

FINAL SUBDIVISION PLAT OF BLOCK 15, SUPERIOR TOWN CENTER FILING NO.1B REPLAT NO. 5

A REPLAT OF LOT 1, BLOCK 15, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5,
SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST 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

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

LOT 1, BLOCK 15, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5, RECEPTION NUMBER 03634333, COUNTY OF BOULDER, STATE OF COLORADO CONTAINING AN AREA OF 1.322 ACRES OR 57,600 SQUARE FEET, MORE OR LESS.

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 **BLOCK 15, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5** AND DO HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AND TO THE TOWN OF SUPERIOR THE WATER EASEMENTS FOR PURPOSES SHOWN HEREIN.

EXECUTED THIS 27 DAY OF September, 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, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: AVANTI POROPROPERTIES GROUP II, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER

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

BY: Mavin Shapiro

NAME: Mavin Shapiro

ITS: President



STATE OF Florida)
COUNTY OF Orange)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF September, 2019, BY

Mavin Shapiro AS President OF AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF AVANTI PROPERTIES GROUP II, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, MANAGING GENERAL PARTNER OF AVANTI STRATEGIC LAND INVESTORS VII, LLLP, 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.

Shannon Kaitland Staunton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/22/22

OWNER'S ESTOPPEL CERTIFICATE

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:

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 POROPROPERTIES GROUP II, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGING GENERAL PARTNER

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

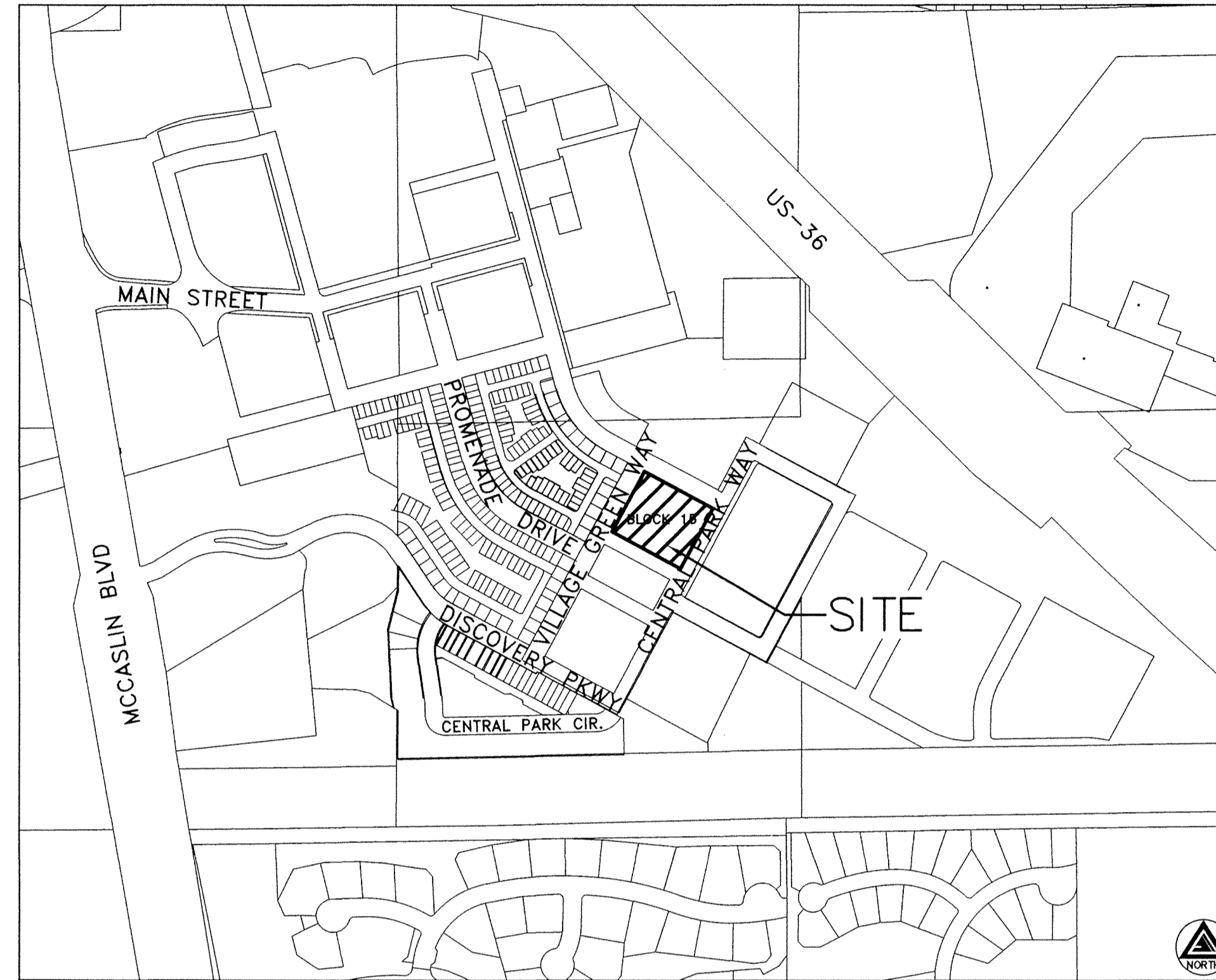
BY: Mavin Shapiro

NAME: Mavin 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 THE SW 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 SET NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 38291" ASSUMED TO BEAR NORTH 001°31'61" 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.



VICINITY MAP
SCALE: 1"=400'

OUTLOT TABLE						
BLOCK	OUTLOT	AREA (SQ.FT)	AREA (AC ±)	USE	MAINTAINED BY	OWNED BY
15	OUTLOT A	173	0.004	OPEN SPACE-UTILITY-PUBLIC ACCESS	S.T.C.M.D.	S.T.C.M.D.
15	OUTLOT B	6,415	0.147	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
15	OUTLOT C	194	0.004	OPEN SPACE-UTILITY-PUBLIC ACCESS	S.T.C.M.D.	S.T.C.M.D.
15	OUTLOT D	352	0.008	OPEN SPACE-UTILITY-PUBLIC ACCESS	S.T.C.M.D.	S.T.C.M.D.
15	OUTLOT E	352	0.008	OPEN SPACE-UTILITY-PUBLIC ACCESS	S.T.C.M.D.	S.T.C.M.D.
15	OUTLOT F	256	0.006	OPEN SPACE-UTILITY-PUBLIC ACCESS	S.T.C.M.D.	S.T.C.M.D.
15	OUTLOT G	116	0.003	OPEN SPACE-UTILITY-PUBLIC ACCESS	S.T.C.M.D.	S.T.C.M.D.
15	OUTLOT H	13,407	0.308	D.U.P.A.E.	S.T.C.M.D.	S.T.C.M.D.
TOTAL		21,265	0.488			

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

LAND USE TABLE

LOTS (28)	0.834	ACRES	63%
OUTLOTS (8)	0.488	ACRES	37%
TOTAL	1.322	ACRES	100%

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, WITH AN EFFECTIVE DATE OF MAY 03, 2017 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.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08013C0583J, MAP REVISED DECEMBER 18, 2012 AND MAP INDEX NO. 08013C0583K, MAP REVISED AUGUST 15, 2019.

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 27 DAY OF September, 2019.

ATTEST: Shelley L. Barber TOWN CLERK Scott Holman MAYOR

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS 16 DAY OF July, 2019, BY TOWN OF SUPERIOR PLANNING

COMMISSION, RESOLUTION NO. PC -3 SERIES 2019.

TOWN CLERK CERTIFICATE

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

RESOLUTION NO. R-45, SERIES 2019 ON August 12

2019, AND WAS FILED IN MY OFFICE ON THE 1st DAY OF October, 2019.

AT 10:00 O'CLOCK A.M.

Shelley L. Barber
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 PLAT.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: Joseph Kelley

NAME: Joseph Kelley

TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF Florida)

COUNTY OF Hillsborough)SS

ACKNOWLEDGED BEFORE ME THIS 30th DAY OF September, 2019 BY Joseph Kelley AS

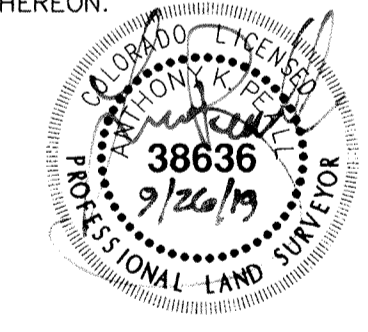
Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/1/23 Shelley Barber (SEAL) NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LICENSED PROFESSIONAL LAND SURVEYOR 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.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
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 12:53 PM ON THE 09th DAY OF OCTOBER, 2019.

RECEPTION NO. 3741499

BOULDER COUNTY CLERK AND RECORDER

BY: Fawn W. ... DEPUTY

BY: MOLLY FITZPATRICK CLERK AND RECORDER

LAST REVISED: 2019-09-25

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER RC SUPERIOR LLC		DATE OF PREPARATION: 05-23-2019
		12275 EL CAMINO REAL, SUITE 110 SAN DIEGO, CA 92130		SCALE: N/A
AzTec Proj. No: 54818-47 Drawn By: RDR			SHEET 1 OF 3	

03741499 Page 1 of 3 RF: \$33.00 10/09/2019 12:53 PM Boulder County Clerk, CO

FINAL SUBDIVISION PLAT OF BLOCK 15, SUPERIOR TOWN CENTER FILING NO.1B REPLAT NO. 5

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TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

NW COR. OF NE 1/4 OF SW
1/4, SECTION 19,
T1S, R69W, 6TH P.M.
MONUMENT DESTROYED
DURING CONSTRUCTION
SET NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
STAMPED "LS 38636"
BASED ON POSITION
PREVIOUSLY LOCATED 10/3/17

LEGEND	
○	SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
ROW	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
##	BLOCK NUMBER

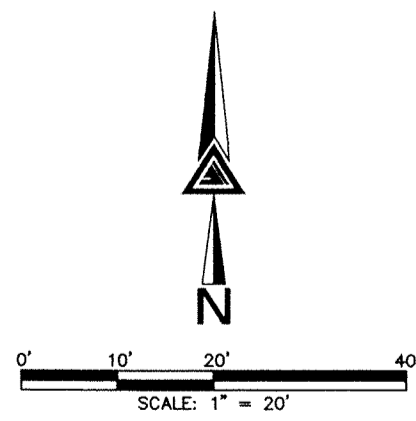
LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°21'32"E	20.00'
L2	N61°38'28"W	16.06'
L3	S28°21'32"W	2.00'
L4	S73°21'32"W	7.83'
L5	N16°38'28"W	7.83'
L6	S73°21'32"W	7.83'
L7	N16°38'28"W	7.83'
L8	S28°21'32"W	2.00'
L9	N61°38'28"W	19.74'
L10	N28°21'32"E	20.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	5.00'	7.85'
C2	90°00'00"	5.00'	7.85'
C3	90°00'00"	5.00'	7.85'
C4	45°00'00"	5.00'	3.93'
C5	45°00'00"	5.00'	3.93'
C6	90°00'00"	5.00'	7.85'
C7	90°00'00"	5.00'	7.85'
C8	45°00'00"	5.00'	3.93'
C9	90°00'00"	5.00'	7.85'
C10	45°00'00"	5.00'	3.93'
C11	90°00'00"	5.00'	7.85'
C12	90°00'00"	5.00'	7.85'



SEE SHEET 3
FOR EASEMENT DETAILS

NE 1/4, SW 1/4
SEC. 19, T.1S.,
R.69W., SIXTH P.M.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

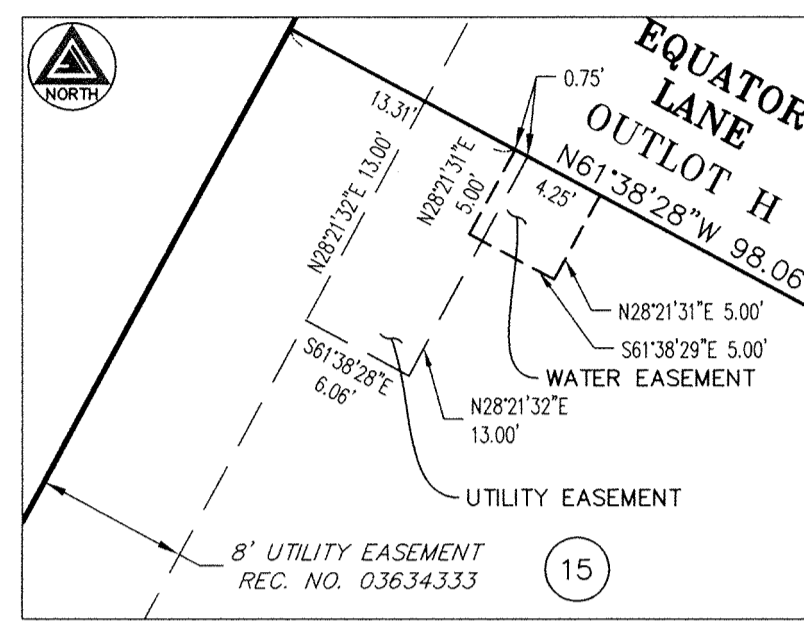
SW COR. OF NE 1/4 OF SW 1/4,
SEC. 19, T1S, R69W, 6TH P.M.
FOUND NO. 6 REBAR WITH 2-1/2"
ALUMINUM CAP STAMPED "D.B. &
CO. SW-16 519 1998 PLS 23529"

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER RC SUPERIOR LLC	DATE OF PREPARATION: 05-23-2019
		12275 EL CAMINO REAL, SUITE 110 SAN DIEGO, CA 92130	SCALE: 1" = 20' SHEET 2 OF 3

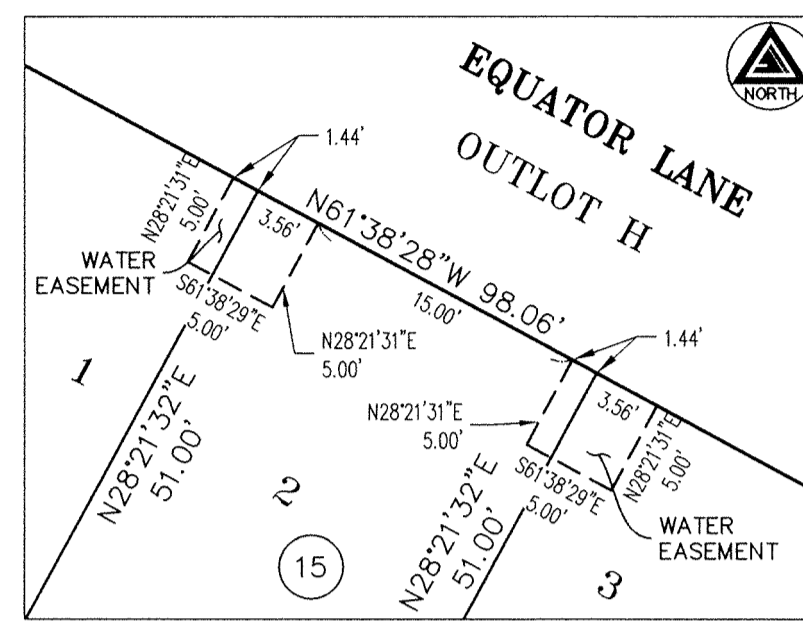
AzTec Proj. No.: 54818-47 Drawn By: RDR

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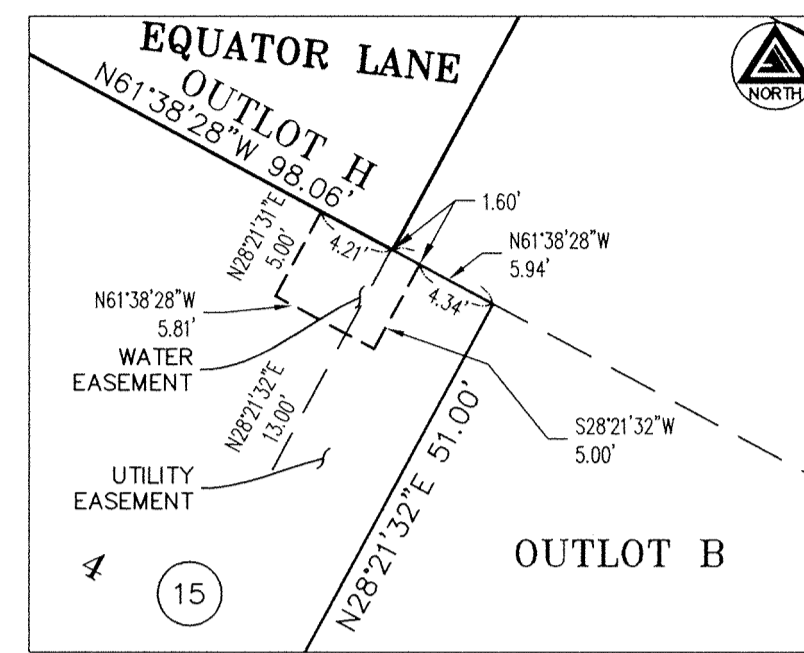
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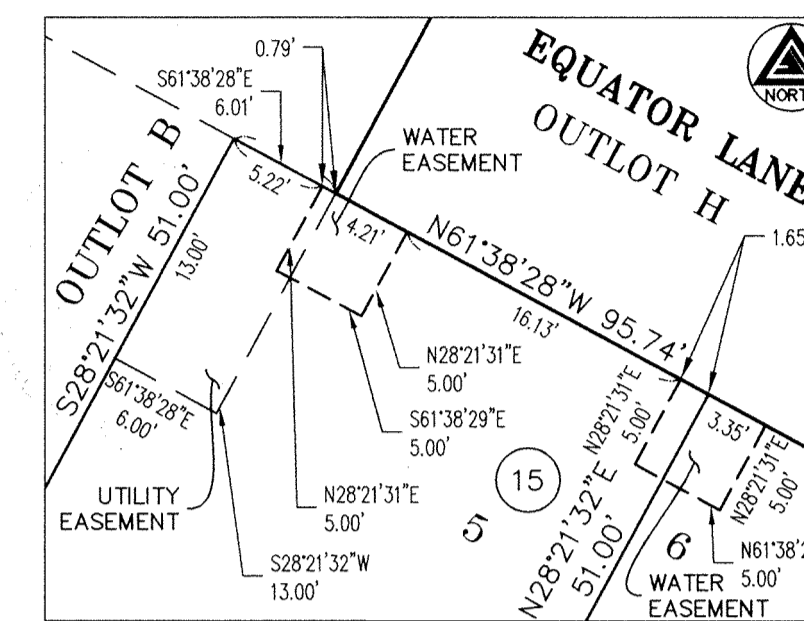
DETAIL A



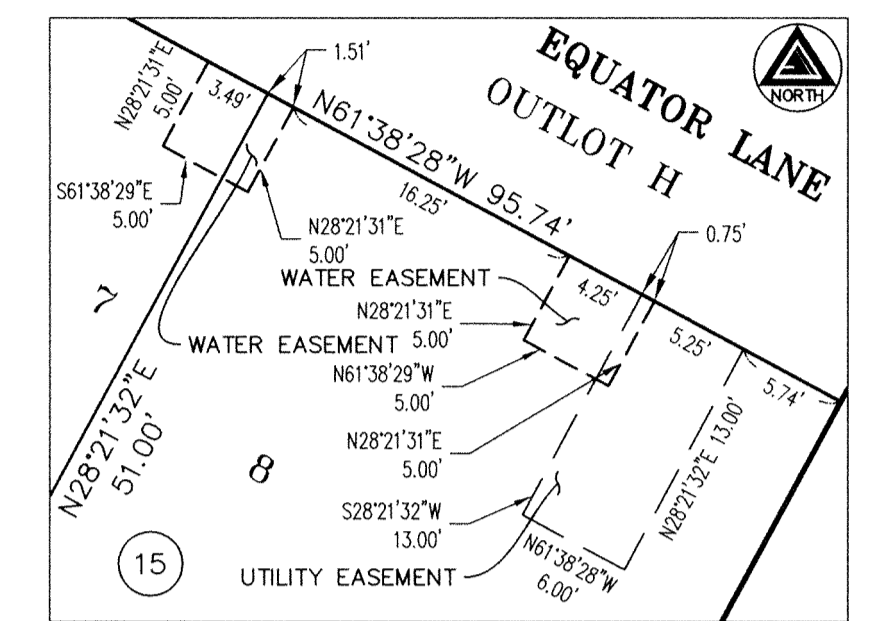
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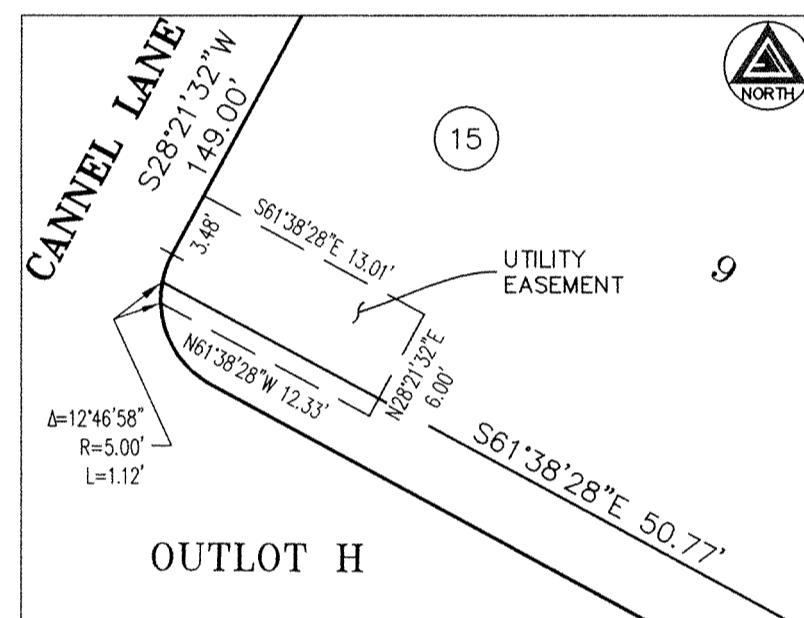
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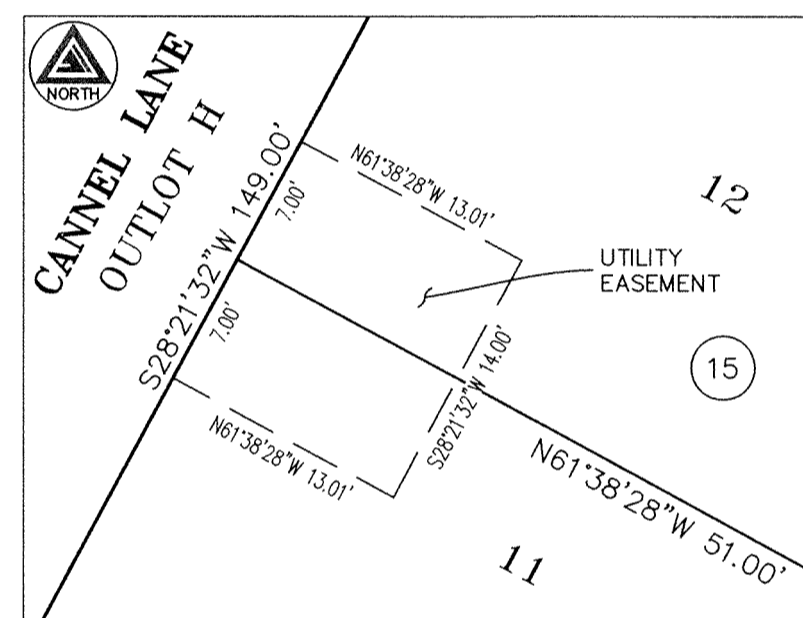
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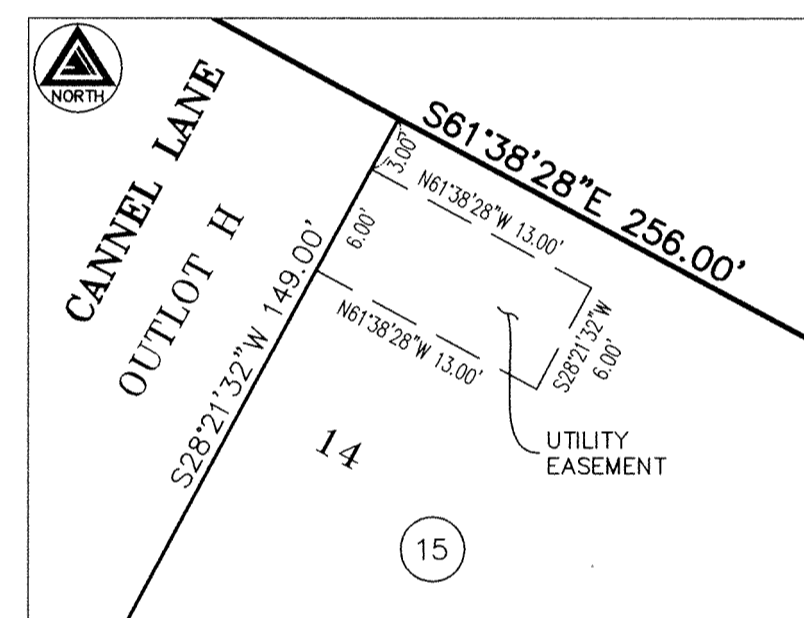
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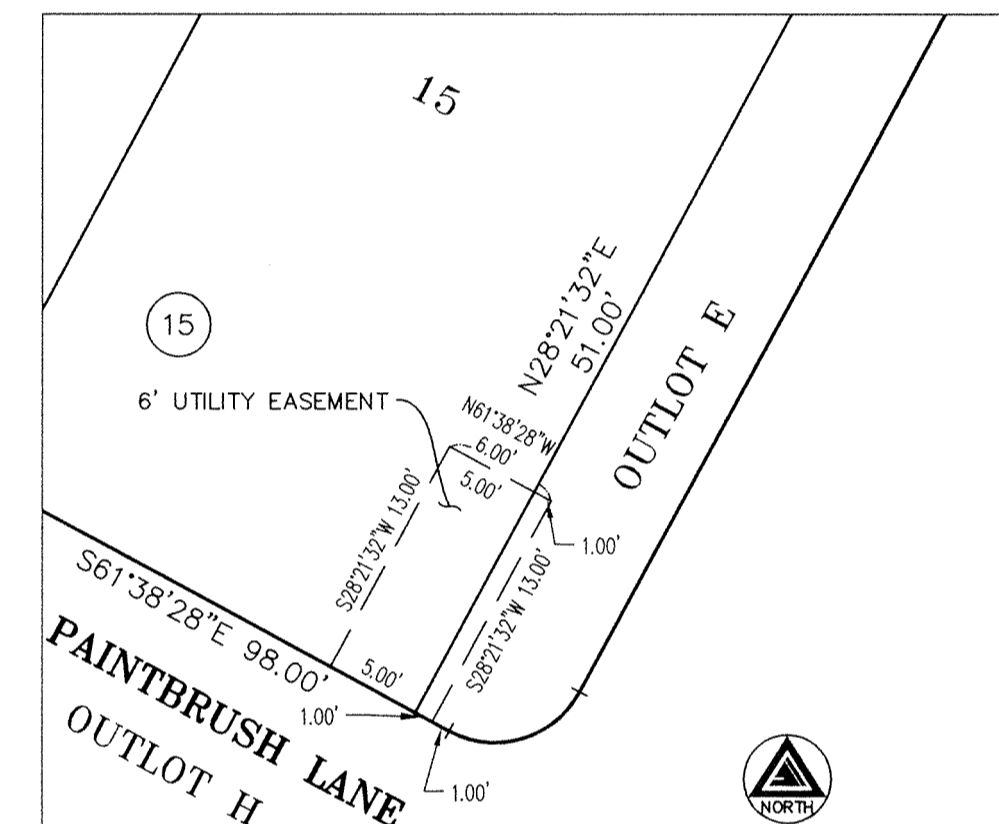
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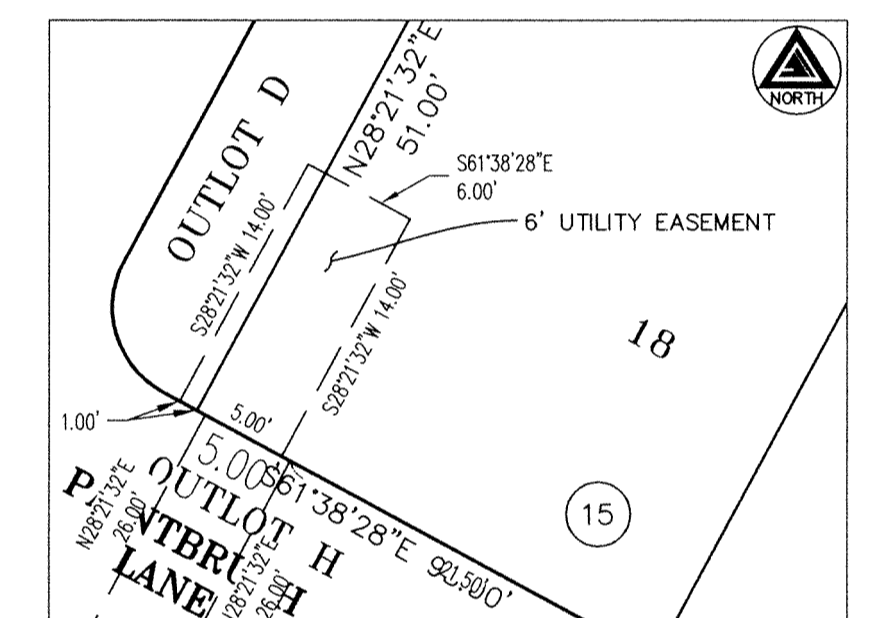
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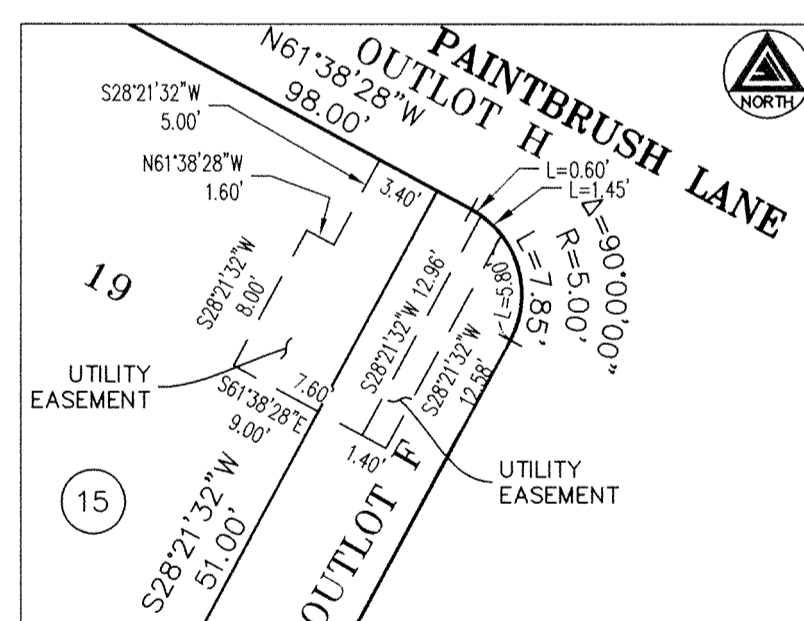
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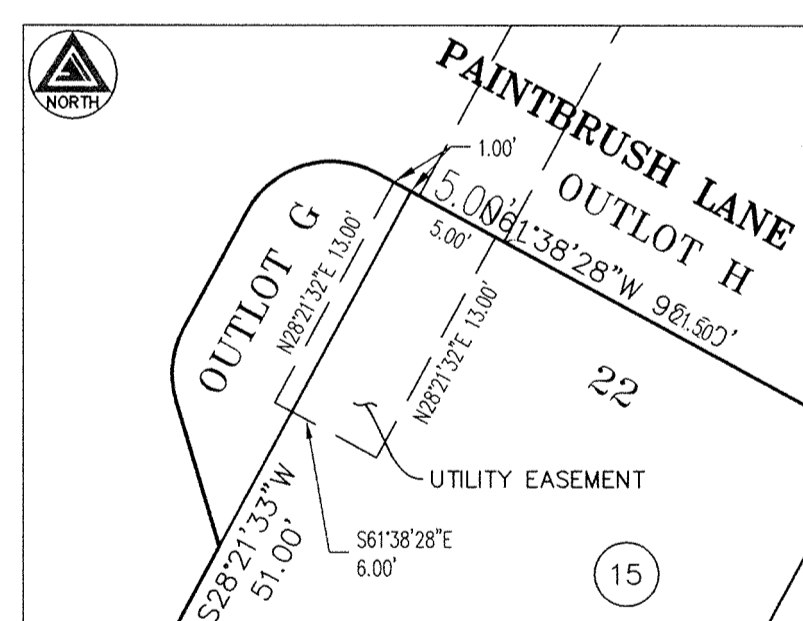
DETAIL I



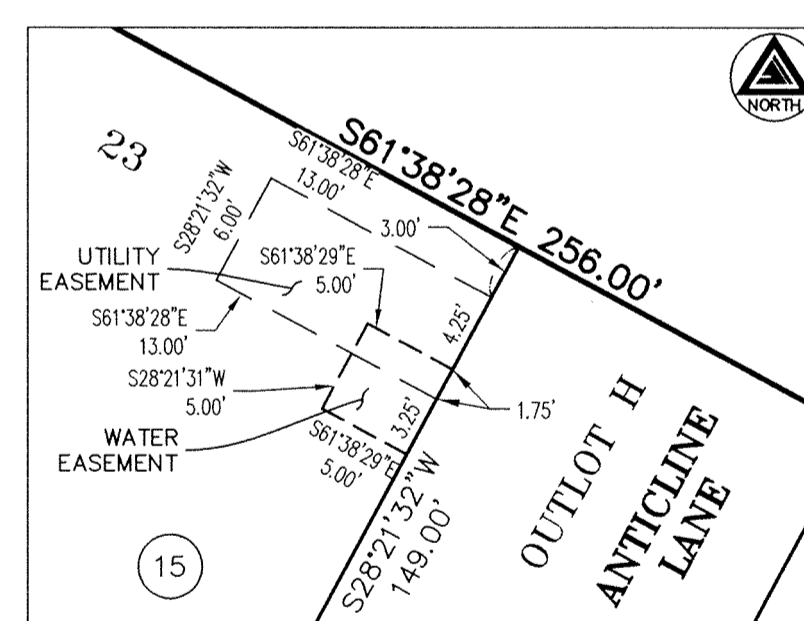
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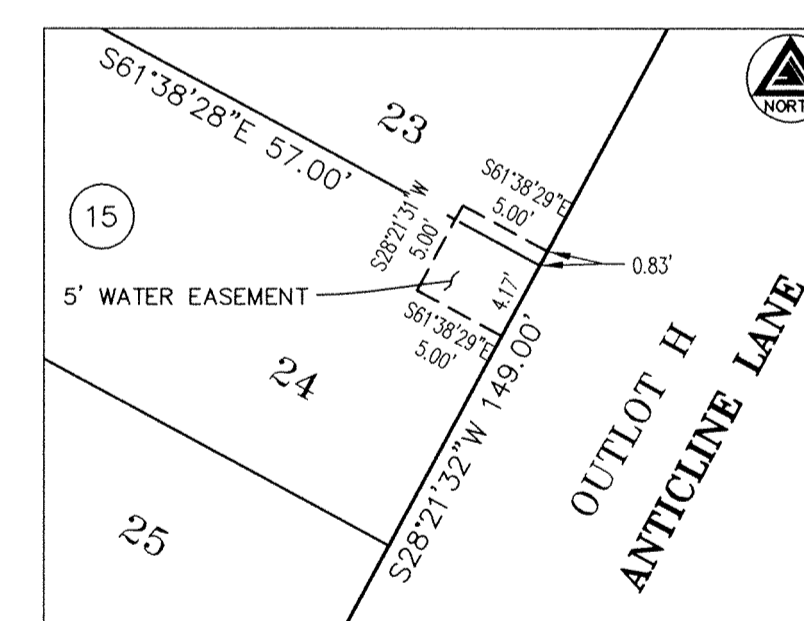
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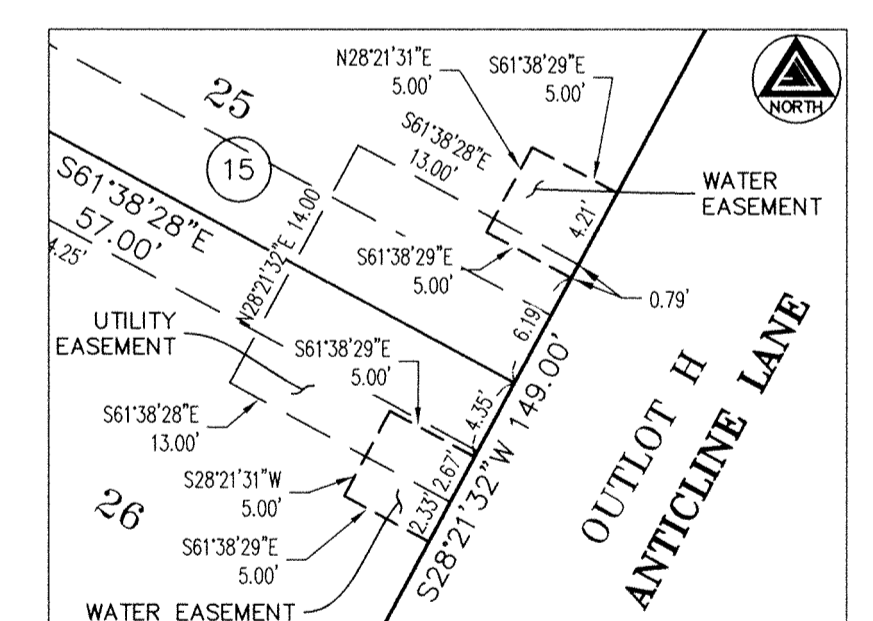
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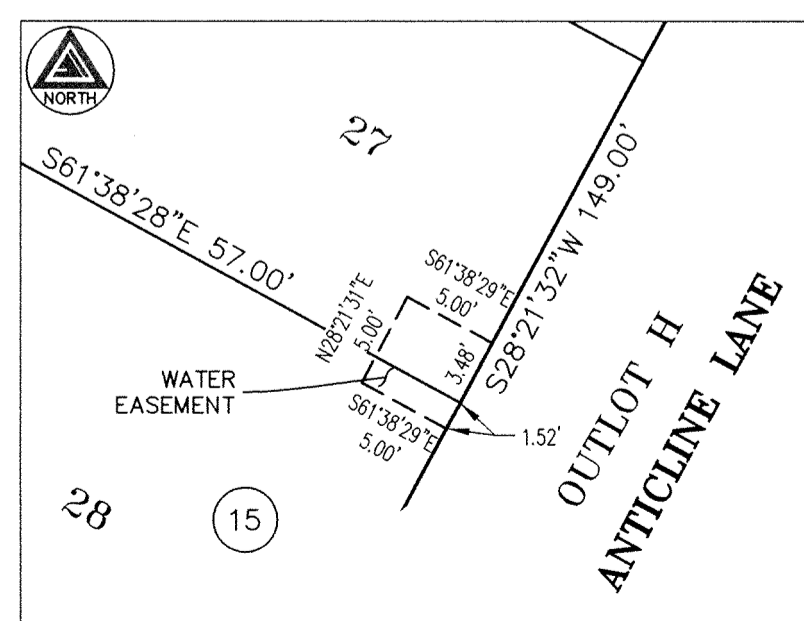
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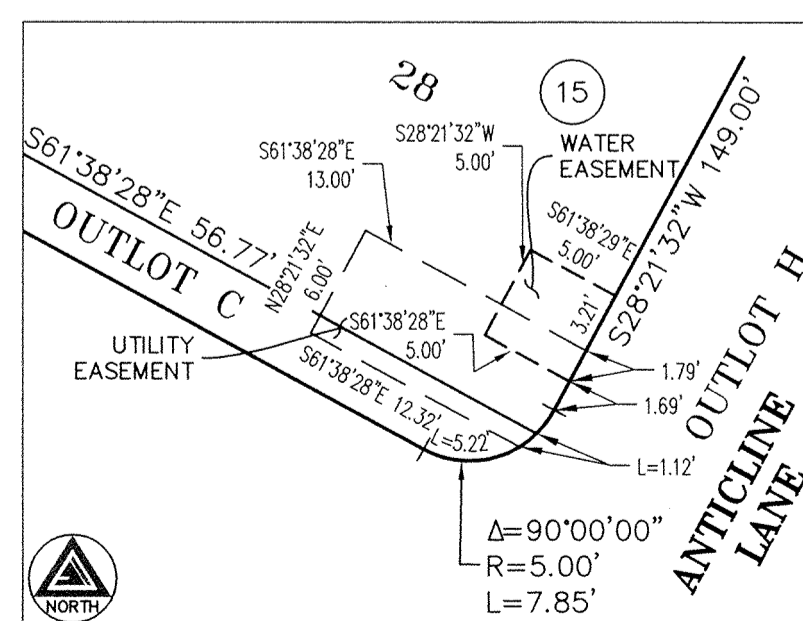
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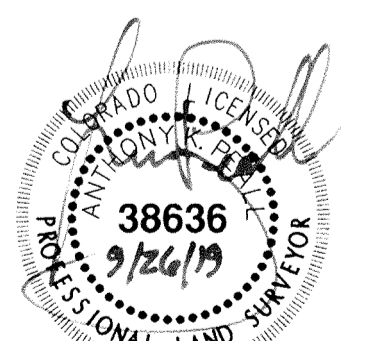
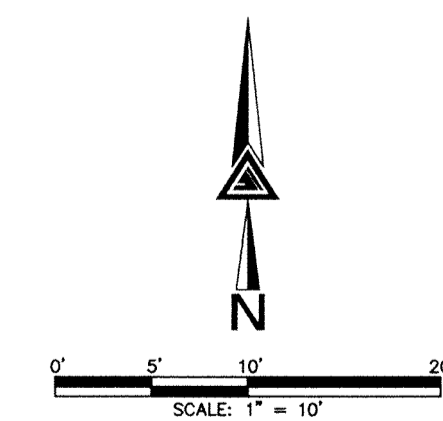
DETAIL O



DETAIL P



DETAIL Q



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER RC SUPERIOR LLC	DATE OF PREPARATION: 05-23-2019
	12275 EL CAMINO REAL, SUITE 110 SAN DIEGO, CA 92130	SCALE: 1" = 10'	SHEET 3 OF 3