby certify that this instrument as approved by the Board of Trustees by [Resolution/Ordinance] No. R-12 Series 2019 on this 11<sup>th</sup> day of February, 2019 and was filed in my office on the 25<sup>th</sup> day of June, 2019 at 10 o'clock A.M.  
[Signature]  
Town Clerk

**PLANNING COMMISSION CERTIFICATE**  
Recommended approval this 5<sup>th</sup> day of February, 2019, by the Town of Superior Planning Commission, Resolution No. PC-2 - Series 2019.

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**  
Assuming the East line of the West Half of the Northwest Quarter of Section 19, T.1S., R.69W., as bearing South 00°09'03" East, 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 2642.41 feet with all other bearings contained herein relative thereto.  
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**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 Property Information Binder AB27049811, dated February 2, 2017 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

**SURVEYOR'S CERTIFICATE**  
I, Paul B. Groves, 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.  
[Signature]  
Paul B. Groves - On Behalf Of King Surveyors  
Colorado Licensed Professional Land Surveyor #38209



**LEGEND**

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- U.A.B.E.A.E. UTILITY, ACCESS AND EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #4 REBAR WITH GREEN PLASTIC CAP, LS 34995
- FOUND #4 REBAR WITH BLUE PLASTIC CAP, LS 38209
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- 1' WITNESS CORNER
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	366.69'	5574.58'	3°46'08"	366.62'	N54°18'05"W
C2	358.66'	5594.58'	3°40'23"	358.60'	S54°03'32"E
C3	56.72'	67.00'	48°30'26"	55.04'	N72°39'45"W
C4	152.79'	417.00'	20°59'38"	151.94'	S72°35'13"W
C5	55.06'	63.91'	49°21'33"	53.37'	N79°31'51"W
C6	54.73'	52.40'	59°50'26"	52.27'	N75°08'23"W
C7	397.03'	395.50'	57°31'02"	380.57'	N43°49'07"W
C8	18.94'	395.50'	2°44'37"	18.94'	N16°25'55"W
C9	76.58'	395.50'	11°05'36"	76.46'	N23°21'01"W
C10	301.51'	395.50'	43°40'48"	294.27'	N50°44'14"W
C11	6.64'	15.00'	25°20'48"	6.58'	N76°45'30"W
C12	6.28'	15.00'	23°59'27"	6.23'	S78°34'22"W
C13	11.52'	15.00'	44°01'02"	11.24'	S44°34'08"W

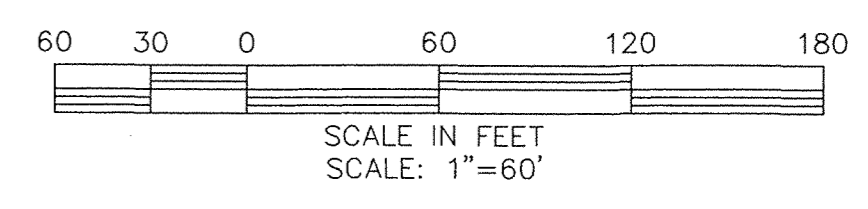
**VACATION STATEMENT**  
Know all men by these presents: that we, the Town of Superior, being sole owner(s) of the Drainage Easement being a portion of Tract B of Superior Town Center Filing No. 1B Replat No. 3 recorded December 1, 2016 as Reception No. 3560623 of the Records of Boulder County, situate in the Northwest Quarter of Section 19, Township 1 North, Range 69 West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easement labeled "VACATED BY THIS PLAT AS SHOWN HATCHED" and rededicated said Drainage Easement as shown herein.  
In witness whereof, and being the owners of said Drainage Easement. We have set our hands and seals this 26<sup>th</sup> day of June, 2019.  
By: [Signature] As: Mayor

**LAND USE TABLE**

LOT 3A	2.572 ACRES	26%
TRACT A	7.401 ACRES	74%
<b>TOTAL</b>	<b>9.973 ACRES</b>	<b>100%</b>

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N88°42'50"E	18.00'
L2	S59°24'46"W	20.64'
L3	S01°17'10"E	41.28'
L4	N01°39'20"E	30.99'
L5	N88°42'50"E	34.66'
L6	N26°25'08"W	48.24'
L7	N76°03'33"E	25.28'
L8	N59°24'46"E	10.34'
L9	N88°42'50"E	26.90'
L10	N59°24'46"E	11.43'
L11	S01°17'10"E	9.32'
L12	S88°42'50"W	6.14'
L13	N01°17'10"W	8.22'
L14	N01°17'10"W	19.00'
L15	N88°42'50"E	14.51'
L16	N59°24'46"E	4.01'
L17	S01°17'10"E	20.96'



**COUNTY CLERK AND RECORDER CERTIFICATE**  
This plat was filed for record in the office of the County Clerk and Recorder of Boulder County at 12:41 P.M. on the 27<sup>th</sup> day of June, 2019, in Book     , Page     .  
Map      Reception No. 03720890 Fees: \$13.00  
County Clerk and Recorder [Signature] Deputy [Signature]  
STATE OF COLORADO  
COUNTY OF BOULDER

DATE: 7/18/2018  
FILE NAME: 20180545SUB  
SCALE: 1"=60'  
DRAWN BY: CSK  
CHECKED BY: PG  
PROJECT #: 20180545  
SHEET 1 OF 1

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

Lot Line Adjustment Plat of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3 FOR 3 ENGINEERING 6370 E. THOMAS RD, STE 200, SCOTTSDALE, AZ 85251