

Final Subdivision Plat of Superior Town Center Filing No. 1B Replat No. 3

A Subdivision Plat of Lot 3, Block 1, Tract A and Tract B of Superior Town Center Filing No. 1B and Superlot 1 of Superior Town Center Filing No. 1B Replat No. 2, 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 RC Superior, LLC, being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Lot 3, Block 1, Tract A and Tract B of the Superior Town Center Filing No. 1B recorded February 25, 2014 as Reception No. 3267475 of the Records of Boulder County and Superlot 1 of the Superior Town Center Filing No. 1B Replat No. 2 recorded December 2, 2014 as Reception No. 3415628 of the Records of Boulder County, situate in the Northwest Quarter of Section Nineteen (19), Township One South (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 35,987 acres, more or less (1).

Have by these presents sold out, plotted and subdivided the same into lots, blocks and units, as shown on this plat, under the name and style of a Subdivision Plat of SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3 and do hereby dedicate to the public the easements for purposes shown herein.

Executed this 19th day of November, 2016.

OWNER: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASJ V8 Holdings, LLC, a Delaware limited liability company, its sole member
By: Superior Town Center ASJ V8 Holdings, LLC, a Delaware limited liability company, its sole member

By: Avanti Strategic Land Investors VI, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Properties Group A, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Properties Group B, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: _____
Name: William J. DuBois Title: V.P.

NOTARIAL CERTIFICATE

STATE OF Florida
COUNTY OF Duval

The foregoing certificate of dedication and ownership was acknowledged before me this 17th day of Nov, 2016 by William J. DuBois

My commission expires 10/21/2019 Lisa Nielsen (SEAL)



CERTIFICATE OF OWNERSHIP:

I certify that I, Clint Felson, am an owner representative of the property and consent to this plat.

In witness whereof I hereto set my hand this 22nd day of November, 2016

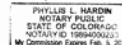
Clint Felson
Map: _____
Notary: _____

NOTARIAL CERTIFICATE:

STATE OF COLORADO
COUNTY OF BOULDER

The foregoing certificate of ownership was acknowledged before me this 22nd day of November, 2016 by Clint Felson

My commission expires 9-5-17 Phyllis L. Hardin (SEAL)



LENDER'S CONSENT AND SUBORDINATION

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.

WESTERN ALLIANCE BANK, an Arizona corporation,
Successor to **WELLS FARGO BANK** in Tucson, Arizona

By: Scott Pritchard
Name: _____
Title: Senior Vice President

Acknowledgment

State of California

County of San Diego

Acknowledged before me this 21 day of November, 2016 by Scott Pritchard
of Western Alliance Bank, an Arizona corporation, successor in interest by merger to **WELLS FARGO BANK**.

Witness my hand and official seal

My commission expires July 17 2020 Annelle M. Hyatt (SEAL)



OWNER'S ESTOPPEL CERTIFICATE

We, RC SUPERIOR, LLC, a Delaware limited liability company, Superior Town Center ASJ V8 Holdings, LLC, a Delaware limited liability company, its sole member, Avanti Strategic Land Investors VI, L.L.P., a Delaware limited liability company, its sole member, Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability company, its sole member, Avanti Properties Group A, L.L.P., a Delaware limited liability company, its sole member, Avanti Properties Group B, L.L.P., a Delaware limited liability company, its sole member, Avanti Management Corporation, a Florida corporation, the owners of the property included in the 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: _____

By: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASJ V8 Holdings, LLC, a Delaware limited liability company, its sole member

By: Avanti Strategic Land Investors VI, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Properties Group A, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Properties Group B, L.L.P., a Delaware limited liability company, its sole member

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

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 22nd day of November, 2016

Phyllis L. Hardin
Mayor
Clint Felson
Map: _____

PLANNING COMMISSION CERTIFICATE

Recommended approval this 4th day of September, 2016 by the Town of Superior Planning Commission, Resolution No. PC.12, series 2016

COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County at 1:47 P.M. on the 1st day of December, 2016 in Book _____ Page _____

Map: _____ Reception No. 3586623 Fees Paid \$ 3166
Hillary Hall
County Clerk and Recorder

By: James Gleason
Notary

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was adopted by the Board of Trustees by Resolution No. R-56, Series 2016 on September 12, 2016 and was filed in my office on the 22nd day of November, 2016, at 11:00 a.m.

Phyllis L. Hardin
Town Clerk

LAND USE TABLE

LOT	ACRES	%	TOWN OF SUPERIOR
LOT 3A	2.645	7.3%	RC SUPERIOR, LLC
LOT 3B	1.968	5.5%	RC SUPERIOR, LLC
SUPERLOT 1	12.425	34.5%	RC SUPERIOR, LLC
TRACT A	9.147	25.4%	TOWN OF SUPERIOR
TRACT B	7.328	20.4%	TOWN OF SUPERIOR
TRACT C1	1.620	4.5%	TOWN OF SUPERIOR
RIGHT OF WAY	0.854	2.4%	TOWN OF SUPERIOR
TOTAL	35.987	100.0%	

BASES OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of the Northwest Quarter of said Section 19, monumented at the West Quarter Corner by a 2" Aluminum Pipe with a 2.5" Aluminum Cap sloped Track 8, Dred and 2149; to bear North 074°50' West, being a 508 Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1316.98 feet, with all bearings herein relative thereto.

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

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number AE17001765, dated October 25, 2016 and Title Guarantee Number AE170498111-2, dated October 25, 2016 as both are prepared by Land Title Guarantee Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

I, Ronnie L. Edwards, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this drawing was made under my supervision and the measurements shown thereon actually exist, that this drawing accurately represents said survey, and that same is in accordance with the requirements of Title 38, Article 51, C.R.S., as amended, and the Town of Superior Municipal Code.

Ronnie L. Edwards
11-10-16
Shut
1 of 3
Colorado Licensed Professional Land Surveyor #38480

VACATION STATEMENT

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

VACATION STATEMENT

Know all men by these presents that we, the Town of Superior, being owner(s) of the easements as listed therein: survey represented by this drawing and made under my supervision and the measurements shown thereon actually exist, that this drawing accurately represents said survey, and that same is in accordance with the requirements of Title 38, Article 51, C.R.S., as amended, and the Town of Superior Municipal Code.

Ⓢ Utility and Access Easement being a part of that parcel of land described in that Easement Agreement recorded November 12, 1982 as Reception No. 519703 of the Records of Boulder County Recorder.

Ⓢ Drainage Easement being a part of that parcel of land described in that Easement Agreement recorded April 2, 2003 as Reception No. 2419227 of the Records of Boulder County Recorder.

Ⓢ Trail Easement being a part of Superior Town Center Filing No. 1B, a Subdivision recorded February 25, 2014 as Reception No. 3267475 of the Records of Boulder County.

Ⓢ 30' Superior Metro District Sewer Easement being a part of Superior Town Center Filing No. 1, a Subdivision recorded February 4, 2013 as Reception No. 3287053 of the Records of Boulder County.

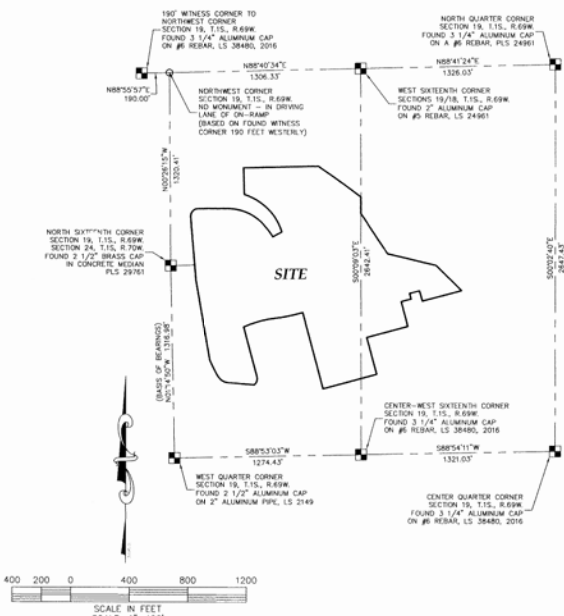
located in Section 19, Township 1 South, Range 69 West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the owner(s) of said Easements, We have set our hands and seals this 22nd day of November, 2016

By: Clint Felson As Mayor



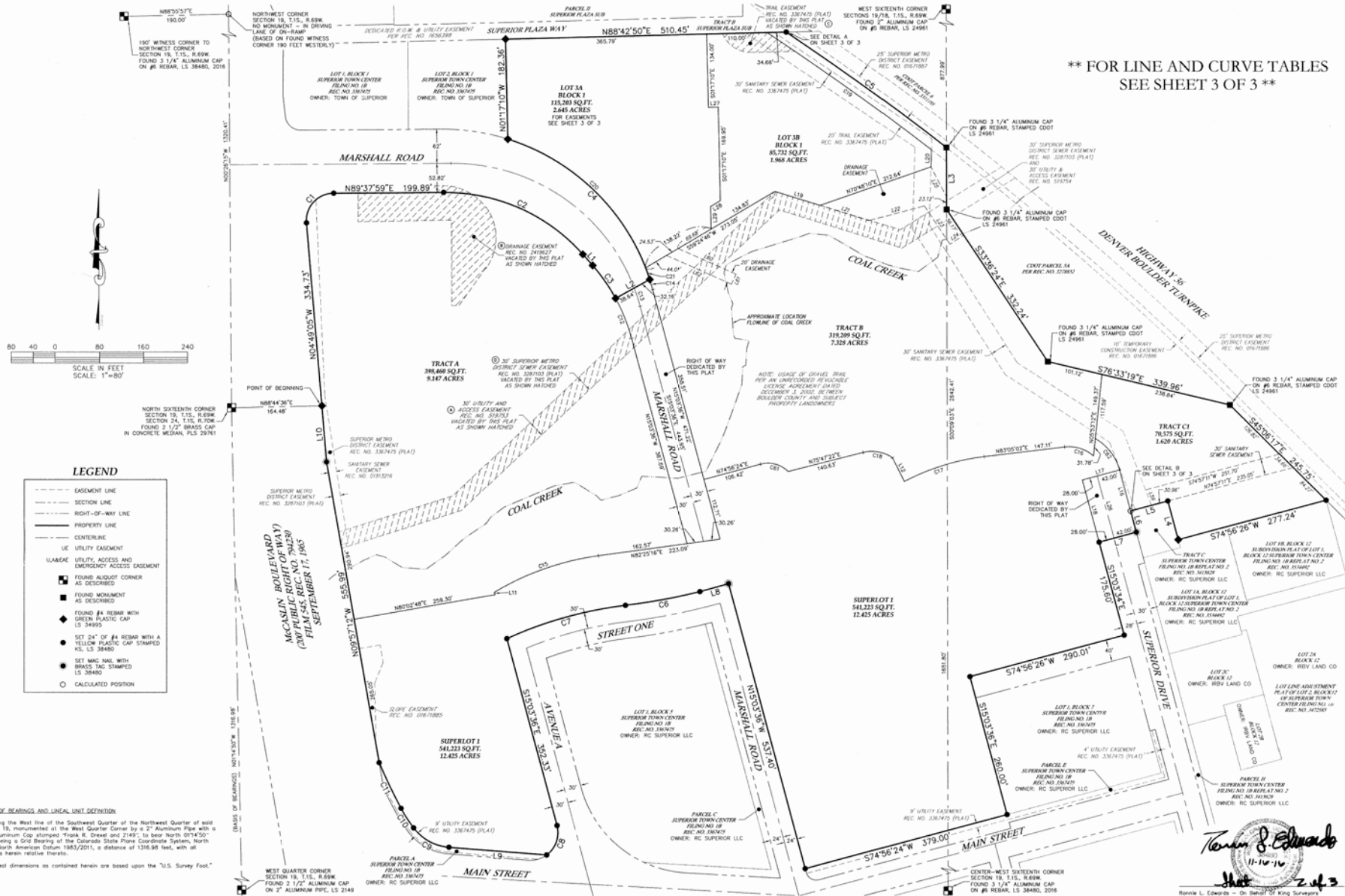
VICINITY MAP
(NOT TO SCALE)



400 200 0 400 800 1200
SCALE IN FEET
SCALE: 1"=400'

DATE: 7/27/2016
FILE NAME: 20160677SUB
SCALE: 1"=80'
DRAWN BY: CSK
CHECKED BY: RLE
KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com
DATE: 7/27/16
REVISIONS: 13
DATE: 7/27/16
CHECKED: [initials]
GOOD CHECKED: [initials]
SUPERIOR TOWN CENTER FILING NO. 1B
REPLAT NO. 3
LOT 3B
TOWN OF SUPERIOR
124 E. COAL CREEK DRIVE SUPERIOR, CO 80027
PROJECT #: 20160677
1
SHEET 1 OF 3

Final Subdivision Plat of Superior Town Center Filing No. 1B Replat No. 3



**** FOR LINE AND CURVE TABLES
SEE SHEET 3 OF 3 ****

Thomas J. Edwards
11-10-16
Boris L. Edwards - Co. Surveyor of King Surveyors
Colorado Licensed Professional
Land Surveyor #38410

DATE:	7/27/2016
FILE NAME:	20160677SUB
SCALE:	1"=80'
DRAWN BY:	CSK
CHECKED BY:	RE
DATE:	12/11/2016
REVISIONS:	12/11/2016
DESCRIPTION:	COOP PROJECT
PROJECT #:	20160677
SHEET 2 OF 3	

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



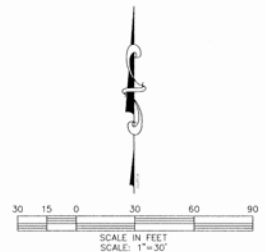
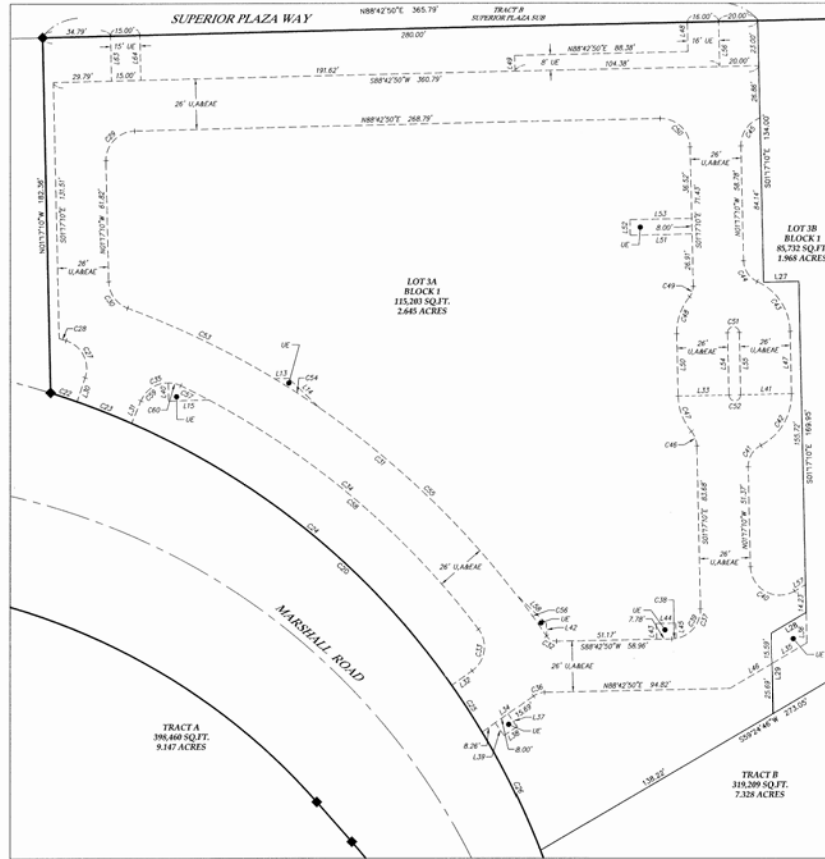
**SUPERIOR TOWN CENTER FILING NO. 1B
REPLAT NO. 3**
FOR
TOWN OF SUPERIOR
124 E. COAL CREEK DRIVE SUPERIOR, CO 80027

Final Subdivision Plat of Superior Town Center Filing No. 1B Replat No. 3

A Subdivision Plat of Lot 3, Block 1, Tract A and Tract B of Superior Town Center Filing No. 1B and Superlot 1 of Superior Town Center Filing No. 1B Replat No. 2, 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

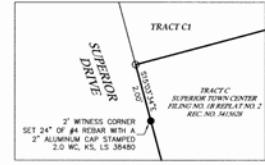
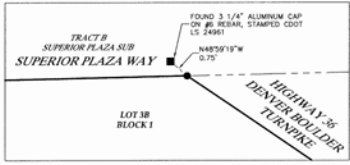
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S41°27'07"E	27.22'	L21	S72°34'13"E	93.00'	L41	N88°42'50"E	26.00'	L81	S24°02'55"W	20.00'
L2	N61°22'32"E	70.80'	L22	N75°05'12"E	103.78'	L42	S0°05'42"S	6.43'	L82	N65°03'09"W	129.43'
L3	S00°09'03"E	112.62'	L23	S33°36'24"E	83.74'	L43	N01°17'10"W	6.00'	L83	S01°17'10"E	23.00'
L4	N15°03'34"W	73.00'	L24	N56°23'36"E	30.00'	L44	N88°42'50"E	10.00'	L84	N01°17'10"W	23.00'
L5	S74°56'28"W	70.00'	L25	N27°35'36"W	61.27'	L45	S01°17'10"E	7.84'	L85	N59°24'46"E	25.11'
L6	S15°03'34"E	40.00'	L26	S15°03'34"E	117.22'	L46	N59°24'46"E	25.11'	L86	N01°17'10"W	32.00'
L7	S74°56'28"W	70.00'	L27	N88°42'50"E	18.00'	L47	N01°17'10"W	15.00'	L87	N01°17'10"W	15.00'
L8	S74°32'39"W	54.00'	L28	S59°24'46"W	20.64'	L48	N01°17'10"W	8.00'	L88	N01°17'10"W	32.00'
L9	N85°29'47"W	177.40'	L29	S01°17'10"E	41.28'	L49	N01°17'10"W	8.00'	L89	N01°17'10"W	32.00'
L10	N04°19'50"W	102.79'	L30	S19°42'32"W	13.87'	L50	S01°17'10"E	31.64'	L90	S01°17'10"E	31.64'
L11	N15°03'34"W	4.86'	L31	N23°33'37"E	12.40'	L51	S88°42'50"W	31.64'	L91	S01°17'10"E	31.64'
L12	S28°25'08"E	48.24'	L32	S54°29'42"W	12.80'	L52	N01°17'10"W	8.00'	L92	N01°17'10"E	31.64'
L13	N88°42'50"E	7.22'	L33	N88°42'50"E	26.00'	L53	N88°42'50"E	31.64'	L93	N01°17'10"E	31.64'
L14	S46°17'10"E	21.87'	L34	N54°29'42"E	31.95'	L54	N01°17'10"W	32.00'	L94	N01°17'10"E	31.64'
L15	S88°42'50"W	20.62'	L35	N59°24'46"E	20.64'	L55	S01°17'10"E	32.00'	L95	N01°17'10"E	31.64'
L16	N15°03'34"W	77.22'	L36	N01°17'10"W	15.58'	L56	N01°17'10"W	23.00'	L96	N01°17'10"E	31.64'
L17	N74°56'28"W	70.00'	L37	S34°28'58"E	8.08'	L57	S59°24'46"W	6.49'	L97	N01°17'10"E	31.64'
L18	S15°03'34"E	117.22'	L38	S55°31'02"W	8.00'	L58	S46°17'10"E	20.03'	L98	N01°17'10"E	31.64'
L19	S72°34'13"E	85.89'	L39	N34°28'58"W	7.94'	L59	S2°05'36"E	30.16'	L99	N01°17'10"E	31.64'
L20	N01°39'20"E	30.99'	L40	N01°17'10"W	9.32'	L60	S65°57'09"E	115.24'			

CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	82.42'	50.00'	94°27'04"	73.40'	N42°24'27"E	C32	5.99'	6.00'	57°09'23"	5.74'	N62°42'28"W
C2	285.32'	332.50'	49°09'37"	276.65'	S85°47'02"E	C33	23.99'	15.00'	91°38'44"	21.52'	S08°40'20"W
C3	73.00'	332.50'	123°44'37"	72.86'	S34°54'51"E	C34	199.00'	423.50'	26°36'05"	197.26'	N00°27'04"W
C4	378.09'	385.50'	54°46'25"	363.86'	N45°11'28"W	C35	24.44'	15.00'	93°21'17"	21.83'	N89°14'15"E
C5	358.64'	5594.58'	3°40'23"	358.60'	S54°53'32"E	C36	5.97'	10.00'	34°13'08"	5.88'	N71°36'16"E
C6	137.72'	1110.00'	7°06'52"	137.64'	S79°28'51"W	C37	23.56'	15.00'	90°00'00"	21.21'	S43°42'50"W
C7	224.78'	730.00'	17°38'26"	223.67'	S74°22'54"W	C38	2.33'	15.00'	8°20'01"	2.22'	S84°27'59"W
C8	60.28'	50.00'	89°04'40"	56.70'	S12°29'44"W	C39	21.34'	15.00'	87°29'59"	19.56'	S39°57'50"W
C9	75.70'	88.50'	48°27'32"	73.46'	N61°10'37"E	C40	31.23'	15.00'	119°18'04"	25.89'	S66°16'27"W
C10	42.32'	378.50'	8°40'34"	42.28'	N32°38'57"W	C41	13.40'	12.00'	63°57'30"	12.71'	N32°04'13"E
C11	92.00'	978.50'	5°22'53"	91.96'	N25°31'47"W	C42	32.37'	29.00'	63°57'30"	30.72'	N32°04'13"E
C12	78.72'	332.50'	13°33'52"	78.53'	N21°50'32"W	C43	32.37'	29.00'	63°57'30"	30.72'	N33°15'55"W
C13	34.78'	352.83'	5°38'53"	34.77'	N17°52'48"W	C44	13.40'	12.00'	63°57'30"	12.71'	N33°15'55"W
C14	18.84'	395.50'	2°44'37"	18.84'	N16°25'55"W	C45	18.46'	15.00'	70°31'44"	17.32'	N33°06'42"E
C15	201.79'	494.54'	23°22'45"	200.40'	N70°41'31"E	C46	8.10'	12.00'	38°41'41"	7.95'	S20°38'00"E
C16	56.72'	67.00'	48°30'26"	55.04'	S72°38'45"E	C47	19.59'	28.00'	38°41'41"	19.22'	S20°38'00"E
C17	152.79'	417.00'	20°19'38"	151.94'	N72°35'13"E	C48	20.66'	29.00'	40°49'15"	20.23'	S19°07'28"W
C18	55.06'	63.91'	49°21'33"	53.37'	S79°31'51"E	C49	5.70'	6.00'	40°49'24"	5.58'	S19°07'23"W
C19	368.89'	5574.58'	3°48'08"	368.82'	N54°18'05"W	C50	23.56'	15.00'	90°00'00"	21.21'	S46°17'10"E
C20	355.42'	395.50'	S12°29'44"	343.58'	N48°49'57"W	C51	9.42'	3.00'	180°00'00"	6.00'	N88°42'50"E
C21	22.67'	395.50'	37°10'25"	22.67'	N19°26'45"W	C52	9.42'	3.00'	180°00'00"	6.00'	N88°42'50"E
C22	14.29'	395.50'	2°04'12"	14.29'	N71°32'32"W	C53	83.77'	449.50'	10°40'40"	83.65'	N64°05'38"W
C23	30.08'	395.50'	4°12'22"	30.07'	N68°14'42"W	C54	27.46'	449.50'	3°20'57"	27.45'	N57°01'37"W
C24	214.80'	395.50'	37°10'25"	212.17'	N50°32'28"W	C55	148.81'	449.50'	17°56'50"	148.24'	N46°17'09"W
C25	28.63'	395.50'	47°08'54"	28.63'	N32°57'25"W	C56	24.97'	449.50'	37°10'25"	24.87'	N35°43'11"W
C26	67.61'	395.50'	9°47'42"	67.52'	N25°29'07"W	C57	16.18'	423.50'	27°11'30"	16.18'	S62°59'22"E
C27	23.92'	15.00'	97°21'01"	21.46'	S26°57'38"E	C58	182.89'	423.50'	24°44'45"	181.49'	S49°31'24"E
C28	3.78'	423.50'	0°30'32"	3.76'	S72°53'26"E	C59	17.80'	15.00'	68°00'29"	16.78'	N56°33'52"E
C29	23.58'	15.00'	90°00'00"	21.21'	N43°42'50"E	C60	6.64'	15.00'	25°20'48"	6.58'	S76°45'30"E
C30	17.84'	15.00'	68°09'08"	16.81'	N32°21'44"W	C61	54.73'	52.40'	S9°50'26"	52.27'	S75°08'23"E
C31	277.05'	448.50'	35°18'35"	272.65'	N51°47'00"W	C62	74.11'	84.00'	45°10'10"	72.00'	N37°38'39"W



LEGEND

- EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- ___ PROPERTY LINE
- CENTERLINE
- UE UTILITY EASEMENT
- U/A/E/C/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
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS LS 38480
- SET MAG NAIL WITH BRASS TAG STAMPED LS 38480
- CALCULATED POSITION



BASE OF BEARINGS AND LINEAL LINK DEFINITION
Assuming the West line of the Southwest Quarter of the Northwest Quarter of said Section 19, monumented at the West Quarter Corner by a 2" Aluminum Pipe with a 2 1/2" Aluminum Cap (see 1895/2011), to bear North 01°14'25" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum of 1983/2011, a distance of 1316.98 feet, with all bearings herein relative thereto.
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

Kevin F. Edwards
11-16-16
3 of 3

DATE: 7/27/2016
FILE NAME: 201606775UB
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: RLE

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

DATE: 11/17/16
REVISIONS: CSK CHECKED

SUPERIOR TOWN CENTER FILING NO. 1B
REPLAT NO. 3
FOR RECORDS
TOWN OF SUPERIOR, CO 80027
124 E. COAL CREEK DRIVE, SUPERIOR, CO 80027

PROJECT # 20160677

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SHEET 3 OF 3