A Replat of Lot 1 of Block 5, Lot 1 of Block 7, Lot 1 of Block 10, Lot 1 of Block 11, Parcels A, B, C, DE, F and G of Superior Town Center Filing No. 1B and Superlot 1 of Superior Town Center Filing No. 1B Replat No. 3 and

Superlot 2 and Lot 1 of Block 9 of Discovery Office Park/Superior Town Center Replat No. 3 and Tract A of Tract A, Superior Town Center Filing No. 1B Replat No. 3 and

Tract B of Lot Line Adjustment of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3 and Superior Drive, Main Street, Avenue A, Avenue B, Avenue C, Avenue D, Street One, Street Three Right of Ways,

Situate 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

RTIFICATE OF DEDICATION AND OWNERSHIP	Certificate of Ownership
now all men by these presents that the RC Superior, LLC and Town of Superior; being the Owner(s) certain lands in Boulder County, Colorado, described as follows:	I certify that I, , am the sole owners of the property and consent of the plan.
ultiple parcels of land, situate in the West Half (W1/2) of Section Nineteen (19), Township One buth (T.1S.), Range Sixty—nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, bunty of Boulder, State of Colorado and being more particularly described as follows:	In witness whereof I hereto set my hand this 7th day of February, 2020 By: Clint 7069m As: MAYOR
t 1 of Block 5, Lat 1 of Block 7, Lat 1 of Block 10, Lat 1 of Block 11, Parcels A, B, C, D E, F and G of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders, and along with Main Street Rights of Way, Avenue A Rights of Way, Avenue B Rights of Way, Avenue C Rights of Way, Avenue D Rights of Way, Street One Rights of Way and Street Three Rights of Way as dedicated by Superior Town Center Filing No. 1B.	STATE OF COLORADO) ss COUNTY OF BOULDER)
OGETHER WITH Superlot 1 and that portion of Superior Drive Right of Way as Dedicated by Superior Town Center Filing No. 1B Replat No. 3 recorded December 1, 2016 as Reception No. 3560623 of the Records of Boulder County Recorders.	The foregoing instrument was acknowledged before me this 7th day of February, 2020, by Clint Folsom as Mayor
OGETHER WITH Superlot 2 and Lot 1 of Block 9 of Discovery Office Park/Superior Town Center Replat No. 3 recorded January 1, 2018 as Reception No. 3634334 of the Records of Boulder County Recorders.	Witness my hand and official seal. (SEAL) My commission expires 2-5-202-(PHYLLIS L. HARDIN
GETHER WITH Tract A of Tract A, Superior Town Center Filing No. 1B Replat No. 3 recorded June 6, 2018 as Reception No. 3659285 of the Records of Boulder County Recorders.	Notary Public STATE OF COLCRADO NOTARY ID 19894000253
GETHER WITH Tract B of Lot Line Adjustment of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3 recorded June 27, 2019 as Reception No. 3720890 of the Records of Boulder County Recorders.	My Commission Expires Feb 5, 2021
No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders, State of Colorado, located North of Lot 1, Block 7 of said Superior Town Center Filing	LENDER'S CONSENT AND SUBORDINATION
No. 1B and being more particularly described as follows: COMMENCING at the Northwest corner of Superior Drive Right of Way and assuming the West line of said Right of way as bearing South 15'03'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 175.60 feet with all other bearings contained herein relative thereto; THENCE South 15'03'34" East along Westerly Superior Drive Right of Way a distance of 175.60	The Undersigned, beneficiary under a certain deed of trust encumbering the Property, hereby expressly consents to and joins in the execution and recording of this plat, dedication and easements shown hereon and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this lender's consent and subordination on behalf of the undersigned.
feet to the Northeast corner of said un—named Right of Way and to the POINT OF BEGINNING; THENCE South 15°03'34" East along Westerly Superior Drive Right of Way a distance of 40.00 feet to the Southeast corner of said un—named Right of Way;	Wells Fargo Bank
The following Three (3) courses are along the Southerly, Westerly and Northerly lines of said un-named Right of Way; THENCE South 74°56'26" West a distance of 290.01 feet; THENCE North 15°03'36" West a distance of 40.00 feet;	Name: Joseph Kelley Title: Vice President
THENCE North 74°56'26" East a distance of 290.01 feet to the POINT OF BEGINNING.	Acknowledgement State of FLORIDA
aid parcels in total contains 49.687 acres, more or less (\pm).	county of HIUSBOROUGH
ave by these presents laid out, platted and subdivided the same into lots, blocks and outlots, as lown on this plat, under the name and style of a Subdivision Plat of SUPERIOR TOWN CENTER FILING B REPLAT NO. 6 and do hereby dedicate to the public the easements for purposes shown herein and	Acknowledged before me this 11th day of Ebruary by Joseph Kelley as Vice trested of Wells Fargo Bank, N. A. Witness my hand and official seal
immarized in the Ownership and Maintenance Table below.	My commission expires 01 11 2023 Salver State (SEAL)
Recuted this 3 day of 601mg, 2020. WNER: C SUPERIOR, LLC, a Delaware limited liability company	SANDRA GARCIA MY COMMISSION # GG 28 EXPIRES: January 11, 20 Bonded Thru Notary Public Unde
y: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member y: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware	COUNTY CLERK AND RECORDER CERTIFICATE
limited liability limited partnership, its sole Member y: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner y: Avanti Management Corporation, a Florida Corporation, its sole General Partner	This plat was filed for record in the office of the County Clerk and Recorder of Boulder County at 10:47 A.M. on the 14th day of February, 2020 in Book, Page, Page, Reception No. 3766227.
ame: Marvin Shapiro Andreus Dusill View Resident View Resident	County Clerk and Recorder Molly Fitzpatrick
OTARIAL CERTIFICATE TATE OF FLORIDA) SS OUNTY OF ORANGE)	By: Lame adaman STATE OF COLORADO) ss COUNTY OF BOULDER)
e foregoing instrument was acknowledged before me this <u>O</u> day of YOUNG , 2019, Marvin Shapire as President of Avanti Management Corporation, a Florida Corporation sole general artner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing	
eneral partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited artnership, sole member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability ompany, sole member of RC Superior, LLC, a Delaware limited liability company.	TOWN BOARD CERTIFICATE
y commission expires 1/32/33 Sharm Kai Hand Stainten Notary Public (SEAL)	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 7 th day of February, 2020
Shannon Kaitland Staunton NOTARY PUBLIC STATE OF FLORIDA	Attest: Phyllis L. Harlin Clint Forsanders Mayor
MY COMMISSION # GG177680 EXPIRES: 01/22/2022	SEAL
e, RC Superior, LLC, a Delaware limited liability company, the owner of the property include in this abdivision, certifies that this final plat, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6 and the abdivision improvement agreement to be executed in connection herewith, if required, embody the native agreement between the owner of said property and the Town with regard to the subdivision of	PLANNING COMMISSION CERTIFICATE Recommended approval this 91 day of Vocember, 2020, by the Town of Superior Commission.
and property, and that the owner is not relying upon any other representations, warranties, and end of the owner is not relying upon any other representations, warranties, and enderstandings or agreements in connection with any matter encompassed by this plat or the abdivision improvement agreement if required, except as set forth herein or in said subdivision approvement agreement.	Commission, Resolution No. PC=6 \- Series 2019.
C SUPERIOR, LLC, a Delaware limited liability company y: Superior Town Center ASLI VII Holdings, LLC, a Delaware	TOWN CLERK CERTIFICATE
limited liability company, its sole Member y: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member	I hereby certify that this instrument as approved by the Board of Trustees by {Resolution/ Ordinance }
y: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner y: Avanti Management Corporation, a Florida Corporation, its sole General Partner	No. R-70, Series 2019, on this 9th day of December, 2019, and was filed in my office on the 7th day of February 2020, at 100 o'clock Am.
X Sole Salet III Full III Committee	Phyllis & Hardin

I certify that I,			
		, am the sole owne	ers of the property and
consent of the plan.	reto set my hand this $\widehat{\mathcal{I}}$	th . Tol	AFW. AB. OO. A
In witness whereof I her	eto set my hand this	day of TCE	144 A 1 2
By: Cling to	Moom a	As:	MAYOR
STATE OF COLORADO) ss	3		
COUNTY OF BOULDER)		oth	Cd
~ ;	t was acknowledged before	me this	day of Februara, 2020,
Witness my hand and of	fficial seal.	(S	EAL)
My commission expires	2-5-2021		PHYLLIS L. HARDIN
	Notary Public	Sarden	NOTARY PUBLIC STATE OF COLCRADO
	riotaly rubile		NOTARY ID 19894000253 Commission Expires Feb 5, 2021
			anti di manana anti manana manana manana di manana anti manana di di manana anti manana manana manana manana m
LENDER'S CONSENT AND) SUBORDINATION		
The Undersigned, benefic	ciary under a certain deed o		the Property, hereby expressly
consents to and joins in hereon and makes the	n the execution and recording deed of trust subordinate he	ng of this plat, dedi ereto. The undersig	cation and easements shown ned represents that he or she
has full power and auth undersigned.	nority to execute this lender'	s consent and subo	rdination on behalf of the
Wells Fargo Bank			
ву:			
Name: Joseph Ke	elley		
Title: Vice Preside	<u>ent</u>		
Acknowledgement			
State of FLORIDA			
County of HIUSBOR	ough	Torol	Kelley as Vice Presiden
		vd pr Josebiu	The treat as A translation
of Wells Fargo		×	-
Witness my hand and o	1	N U .	,
My commission expires	01/11/2023 SO	ulter XJACCE	(SEAL)
	3		SANDRA GARCIA
			MY COMMISSION # GG 2804: EXPIRES: January 11, 2023
			Bonded Thru Notary Public Underwri
COUNTY CLERK AND REC	CORDER CERTIFICATE		
	CORDER CERTIFICATE record in the office of the (County Clerk and Re	corder of Boulder County
This plat was filed for rat AM. on the	record in the office of the (1ary , 2020	n Book, Page,
This plat was filed for rat AM. on the	record in the office of the (1ary , 2020	
This plat was filed for rat 10:47 A.M. on the Map, Rece	record in the office of the (14th day of February) eption No. 3766227	1020) Fees: \$	n Book, Page,
This plat was filed for rat 10:47 A.M. on the Map, Rece	record in the office of the (14th day of February) eption No. 3766227 der Molly Fitzpat	rick	n Book, Page,
This plat was filed for rat 10:47 A.M. on the Map, Rece	record in the office of the (14th day of February) eption No. 3766227 der Molly Fitzpat	rick	73.00 OF COLORADO)
This plat was filed for rat 10:47 A.M. on the Map, Rece	record in the office of the (14th day of February) eption No. 3766227 der Molly Fitzpat	rick	n Book
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This plat was filed for rat 10:47 A.M. on the Map, Rece	record in the office of the One of February of February of February of February of Fitzpates.	rick	n Book
This plat was filed for rat 10:47 A.M. on the Map, Rece County Clerk and Record By:	record in the office of the Control of February The Molly Fitzpate The Board of the Town of Super	Fees:	73.00 OF COLORADO) SS Y OF BOULDER)
This plat was filed for rat 10:47 A.M. on the Map, Rece County Clerk and Record By:	record in the office of the Control of February The Molly Fitzpate The Board of the Town of Super	Fees:	o. day of Page
This plat was filed for rat 10:47 A.M. on the Map, Rece County Clerk and Record By:	record in the office of the Control of February The Molly Fitzpate The Board of the Town of Supercorporate seal of the Town of	Fees:	73.00 OF COLORADO) SS Y OF BOULDER)
This plat was filed for rat 10:47 A.M. on the Map, Rece County Clerk and Record By: Ordo Dayuty TOWN BOARD CERTIFICAT Approved by the Town B	record in the office of the Control of February The Molly Fitzpate The Board of the Town of Super	Fees:	o. day of Page
This plat was filed for rat 10:47 A.M. on the Map, Rece County Clerk and Record By:	record in the office of the Control of February The Molly Fitzpate The Board of the Town of Supercorporate seal of the Town of	Fees:	o. day of February, 2020 The Follows of February and the februa
This plat was filed for rat 10:47 A.M. on the Map, Rece County Clerk and Record By:	record in the office of the Control of February The Molly Fitzpate The Board of the Town of Supercorporate seal of the Town of	Fees:	o. day of Page
This plat was filed for rat 10:47 A.M. on the Map, Rece County Clerk and Record By:	record in the office of the Control of February day of February der Molly Fitzpatement. TE Board of the Town of Supercorporate seal of the Town of Superco	Fees: Fees: Fees: Mayor	o. day of February, 2020 The SEAL

Assuming the West line of the Southwest Quarter of the Northwest Quarter of Section 19, T.1S., R.69W., as bearing North 01"14'50" 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 1316.98 feet with all other bearings contained herein relative thereto.

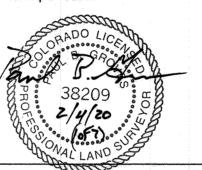
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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 Commitment Number ABZ70640607, dated October 1, 2019 as prepared by Land Title Guarantee Company to delineate the aforesaid information

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



Paul B. Groves - On Behalf Of King Surveyors Land Surveyor #38209

EASEMENT VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the easements as

- A portion of 7' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- B A portion of 7' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- © A portion of 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- A portion of 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- E A portion of 4' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- F 60' Utility and Public Access Easement being a portion of Discovery Office Park/Superior Town Center Replat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder
- © Parcel A, 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- Parcel B, 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,

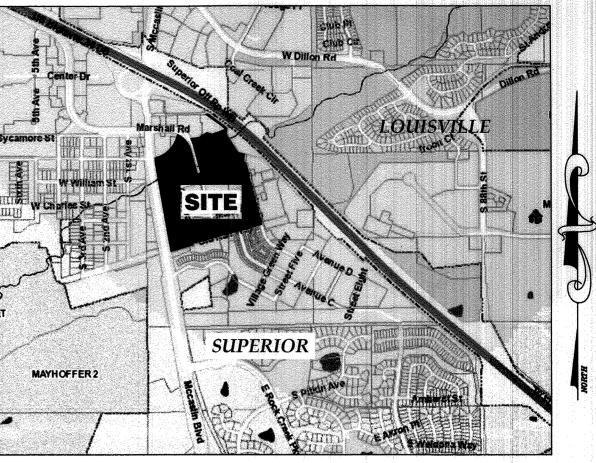
situate in the West Half of Section 19, Township One South, Range Sixty-nine West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements labeled

In witness whereof, and being the owner(s) of said Easements.

"VACATED BY THIS PLAT AS SHOWN HATCHED".

LAND USE TABLE

LOTS (75)	22.113	ACRES	45
OUTLOTS (3)	1.424	ACRES	3
PARCELS (6)	2.410	ACRES	5
TRACTS (2)	14.056	ACRES	28
RIGHT OF WAY	9.684	ACRES	19
TOTAL	49.687	ACRES	100



VICINITY MAP

INTENT NOTE

- It is the intent of this plat to create Block 2, Block 4, Block 6, Block 7 and Block 8.
 It is also the intent of the plat to subdivide Block 9, Block 10 and Block 11 into multiple lots
- i. It is also the intent of this plat to vacate and rededicate portions of public rights of way.
- Superior, of only those streets as shown herein. 5. It is also the intent of this plat to vacate various easements that fall within the right of ways as

RIGHT OF WAY VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the Public Right of Way being a part of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 as listed therein:

- A portion of Superior Drive, located East of Lot 1, Block 7,

situate in the West Half of Section 19, Township One South, Range Sixty—nine West, of the 6th P.M. Town of Superior, County of Boulder, State of Colorado, do hereby vacate the Public Right of Way labeled "VACATED BY THIS PLAT AS SHOWN HATCHED"

In witness whereof, and being the owner(s) of said Public Right of Way.

Clint Folson As: Mayor

		LOT TABLE	
LOT #	BLOCK #	SQUARE FEET	ACREAGE
LOT 1	BLOCK 2	121,903 SQ.FT.	2.799 ACRES
LOT 1	BLOCK 4	33,487 SQ.FT.	0.769 ACRES
LOT 1	BLOCK 5	148,426 SQ.FT.	3.407 ACRES
LOT 1	BLOCK 6	96,092 SQ.FT.	2.206 ACRES
LOT 2	BLOCK 6	67,101 SQ.FT.	1.540 ACRES
LOT 1	BLOCK 7	87,800 SQ.FT.	2.016 ACRES
LOT 2	BLOCK 7	49,603 SQ.FT.	1.139 ACRES
LOT 3	BLOCK 7	5,816 SQ.FT.	0.134 ACRES
LOT 1	BLOCK 8	169,263 SQ.FT.	3.886 ACRES
LOT 1	BLOCK 9	33,666 SQ.FT.	0.773 ACRES
LOT 2	BLOCK 9	1,372 SQ.FT.	0.032 ACRES
LOT 3	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 4	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 5	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 6	BLOCK 9	1,396 SQ.FT.	0.032 ACRES
LOT 7	BLOCK 9	1,396 SQ.FT.	0.032 ACRES
LOT 8	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 9	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 10	BLOCK 9	1,470 SQ.FT.	0.034 ACRES
LOT 11	BLOCK 9	1,225 SQ.FT.	0.028 ACRES
LOT 12	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 13	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 14	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 15	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 16	BLOCK 9	1,225 SQ.FT.	0.028 ACRES
LOT 17	BLOCK 9	1,250 SQ.FT.	0.029 ACRES
LOT 18	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 19	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 20	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 21	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 22	BLOCK 9	1,250 SQ.FT.	0.029 ACRES
LOT 23	BLOCK 9	1,470 SQ.FT.	0.034 ACRES
LOT 24	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 25	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 26	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 27	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 28	BLOCK 9	1,225 SQ.FT.	0.028 ACRES

1	LOI J	BLOCK IO	300 34.1 1.	O.OZZ ACKES
	LOT 4	BLOCK 10	960 SQ.FT.	0.022 ACRES
٠ .	LOT 5	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 6	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 7	BLOCK 10	1,440 SQ.FT.	0.033 ACRES
	LOT 8	BLOCK 10	1,200 SQ.FT.	0.028 ACRES
	LOT 9	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 10	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 11	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 12	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 13	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 14	BLOCK 10	1,200 SQ.FT.	0.028 ACRES
	LOT 15	BLOCK 10	1,440 SQ.FT.	0.033 ACRES
	LOT 16	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 17	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 18	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 19	BLOCK 10	960 SQ.FT.	0.022 ACRES
	LOT 20	BLOCK 10	1,200 SQ.FT.	0.028 ACRES
	LOT 1	BLOCK 11	38,999 SQ.FT.	0.895 ACRES
	LOT 2	BLOCK 11	1,200 SQ.FT.	0.028 ACRES
	LOT 3	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 4	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 5	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 6	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 7	BLOCK 11	1,440 SQ.FT.	0.033 ACRES
	LOT 8	BLOCK 11	1,225 SQ.FT.	0.028 ACRES
	LOT 9	BLOCK 11	980 SQ.FT.	0.022 ACRES
	LOT 10	BLOCK 11	980 SQ.FT.	0.022 ACRES
	LOT 11	BLOCK 11	980 SQ.FT.	0.022 ACRES
	LOT 12	BLOCK 11	980 SQ.FT.	0.022 ACRES
	LOT 13	BLOCK 11	1,225 SQ.FT.	0.028 ACRES
	LOT 14	BLOCK 11	1,440 SQ.FT.	0.033 ACRES
	LOT 15	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 16	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 17	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 18	BLOCK 11	960 SQ.FT.	0.022 ACRES
	LOT 19	BLOCK 11	1,200 SQ.FT.	0.028 ACRES
		المقاد حالم المالية		

LOT # | BLOCK # | SQUARE FEET | ACREAGE

LOT 1 BLOCK 10 41,461 SQ.FT. 0.954 ACRES LOT 2 | BLOCK 10 | 1,200 SQ.FT. | 0.028 ACRES

LOT 3 | BLOCK 10 | 960 SQ.FT. | 0.022 ACRES

	OWNERSHIP AND MAINTENANCE TABLE							
NAME	SQUARE FEET	ACREAGE	USE	OWNER AND MAINTAINED BY				
OUTLOT A	29,567 SQ.FT.	0.679 ACRES	UTILITY, PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
OUTLOT B	16,309 SQ.FT.	0.374 ACRES	UTILITY, PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
OUTLOT C	16,175 SQ.FT.	0.371 ACRES	UTILITY, PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
PARCEL C	9,758 SQ.FT.	0.224 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
PARCEL D	4,539 SQ.FT.	0.104 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
PARCEL E	7,563 SQ.FT.	0.174 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
PARCEL F	6,784 SQ.FT.	0.156 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
PARCEL G	6,617 SQ.FT.	0.152 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
PARCEL K	69,706 SQ.FT.	1.600 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT				
TRACT A	297,701 SQ.FT.	6.834 ACRES	PARK/OPEN SPACE	TOWN OF SUPERIOR				
TRACT B	314,599 SQ.FT.	7.222 ACRES	PARK/OPEN SPACE	TOWN OF SUPERIOR				
RIGHT OF WAY	421,812 SQ.FT.	9.683 ACRES	RIGHT OF WAY	TOWN OF SUPERIOR				
		·						

1/31/2020 20190313A-SU

DRAWN BY: CHECKED BY:

FILING

20190313-A

SHEET 1 OF

Final Subdivision Plat of

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6

A Replat of Lot 1 of Block 5, Lot 1 of Block 7, Lot 1 of Block 10, Lot 1 of Block 11, Parcels A, B, C, D E, F and G of Superior Town Center Filing No. 1B and Superlot 1 of Superior Town Center Filing No. 1B Replat No. 3 and

> Superlot 2 and Lot 1 of Block 9 of Discovery Office Park/Superior Town Center Replat No. 3 and Tract A of Tract A, Superior Town Center Filing No. 1B Replat No. 3 and

Tract B of Lot Line Adjustment of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3 and Superior Drive, Main Street, Avenue A, Avenue B, Avenue C, Avenue D, Street One, Street Three Right of Ways,

Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

Sit	tuate in t	he Y	-	Half			n 19
CERTIFICATE OF DEDICATION	AND OWNERSHIP						
Know all men by these pre of certain lands in Boulder					perior;	being the Ow	ner(s)
Multiple parcels of land, sit South (T.1S.), Range Sixty— County of Boulder, State of	nine West (R.69W.)), Sixth	Principal Me	eridian (6th	P.M.),	Town of Supe	
Lot 1 of Block 5, Lot 1 of and G of Superior Town 3367475 of the Record Avenue A Rights of Way Way, Street One Rights Center Filing No. 1B.	ı Center Filing No. s of Boulder Count y, Avenue B Rights	1B reco ty Recor of Way	rded Februa ders, and a , Avenue C	iry 25, 2014 Iong with M Rights of N	4 as R Iain St Way, A	eception No. reet Rights of venue D Rights	Way, s of
TOGETHER WITH Superlot 1 Town Center Filing No. the Records of Boulder	1B Replat No. 3 re	ecorded					
TOGETHER WITH Superlot 2 No. 3 recorded January Recorders.							
TOGETHER WITH Tract A of 2018 as Reception No.						. 3 recorded .	lune 6,
TOGETHER WITH Tract B of No. 1B Replat No. 3 red Boulder County Recorde	corded June 27, 20	ent of Lo 019 as F	ot 3A and 1 Reception N	Tract B of 5 o. 3720890	Superion of the	or Town Center e Records of	- Filing
TOGETHER WITH a portion of No. 1B recorded Februar Recorders, State of Col No. 1B and being more COMMENCING at the No of said Right of way as Plane Coordinate Syster feet with all other bear THENCE South 15°03'34 feet to the Northeast of THENCE South 15°03'34 to the Southeast corne The following Three un—named Right of THENCE South 74°56'26 THENCE North 15°03'36' THENCE North 74°56'26' THENCE North 74°56'26'	ry 25, 2014 as Recorado, located North particularly describer thwest corner of States bearing South 15° m, North Zone, "East along Wester of said un—name (3) courses are alway; "West a distance of West a distance of West a distance of South Particular South Part	ception th of Lo bed as f Superior *03'34" I rth Amer ein relat erly Supe named F erly Supe ed Right long the of 290.0 of 40.00	No. 336747 It 1, Block collows: Drive Right East being rican Datum ive thereto; rior Drive R Right of Way rior Drive R of Way; Southerly, D1 feet;	5 of the R.7 of said S of Way an a Grid Bear 1983/201* ight of Way y and to th ight of Way Westerly an	ecords superior d assu ing of 1, a di y a dis ne POIN y a dis	of Boulder Co Town Center ming the Wes the Colorado stance of 175.6 tance of 175.6 IT OF BEGINNII tance of 40.0 cherly lines of	ounty Filing t line State .60 60 NG; 0 feet
Said parcels in total contai			I (I)				
Executed thisd	ay of	, ,	20				
RC SUPERIOR, LLC, a Delaw By: Superior Town Center limited liability compar By: Avanti Strategic Land limited liability limited By: Avanti Properties Grou liability limited partner By: Avanti Management Co its sole General Partner	ASLI VII Holdings, Lay, its sole Member Investors VII, L.L.L. partnership, its sop II, L.L.L.P., a Delship, its Managing proporation, a Florida	LLC, a D r .P., a De ole Memb laware li General	elaware elaware eer mited Partner				
By: Name: Marvin Shapiro							
NOTARIAL CERTIFICATE	rto. Trobladire						
STATE OF FLORIDA)							
ss COUNTY OF ORANGE)							
The foregoing instrument w by Marvin Shapiro as Presic partner of Avanti Properties general partner of Avanti S partnership, sole member of company, sole member of I	dent of Avanti Mands S Group II, L.L.L.P., Strategic Land Inves If Superior Town Ce	agement a Delav stors VII, enter AS	: Corporatio vare limited : L.L.L.P., a iLl VII Holdir	n, a Florida liability lim Delaware li ngs, LLC, a	a Corpo nited p imited Delaw	oration, sole g artnership, ma Iiability limited	eneral Inaging I
WITNESS my hand and offic	•			,		(SEAL)	
My commission expires		Notar	y Public				
		Notar	y Fublic				
OWNER'S ESTOPPEL CERTIFIC	^ATF						
We, RC Superior, LLC, a Desubdivision, certifies that the subdivision improvement agentire agreement between the said property, and that the understandings or agreement subdivision improvement agentical subdivision.	elaware limited liab nis final plat, SUPE reement to be exe the owner of said owner is not rely nts in connection v	RIOR TO ecuted ir property ing upor with any	WN CENTER connection and the Ton any other matter end	FILING 1B n herewith, own with re representa compassed	REPLA if requ egard t itions, by this	T NO. 6 and vired, embody to the subdivis warranties, so plat or the	the the sion of
improvement agreement. RC SUPERIOR, LLC, a Delaw							
By: Superior Town Center limited liability compar By: Avanti Strategic Land limited liability limited By: Avanti Properties Grou	ASLI VII Holdings, L ny, its sole Member Investors VII, L.L.L. partnership, its so	LLC, a D r .P., a De ble Memb	elaware elaware er				

liability limited partnership, its Managing General Partner By: Avanti Management Corporation, a Florida Corporation,

Its: President

its sole General Partner

Name: Marvin Shapiro

STATE OF COLORADO) SS COUNTY OF BOULDER) The foregoing instrument was acknowledged before me to by as	his	ering the Proper dedication and ersigned represe subordination on	ty, hereby expressly easements shown nts that he or she behalf of the
STATE OF COLORADO) ss COUNTY OF BOULDER) The foregoing instrument was acknowledged before me the by	his	ering the Proper dedication and ersigned represe subordination on	ty, hereby expressly easements shown nts that he or she behalf of the
STATE OF COLORADO) SS COUNTY OF BOULDER) The foregoing instrument was acknowledged before me to by	his	ering the Proper dedication and ersigned represe subordination on	rty, hereby expressly easements shown nts that he or she behalf of the
The foregoing instrument was acknowledged before me to by as	est encumb this plat, The und nsent and	ering the Proper dedication and ersigned represe subordination on	rty, hereby expressly easements shown nts that he or she behalf of the
The foregoing instrument was acknowledged before me to by as	est encumb this plat, The und nsent and	ering the Proper dedication and ersigned represe subordination on	rty, hereby expressly easements shown nts that he or she behalf of the
The foregoing instrument was acknowledged before me the by as	est encumb this plat, The und nsent and	ering the Proper dedication and ersigned represe subordination on	rty, hereby expressly easements shown nts that he or she behalf of the
Witness my hand and official seal. My commission expires	est encumb this plat, The und nsent and	ering the Proper dedication and ersigned represe subordination on	rty, hereby expressly easements shown nts that he or she behalf of the
Witness my hand and official seal. My commission expires	est encumb this plat, . The und nsent and	ering the Proper dedication and ersigned represe subordination on	easements shown nts that he or she behalf of the
Notary Public Notary Public	est encumb this plat, The und nsent and	ering the Proper dedication and ersigned represe subordination on	easements shown nts that he or she behalf of the
LENDER'S CONSENT AND SUBORDINATION The Undersigned, beneficiary under a certain deed of tru consents to and joins in the execution and recording of hereon and makes the deed of trust subordinate hereto. has full power and authority to execute this lender's cor undersigned. Wells Fargo Bank By: Name: Title: Acknowledgement State of County of Acknowledged before me this day of	this plat, The und nsent and	dedication and ersigned represe subordination on	easements shown nts that he or she behalf of the
LENDER'S CONSENT AND SUBORDINATION The Undersigned, beneficiary under a certain deed of tru consents to and joins in the execution and recording of hereon and makes the deed of trust subordinate hereto. has full power and authority to execute this lender's cor undersigned. Wells Fargo Bank By: Name: Title: Acknowledgement State of County of Acknowledged before me this day of	this plat, The und nsent and	dedication and ersigned represe subordination on	easements shown nts that he or she behalf of the
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Acknowledged before me this day of of	this plat, The und nsent and	dedication and ersigned represe subordination on	easements shown nts that he or she behalf of the
By: Name: Title: Acknowledgement State of County of Acknowledged before me this day of of	-		
Name: Title: Acknowledgement State of County of Acknowledged before me this day of of	-		
Name: Title: Acknowledgement State of County of Acknowledged before me this day of of	-		
Acknowledgement State of County of Acknowledged before me this day of of	-		
State of County of Acknowledged before me this day of of	-		
County of Acknowledged before me this day of of	-		
County of Acknowledged before me this day of of Witness my hand and official seal	-		
of	-		
			as
My commission expires Notary I	Public		(SEAL)
COUNTY CLERK AND RECORDER CERTIFICATE			
This plat was filed for record in the office of the County	y Clerk and	d Recorder of Bo	oulder County
at day of			-
Map, Reception No	Fees:		
County Clerk and Recorder			120)
5		TATE OF COLORA	SS
By: Deputy	С	OUNTY OF BOUL	ULK)
TOWN BOARD CERTIFICATE			
Approved by the Town Board of the Town of Superior, S Witness my hand the corporate seal of the Town of Sup			, 20
Attest: Town Clerk	Mayor		
IOWII OICIK	wuyur		
PLANNING COMMISSION CERTIFICATE			
PLANNING COMMISSION CERTIFICATE Recommended approval this day of	. 20 h	v the Town of S	Superior Plannina

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 __m.

TOWN CLERK CERTIFICATE

Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of the Northwest Quarter of Section 19, T.1S., R.69W., as bearing North 01°14'50" 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 1316.98 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

<u>NOTICE</u>

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 Commitment Number ABZ70640607, dated October 1, 2019 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.

Paul B. Groves — On Behalf Of King Surveyors Colorado Licensed Professional Land Surveyor #38209

EASEMENT VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the easements as

- A portion of 7' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- (B) A portion of 7' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded

February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,

- C A portion of 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- (D) A portion of 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- E A portion of 4' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- 60' Utility and Public Access Easement being a portion of Discovery Office Park/Superior Town Center Replat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder
- County Recorders,
- Parcel A, 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,
- Parcel B, 9' Utility Easement being a portion of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3367475 of the Records of Boulder County Recorders,

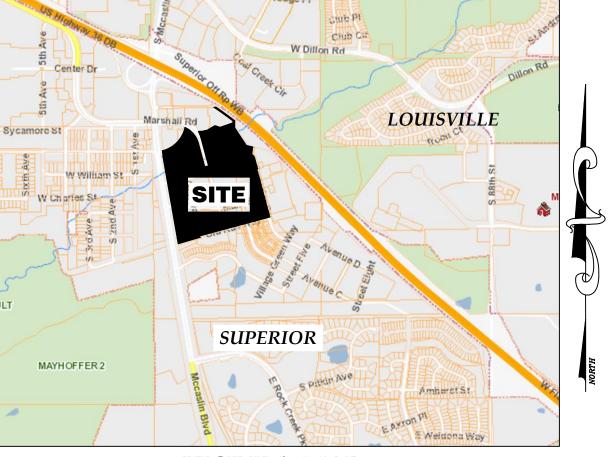
situate in the West Half of Section 19, Township One South, Range Sixty-nine West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the owner(s) of said Easements.

We	have	set	our	hands	and	seals	this	day of	-	, 20
Rv.									Δ ς·	

LAND USE TABLE

LOTS (75)	22.113	ACRES	45%
OUTLOTS (3)	1.424	ACRES	3%
PARCELS (6)	2.410	ACRES	5%
TRACTS (2)	14.056	ACRES	28%
RIGHT OF WAY	9.684	ACRES	19%
TOTAL	49.687	ACRES	100%



VICINITY MAP (NOT TO SCALE)

INTENT NOTE

- 1. It is the intent of this plat to create Block 2, Block 4, Block 6, Block 7 and Block 8. 2. It is also the intent of the plat to subdivide Block 9, Block 10 and Block 11 into multiple lots
- 3. It is also the intent of this plat to vacate and rededicate portions of public rights of way.4. It is also the intent of the plat to correct the street names as designated by the Town of
- Superior, of only those streets as shown herein.
- 5. It is also the intent of this plat to vacate various easements that fall within the right of ways as created by this plat, said easements are described within the VACATION STATEMENT and as
- 6. It is also the intent of this plat to remove Parcel A and Parcel B, and for the areas to be added to Main Street.

RIGHT OF WAY VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the Public Right of Way being a part of Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception

(1) A portion of Street One, located North of Lot 1, Block 5,

- (2) A portion of Main Street, located West of Parcel E,
- (3) A portion of Main Street, located North of Parcel F,
- (4) A portion of Main Street, located North of Parcel G,
- (5) A portion of Main Street, located South of Lot 1, Block 7
- 6 A portion of Superior Drive, located East of Lot 1, Block 7, A portion of un-named road, located North of Lot 1, Block 7

situate in the West Half of Section 19, Township One South, Range Sixty-nine West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the Public Right of Way labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the owner(s) of said Public Right of Way.

We have set our hands and seals this _____day of ____

		LOT TABLE	
LOT #	BLOCK #	SQUARE FEET	ACREAGE
LOT 1	BLOCK 2	121,903 SQ.FT.	2.799 ACRES
LOT 1	BLOCK 4	33,487 SQ.FT.	0.769 ACRES
LOT 1	BLOCK 5	148,426 SQ.FT.	3.407 ACRES
LOT 1	BLOCK 6	96,092 SQ.FT.	2.206 ACRES
LOT 2	BLOCK 6	67,101 SQ.FT.	1.540 ACRES
LOT 1	BLOCK 7	87,800 SQ.FT.	2.016 ACRES
LOT 2	BLOCK 7	49,603 SQ.FT.	1.139 ACRES
LOT 3	BLOCK 7	5,816 SQ.FT.	0.134 ACRES
LOT 1	BLOCK 8	169,263 SQ.FT.	3.886 ACRES
LOT 1	BLOCK 9	33,666 SQ.FT.	0.773 ACRES
LOT 2	BLOCK 9	1,372 SQ.FT.	0.032 ACRES
LOT 3	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 4	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 5	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 6	BLOCK 9	1,396 SQ.FT.	0.032 ACRES
LOT 7	BLOCK 9	1,396 SQ.FT.	0.032 ACRES
LOT 8	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 9	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 10	BLOCK 9	1,470 SQ.FT.	0.034 ACRES
LOT 11	BLOCK 9	1,225 SQ.FT.	0.028 ACRES
LOT 12	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 13	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 14	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 15	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 16	BLOCK 9	1,225 SQ.FT.	0.028 ACRES
LOT 17	BLOCK 9	1,250 SQ.FT.	0.029 ACRES
LOT 18	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 19	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 20	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 21	BLOCK 9	1,000 SQ.FT.	0.023 ACRES
LOT 22	BLOCK 9	1,250 SQ.FT.	0.029 ACRES
LOT 23	BLOCK 9	1,470 SQ.FT.	0.034 ACRES
LOT 24	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 25	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 26	BLOCK 9	980 SQ.FT.	0.022 ACRES
LOT 27	BLOCK 9	980 SQ.FT.	0.022 ACRES

LOII	BLOCK TO	41,461 SQ.FT.	0.954 ACRES	
LOT 2	BLOCK 10	1,200 SQ.FT.	0.028 ACRES	
LOT 3	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 4	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 5	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 6	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 7	BLOCK 10	1,440 SQ.FT.	0.033 ACRES	
LOT 8	BLOCK 10	1,200 SQ.FT.	0.028 ACRES	
LOT 9	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 10	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 11	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 12	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 13	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 14	BLOCK 10	1,200 SQ.FT.	0.028 ACRES	
LOT 15	BLOCK 10	1,440 SQ.FT.	0.033 ACRES	
LOT 16	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 17	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 18	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 19	BLOCK 10	960 SQ.FT.	0.022 ACRES	
LOT 20	BLOCK 10	1,200 SQ.FT.	0.028 ACRES	
LOT 1	BLOCK 11	38,999 SQ.FT.	0.895 ACRES	
LOT 2	BLOCK 11	1,200 SQ.FT.	0.028 ACRES	
LOT 3	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 4	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 5	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 6	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 7	BLOCK 11	1,440 SQ.FT.	0.033 ACRES	
LOT 8	BLOCK 11	1,225 SQ.FT.	0.028 ACRES	
LOT 9	BLOCK 11	980 SQ.FT.	0.022 ACRES	
LOT 10	BLOCK 11	980 SQ.FT.	0.022 ACRES	
LOT 11	BLOCK 11	980 SQ.FT.	0.022 ACRES	
LOT 12	BLOCK 11	980 SQ.FT.	0.022 ACRES	
LOT 13	BLOCK 11	1,225 SQ.FT.	0.028 ACRES	
LOT 14	BLOCK 11	1,440 SQ.FT.	0.033 ACRES	
LOT 15	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 16	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 17	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 18	BLOCK 11	960 SQ.FT.	0.022 ACRES	
LOT 19	BLOCK 11	1,200 SQ.FT.	0.028 ACRES	

LOT TABLE

LOT # | BLOCK # | SQUARE FEET | ACREAGE LOT 1 BLOCK 10 41,461 SQ.FT. 0.954 ACRES

	OWNERSHIP AND MAINTENANCE TABLE									
NAME	SQUARE FEET	ACREAGE	USE	OWNER AND MAINTAINED BY						
UTLOT A	29,567 SQ.FT.	0.679 ACRES	UTILITY, PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT						
UTLOT B	16,309 SQ.FT.	0.374 ACRES	UTILITY, PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT						
UTLOT C	16,175 SQ.FT.	0.371 ACRES	UTILITY, PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT						
ARCEL C ARCEL D ARCEL E ARCEL F	9,758 SQ.FT. 4,539 SQ.FT. 7,563 SQ.FT. 6,784 SQ.FT.	0.224 ACRES 0.104 ACRES 0.174 ACRES 0.156 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT SUPERIOR TOWN CENTER METROPOLITAN DISTRICT SUPERIOR TOWN CENTER METROPOLITAN DISTRICT SUPERIOR TOWN CENTER METROPOLITAN DISTRICT						
ARCEL G ARCEL K	6,617 SQ.FT. 69,706 SQ.FT.	0.152 ACRES 1.600 ACRES	UTILITY AND PUBLIC ACCESS EASEMENT UTILITY AND PUBLIC ACCESS EASEMENT	SUPERIOR TOWN CENTER METROPOLITAN DISTRICT SUPERIOR TOWN CENTER METROPOLITAN DISTRICT						
RACT A RACT B	297,701 SQ.FT. 314,599 SQ.FT.	6.834 ACRES 7.222 ACRES	PARK/OPEN SPACE PARK/OPEN SPACE	TOWN OF SUPERIOR TOWN OF SUPERIOR						
GHT OF WAY	421,812 SQ.FT.	9.683 ACRES	RIGHT OF WAY	TOWN OF SUPERIOR						

2/4/2020 20190313A-SUI

DRAWN BY: CHECKED BY: PG

UR

PROJECT #: 20190313-A

SHEET 1 OF 7

Final Subdivision Plat of

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6

A Replat of Lot 1 of Block 5, Lot 1 of Block 7, Lot 1 of Block 10, Lot 1 of Block 11, Parcels A, B, C, D E, F and G of Superior Town Center Filing No. 1B and Superlot 1 of Superior Town Center Filing No. 1B Replat No. 3 and

Superlot 2 and Lot 1 of Block 9 of Discovery Office Park/Superior Town Center Replat No. 3 and

Tract A of Tract A, Superior Town Center Filing No. 1B Replat No. 3 and

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

Avenue C, Avenue D, Street One, Street Three Right of Ways,

West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

BLK7

BLK11

PARCEL K

' <u>57</u> "E			Superior Drive Main Stre	eet, Avenue A, Avenue B, Av
00'	NORTHWEST CORNER SECTION 19, T.1S., R.69W. NO MONUMENT FOUND OR SET LOCATION FALLS WITHIN INTERSECTION OF US HWY 36 AND McCASLIN BLVD OVERPASS (LOCATION BASED	Situate in the V	-	wnship 1 South, Range 69 W
	UPON FOUND WITNESS CORNER			LEGEND
N00'26'15"W 1320.41'	200 FEET WESTERLY)	S72°34'13"E_ 85.89' N59°24'46"E 146.27' L5_L6 L4_L3	C3 C6 L7 N70.48'10"E S00.09'03"E 112.62' S3.28.28.28.28.28.28.28.28.28.28.28.28.28.	
NO4°4	NORTH SIXTEENTH CORNER SECTION 19, T.1S., R.69W. SECTION 24, T.1S., R.70W. FOUND 2 1/2" BRASS ROCK CAP IN CONCRETE MEDIAN, LS 29761 N88'44'36"E 164.48' 1'56"W 98.76' TRACE	N15°03'36 471.22' S15°03'36"E 387.69' L2 CREEK VIEW W.	"W	S76°33'19"E 01.12' S05°53'12"W 117.59' C1 SUPERIOR L9 SUPERIOR L9

SECTION 19, T.1S., R.69W. FOUND 3 1/4" ALUMINUM CAP

ON #6 REBÁR, LS 38480, 2016

BLK5

BLK2

WEST QUARTER CORNER SECTION 19, T.1S., R.69W.

FOUND 3 1/4" ALUMINUM CAP ON #6 REBAR, LS 38209, 2019

LINE TABLE				LINE TAB	LE
BEAR	ING	LENGTH	LINE	BEARING	LENGT
S41°12'(07 " E	27.22'	L31	N74°56'26"E	14.22
N82°25'	16"E	60.52'	L32	N04°41'56"W	4.00'
N87°00'	30"E	71.67'	L33	S03°18'54"W	24.50
N76°03'	33"E	25.28'	L34	S86°41'11"E	23.30
N59°24'	46"E	10.34'	L35	S03°18'54"W	18.00
N88°42'	50"E	26.90'	L36	N74°56'24"E	49.00
N01°39'.	20"E	30.99'	L37	N15°03'36"W	49.00
N88°42'	50"E	34.66'	L38	N15°03'36"W	32.00
S74°56':	26"W	12.00'	L39	N15°03'36"W	50.00
S15°03'	37"E	22.39'	L40	S15°03'36"E	50.00
N09°51'4	48"W	80.96	L41	S15°03'36"E	32.00
N73°51'	01"E	5.03'	L42	S15°03'36"E	49.00
N09°51'4	48"W	15.09'	L43	N74°56'24"E	49.00
S73°51'(01"W	5.03'	L44	N74°56'24"E	48.00
N09°51'4	48"W	56.29'	L45	N15°03'36"W	48.00
N51°54'	58"W	16.98'	L46	S15°03'36"E	48.00
N86°24'	37 " E	40.47'	L47	N74°56'24"E	48.00
N86°24'	37 " E	36.14'	L48	N74°56'24"E	48.00
S15°03'	36"E	9.64'	L49	N15°03'36"W	49.00
N15°03'	36"W	10.59'	L50	S15*03'36"E	49.00
N74°56'	24"E	12.00'	L51	N74°56'24"E	48.00
S74°56':	24"W	12.00'	L52	S82°25'16"W	41.68
S74°56':	24"W	12.00'	L53	N82°23'13"E	26.43
S74°56':	24"W	15.00'	L54	N05°53'12"E	14.86
S74°56':	24"W	15.00'	L55	S34°44'04"W	18.47
S74°56':	25"W	10.00'	L56	S15°03'36"E	42.24
N30°18'	49"E	14.88'	L57	S15°03'36"E	30.00
N38*42'	35"W	24.93'	L58	N15°03'36"W	19.04
N08°17'	14"E	25.24'	L59	S15°03'36"E	5.31'
N08°11'	43"E	18.64'	L60	S74*56'24"W	11.66
		•		•	

LINE DEADING LENGTH						
LINE	BEARING	LENGTH				
L61	N30°26'07"W	9.94'				
L62	N59°33'53"E	37.34'				
L63	S30°26'07"E	9.92'				
L64	S15°03'35"E	2.94'				
L65	S74°56'26"W	5.67				
L66	S15°03'34"E	19.46				
L67	S74°56'43"W	13.62				
L68	S15°03'46"E	1.48'				
L69	N74°56'26"E	5.67'				
L70	S15°03'35"E	22.33'				
L71	S74°56'13"W	7.31'				
L72	N74°56'09"E	7.28'				
L73	S15°01'38"E	22.33'				
L74	S74°58'22"W	5.64'				
L75	S15°03'36"E	1.87'				
L76	S16°07'10"E	1.48'				
L77	N75°21'28"E	5.66'				
L78	S14°58'46"E	19.65				
L79	N74°56'24"E	33.38'				
L80	N15°03'36"W	1.75'				
L81	N74°56'24"E	36.33'				
L82	N15°04'03"W	16.71				
L83	S74°56'24"W	54.12'				
L84	N74°56'24"E	2.79'				
L85	N15°03'42"W	6.40'				
L86	N74°56'21"E	22.33'				
L87	S15°03'41"E	7.44				
L88	N74°56'19"E	28.90'				
L89	N15°03'36"W	7.44				
L90	N74 ° 56'31"E	22.32'				

LINE TABLE			
INE	BEARING	LENGTH	
L91	S15°03'36"E	5.65'	
L92	N74°56'24"E	1.50'	
.93	S08°08'29"W	18.65'	
L94	S81°38'26"E	28.35'	
L95	N74*56'24"E	13.20'	
L96	S15°02'36"E	10.19'	
L97	N59°34'57"W	10.92'	
L98	S30°25'03"W	12.22'	
L99	N15°03'36"W	17.22'	
L100	S74°56'24"W	13.08'	
L101	N81°44'28"W	19.63'	
L102	N08°15'32"E	23.48'	
L103	N74°56'34"E	7.39'	
L104	N15°03'26"W	35.42'	
L105	N15°03'36"W	35.96'	
L106	S08*17'27"W	41.60'	
L107	N37°24'10"W	26.49'	
L108	N08°09'09"E	11.95'	
L109	N74°56'24"E	4.60'	
L110	N15°03'36"W	14.50'	
L111	S74°56'23"W	6.25'	
L112	N15°03'36"W	21.21'	
L113	N74°56'23"E	5.37'	
L114	N15*03'37"W	10.74	
L115	S15°03'36"E	14.59'	
L116	S15°03'36"E	15.23'	
L117	N14*57'55"W	14.66'	
L118	S74°56'25"W	5.46'	
L119	N15°07'55"W	19.35'	
L120	N74°56'25"E	6.34'	

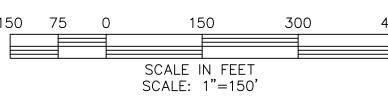
6.40'	L154	N74°5
22.32'	L155	S15°0
7.44'	L156	S74°5
28.90'	L157	N15°C
7.29'	L158	S15°0
22.31'	L159	S15°0
5.66'	L160	S08°1
1.48'		
42.11'		
29.00'		
13.17'		
81.33'		
13.16'		
55.71'		1
45.20'		
28.98'		
35.71'		
25.95'		
16.84'		
17.31'		
10.67		
19.82'		(¢
21.44'		
24.14		1
62.84'		
26.98'		7
32.31'		

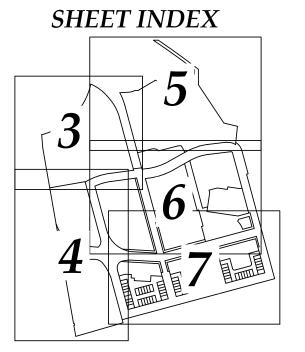
L152 N15°03'36"W 35.94'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING		
C1	536.46'	488.13'	62°58'09"	509.87	N44°12'12"E		
C2	147.00'	332.50'	25*19'53"	145.81	S53*52'00"E		
С3	151.72'	332.50'	26°08'39"	150.41	S28°07'55"E		
C4	95.51'	395.50'	13°50'14"	95.28'	N21*58'43"W		
C5	366.69'	5574.58	3 ° 46'08"	366.62	N54°18'05"W		
C6	358.66'	5594.58	3*40'23"	358.60'	S54°03'32"E		
C7	74.11	94.00'	45°10'10"	72.20'	S37°38'39"E		
C8	159.07	451.45	20°11'16"	158.24	S72°17'36"W		
C9	204.71	456.50'	25*41'37"	203.00'	N73°33'48"E		
C10	155.57	398.50'	22°22'02"	154.58'	S71°54'01"W		
C11	60.00'	42.00'	81°51'25"	55.03'	N55*59'16"W		
C12	103.05	433.50'	13°37'10"	102.80'	S67°31'35"W		
C13	52.54'	436.45	6°53'51"	52.51'	S79°42'17"W		
C14	64.41'	80.50'	45 * 50'31"	62.70'	N77°42'41"W		
C15	159.67	421.50'	21°42'16"	158.72'	S71°34'08"W		
C16	186.19'	491.50'	21°42'16"	185.08'	N71°34'08"E		
C17	193.69'	480.95	23°04'30"	192.39'	S70°50'59"W		
C18	124.72'	421.95'	16 ° 56'10"	124.27	N73*55'08"E		
C19	141.90'	363.50'	22°22'02"	141.00'	S71°54'01"W		
C20	14.29'	10.00'	81°51'25"	13.10'	S55*59'16"E		
C21	92.00'	979.50'	5 ° 22'53"	91.96'	S25°37'14"E		
C22	42.32'	279.50'	8*40'34"	42.28'	S32°38'57"E		
C23	75.70'	89.50'	48°27'32"	73.46'	S61°13'01"E		
C24	54.73'	52.40'	59 ° 50'26"	52.27'	N75°08'23"W		
C25	27.52'	63.91'	24°40'02"	27.30'	S88°07'23"W		
C26	262.52	210.00'	71°37'30"	245.76'	N50°52'21"W		
C27	78.49'	210.00'	21*24'58"	78.04'	S75°58'37"E		
C28	184.02'	210.00'	5012'32"	178.19'	S40°09'52"E		
C29	60.28'	50.00'	69°04'40"	56.70'	N19°28'44"E		
C30	52.29'	45.00'	66°34'53"	49.40'	S32°58'50"W		

	CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING			
C31	7.14'	45.00'	9°05'24"	7.13'	S70°48'59"W			
C32	10.78'	132.00'	4*40'43"	10.78'	S12°43'14"E			
C33	23.20'	132.00'	10 ° 04'16"	23.17'	S05°20'44"E			
C34	62.23'	177.50'	20°05'09"	61.91'	S78*48'01"W			
C35	67.52'	75.00'	51°35'00"	65.26'	N65°21'55"W			
C36	114.72'	351.82'	18°40'57"	114.21	N30°13'57"W			
C37	33.98'	132.00'	14°45'00"	33.89'	S07°41'06"E			
C38	59.43'	45.00'	75°40'17"	55.21'	S37°31'32"W			
C39	63.09'	252.00'	14°20'38"	62.92'	S82°31'59"W			
C40	56.49'	363.50'	8 * 54'12"	56.43'	S78°37'56"W			
C41	9.08'	363.50'	1°25'52"	9.08'	S73°27'54"W			
C42	23.56'	15.00'	90*00'00"	21.21'	S60°03'36"E			
C43	65.03'	158.00'	23*34'56"	64.57	N32*57'08"W			
C44	5.81'	363.50'	0°54'54"	5.81'	S61°10'27"W			
C45	23.56'	15.00'	90*00'00"	21.21'	N29°56'24"E			
C46	23.56'	15.00'	90*00'00"	21.21'	S60°03'36"E			
C47	23.56'	15.00'	89 * 59'57"	21.21'	N29*56'25"E			
C48	18.66'	491.50'	2°10'31"	18.66'	N61°48'16"E			
C49	167.53'	491.50'	19*31'45"	166.72	N72°39'24"E			
C50	18.96'	12.00'	90*32'20"	17.05'	S30°12'34"W			
C51	18.85'	12.00'	90*00'00"	16.97'	S60°03'36"E			
C52	15.71'	10.00'	90°00'00"	14.14'	S60°03'36"E			
C53	15.71'	10.00'	90°00'00"	14.14'	S29*56'24"W			
C54	29.09'	25.00'	66*40'30"	27.48'	N48°22'10"W			
C55	57.00'	49.00'	66*38'49"	53.84'	S48°23'00"E			
C56	52.15'	39.00'	76 ° 37'08"	48.35'	N59*59'01"E			
C57	23.24'	25.00'	53°15'57"	22.41'	N48°18'26"E			
C58	29.68'	15.00'	113°21'11"	25.07	S41°37'00"W			
C59	24.07'	363.50'	3°47'36"	24.06'	S70°51'10"W			
C60	46.47'	363.50'	7*19'28"	46.44'	S65°17'38"W			

	CURVE TABLE							
(CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING		
	C61	138.32'	332.50'	23°50'03"	137.32'	S78°26'59"E		
	C62	82.42	50.00'	94°27'04"	73.40'	N42*24'27"E		
	150	75 0		150	300) 45(





Land Surveyor #38209

Paul B. Groves - On Behalf Of King Surveyors Colorado Licensed Professional

20190313-A

2/4/2020

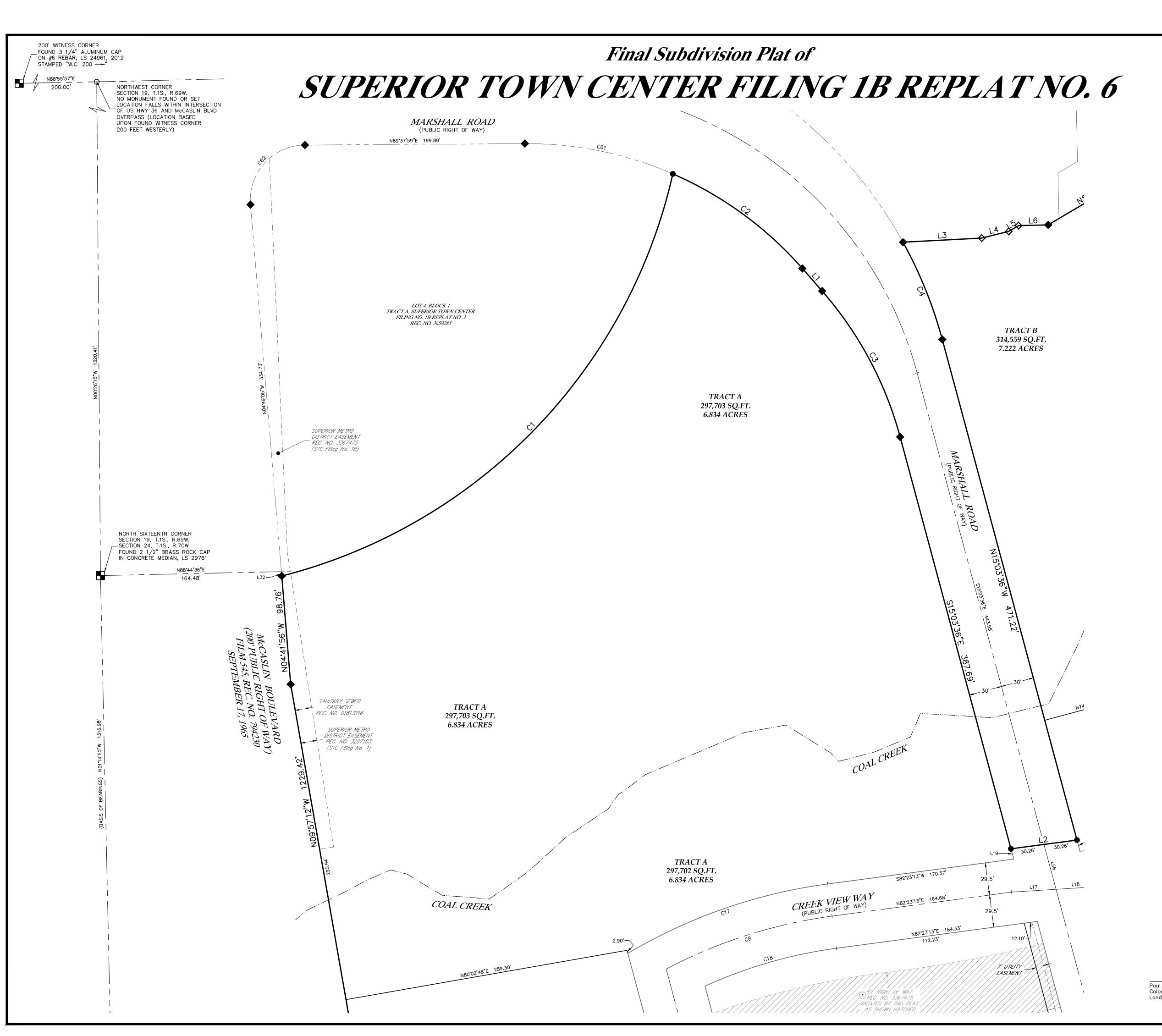
20190313A-SUI

SCALE: 1"=150'

CHECKED BY:

PROJECT #:

SHEET 2 OF 7



2/4/2020 20190313A-SUI 1"=40' DRAWN BY: CSK

CHECKED BY:

PG

SCALE IN FEET SCALE: 1"=40'

LEGEND

————— EASEMENT LINE

FOUND ALIQUOT CORNER AS DESCRIBED

FOUND MAG NAIL WITH BRASS CAP, LS 38209

O CALCULATED POSITION

UE UTILITY EASEMENT

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

SET ALUMINUM RIVET WITH BRASS TAG, LS 38209

EAE EMERGENCY ACCESS EASEMENT PAE PUBLIC ACCESS EASEMENT

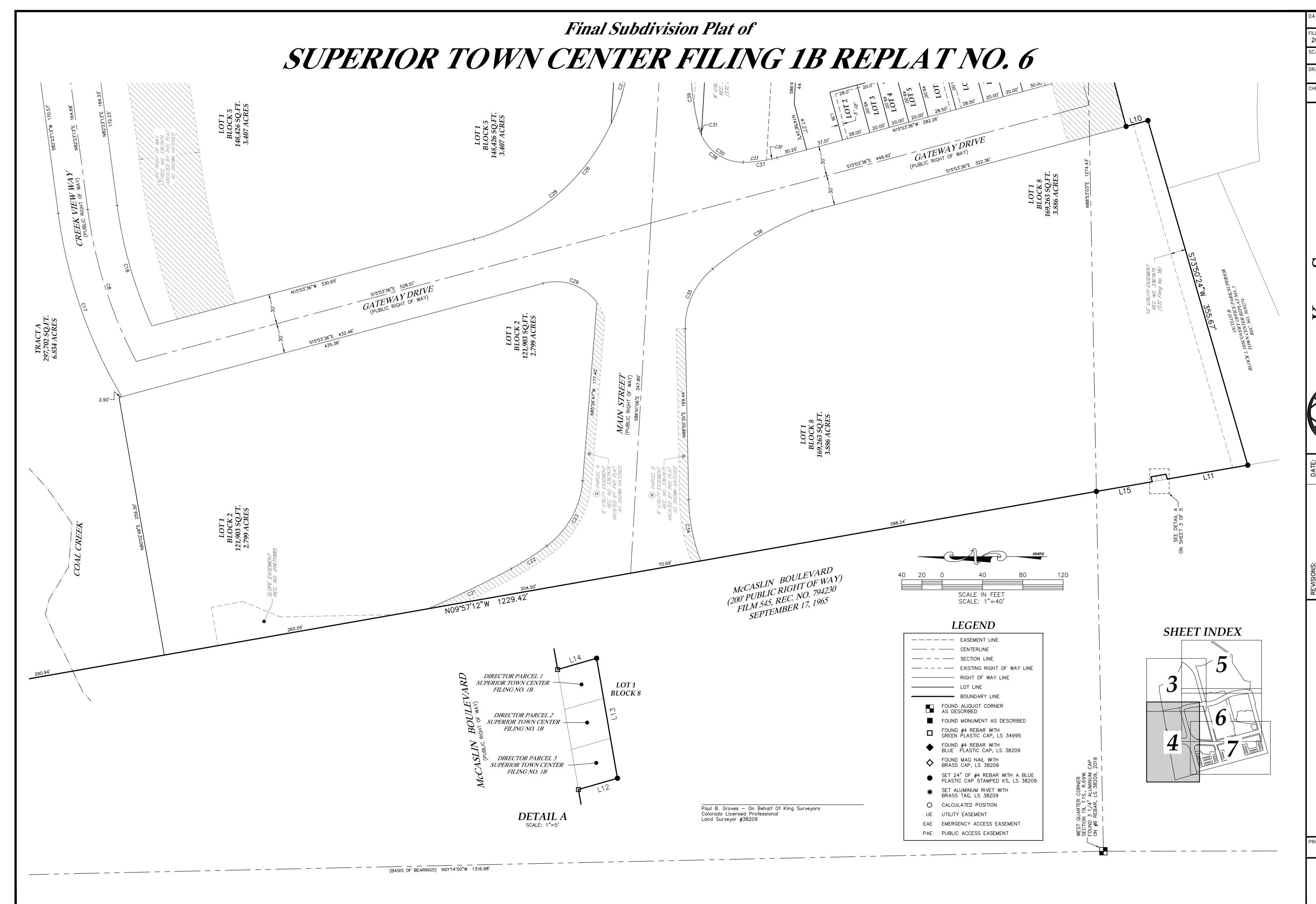
SHEET INDEX

CENTER FILING FOR

PROJECT #: 20190313-A

SHEET 3 OF 7

Paul B. Groves — On Behalf Of King Surveyors Colorado Licensed Professional Land Surveyor #38209



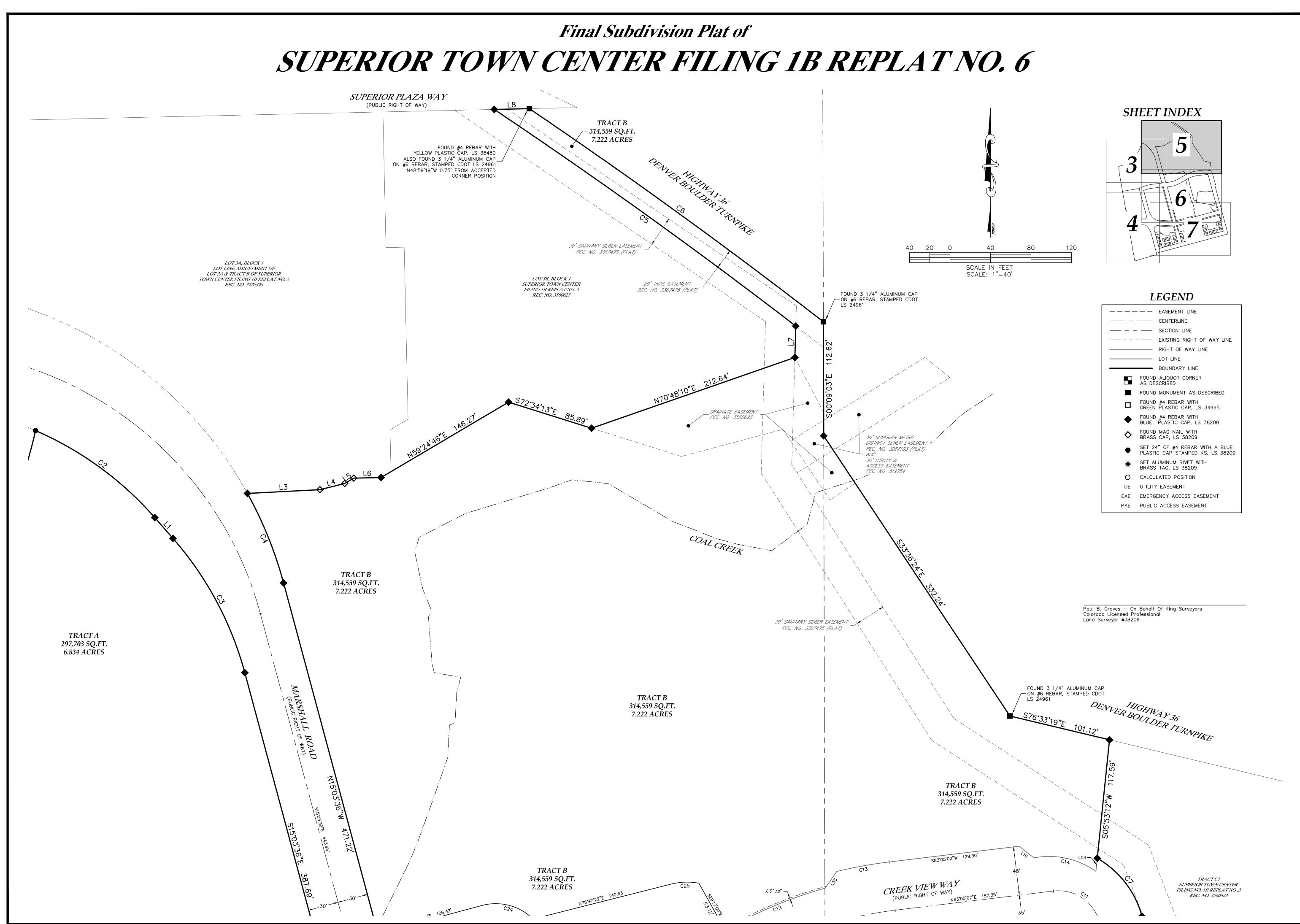
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PROJECT #: 20190313-A



SHEET 4 OF 7



2/4/2020

20190313A-SU 1"=40'

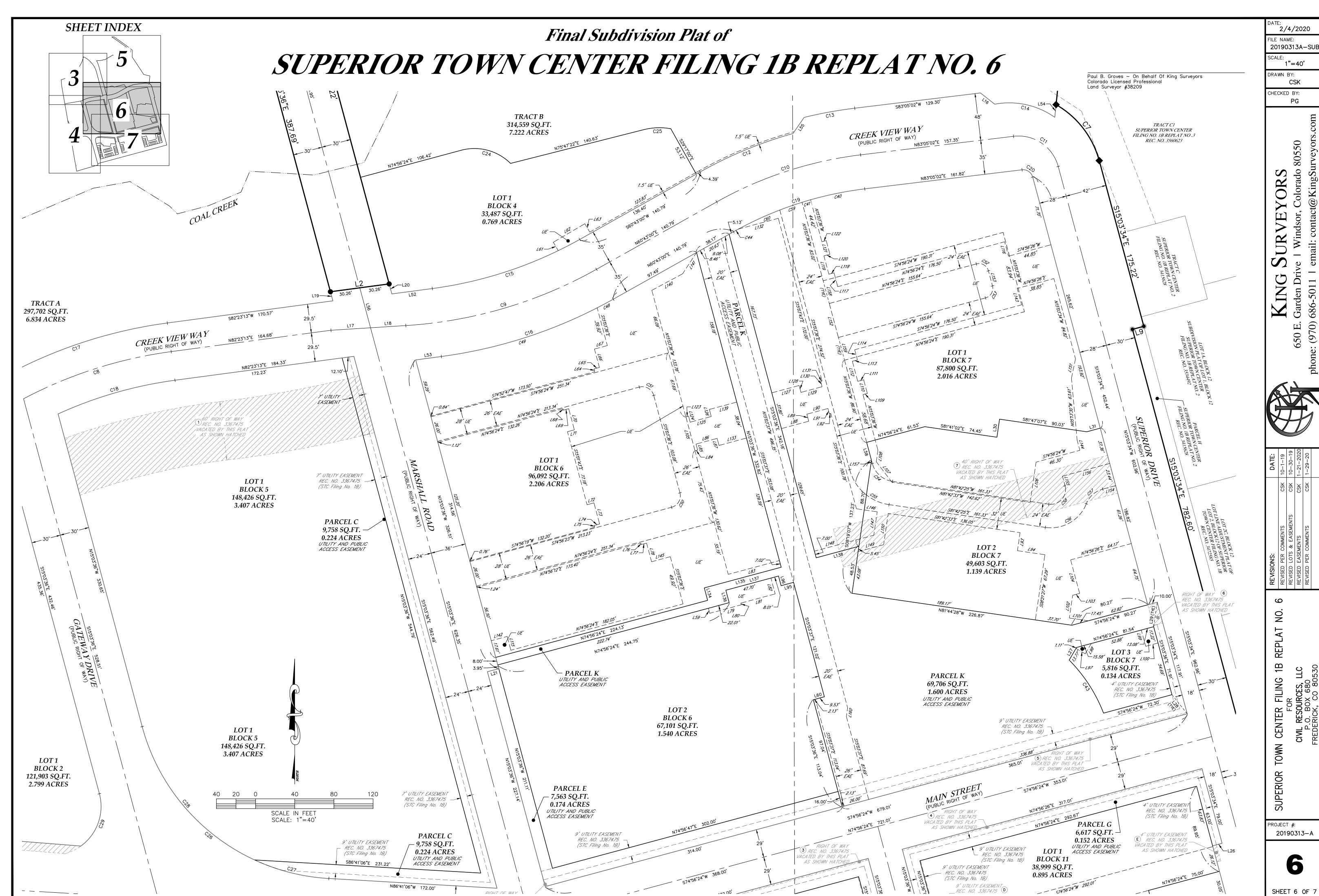
CSK CHECKED BY:

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CENTER FILING 1
FOR
CIVIL RESOURCES, LL
P.O. BOX 680
FREDERICK, CO 8053

PROJECT #: 20190313-A

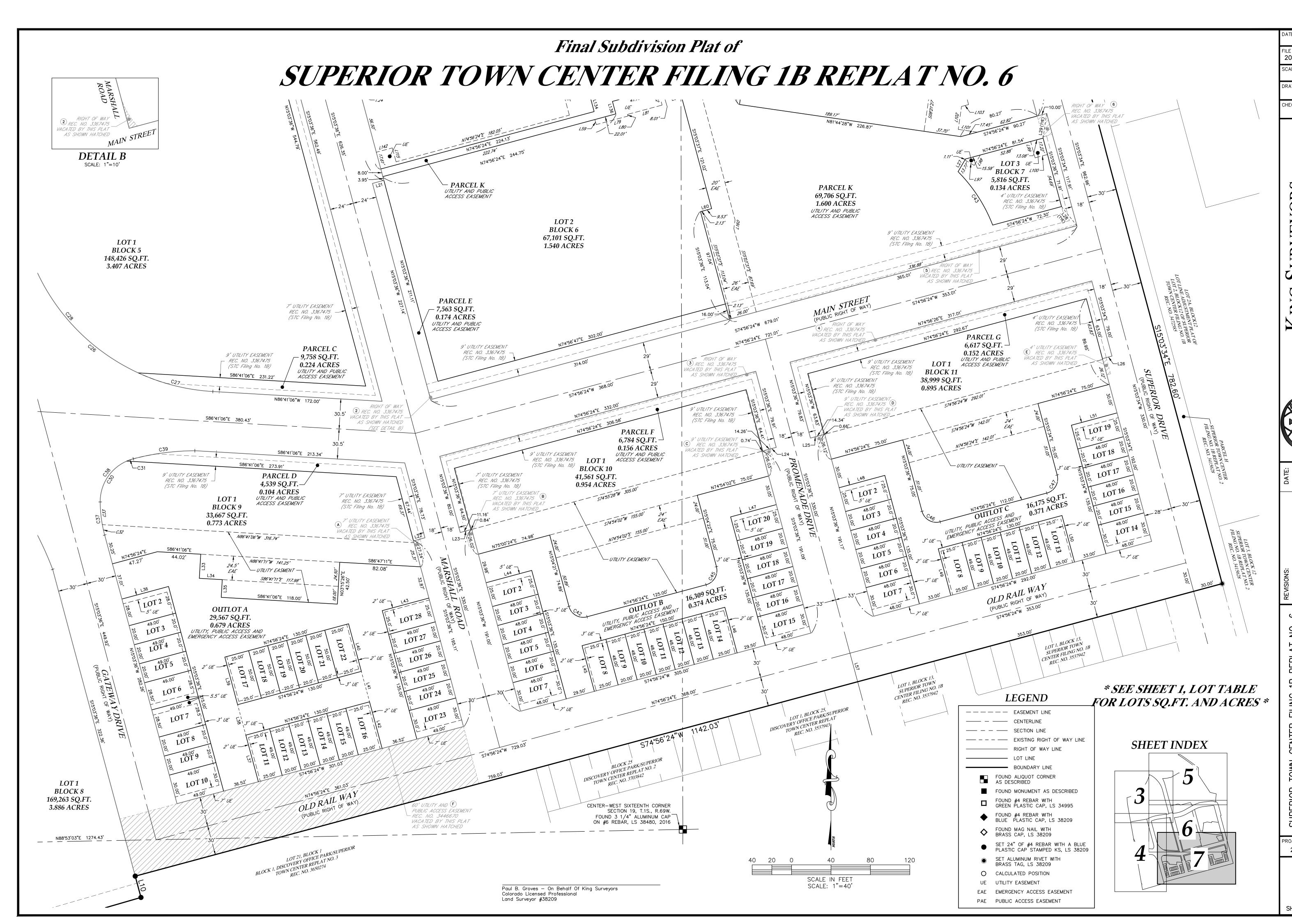




2/4/2020

20190313-A





DATE:
2/4/2020

FILE NAME:

20190313A-SUI SCALE: 1"=40'

DRAWN BY: CSK

CHECKED BY:

PG

RVEYORS
Windsor, Colorado 80550
I: contact@KingSurvevors.cc

650 E. Garden Drive | Windso e: (970) 686-5011 | email: conta



 MMMENTS
 CSK
 10-1-19

 : EASEMENTS
 CSK
 10-30-19

 ENTS
 CSK
 1-21-2020

 MMMENTS
 CSK
 1-29-20

REVISED PER COMMENTS
REVISED LOTS & EASEMENTS
REVISED EASEMENTS
REVISED PER COMMENTS

N CENTER FILING 1B REPLAT
FOR
CIVIL RESOURCES, LLC
P.O. BOX 680
FREDERICK, CO 80530

SUPERIOR TOWN CEN

PROJECT #: 20190313-A

7

SHEET 7 OF 7