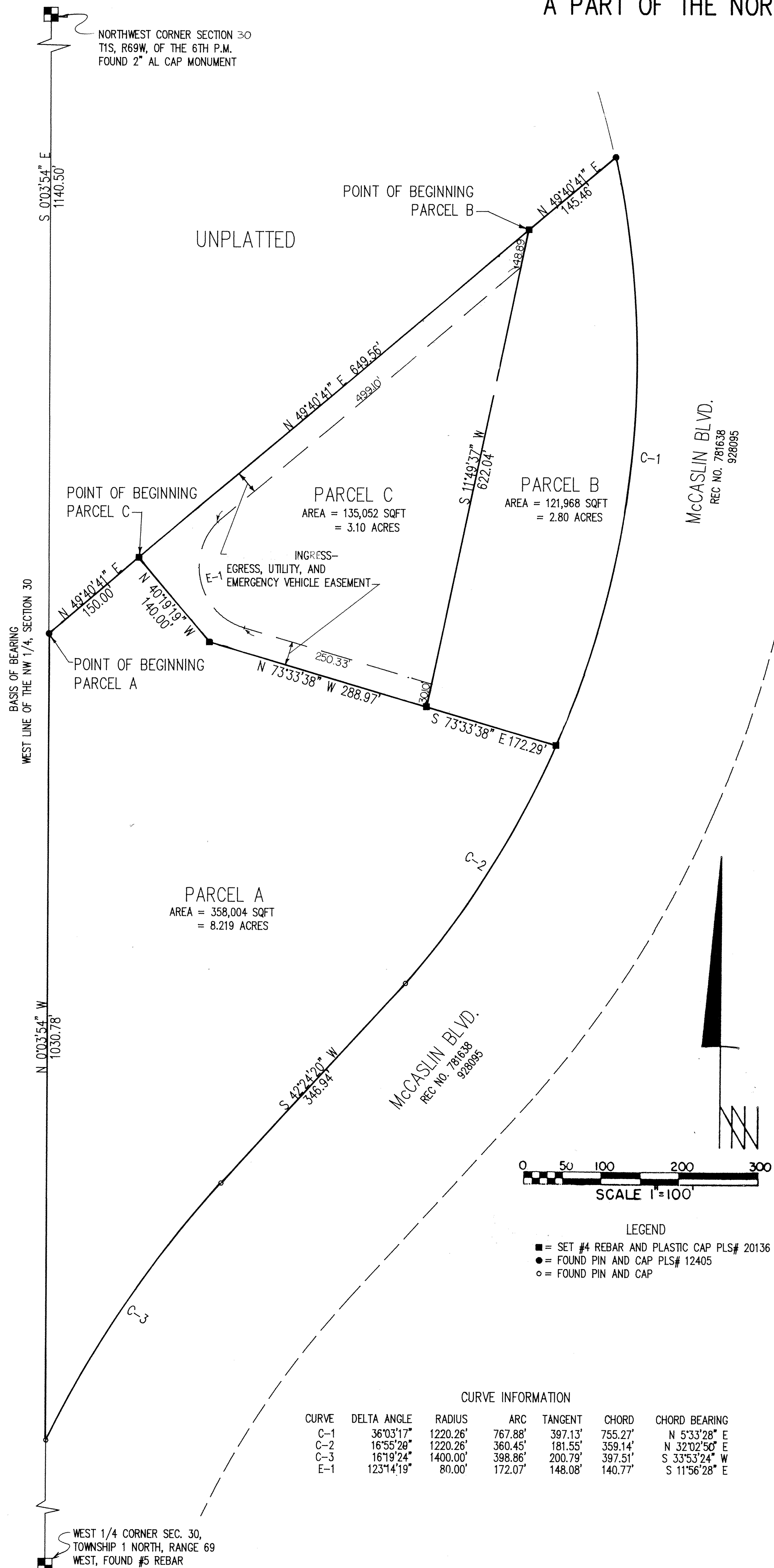


FINAL PLAT The Ridge at Superior

A PART OF THE NORTHWEST 1/4, OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M. TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS:

That Glenn J. Sailer, is the owner of that real property situated in Superior, Colorado, more particularly described as follows:

LEGAL DESCRIPTION PARCEL A

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S0°03'54"E AND ALONG THE WESTERLY LINE OF SAID NW 1/4, A DISTANCE OF 1140.50 FEET TO THE POINT OF BEGINNING; THENCE N49°40'41"E A DISTANCE OF 150.00 FEET TO A POINT; THENCE S40°19'19"E A DISTANCE OF 140.00 FEET TO A POINT; THENCE S73°33'38"E A DISTANCE OF 461.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MCCASLIN BLVD.; THENCE 360.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, AND ALONG SAID WESTERLY LINE, HAVING A CENTRAL ANGLE OF 16°55'28", A RADIUS OF 1220.26 FEET, AND WHOSE CHORD BEARS S32°02'50"W A DISTANCE OF 359.14 FEET TO A POINT; THENCE S42°24'20"W, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 346.94 FEET TO A POINT; THENCE 398.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONTINUING ALONG SAID WESTERLY LINE, HAVING A CENTRAL ANGLE OF 16°19'24", A RADIUS OF 1400.00 FEET, AND WHOSE CHORD BEARS S33°53'24"W, A DISTANCE OF 397.51 FEET TO A POINT ON THE WESTERLY LINE OF SAID NW 1/4; THENCE N0°03'54"W AND ALONG SAID WESTERLY LINE A DISTANCE OF 1030.78 FEET TO THE POINT OF BEGINNING, CONTAINING 358,004 SQUARE FEET (8.219 ACRES) MORE OR LESS.

LEGAL DESCRIPTION PARCEL B

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4, OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

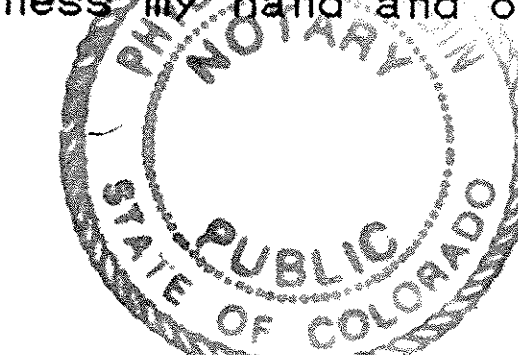
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S0°03'54"E AND ALONG THE WESTERLY LINE OF SAID NW 1/4, A DISTANCE OF 1140.50 FEET TO A POINT; THENCE N49°40'41"E A DISTANCE OF 799.56 FEET TO THE POINT OF BEGINNING; THENCE N49°40'41"E A DISTANCE OF 145.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MCCASLIN BLVD.; THENCE 767.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, AND ALONG SAID WESTERLY LINE, HAVING A CENTRAL ANGLE OF 36°03'17", A RADIUS OF 1220.26 FEET, AND WHOSE CHORD BEARS S5°33'28"W A DISTANCE OF 755.27 FEET TO A POINT; THENCE N73°33'38"W A DISTANCE OF 172.29 FEET TO A POINT; THENCE N11°49'37"E A DISTANCE OF 622.04 FEET TO THE POINT OF BEGINNING, CONTAINING 121,968 SQUARE FEET (2.80 ACRES) MORE OR LESS.

That it has caused said real property to be laid out and surveyed as The Ridge at Superior, and that the portions of the property indicated as easements are hereby dedicated as easements. Further dedications of public ways and easements may be required as part of the Final PUD approved for the property or parcels thereof.

IN WITNESS WHEREOF Glenn J. Sailer has caused its name to be hereunto subscribed this 25 day of January, 1993.

STATE OF COLORADO)
County of Boulder) ss.

The foregoing instrument was acknowledged before me this 25th day of January, 1993, by Glenn J. Sailer. My commission expires 2-5, 1997. Witness my hand and official seal.



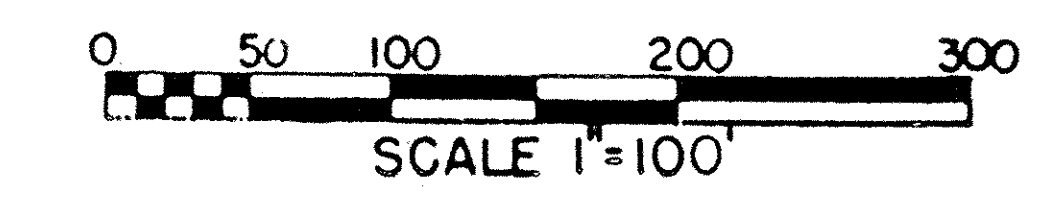
Phyllis L. Nardin
Notary Public

NOTES

- FOR OWNERSHIP AND EASEMENTS OF RECORD THIS LAND SURVEY PLAT RELIED UPON INFORMATION AS SUPPLIED BY CLIENT.
- BASIS OF BEARING - THE WESTERLY LINE OF SAID NW 1/4, SECTION 30 IS N0°03'54"W WITH MONUMENTS AS SHOWN HEREON.
- THIS SURVEY WAS BASED UPON THE EXEMPTION PLAT, TOWN OF SUPERIOR, CASE NO. SEP-89-02, PREPARED BY EMK CONSULTANTS INC. PLS# 12405.
- THE LEGAL DESCRIPTIONS THAT APPEAR ON THIS PLAT WERE PREPARED BY ROBERT L. FEROLDI, PLS# 20136, OF THE FIRM OF EVERGREEN SURVEYING AND ENGINEERING INC., PO BOX 3514, EVERGREEN CO. 80439.
- ACCESS TO PARCELS B AND C IS BY INGRESS-EGRESS EASEMENT OVER THE SUPERIOR METROPOLITAN DISTRICT NO. 1'S PROPERTY AS RECORDED AT RECEPTION NO. 1292180 BOULDER COUNTY RECORDS.
- NO INGRESS-EGRESS OR EMERGENCY VEHICLE ACCESS WILL BE PERMITTED FROM PARCEL B TO MCCASLIN BOULEVARD.

CURVE INFORMATION

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C-1	36°03'17"	1220.26'	767.88'	397.13'	755.27'	N 5°33'28" E
C-2	16°55'28"	1220.26'	360.45'	181.55'	359.14'	N 32°02'50" E
C-3	16°19'24"	1400.00'	398.86'	200.79'	397.51'	S 33°53'24" W
E-1	12°34'19"	80.00'	172.07'	148.08'	140.77'	S 11°56'28" E



LEGEND
 ■ = SET #4 REBAR AND PLASTIC CAP PLS# 20136
 ● = FOUND PIN AND CAP PLS# 12405
 ○ = FOUND PIN AND CAP

KNOW ALL MEN BY THESE PRESENTS:

That ROCKY MOUNTAIN BAPTIST CONFERENCE INC., is the owner of that real property situated in Superior, Colorado, more particularly described as follows:

LEGAL DESCRIPTION PARCEL C

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4, OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S0°03'54"E AND ALONG THE WESTERLY LINE OF SAID NW 1/4, A DISTANCE OF 1140.50 FEET TO A POINT; THENCE N49°40'41"E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE N49°40'41"E A DISTANCE OF 649.56 FEET TO A POINT; THENCE S11°49'37"W A DISTANCE OF 288.97 FEET TO A POINT; THENCE N73°33'38"W A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 135,052 SQUARE FEET (3.10 ACRES) MORE OR LESS.

That it has caused said real property to be laid out and surveyed as The Ridge at Superior, and that the portions of the property indicated as easements are hereby dedicated as easements. Further dedications of public ways and easements may be required as part of the Final PUD approved for the property or parcels thereof.

IN WITNESS WHEREOF John A. Conrads has caused its name to be hereunto subscribed by its President and its Corporate Seal to be hereunto affixed, attested by its Secretary, this 25 day of January, A.D., 1993.

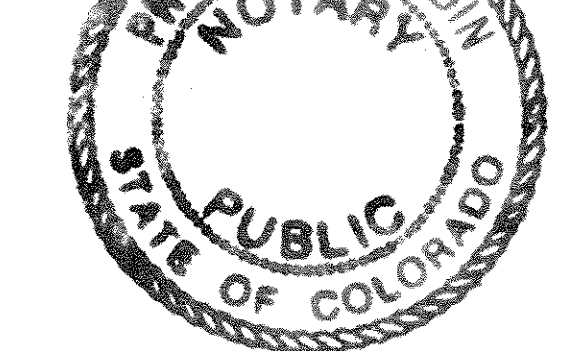
ATTEST John A. Conrads Secretary

John A. Conrads
President

State of Colorado)
County of Boulder) ss.

The foregoing instrument was acknowledged before me this 25 day of Jan, A.D., 1993, by Rocky Mountain Baptist Conference, Incorporated as Secretary of Rocky Mountain Baptist Conference, Incorporated corporation.

My commission expires 2-5-97



Phyllis L. Nardin
Notary Public

CLERK'S CERTIFICATE

State of Colorado)
Town of Superior) ss.

I hereby certify that this instrument was filed in my office at 11:23 o'clock, AM May 13, A.D., 1993, and is duly recorded.

Phyllis L. Nardin
Town Clerk

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Boulder) ss.

I hereby certify that this instrument was filed in my office at 11:23 o'clock, AM May 13, A.D., 1993, and is duly recorded in P-29 F-2 #50, Fees \$10.00.

Charlotte Houston
Recorder

Annal Reale
Deputy

MORTGAGEE'S CERTIFICATE

The undersigned, as mortgage holders on part or all of the real property shown hereon, do hereby agree and consent to the plat of said property.

Rocky Mountain Valley Bank, Inc.
Formerly known as 1st National Bank
STATE OF COLORADO)
County of Adams) ss.

The foregoing instrument was acknowledged before me this 25th day of January, 1993, by John A. Conrads

My commission expires December 1995
Witness my hand and official seal.
Glenn J. Sailer
Notary Public

RESTRICTIONS ON DEVELOPMENT AND BUILDING PERMITS

The Town shall not issue building permits or otherwise permit any improvements to the property until all of the following conditions have been met:

- A subdivision Improvement Agreement has been agreed upon by the owner of the parcel (s) and the Town.
- All requirements of The Ridge Preliminary PUD plan approved by the Town and recorded on Aug 12, 1992, at Reception No. 121074 have been met to the satisfaction of the Town.
- The owner of the parcel has received approval of a Final PUD from the Town and met all the requirements thereof. The Final PUD must meet all Town requirements for such Final PUD and for a Final Plat which are not met in this Plat.

DEDICATION

The portions of the property indicated as easements are hereby dedicated as easements. Further dedications of public ways and easements may be required as part of the Final PUD approved for the property or parcels thereof.

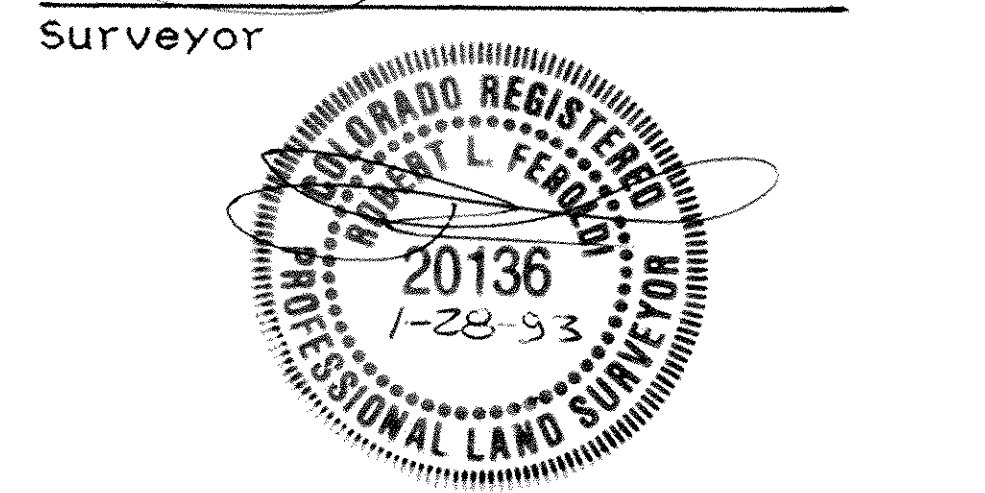
ATTORNEY'S CERTIFICATE

I, Larry M. Baker #004471, an attorney at law duly licensed to practice before the courts of the State of Colorado, Reg. No. 004471 do hereby certify that I have examined the Title of all lands herein above dedicated and granted as shown on the within plat, and that the signatures to the plat are in fact the owners of said land, and that title to such lands are in the dedicators and free and clear of liens and encumbrances except as shown.

Dated this 12th day of February, 1993
By: Larry M. Baker

SURVEYOR'S CERTIFICATE

I, Robert L. Feroldi, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of The Ridge at Superior, Colorado, truly and correctly represents the results of a survey made by me or under my direct supervision.



PLANNING COMMISSION CERTIFICATE

Approved this 5th day of January, A.D., 1993.
Town Planning Commission, Superior, Colorado.

Robert A. Espinoza
Chairman

TOWN BOARD OF TRUSTEES' CERTIFICATE

Approved this 25th day of January, A.D., 1993, by the Board of Trustees, Superior, Colorado. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Superior.

ATTEST Phyllis L. Nardin Town Clerk
Ted T. Asti Mayor



EVERGREEN SURVEYING AND ENGINEERING INC.
28245 HWY. 74
PO BOX 3514
EVERGREEN CO. 80439
303-674-3444

DATE 12-3-92	JOB NO. B5303
DRAWN BY SHEV	ACAD DWG SUPERIOR
FB NO.	DRAWN BY BF
REF NO.	CHECKED BY BF

05/13/93 11:23 AM REAL ESTATE RECORDS F1822 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

NOTICE: ACCORDING TO COLORADO STATE 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.

P-29 F-2 #50