

Preliminary Subdivision Plat of

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

A Replat of Lot 1 of Block 2 and Lot 1 of Block 5 of Superior Town Center Filing 1B Replat No. 6, and a portion of Gateway Drive Public Right of Way as Dedicated by Superior Town Center Filing 1B Replat No. 6, 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

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the RC SUPERIOR, LLC, a Delaware limited liability company, being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Lot 1 of Block 2 and Lot 1 of Block 5 of Superior Town Center Filing 1B Replat No. 6 recorded February 14, 2020 as Reception No. 3766227 of the records of Boulder County Recorders, located in the West Half (W1/2) 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.

TOGETHER WITH a portion of Gateway Drive Right of Way as dedicated by Superior Town Center Filing 1B Replat No. 6 recorded February 14, 2020 as Reception No. 3766227 of the records of Boulder County Recorders, located in the West Half (W1/2) 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 and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1 of Block 2 of said Superior Town Center Filing 1B Replat No. 6 and assuming the East line of said Block 2 as bearing North 15°03'36" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 435.46 feet with all other bearings contained herein relative thereto;

THENCE North 15°03'36" West along the East line of said Block 2 a distance of 382.70 feet; THENCE North 74°56'24" East a distance of 60.00 feet to the West line of Block 5 of said Superior Town Center Filing 1B Replat No. 6;

The following Two (2) courses and distances are along the Westerly lines of said Block 5; THENCE South 15°03'36" East a distance of 327.89 feet to a Point of Curvature; THENCE along the arc of a curve concave to the Northeast a distance of 55.46 feet, said curve has a Radius of 210.00 feet, a Delta of 15°07'49" and is subtended by a Chord that bears South 22°37'31" East a distance of 55.29 feet to a line non-tangent to this curve; THENCE South 74°56'24" West along a line non-tangent to the aforesaid curve a distance of 67.28 feet to the POINT OF BEGINNING.

Said parcels in total contain 6.737 acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7 and do hereby dedicate to the public the streets, rights-of-way, easements and tracts for purposes shown herein.

Executed this _____ day of _____, 20__.

OWNER:

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLJ 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 ASLJ 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. (SEAL)

My commission expires _____ Notary Public

OWNER'S ESTOPPEL CERTIFICATE

We, RC Superior, LLC, a Delaware limited liability company, the owner of the property include in this subdivision, certifies that this final plat, FDP 3-2, Superior Town Center PD Amendment #3, 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.

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLJ 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

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) ss
By: Deputy _____ COUNTY OF BOULDER)

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

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lot 1 of Block 5 of Superior Town Center Filing 1B Replat No. 6, as bearing South 15°03'36" East, 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 544.79 feet with all other bearings contained 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

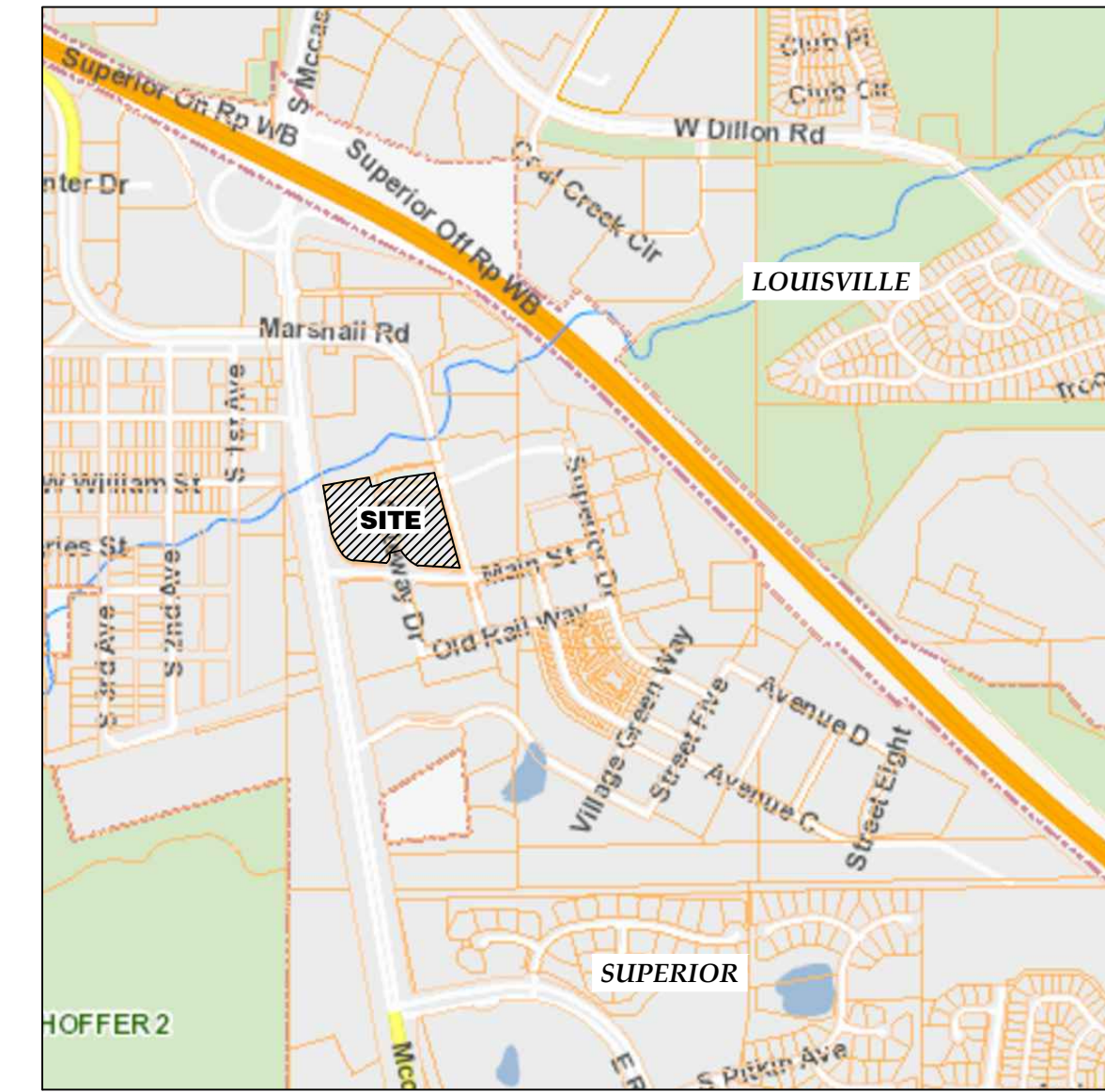
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number ABZ70744039, dated September 9, 2021 as prepared by Land Title 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.

PRELIMINARY

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



VICINITY MAP
SCALE: 1"=1000'

RIGHT OF WAY VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of the Gateway Drive Public Right of Way being a part of Superior Town Center Filing 1B Replat No. 6 recorded February 14, 2020 as Reception No. 3766227 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 that portion of the Public Right of Way 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 _____, 20__.

By: _____ As: _____

EASEMENT VACATION STATEMENT

Know all men by these presents: that we, the Superior Metropolitan District No. 2, being sole owner(s) of the Slope Easement being a part of that parcel of land described in that Slope Easement Agreement recorded January 21, 1997 as Reception No. 1671895 of the Records of Boulder County Recorder, 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 sole owner(s) of said Slope Easement. We have set our hands and seals this _____ day of _____, 20__.

By: _____ As: _____

LAND USE TABLE

LOT 1	2.400 ACRES	36%
LOT 2	2.425 ACRES	36%
LOT 3	1.912 ACRES	28%
TOTAL	6.737 ACRES	100%

DATE: 8/3/2022
FILE NAME: 20210644A-SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: PG

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



DATE:	
REVISIONS:	

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7
FOR
PMB LLC
3394 CARMEL MOUNTAIN ROAD, SUITE 200
SAN DIEGO, CA 92121

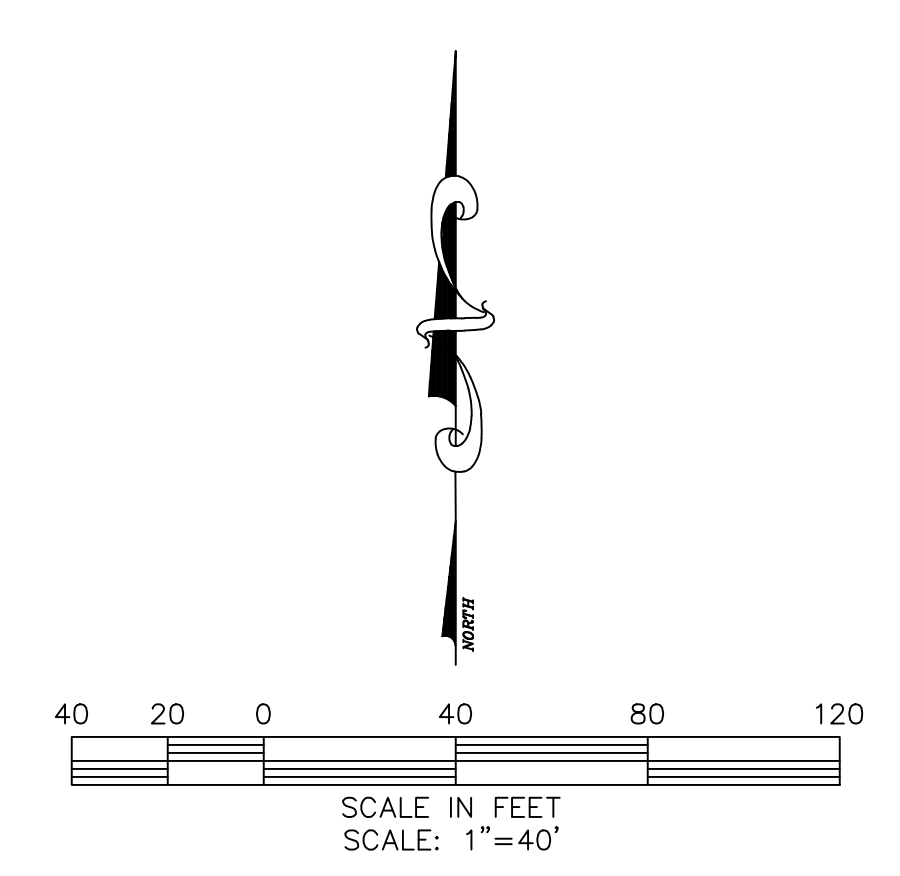
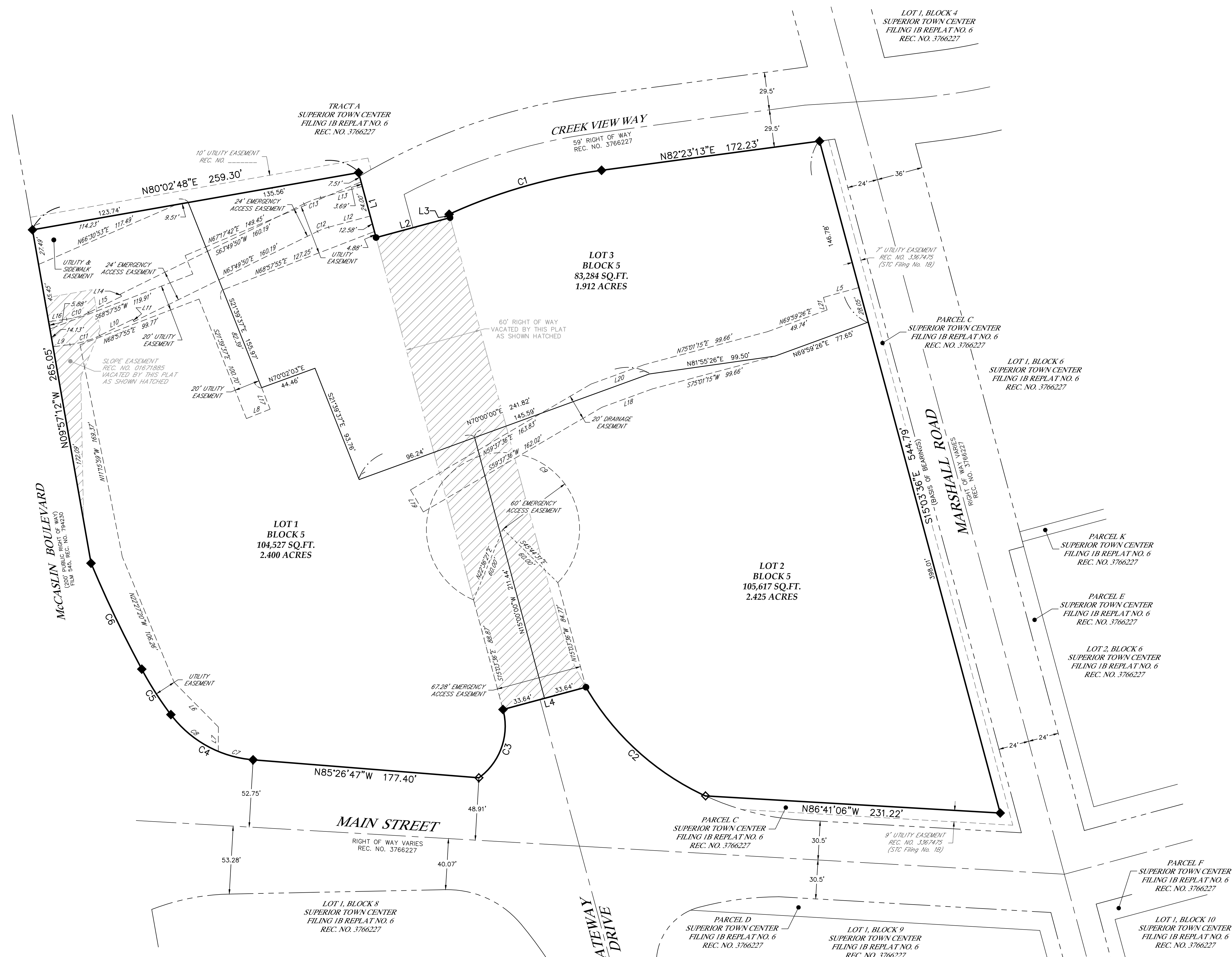
PROJECT #: 20210644-A

N:\20210644-A\hwy\20210644A-SUB.dwg - 01, 8/3/2022 9:51:43 AM, 1:1

Preliminary Subdivision Plat of

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

A Replat of Lot 1 of Block 2 and Lot 1 of Block 5 of Superior Town Center Filing 1B Replat No. 6,
and a portion of Gateway Drive Right of Way as Dedicated by Superior Town Center Filing 1B Replat No. 6,
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



LEGEND

- EASEMENT LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- ◆ FOUND #4 REBAR WITH BLUE PLASTIC CAP LS 38209
- ◇ FOUND RIVET WITH BRASS TAG, LS 38209
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209

LINE TABLE

LINE	BEARING	LENGTH
L1	S15°03'36"E	52.66'
L2	N74°56'24"E	60.00'
L3	N15°03'36"W	2.76'
L4	S74°56'24"W	67.28'
L5	N74°26'01"E	28.85'
L6	N44°45'20"W	49.20'
L7	N00°15'03"E	19.13'
L8	N68°20'23"E	20.00'
L9	N82°30'24"E	13.41'
L10	N63°49'50"E	28.85'
L11	S26°10'10"E	2.00'
L12	N75°00'09"E	33.73'

LINE TABLE

LINE	BEARING	LENGTH
L13	S75°00'09"W	33.71'
L14	S26°10'10"E	2.00'
L15	S63°49'50"W	28.85'
L16	S82°30'24"W	14.27'
L17	N21°39'37"W	18.09'
L18	S69°59'26"W	41.96'
L19	N30°22'24"W	20.00'
L20	N69°59'26"E	44.65'
L21	N16°10'08"W	10.21'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	124.72'	421.95'	16°56'10"	124.27'	N73°55'08"E
C2	128.57'	210.00'	35°04'43"	126.57'	N47°43'46"W
C3	60.28'	50.00'	69°04'40"	56.70'	S19°28'44"W
C4	75.70'	89.50'	48°27'32"	73.46'	N61°13'01"W
C5	42.32'	279.50'	8°40'34"	42.28'	N32°38'57"W
C6	92.00'	979.50'	5°22'53"	91.96'	N25°37'14"W
C7	28.19'	89.50'	18°02'51"	28.07'	S76°25'22"E
C8	47.51'	89.50'	30°24'42"	46.95'	S52°11'35"E
C9	305.42'	60.00'	291°39'08"	67.40'	S78°25'55"W
C10	17.93'	55.00'	18°40'35"	17.85'	S73°10'07"W
C11	24.45'	75.00'	18°40'35"	24.34'	N73°10'07"E
C12	9.36'	48.00'	111°01'19"	9.34'	S69°24'59"W
C13	14.04'	72.00'	111°01'19"	14.02'	S69°24'59"W

DATE: 8/3/2022
FILE NAME: 20210644A-SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: PG

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



DATE: _____
REVISIONS: _____

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7
FOR
PMB LLC
3394 CARMEL MOUNTAIN ROAD, SUITE 200
SAN DIEGO, CA 92121

PROJECT #: 20210644-A

2
SHEET 2 OF 2

PRELIMINARY

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

N:\2021\0644-A\0644-A-Sub\0644-A-Sub.dwg, 8/3/2022 9:51:47 AM, 1:1