

Preliminary and Final Subdivision Plat of Lot 20, Block 26 and Lot 1, Block 27, Discovery Office Park/Superior Town Center Replat No. 3

A Replat of Lot 20, Block 26 and Lot 1, Block 27 and Central Park Circle Right of Way
of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3,
Situate in 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

Know all men by these presents that the RC Superior, LLC and Town of Superior; being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Lot 20, Block 26 and Lot 1, Block 27 and Central Park Circle Right of Way of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3 recorded March 15, 2019 as Reception No. 3702591 of the Records of Boulder County Recorders, situate in the Southwest Quarter (SW 1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Said parcels in total contain 4.489 acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots, blocks and outlots, as shown on this plat, under the name and style of a Subdivision Plat of LOT 20, BLOCK 26 AND LOT 1, BLOCK 27, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 and do hereby dedicate to the public the easements for purposes shown herein and summarized in the Ownership and Maintenance Table below. All maintenance is the responsibility of the individual parcel owners.

Executed this _____ day of _____, 20____.

OWNER:

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASJL VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida Corporation, its sole General Partner

By: _____
Name: Marvin Shapiro Its: President

NOTARIAL CERTIFICATE

STATE OF FLORIDA)
 ss

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASJL 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.

My commission expires _____ Notary Public

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.

Wells Fargo Bank

By: _____

Name: _____

Title: _____

Acknowledgement

State of _____

County of _____

Acknowledged before me this _____ day of _____ by _____ as _____

of _____

Witness my hand and official seal

My commission expires _____ Notary Public (SEAL)

COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County

at _____ M. on the _____ day of _____, 20____, in Book _____ Page _____.

Map _____, Reception No. _____, Fees: _____

County Clerk and Recorder _____ STATE OF COLORADO)

By: _____ COUNTY OF BOULDER) ss

Deputy

TOWN BOARD CERTIFICATE

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 _____ day of _____, 20____.

Attest: _____
Town Clerk Mayor

PLANNING COMMISSION CERTIFICATE

Recommended approval this _____ day of _____, 20____, by the Town of Superior Planning

Commission, Resolution No. PC _____ Series 20____.

TOWN CLERK CERTIFICATE

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

RIGHT OF WAY VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the Central Park Circle a Public Right of Way being a part of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3 recorded March 15, 2019 as Reception No. 3702591 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 Public Right of Way.

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

We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

BASIS OF BEARINGS 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. SW-16 S19 1998 PLS 23529" and at the Northwest corner of the NE 1/4, of the SW 1/4 by a No. 6 rebar with a 3-1/4" aluminum cap stamped "King Surveyors LS 38480 2016" assumed to bear North 00°13'16" East being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1315.72 feet with all other bearings contained herein relative hereto.

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 AB70619503-4, dated June 6, 2020 as prepared by Land Title Guarantee Company and Old Republic National Title Insurance 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.

PRELIMINARY

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 following:

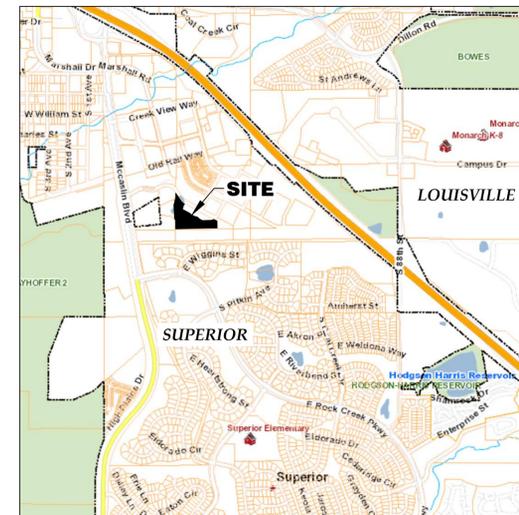
- (A) Utility and Drainage Easement, being a portion of Discovery Office Park/Superior Town Center Replat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County Recorders.
- (B) a portion of 6 feet Utility Easement, being a portion of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3 as Reception No. 03702591 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 Easement.

We have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____



VICINITY MAP
(NOT TO SCALE)

LAND USE TABLE

LOTS (22)	2.839 ACRES	63%
OUTLOTS (6)	0.920 ACRES	21%
RIGHT OF WAY	0.730 ACRES	16%
TOTAL	4.489 ACRES	100%

OWNED AND MAINTENANCE TABLE				
BLOCK	PARCEL	ACRES	USE	OWNER AND MAINTAINED BY
BLOCK 26	LOTS 20-24	0.717 ACRES	RESIDENTIAL LOTS	PRIVATE OWNERS
BLOCK 26	OUTLOT E	0.046 ACRES	BLANKET PUBLIC ACCESS AND UTILITY EASEMENT	STC METRO DISTRICT
BLOCK 26	OUTLOT F	0.237 ACRES	BLANKET PUBLIC ACCESS AND UTILITY EASEMENT	TOWN OF SUPERIOR
BLOCK 27	LOTS 1-17	2.122 ACRES	RESIDENTIAL LOTS	PRIVATE OWNERS
BLOCK 27	OUTLOT A	0.275 ACRES	BLANKET PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT	STC METRO DISTRICT
BLOCK 27	OUTLOT B	0.030 ACRES	BLANKET PUBLIC ACCESS EASEMENT	STC METRO DISTRICT
BLOCK 27	OUTLOT C	0.053 ACRES	BLANKET PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT	STC METRO DISTRICT
BLOCK 27	OUTLOT D	0.279 ACRES	BLANKET PUBLIC ACCESS AND UTILITY EASEMENT	TOWN OF SUPERIOR

DATE:	7/14/2021
FILE NAME:	20190313SUB
SCALE:	N/A
DRAWN BY:	CSK/DRS
CHECKED BY:	PG

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



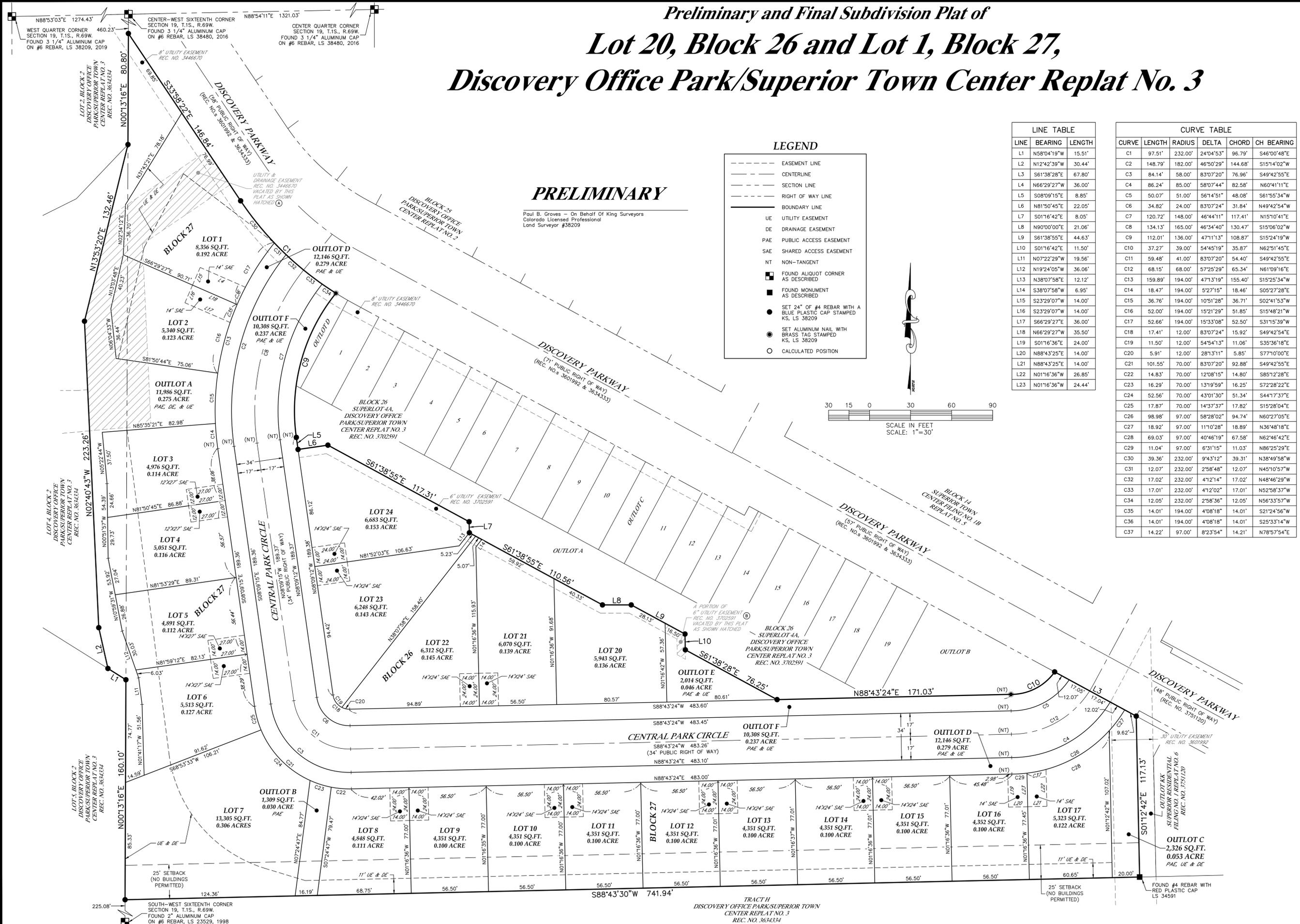
REVISIONS:	DATE:	BY:
REVISED BOUNDARY AND LOT LINES	2-23-20	CSK
REVISED PER COMMENTS	4-10-20	CSK
REVISED BOUNDARY AND LOT LINES	5-6-21	CSK
REVISED BOUNDARY AND LOT LINES	7-14-21	CSK

LOT 20, BLOCK 26 AND LOT 1, BLOCK 27,
 DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3
 FOR
 CIVIL RESOURCES, LLC
 P.O. BOX 680, FREDERICK, CO 80530

PROJECT #:
20190313

Preliminary and Final Subdivision Plat of Lot 20, Block 26 and Lot 1, Block 27, Discovery Office Park/Superior Town Center Replat No. 3

DATE: 7/14/2021
FILE NAME: 20190313SUB
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: PC



PRELIMINARY

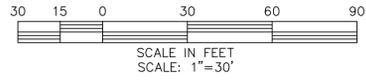
Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

LEGEND

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- SAE SHARED ACCESS EASEMENT
- NT NON-TANGENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- SET ALUMINUM NAIL WITH BRASS TAG STAMPED KS, LS 38209
- CALCULATED POSITION

LINE	BEARING	LENGTH
L1	N58°04'19"W	15.51'
L2	N12°42'39"W	30.44'
L3	S61°38'28"E	67.80'
L4	N66°29'27"W	36.00'
L5	S08°09'15"E	8.85'
L6	N81°50'45"E	22.05'
L7	S01°16'42"E	8.05'
L8	N90°00'00"E	21.06'
L9	S61°38'55"E	44.63'
L10	S01°16'42"E	11.50'
L11	N07°22'29"W	19.56'
L12	N19°24'05"W	36.06'
L13	N38°07'58"E	12.12'
L14	S38°07'58"W	6.95'
L15	S23°29'07"W	14.00'
L16	S23°29'07"W	14.00'
L17	S66°29'27"E	36.00'
L18	N66°29'27"W	35.50'
L19	S01°16'36"E	24.00'
L20	N88°43'25"E	14.00'
L21	N88°43'25"E	14.00'
L22	N01°16'36"W	26.85'
L23	N01°16'36"W	24.44'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	97.51'	232.00'	24°04'53"	96.79'	S46°00'48"E
C2	148.79'	182.00'	46°50'29"	144.68'	S15°14'02"W
C3	84.14'	58.00'	83°07'20"	76.96'	S49°42'55"E
C4	86.24'	85.00'	58°07'44"	82.58'	N60°41'11"E
C5	50.07'	51.00'	56°14'51"	48.08'	S61°55'34"W
C6	34.82'	24.00'	83°07'24"	31.84'	N49°42'54"W
C7	120.72'	148.00'	46°44'11"	117.41'	N15°10'41"E
C8	134.13'	165.00'	46°34'40"	130.47'	S15°06'02"W
C9	112.01'	136.00'	47°11'13"	108.87'	S15°24'19"W
C10	37.27'	39.00'	54°45'19"	35.87'	N62°51'45"E
C11	59.48'	41.00'	83°07'20"	54.40'	S49°42'55"E
C12	68.15'	68.00'	57°25'29"	65.34'	N61°09'16"E
C13	159.89'	194.00'	47°13'19"	155.40'	S15°25'34"W
C14	18.47'	194.00'	52°17'15"	18.46'	S05°27'28"E
C15	36.76'	194.00'	10°51'28"	36.71'	S02°41'53"W
C16	52.00'	194.00'	15°21'29"	51.85'	S15°48'21"W
C17	52.66'	194.00'	15°33'08"	52.50'	S31°15'39"W
C18	17.41'	12.00'	83°07'24"	15.92'	S49°42'54"E
C19	11.50'	12.00'	54°54'13"	11.06'	S35°36'18"E
C20	5.91'	12.00'	28°13'11"	5.85'	S77°10'00"E
C21	101.55'	70.00'	83°07'20"	92.88'	S49°42'55"E
C22	14.83'	70.00'	12°08'15"	14.80'	S85°12'28"E
C23	16.29'	70.00'	13°19'59"	16.25'	S72°28'22"E
C24	52.56'	70.00'	43°01'30"	51.34'	S44°17'37"E
C25	17.87'	70.00'	14°37'37"	17.82'	S15°28'04"E
C26	98.98'	97.00'	58°28'02"	94.74'	N60°27'05"E
C27	18.92'	97.00'	11°10'28"	18.89'	N36°48'18"E
C28	69.03'	97.00'	40°46'19"	67.58'	N62°46'42"E
C29	11.04'	97.00'	6°31'15"	11.03'	N86°25'29"E
C30	39.36'	232.00'	9°43'12"	39.31'	N38°49'58"W
C31	12.07'	232.00'	2°58'48"	12.07'	N45°10'59"W
C32	17.02'	232.00'	4°12'14"	17.02'	N48°46'29"W
C33	17.01'	232.00'	4°12'02"	17.01'	N52°58'37"W
C34	12.05'	232.00'	2°58'36"	12.05'	N56°33'57"W
C35	14.01'	194.00'	4°08'18"	14.01'	S21°24'56"W
C36	14.01'	194.00'	4°08'18"	14.01'	S25°33'14"W
C37	14.22'	97.00'	8°23'54"	14.21'	N78°57'54"E



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

REVISIONS:
DATE: 2-23-20 CSK
REVISED BOUNDARY AND LOT LINES CSK
REVISED PER COMMENTS CSK
DATE: 4-10-20 CSK
REVISED BOUNDARY AND LOT LINES CSK
DATE: 5-6-21 CSK
REVISED BOUNDARY AND LOT LINES CSK
DATE: 7-14-21 CSK

PROJECT #:
20190313

2

SHEET 2 OF 2

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