

# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
(SHEET 1 OF 16)

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE PAGE
2	OVERALL SITE
3	DETAIL PAGE
4	DETAIL PAGE
5	DETAIL PAGE
6	DETAIL PAGE
7	DETAILS FOR UTILITY EASEMENT DEDICATED BY THIS PLAT
8	DETAILS FOR EMERGENCY ACCESS EASEMENT DEDICATED BY THIS PLAT
9	DETAILS FOR PUBLIC EASEMENT DEDICATED BY THIS PLAT
10	DETAILS FOR UTILITY EASEMENT VACATED BY THIS PLAT
11	DETAILS FOR PUBLIC DRY UTILITY EASEMENT VACATED BY THIS PLAT
12	DETAILS FOR VACATED EMERGENCY VEHICLE ACCESS ESMT. BY THIS PLAT
13	DETAILS FOR VACATED PUBLIC ACCESS EASEMENT BY THIS PLAT
14	LINE AND CURVE TABLES
15	LINE AND CURVE TABLES
16	DETAILS

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE, OR LIEN HOLDER OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D, COUNTY OF BOULDER, STATE OF COLORADO.

SAID LOT 1 CAN ALSO BE DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS BEARING NORTH 89°55'00" WEST, AS SHOWN ON THE PLAT OF ROCK CREEK RANCH FILING NO. 17D, THE SOUTH 1/4 CORNER OF SECTION 29, BEING MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED "D.B. & CO., T1S R69W, S29, 1/4--", S32, 2003, PLS 23529" TO THE SOUTHWEST CORNER OF SECTION 29, BEING MONUMENTED BY A 3.25" ALUMINUM CAP IN RANGE BOX, STAMPED "T1S R69W, S30 | S29, T1S, S\_| S32, 1997, PLS 12405."

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D;

THENCE NORTH 42°59'33" WEST, ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 137.20 FEET TO THE WEST LINE OF SAID LOT 1, ALSO BEING A POINT OF NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID WEST LINE OF LOT 1, THROUGH A CENTRAL ANGLE OF 30°47'03", A DISTANCE OF 255.21 FEET, AS SUBTENDED BY A CHORD WHICH BEARS NORTH 22°16'11" WEST, A DISTANCE OF 252.15 FEET, TO THE NORTH LINE OF SAID LOT 1;

THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTH LINE OF LOT 1:

1. SOUTH 89°00'41" EAST, A DISTANCE OF 223.96 FEET;
2. SOUTH 72°27'54" EAST, A DISTANCE OF 187.47 FEET;
3. SOUTH 88°54'25" EAST, A DISTANCE OF 106.49 FEET;
4. NORTH 67°32'09" EAST, A DISTANCE OF 193.18 FEET;
5. NORTH 54°25'52" EAST, A DISTANCE OF 164.77 FEET;
6. NORTH 45°28'45" EAST, A DISTANCE OF 375.04 FEET;
7. SOUTH 35°18'34" EAST, A DISTANCE OF 60.11 FEET;
8. NORTH 90°00'00" EAST, A DISTANCE OF 227.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°05'09" WEST, A DISTANCE OF 113.27 FEET TO A POINT ON THE NORTH LINE OF TRACT A, OF ROCK CREEK RANCH FILING NO. 17C, RECORDED AUGUST 12, 2016 AT RECEPTION NO. 3536671 OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, AS CORRECTED BY ROCK CREEK RANCH FILING NO. 17C CORRECTION, RECORDED DECEMBER 6, 2017 AT RECEPTION NO. 3629535, OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE THE FOLLOWING NINE (9) COURSES ALONG THE NORTH LINE OF SAID TRACT A:

1. SOUTH 80°47'50" WEST, A DISTANCE OF 72.30 FEET;
2. SOUTH 89°59'59" WEST, A DISTANCE OF 99.26 FEET TO A POINT OF CURVATURE;
3. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 173.50 FEET, THROUGH A CENTRAL ANGLE OF 39°18'28" A DISTANCE OF 119.03 FEET, AS SUBTENDED BY A CHORD BEARING SOUTH 70°20'46" WEST, A DISTANCE OF 116.71 FEET;
4. SOUTH 50°41'32" WEST, A DISTANCE OF 255.98 FEET TO A POINT OF CURVATURE;
5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 50°36'23" A DISTANCE OF 152.36 FEET, AS SUBTENDED BY A CHORD BEARING SOUTH 25°23'20" WEST, A DISTANCE OF 147.46 FEET;
6. SOUTH 00°05'09" WEST, A DISTANCE OF 60.77 FEET;
7. SOUTH 09°21'13" WEST, A DISTANCE OF 106.63 FEET;
8. SOUTH 00°05'00" WEST, A DISTANCE OF 9.39 FEET;
9. SOUTH 45°05'00" WEST, A DISTANCE OF 29.32 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89°55'00" WEST ALONG THE SOUTH LINE OF SAID LOT 1, OF SAID BLOCK 1, ROCK CREEK RANCH FILING NO. 17D, A DISTANCE OF 581.81 FEET TO THE POINT OF BEGINNING;

CONTAINING 313,481 SQUARE FEET (7.196 ACRES) MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 94 LOTS, 1 BLOCK, AND 31 TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D AND DO HEREBY DEDICATE TO SUPERIOR METROPOLITAN DISTRICT NO. 1, THE UTILITY EASEMENTS SHOWN ON SHEET 7, THE EMERGENCY ACCESS EASEMENT SHOWN ON SHEET 8, AND THE PUBLIC ACCESS EASEMENT SHOWN ON SHEET 9 FOR THE PURPOSES SHOWN HEREIN.

EXECUTED THIS 11 DAY OF September, 2020.

**OWNER'S CERTIFICATE:**

SUPERIOR SHORE TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: KUH SUPERIOR LLC  
A COLORADO LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: KOEDEL AND COMPANY  
A COLORADO CORPORATION,  
ITS MANAGER

BY: Peter Benson  
NAME: Peter Benson  
TITLE: Senior Vice President

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF BOULDER )

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF September, 2020, BY

Peter Benson AS Senior Vice President OF KOEDEL AND COMPANY, A COLORADO CORPORATION, AS MANAGER OF KUH SUPERIOR LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF SUPERIOR SHORE TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CORPORATION AND LIMITED LIABILITY COMPANY(S).

MY COMMISSION EXPIRES: 5/14/24  
Cheryl Smith  
NOTARY PUBLIC

**LIENHOLDER'S CERTIFICATE:**

GREAT SOUTHERN BANK HEREBY CONSENTS TO THE RECORDING OF THIS PLAT AND AGREES THAT ITS DEED OF TRUST, SECURITY AGREEMENT, FINANCING STATEMENT AND ASSIGNMENT OF LEASES AND RENTS RECORDED IN THE REAL PROPERTY RECORDS OF BOULDER COUNTY, COLORADO, ON APRIL 22, 2020, AS RECEPTION NO. 03778953, NOW IS, AND SHALL AT ALL TIMES CONTINUE TO BE, SUBJECT AND SUBORDINATE TO THIS PLAT.

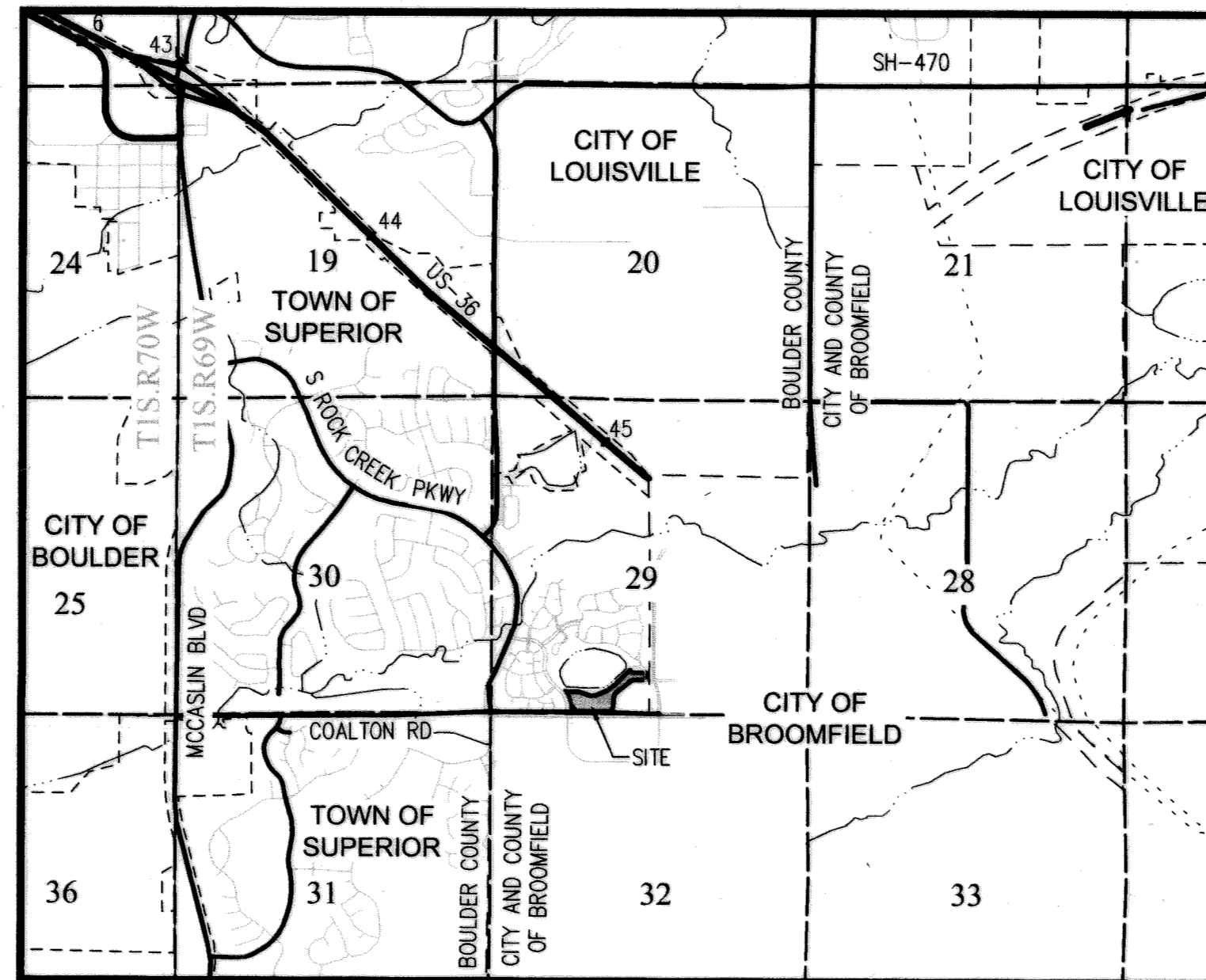
BY: L.C. Patis AS: Michael Hanger and V.P.

STATE OF COLORADO )  
                                  ) SS.  
CITY AND COUNTY OF DENVER )

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF September, 2020, BY

Scott A. Patis AS and V.P. OF GREAT SOUTHERN BANK, A MISSOURI STATE CHARTERED TRUST COMPANY.

MY COMMISSION EXPIRES: 9/25/2022  
Scott A. Patis  
NOTARY PUBLIC



VICINITY MAP  
SCALE: 1" = 2,640'

**SURVEYOR'S NOTES:**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON A PROPERTY INFORMATION BINDER, ORDER NO. ABZ70656448 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 6, 2020 AT 5:00 P.M.
2. 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.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS BEARING NORTH 89°55'00" WEST, AS SHOWN ON THE PLAT OF ROCK CREEK RANCH FILING NO. 17D, THE SOUTH 1/4 CORNER OF SECTION 29, BEING MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED "D.B. & CO., T1S R69W, S29, 1/4--", S32, 2003, PLS 23529" TO THE SOUTHWEST CORNER OF SECTION 29, BEING MONUMENTED BY A 3.25" ALUMINUM CAP IN RANGE BOX, STAMPED "T1S R69W, S30 | S29, T1S, S\_| S32, 1997, PLS 12405."
4. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
5. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE UNLESS OTHERWISE NOTED.
6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE, BUT WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
8. TRACTS A THROUGH J ARE INTENDED FOR LANDSCAPE AND DRAINAGE. THESE TRACTS ARE OWNED AND MAINTAINED BY SUPERIOR SHORE TOWNHOMES LLC AND MAY BE DEDICATED PER SEPARATE INSTRUMENT TO A HOMEOWNERS' ASSOCIATION OR METROPOLITAN DISTRICT.
9. TRACTS P1 THROUGH P15 ARE INTENDED FOR PARKING. THESE TRACTS ARE OWNED AND MAINTAINED BY SUPERIOR SHORE TOWNHOMES LLC AND MAY BE DEDICATED PER SEPARATE INSTRUMENT TO A HOMEOWNERS' ASSOCIATION OR METROPOLITAN DISTRICT.
10. TRACTS R1 THROUGH R5 ARE INTENDED FOR ROADWAYS. THESE TRACTS ARE OWNED AND MAINTAINED BY SUPERIOR SHORE TOWNHOMES LLC AND MAY BE DEDICATED PER SEPARATE INSTRUMENT TO A HOMEOWNERS' ASSOCIATION OR METROPOLITAN DISTRICT.
11. THE 30' RAWWATER EASEMENT REC. NO. 03689061 SHOWN ON SHEET 3 WILL BE MAINTAINED BY SUPERIOR METROPOLITAN DISTRICT NO. 1.
12. THE 15'-FOOT SIDEWALK EASEMENT SHOWN ON SHEET 6 WILL BE MAINTAINED PER EASEMENT AGREEMENT REC. NO. 2175847.
13. OWNER HEREBY CREATES AND GRANTS TO UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE, PERMANENT EASEMENT UNDER EACH LOT TO THE EXTENT REASONABLY NECESSARY FOR THE INSTALLATION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF UTILITIES SERVING ONE OR MORE OF THE LOTS, AS APPLICABLE.

**AVIGATION EASEMENT STATEMENT:**

PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED NOVEMBER 30, 2018 AT RECEPTION NO. 3688025, ALSO RECORDED JULY 19, 1995 AT RECEPTION NO. 1531879.

**EASEMENT VACATION STATEMENT:**

KNOW ALL MEN BY THESE PRESENTS THAT WE, SUPERIOR METROPOLITAN DISTRICT NO. 1, BEING OWNER(S) OF THE EASEMENTS AS LISTED HEREON:

1. ALL OF THAT UTILITY EASEMENT RECORDED DECEMBER 7, 2018 UNDER RECEPTION NO. 03689061 OF THE RECORDS OF BOULDER COUNTY.
2. ALL OF THAT PUBLIC DRY UTILITY EASEMENT RECORDED DECEMBER 7, 2018 UNDER RECEPTION NO. 03689061 OF THE RECORDS OF BOULDER COUNTY.
3. ALL OF THAT EMERGENCY VEHICLE ACCESS EASEMENT RECORDED DECEMBER 7, 2018 UNDER RECEPTION NO. 03689061 OF THE RECORDS OF BOULDER COUNTY.
4. ALL OF THAT PUBLIC ACCESS EASEMENT RECORDED DECEMBER 7, 2018 UNDER RECEPTION NO. 03689061 OF THE RECORDS OF BOULDER COUNTY.

ALL LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 29, 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 AS SHOWN ON SHEETS 10-13.

IN WITNESS WHEREOF, AND BEING THE OWNER(S) OF SAID EASEMENTS, WE HAVE SET OUR HAND(S) AND SEAL(S) THIS 16th DAY OF

September, 2020.

BY: Clint Johnson AS President

\*\*\*FOR EASEMENT VACATION LAYOUT\*\*\*

SEE SHEET 10-13 OF 16

**SURVEYOR'S CERTIFICATE:**

I, AARON MURPHY, A REGISTERED 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.



AARON MURPHY  
P.L.S. NO. 38162  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
(303) 623-6300

**PLANNING COMMISSION CERTIFICATE**

RECOMMENDED FOR APPROVAL THIS 2nd DAY OF June, 2020 BY THE TOWN OF SUPERIOR.

PLANNING COMMISSION, RESOLUTION NO. R-6 SERIES 2020

**BOARD OF TRUSTEES' CERTIFICATE**

APPROVED THIS 13th DAY OF June, A.D., 2020, 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 SIDE WALKS SHALL BE FINANCED BY OTHERS AND NO THE TOWN OF SUPERIOR.

Phyllis L. Hardin  
TOWN CLERK

Clint Johnson  
MAYOR



**TOWN CLERK'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY RESOLUTION/ORDINANCE NO. R-51 SERIES 2020 ON THIS 13th DAY OF June, 2020 AND WAS FILED IN MY OFFICE ON THE 14th DAY OF September, 2020 AT 10:00 O'CLOCK A.M.

Phyllis L. Hardin  
PHYLLIS L. HARDIN, TOWN CLERK

**CLERK AND RECORDER'S 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\_\_

RECEPTION NO.: \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_

DEPUTY

03818030

09/24/2020 01:48 PM

RF: \$163.00

DF: \$0.00

Page: 1 of 16

Electronically recorded in Boulder County Colorado. Recorded as received.

ISSUE DATE: 04-21-2020	PROJECT # 200235
DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

PREPARED BY:



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
(SHEET 2 OF 16)  
OVERALL SITE

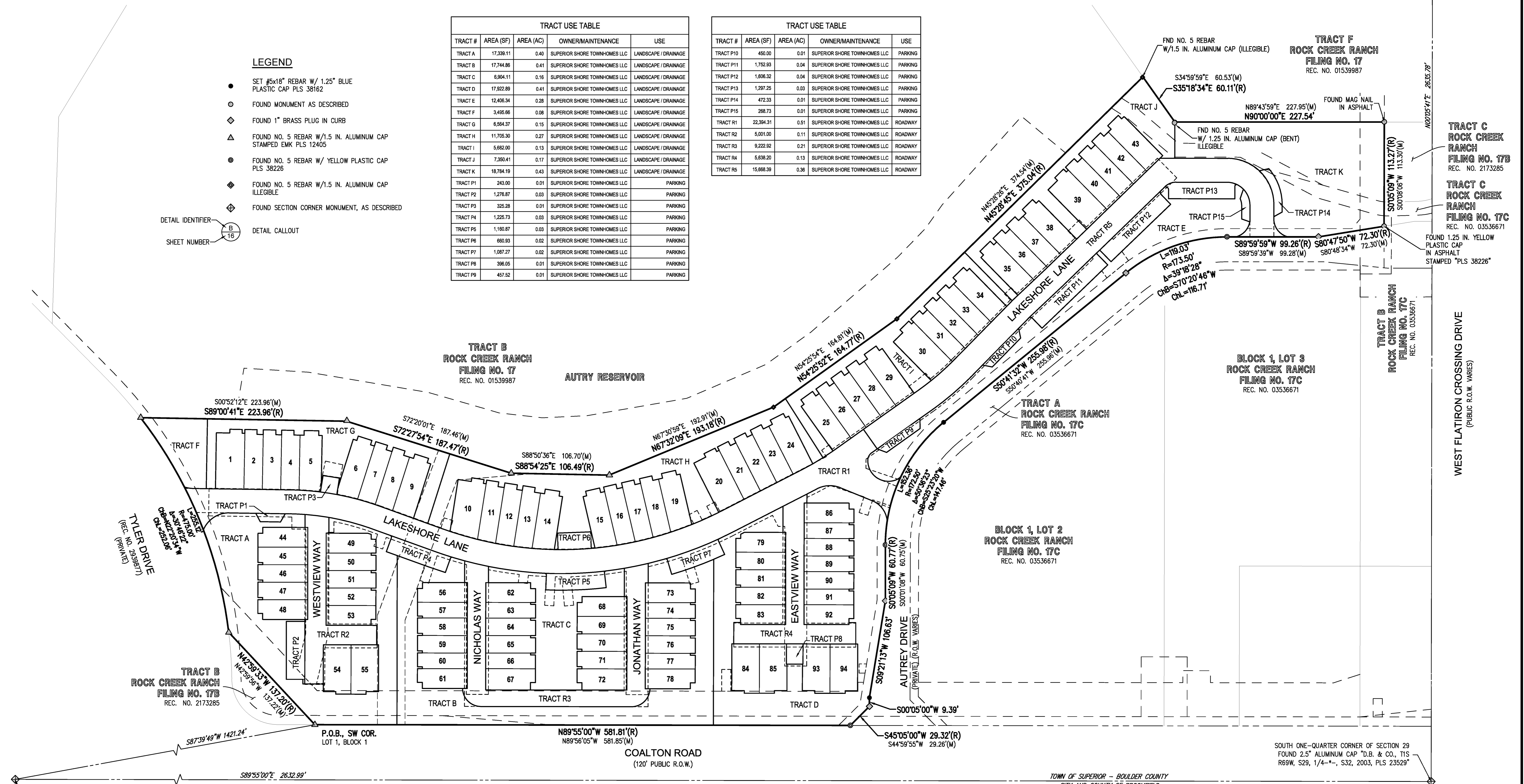
CENTER QUARTER CORNER OF SECTION 29  
FOUND 2.5" ALUMINUM CAP  
STAMPED "D.B. & CO., T1S R69W, C1/4 S29, 2000  
PLS 23529"

### LEGEND

- SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
  - FOUND MONUMENT AS DESCRIBED
  - ◇ FOUND 1" BRASS PLUG IN CURB
  - △ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP STAMPED EMK PLS 12405
  - ⊙ FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP PLS 38226
  - ◆ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP ILLEGIBLE
  - ⬢ FOUND SECTION CORNER MONUMENT, AS DESCRIBED
- DETAIL IDENTIFIER: B  
SHEET NUMBER: 16      DETAIL CALLOUT

TRACT USE TABLE				
TRACT #	AREA (SF)	AREA (AC)	OWNER/MAINTENANCE	USE
TRACT A	17,339.11	0.40	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT B	17,744.86	0.41	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT C	6,904.11	0.16	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT D	17,922.89	0.41	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT E	12,406.34	0.28	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT F	3,495.66	0.08	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT G	6,564.37	0.15	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT H	11,705.30	0.27	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT I	5,682.00	0.13	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT J	7,350.41	0.17	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT K	18,784.19	0.43	SUPERIOR SHORE TOWNHOMES LLC	LANDSCAPE / DRAINAGE
TRACT P1	243.00	0.01	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P2	1,276.87	0.03	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P3	325.28	0.01	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P4	1,225.73	0.03	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P5	1,160.87	0.03	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P6	660.93	0.02	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P7	1,087.27	0.02	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P8	366.05	0.01	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P9	457.52	0.01	SUPERIOR SHORE TOWNHOMES LLC	PARKING

TRACT USE TABLE				
TRACT #	AREA (SF)	AREA (AC)	OWNER/MAINTENANCE	USE
TRACT P10	450.00	0.01	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P11	1,752.93	0.04	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P12	1,606.32	0.04	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P13	1,297.25	0.03	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P14	472.33	0.01	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT P15	288.73	0.01	SUPERIOR SHORE TOWNHOMES LLC	PARKING
TRACT R1	22,394.31	0.51	SUPERIOR SHORE TOWNHOMES LLC	ROADWAY
TRACT R2	5,001.00	0.11	SUPERIOR SHORE TOWNHOMES LLC	ROADWAY
TRACT R3	9,222.92	0.21	SUPERIOR SHORE TOWNHOMES LLC	ROADWAY
TRACT R4	5,638.20	0.13	SUPERIOR SHORE TOWNHOMES LLC	ROADWAY
TRACT R5	15,668.39	0.36	SUPERIOR SHORE TOWNHOMES LLC	ROADWAY



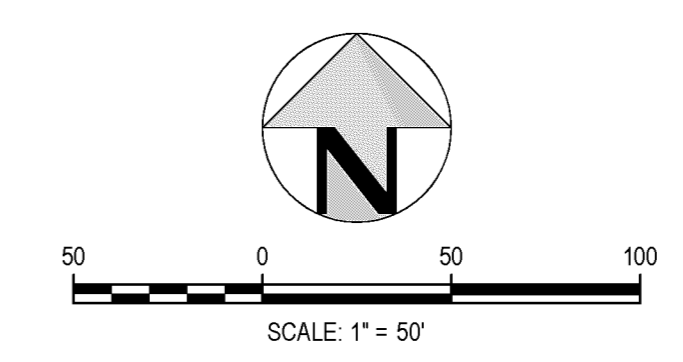
SOUTHWEST CORNER OF SECTION 29  
3.25" ALUMINUM CAP IN RANGE BOX  
STAMPED "T1S R69W, S30[S29, --, S31[S32  
1997, PLS 12405

SOUTH LINE SOUTHWEST  
QUARTER, SECTION 29  
BASIS OF BEARINGS  
S89°55'00"E 2632.99'

COALTON ROAD  
(120' PUBLIC R.O.W.)

TOWN OF SUPERIOR - BOULDER COUNTY  
CITY AND COUNTY OF BROOMFIELD

SOUTH ONE-QUARTER CORNER OF SECTION 29  
FOUND 2.5" ALUMINUM CAP "D.B. & CO., T1S  
R69W, S29, 1/4--", S32, 2003, PLS 23529"



DATE	REVISION COMMENTS
08-09-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

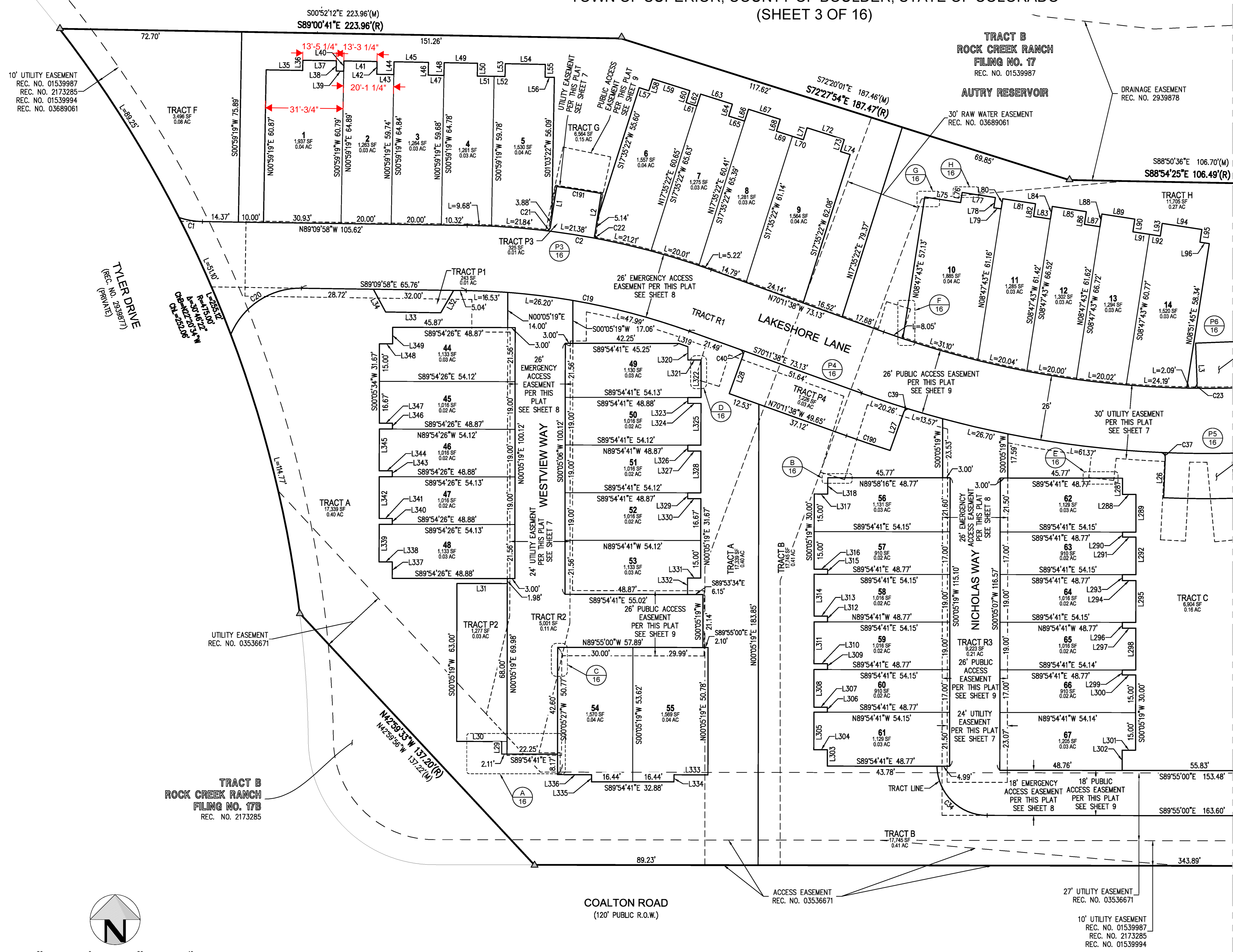
PREPARED BY: **HKS HARRIS KOCHER SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

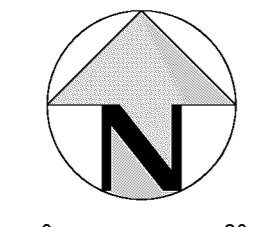
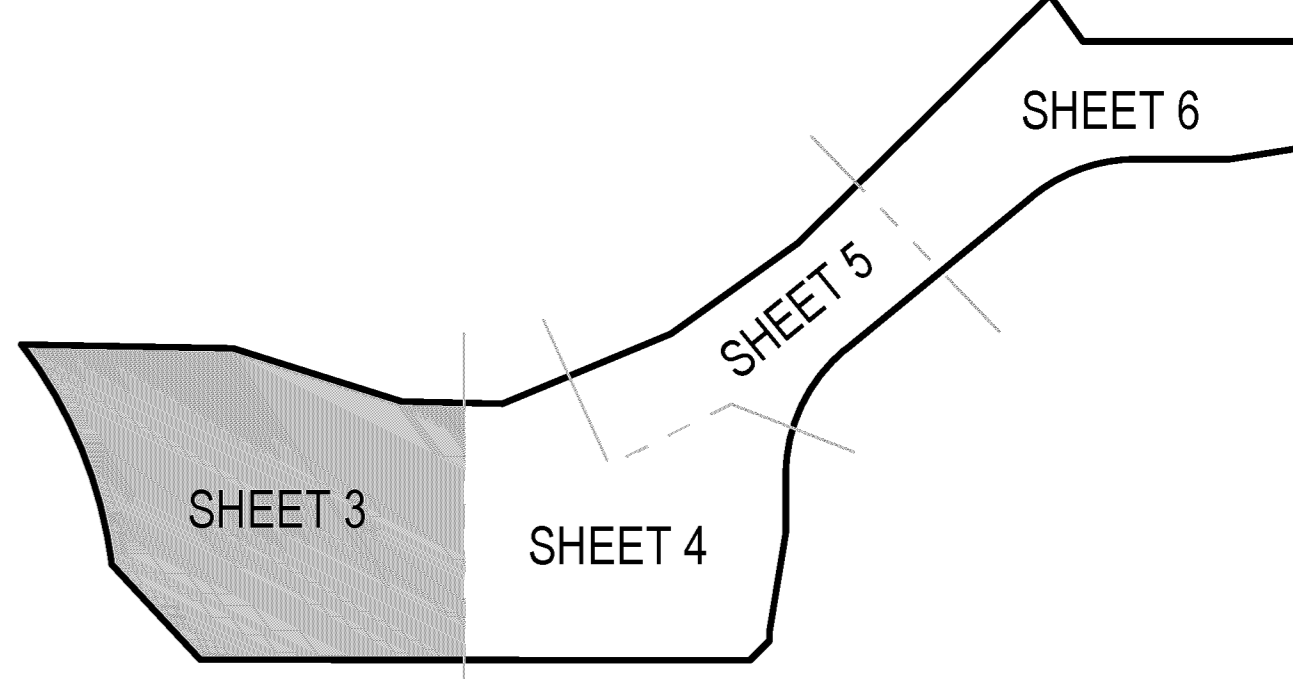
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
(SHEET 3 OF 16)



- LEGEND**
- SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
  - FOUND MONUMENT AS DESCRIBED
  - ◇ FOUND 1" BRASS PLUG IN CURB
  - △ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP STAMPED EMK PLS 12405
  - FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP PLS 38226
  - ◇ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP ILLEGIBLE
  - ◇ FOUND SECTION CORNER MONUMENT, AS DESCRIBED
- DETAIL IDENTIFIER (B) 16  
SHEET NUMBER (B) 16  
DETAIL CALLOUT



SCALE: 1" = 20'

S89°55'00"E 26.32.99'  
SOUTH LINE SOUTHWEST  
QUARTER, SECTION 29  
BASIS OF BEARINGS

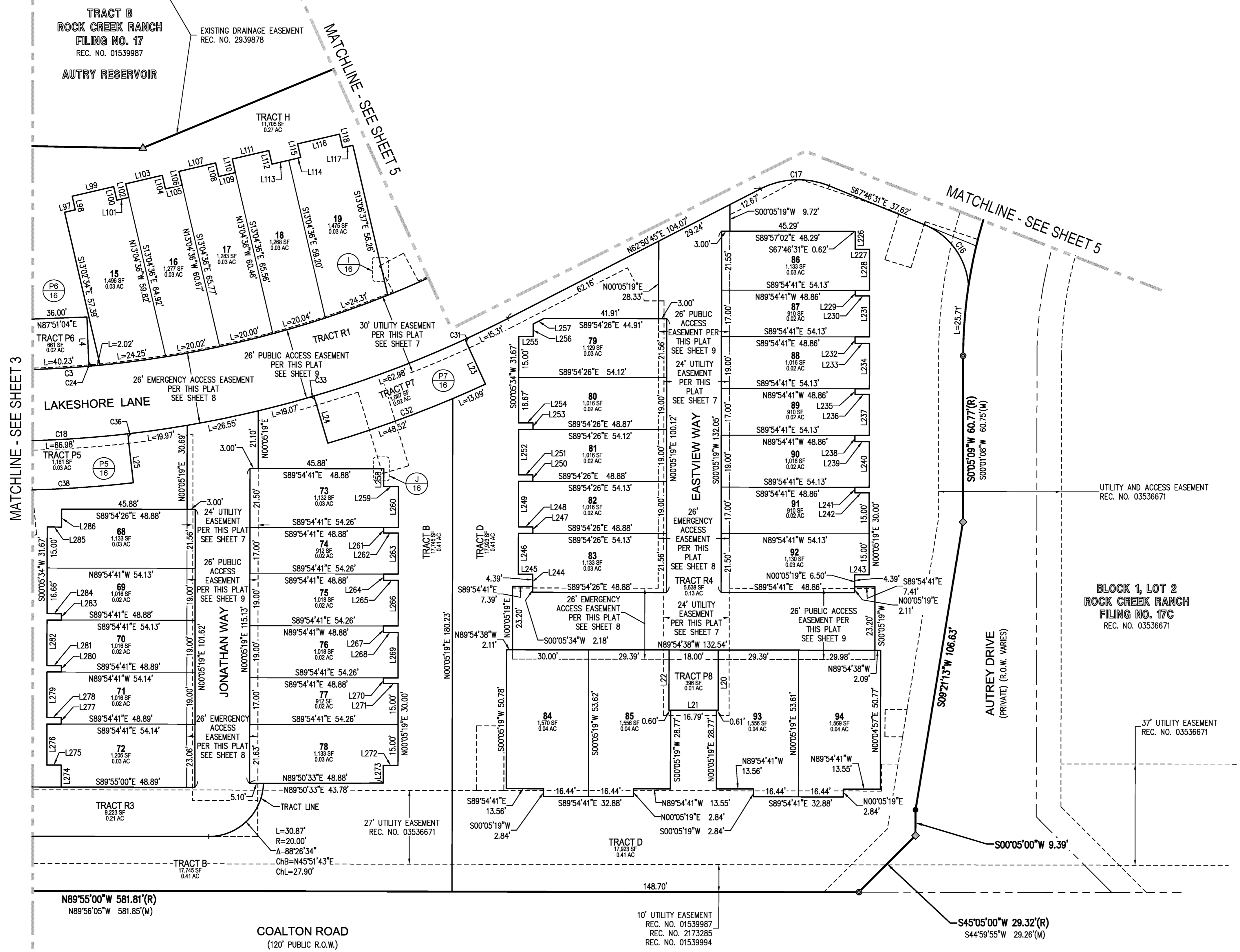
ISSUE DATE: 04-21-2020	PROJECT #: 200235	PREPARED BY:	200235
DATE	REVISION COMMENTS		
08-06-2020	REVISED LOT LINES		
08-14-2020	REVISED TRACT LINES		
09-02-2020	ADDED DETAILS / UPDATED LABELS		

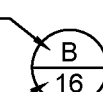
**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

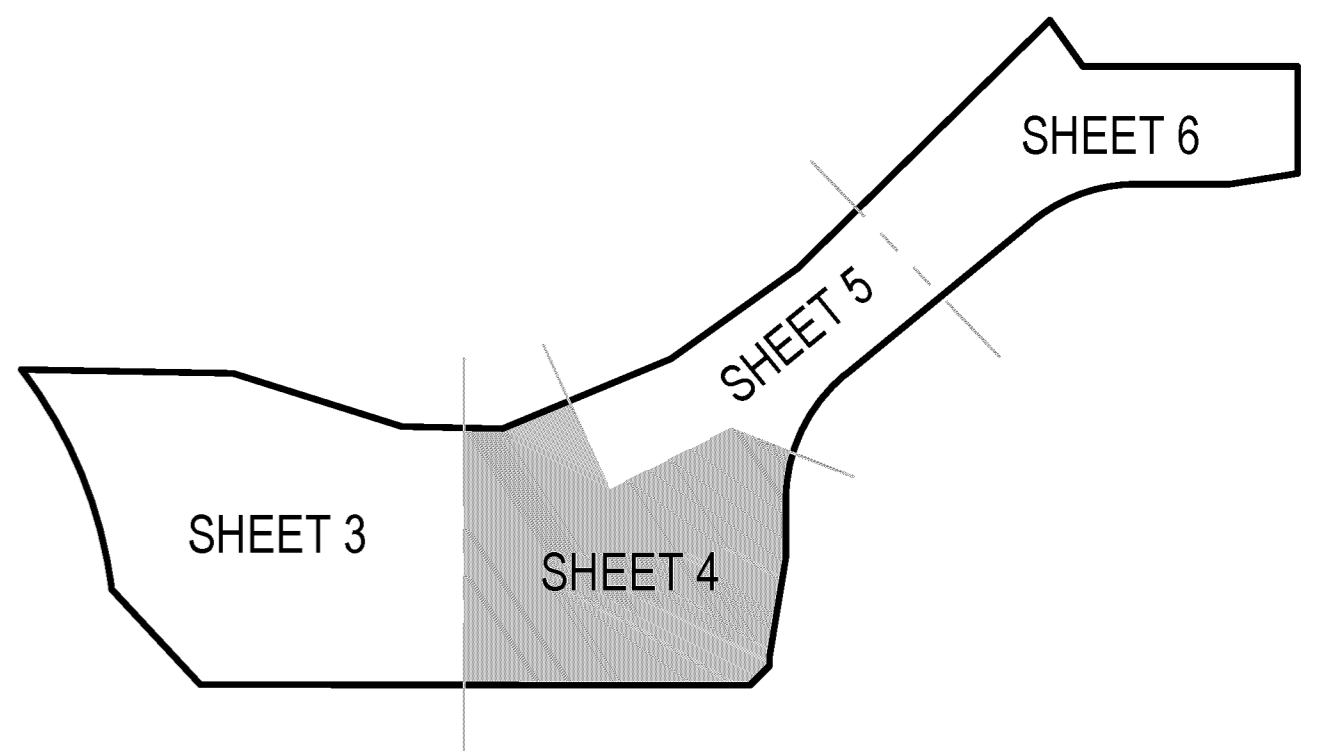
NO CHANGES TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
FILEPATH: K:\020235\REV\PLAT 200235.DWG LAYOUT: 33  
NO AREAS TO BE SHOWN  
DATE: 08/06/2020 10:43:49 AM BY: DANIEL WALEY

# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

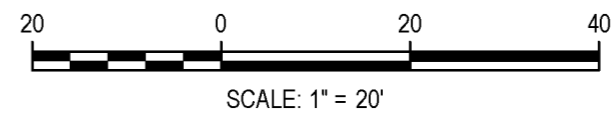
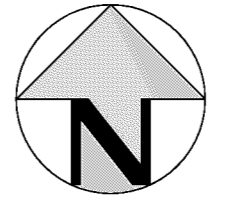
A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
(SHEET 4 OF 16)



- LEGEND**
- SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
  - FOUND MONUMENT AS DESCRIBED
  - ◇ FOUND 1" BRASS PLUG IN CURB
  - △ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP STAMPED EMK PLS 12405
  - FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP PLS 38226
  - ◇ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP ILLEGIBLE
  - ⊕ FOUND SECTION CORNER MONUMENT, AS DESCRIBED
- DETAIL IDENTIFIER  B 16  
SHEET NUMBER



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



ISSUE DATE: 04-21-2020	PROJECT #: 200235
DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

PREPARED BY: **HKS HARRIS KOCHER SMITH**

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Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
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FILEPATH: K:\020235\REV\PLAT\_200235.DWG LAYOUT: 54  
NO AREAS  
DATE PLOTTED: 09/02/2020 3:45:59 PM BY: DANIK WALEY

# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

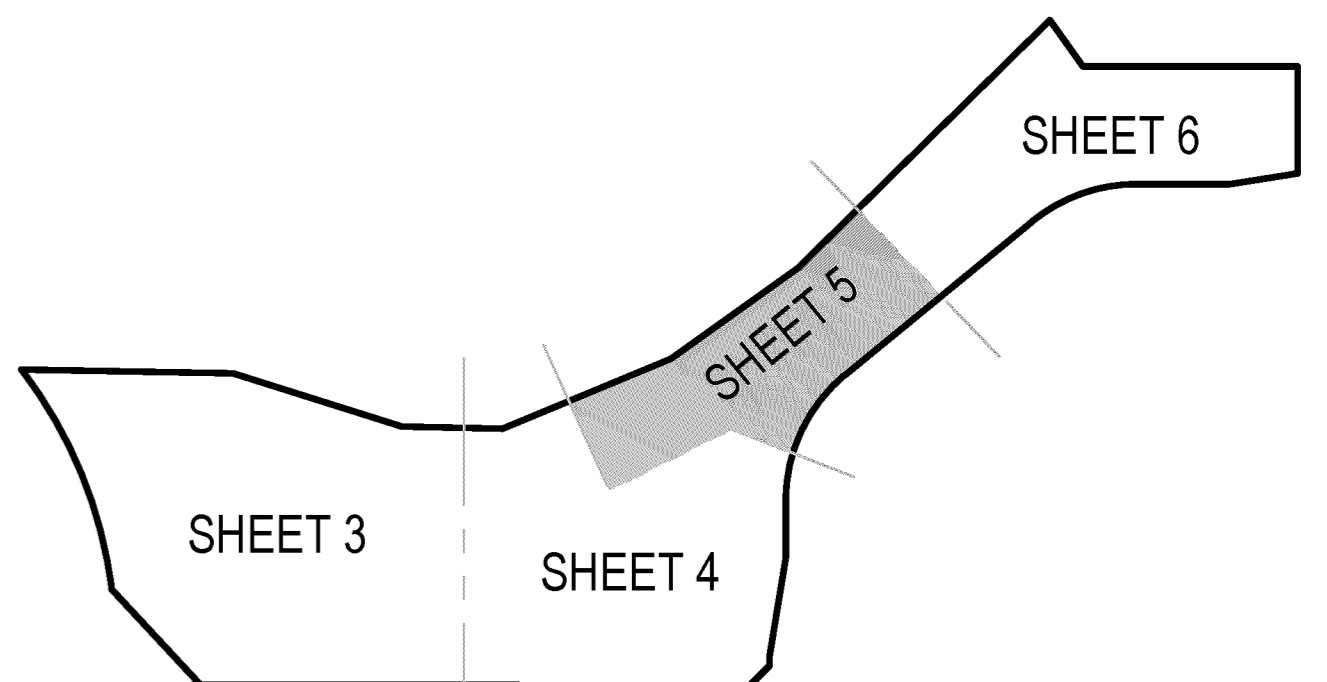
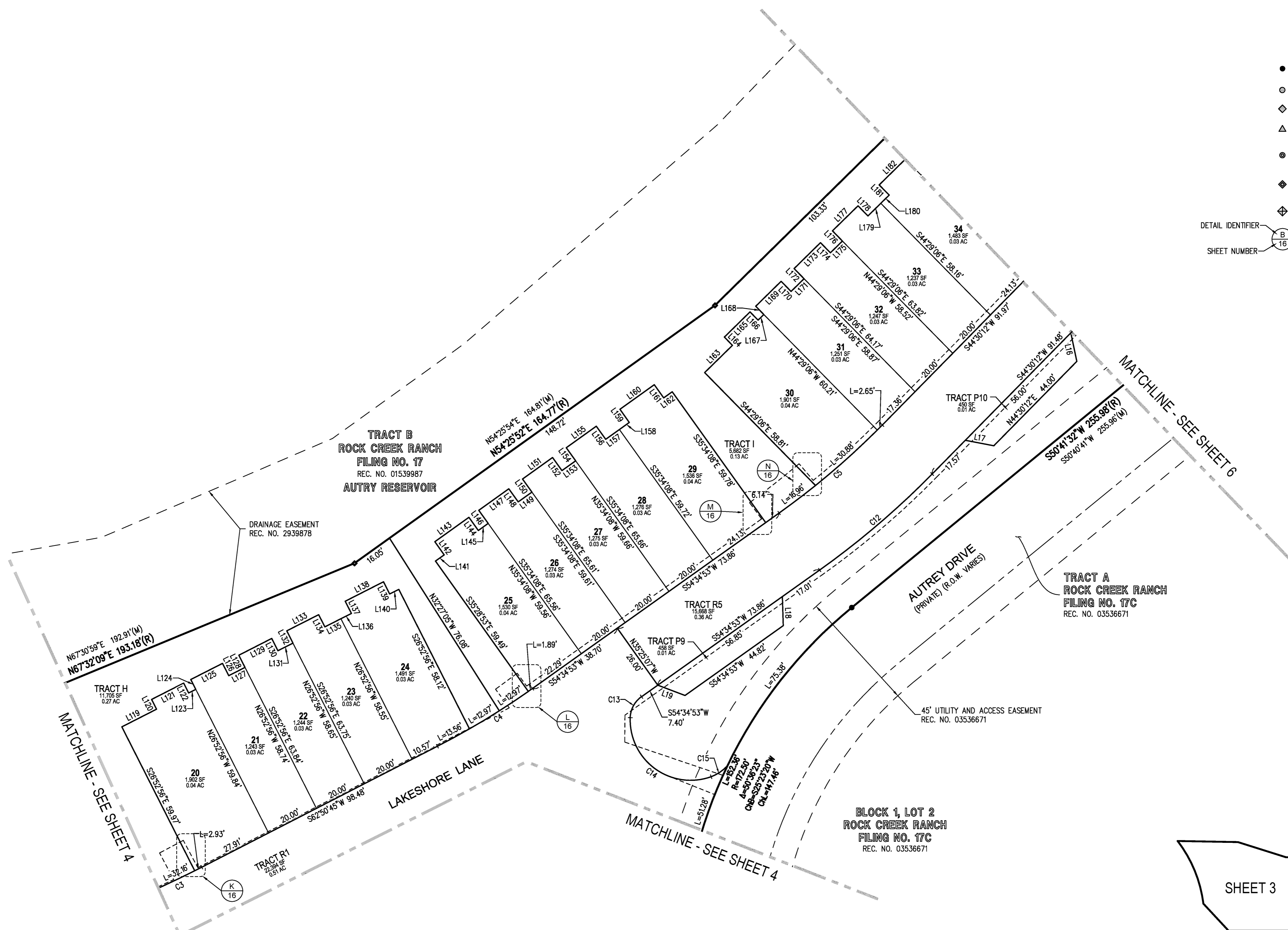
A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
(SHEET 5 OF 16)

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

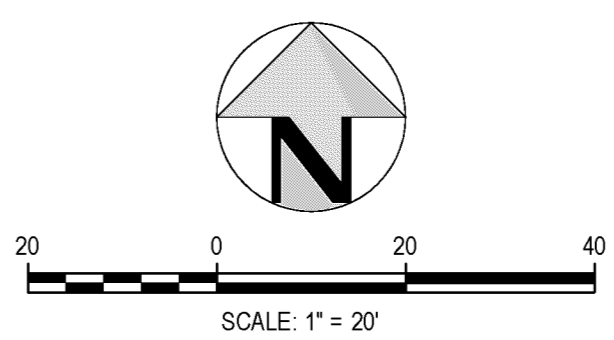
### LEGEND

- SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
- FOUND MONUMENT AS DESCRIBED
- ◇ FOUND 1" BRASS PLUG IN CURB
- △ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP STAMPED EMK PLS 12405
- FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP PLS 38226
- ◇ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP ILLEGIBLE
- ⊕ FOUND SECTION CORNER MONUMENT, AS DESCRIBED

DETAIL IDENTIFIER: **B**  
SHEET NUMBER: **16**



FILE PATH: K:\020235\REPLAT 2023.DWG LAYOUT: SS  
NO AREAS  
DATE: 08/14/2020 10:03:43 AM BY: DANIK WALEY



DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

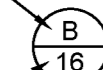
PREPARED BY: **HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

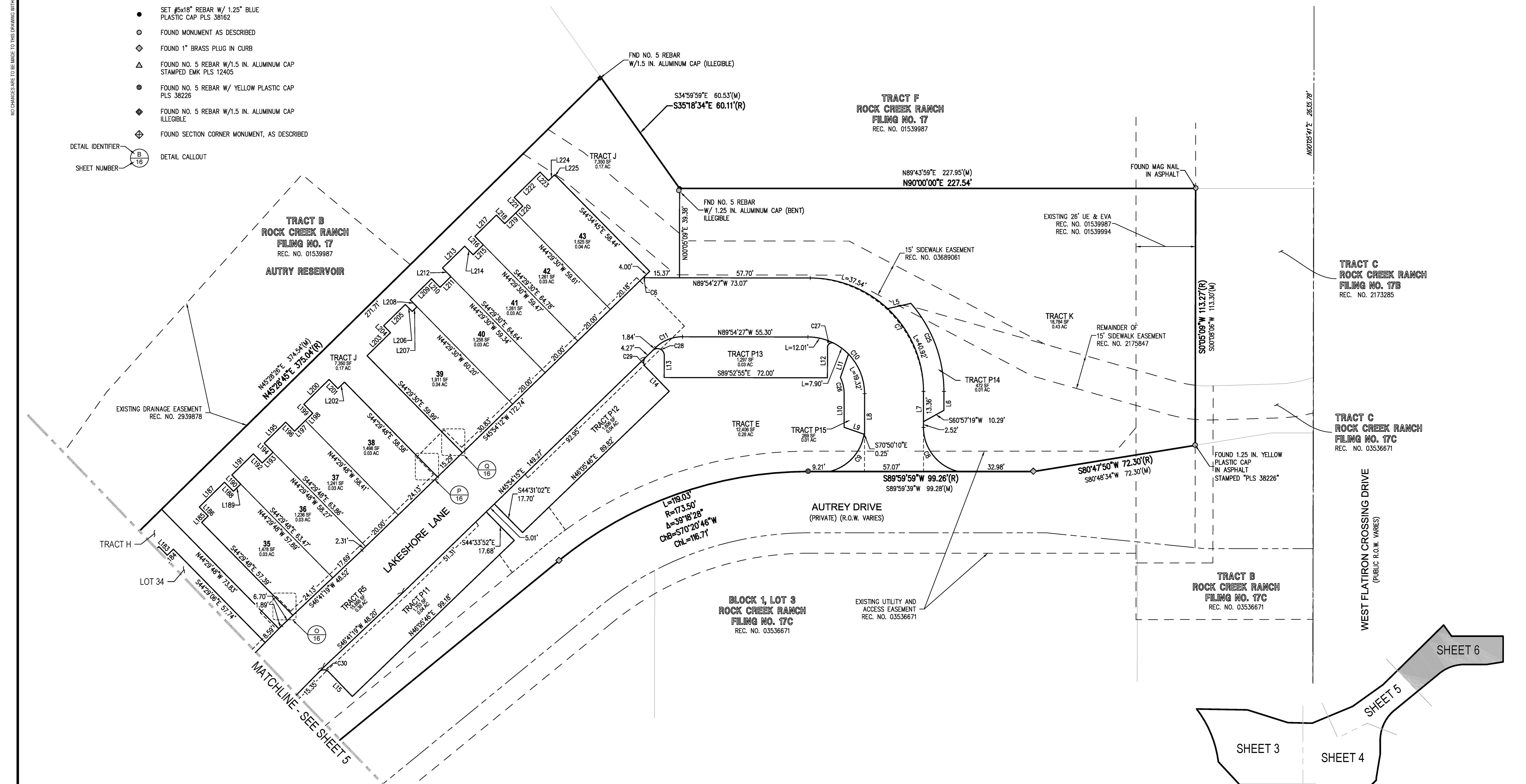
A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO  
(SHEET 6 OF 16)

### LEGEND

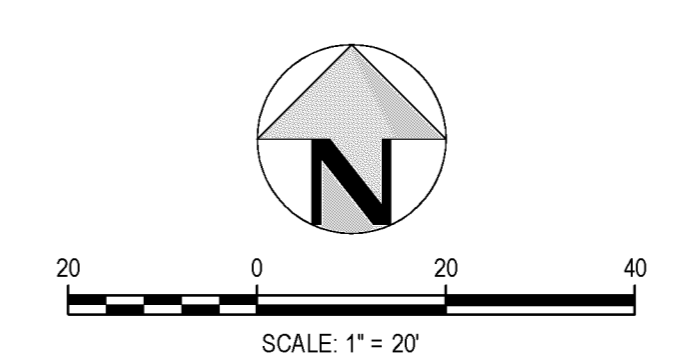
- SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
- FOUND MONUMENT AS DESCRIBED
- ◇ FOUND 1" BRASS PLUG IN CURB
- △ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP STAMPED EMK PLS 12405
- FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP PLS 38226
- ◇ FOUND NO. 5 REBAR W/1.5 IN. ALUMINUM CAP ILLEGIBLE
- ◇ FOUND SECTION CORNER MONUMENT, AS DESCRIBED

DETAIL IDENTIFIER  
 B 16  
 SHEET NUMBER

DETAIL CALLOUT



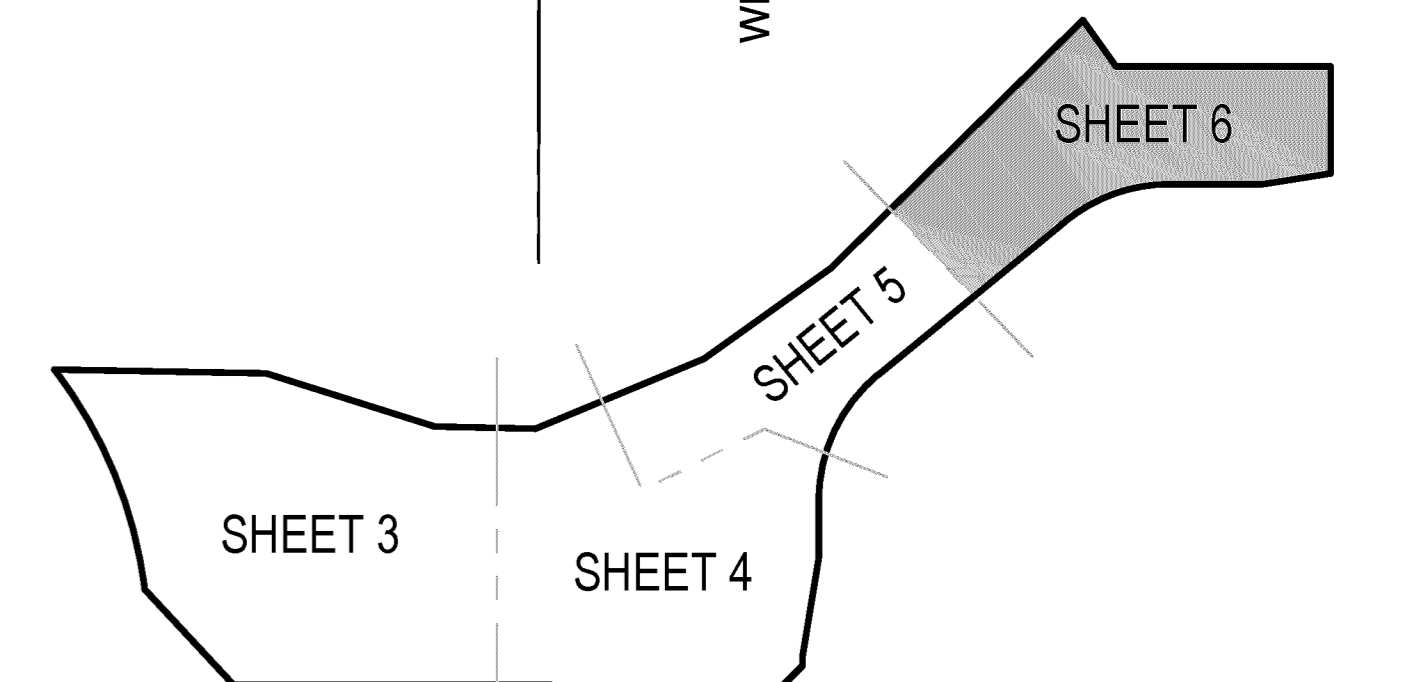
FILE PATH: K:\020235\REV\PLAT 200235.DWG LAYOUT: 58  
NO. AREAS: 1  
DATE: 08/14/2020 10:02:33 AM CIP: BY: DANIK WALEY



DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

PREPARED BY: **HKS HARRIS KOCHER SMITH**

1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
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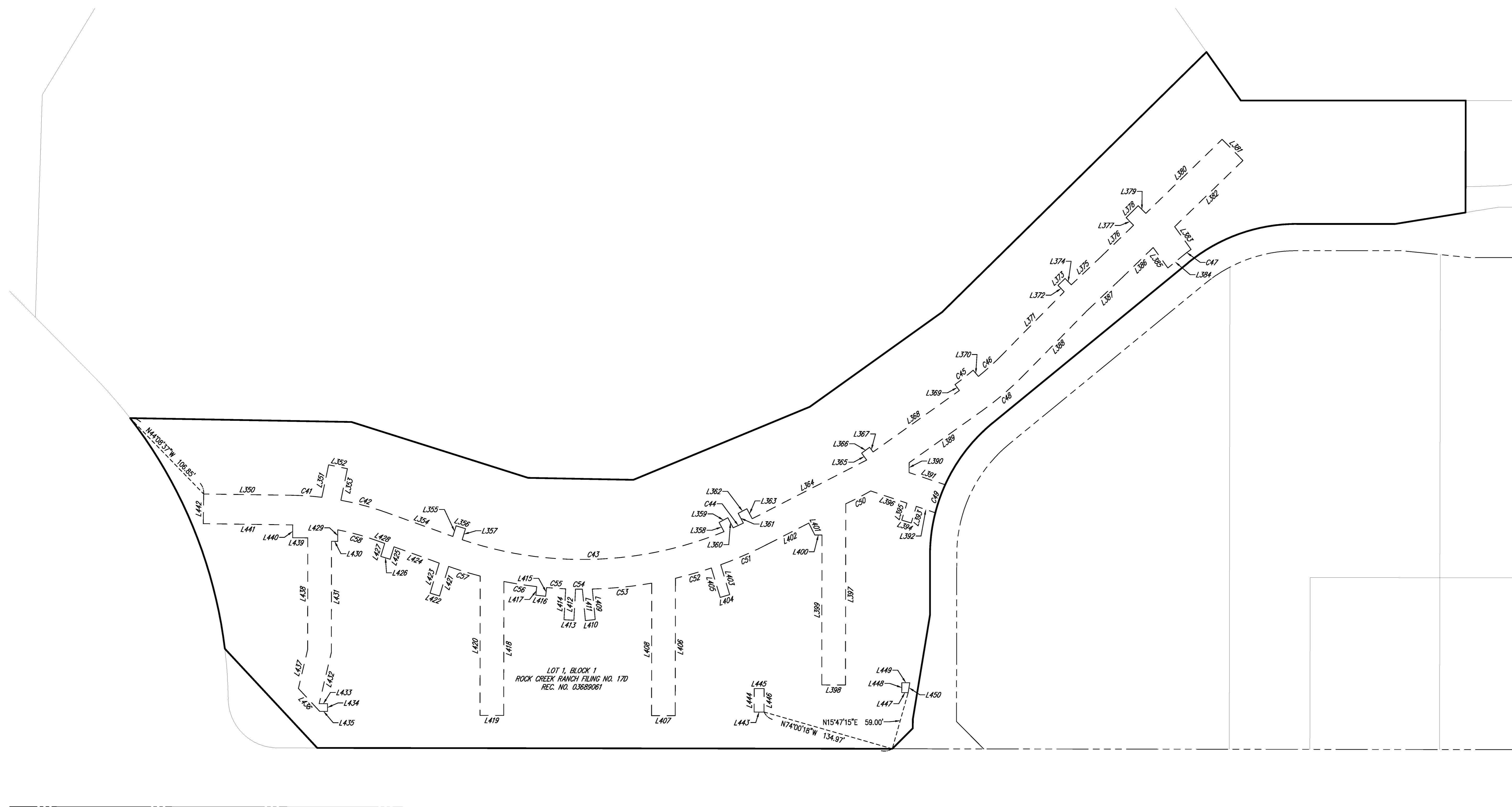


# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

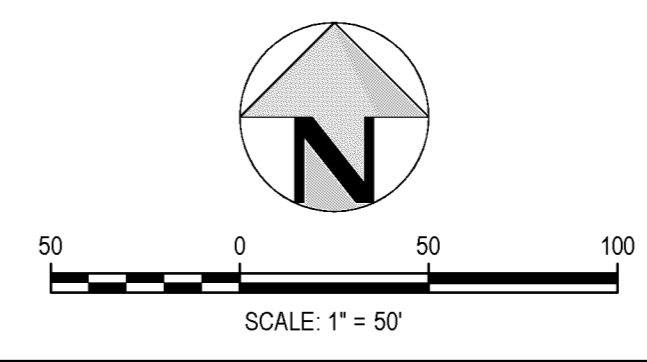
(SHEET 7 OF 16)

UTILITY EASEMENT DEDICATED BY THIS PLAT



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: K:\02025\SURVEY\PLAT 20025.DWG LAYOUT: S7  
NO AREAS  
DATE: 08/14/2020 10:03:44 AM BY: DANNY WALEY



DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

PREPARED BY: **HKS HARRIS KOCHER SMITH**

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Denver, Colorado 80203  
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200235

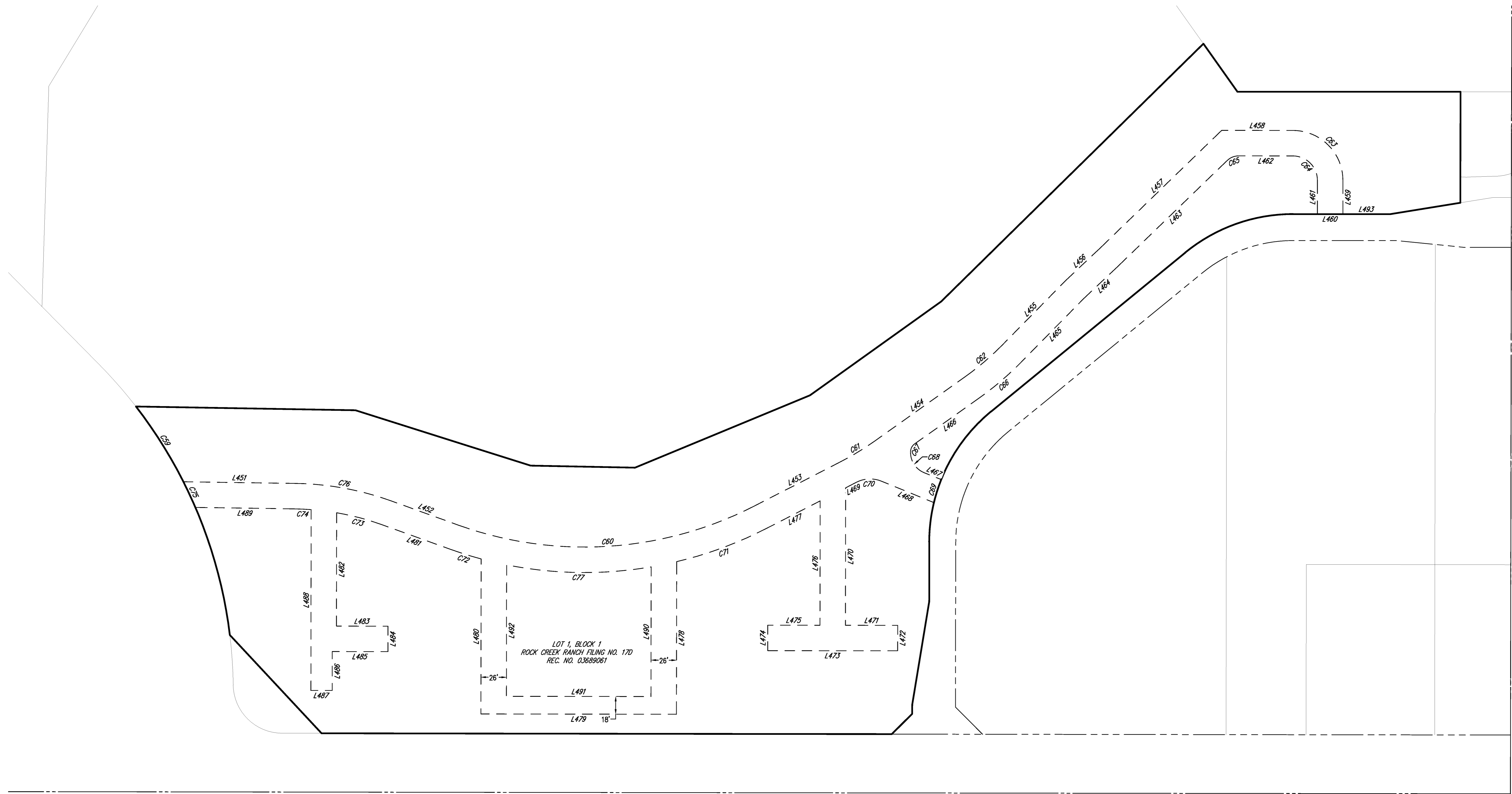
# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

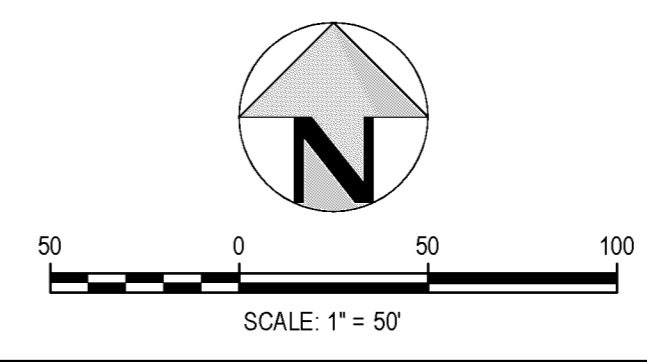
(SHEET 8 OF 16)

EMERGENCY ACCESS EASEMENT DEDICATED BY THIS PLAT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILEPATH: K:\02025\SURVEY\PLAT 20025.DWG LAYOUT: 38  
NO AREAS  
DATE: 08/14/2020 10:44:59 AM BY: DANIEL WALEY



ISSUE DATE:	04-21-2020	PROJECT #:	200235
DATE	08-09-2020	REVISION	REVISED LOT LINES
	08-14-2020	REVISION	REVISED TRACT LINES
	09-02-2020	REVISION	ADDED DETAILS / UPDATED LABELS

PREPARED BY: **HKS HARRIS KOCHER SMITH**

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Denver, Colorado 80203  
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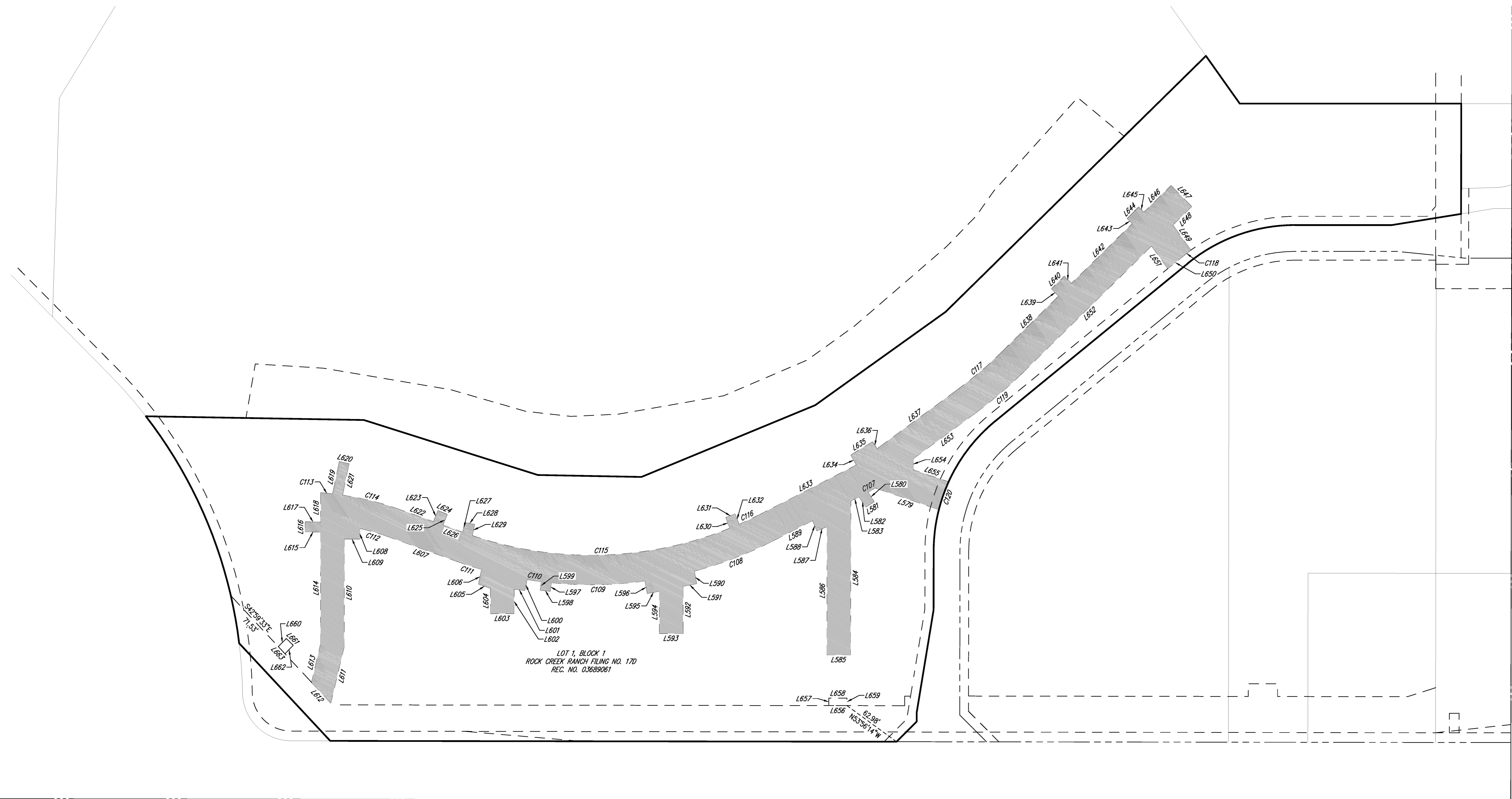
# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

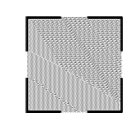
(SHEET 10 OF 16)

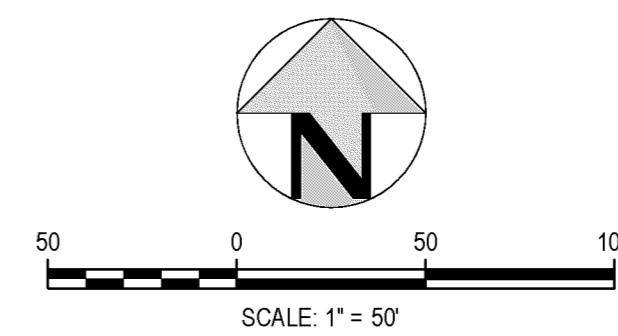
VACATED UTILITY EASEMENT BY THIS PLAT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILE PATH: K:\02025\SURVEY\PLAT 20025.DWG LAYOUT \$10  
NO AREAS  
DATE: 08/14/2020 14:42:09 BY: DANIK WALEY

 UTILITY EASEMENT RECORDED DEC. 7, 2018  
AT REC. NO. 03689061  
TO BE VACATED BY THIS PLAT



DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

PREPARED BY:  HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

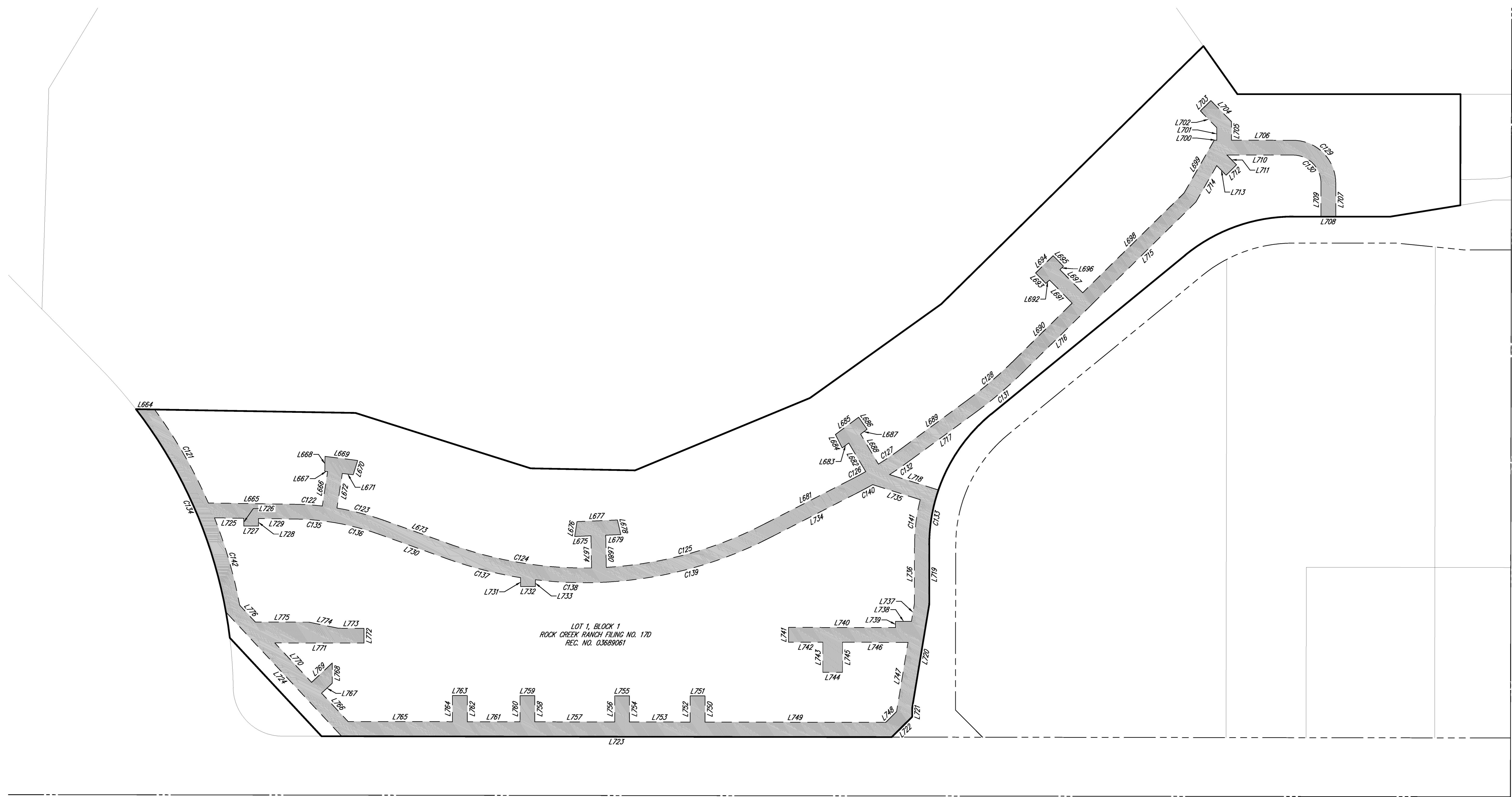
# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

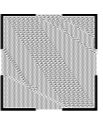
(SHEET 11 OF 16)

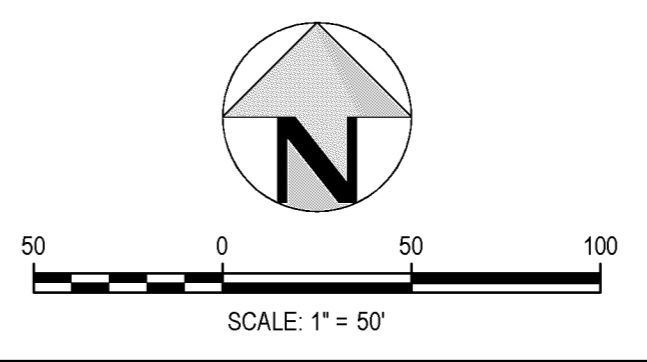
PUBLIC DRY UTILITY EASEMENT VACATED BY THIS PLAT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



LOT 1, BLOCK 1  
ROCK CREEK RANCH FILING NO. 17D  
REG. NO. 03689061

 PUBLIC DRY UTILITY EASEMENT RECORDED DEC. 7, 2018  
AT REC. NO. 03689061  
TO BE VACATED BY THIS PLAT



DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

PREPARED BY: **HKS HARRIS KOCHER SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

FILEPATH: K:\02020\SURVEY\PLAT 200235.DWG LAYOUT: S11  
NO AREAS  
DATE PLOTTED: 10/09/2023 14:25:00 BY: GANNIK WALEY



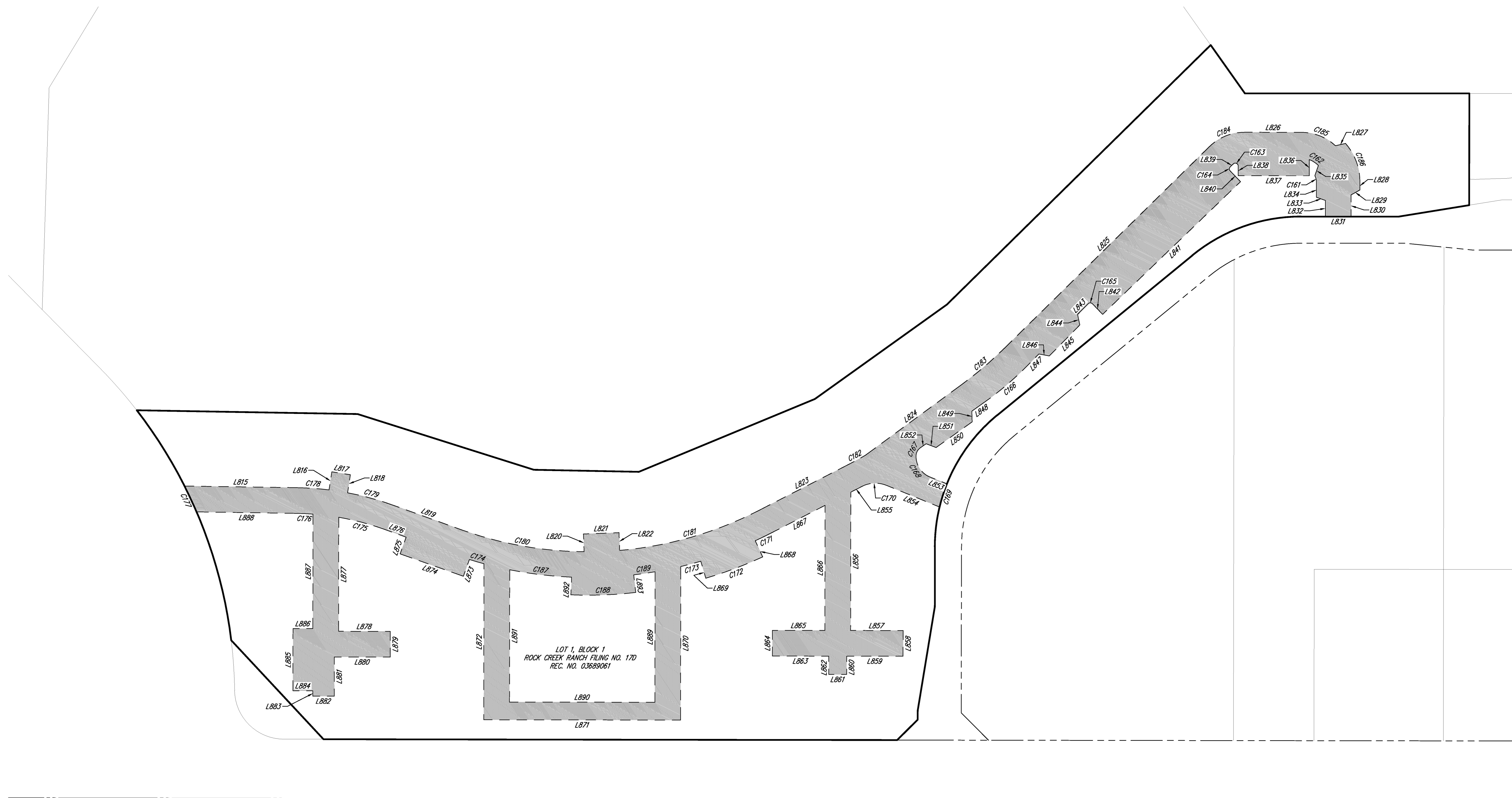
# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

(SHEET 13 OF 16)

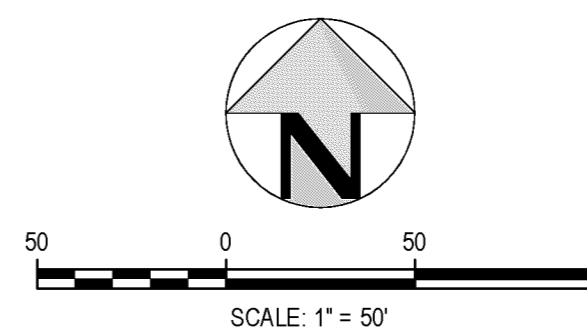
VACATED PUBLIC ACCESS EASEMENT BY THIS PLAT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILEPATH: K:\02025\SURVEY\PLAT 20025.DWG LAYOUT: S13  
NO AREAS  
DATE: 08/14/2020 14:35:59 BY: DANIK WALEY

■ PUBLIC ACCESS EASEMENT RECORDED DEC. 7, 2018  
AT REC. NO. 03689061  
TO BE VACATED BY THIS PLAT



ISSUE DATE:	PROJECT #:
04-21-2020	200235
DATE	REVISION COMMENTS
08-06-2020	REVISED LOT LINES
08-14-2020	REVISED TRACT LINES
09-02-2020	ADDED DETAILS / UPDATED LABELS

PREPARED BY: **HKS HARRIS KOCHER SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

(SHEET 14 OF 16)

LINE AND CURVE TABLES

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Rows C1 to C51.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Rows C52 to C100.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Rows C102 to C151.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 to L25.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L26 to L50.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L51 to L75.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L76 to L100.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L101 to L125.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L126 to L150.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L151 to L175.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L176 to L200.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L201 to L225.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L226 to L250.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L251 to L275.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L276 to L300.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L301 to L325.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L326 to L350.

NO CHANGES TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Table with columns: DATE, REVISION COMMENTS. Includes issue date 04-21-2020 and project # 200235.

PREPARED BY: HKS HARRIS KOCHER SMITH. 1120 Lincoln Street, Suite 1000, Denver, Colorado 80203.

REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO (SHEET 15 OF 16)

LINE AND CURVE TABLES

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Rows C152 to C191.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L351 to L375.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L376 to L400.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L401 to L425.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L426 to L450.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L451 to L475.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L476 to L500.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L501 to L525.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L526 to L550.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L551 to L575.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L576 to L600.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L601 to L625.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L626 to L650.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L651 to L675.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L676 to L700.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L701 to L725.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L726 to L750.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L751 to L775.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L776 to L800.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L801 to L825.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L826 to L850.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L851 to L875.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L876 to L900.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH. FILE PATH: K:\2002\2002\REPLAT 2002S.DWG LAYOUT: \$15 NO AREAS TO BE CHANGED. DRAWN BY: DANIEL WALEY

ISSUE DATE: 04-21-2020 PROJECT #: 200235 PREPARED BY: HKS HARRIS KOCHER SMITH 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com

# REPLAT A OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D

A SUBDIVISION PLAT OF LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D,  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

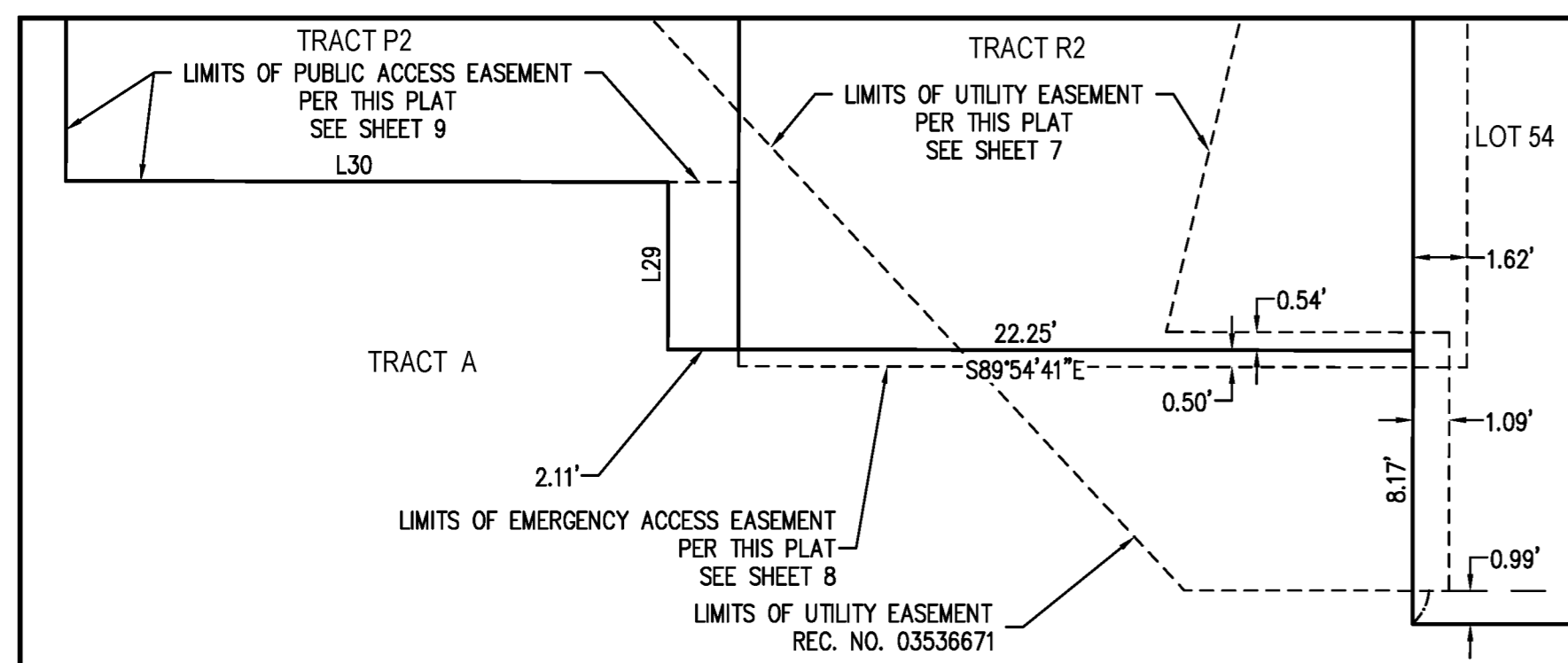
(SHEET 16 OF 16)

EASEMENT AND TRACT DETAILS

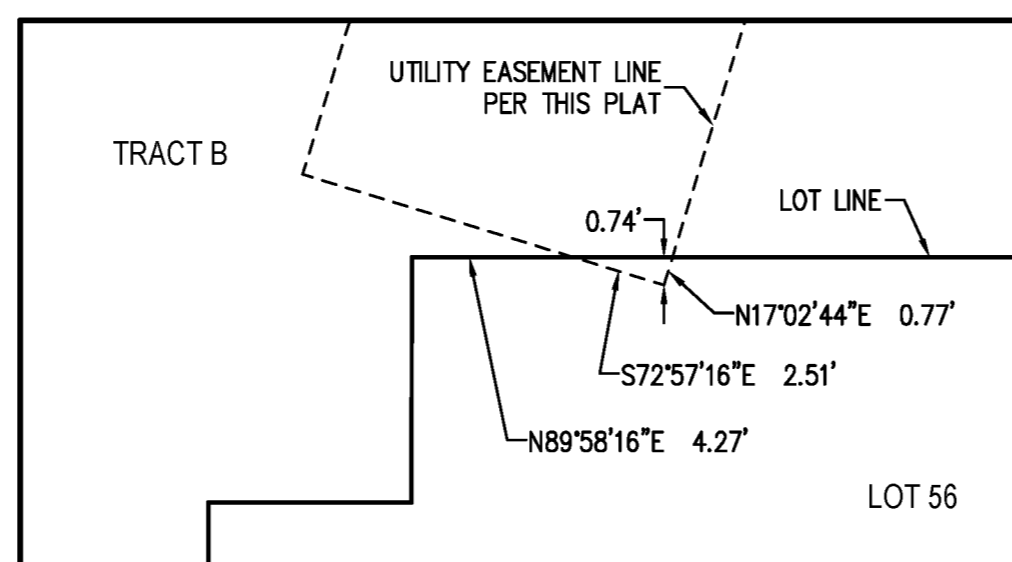
## EASEMENT DETAILS

## TRACT DETAILS

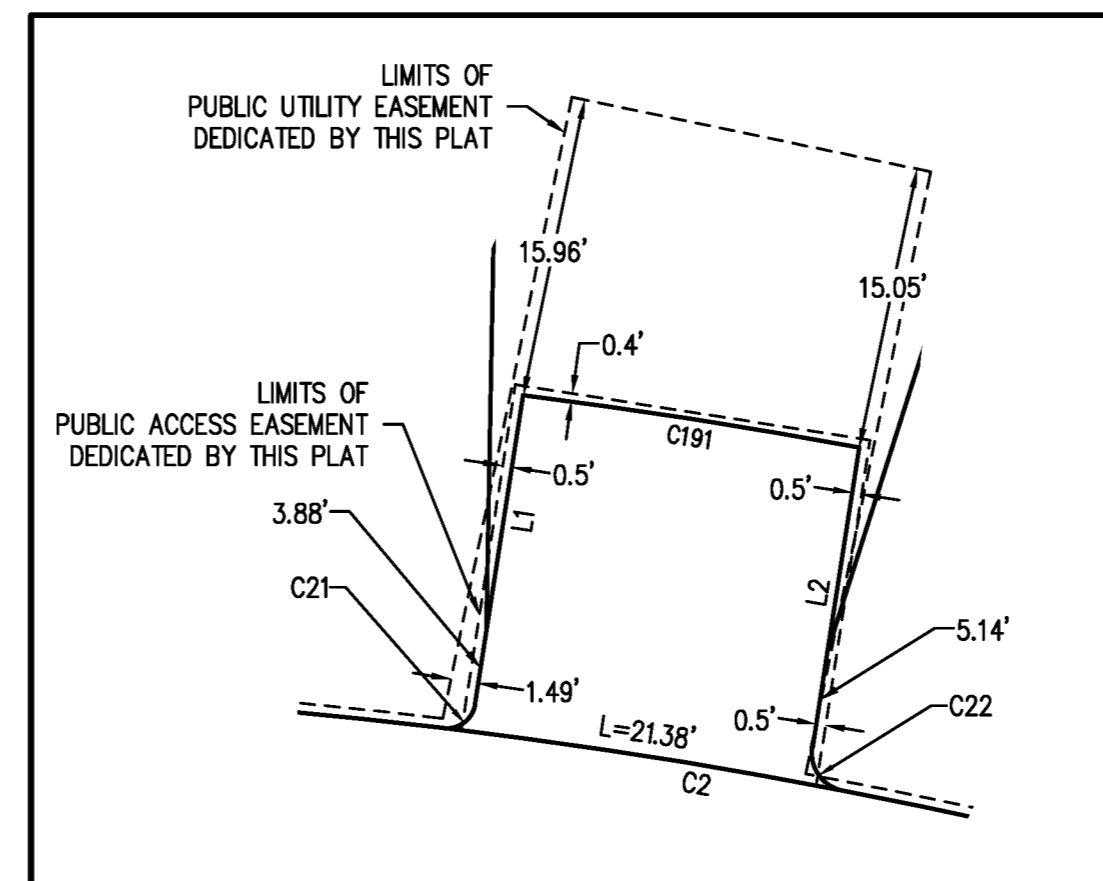
DETAIL "A"  
SCALE: 1" = 5'



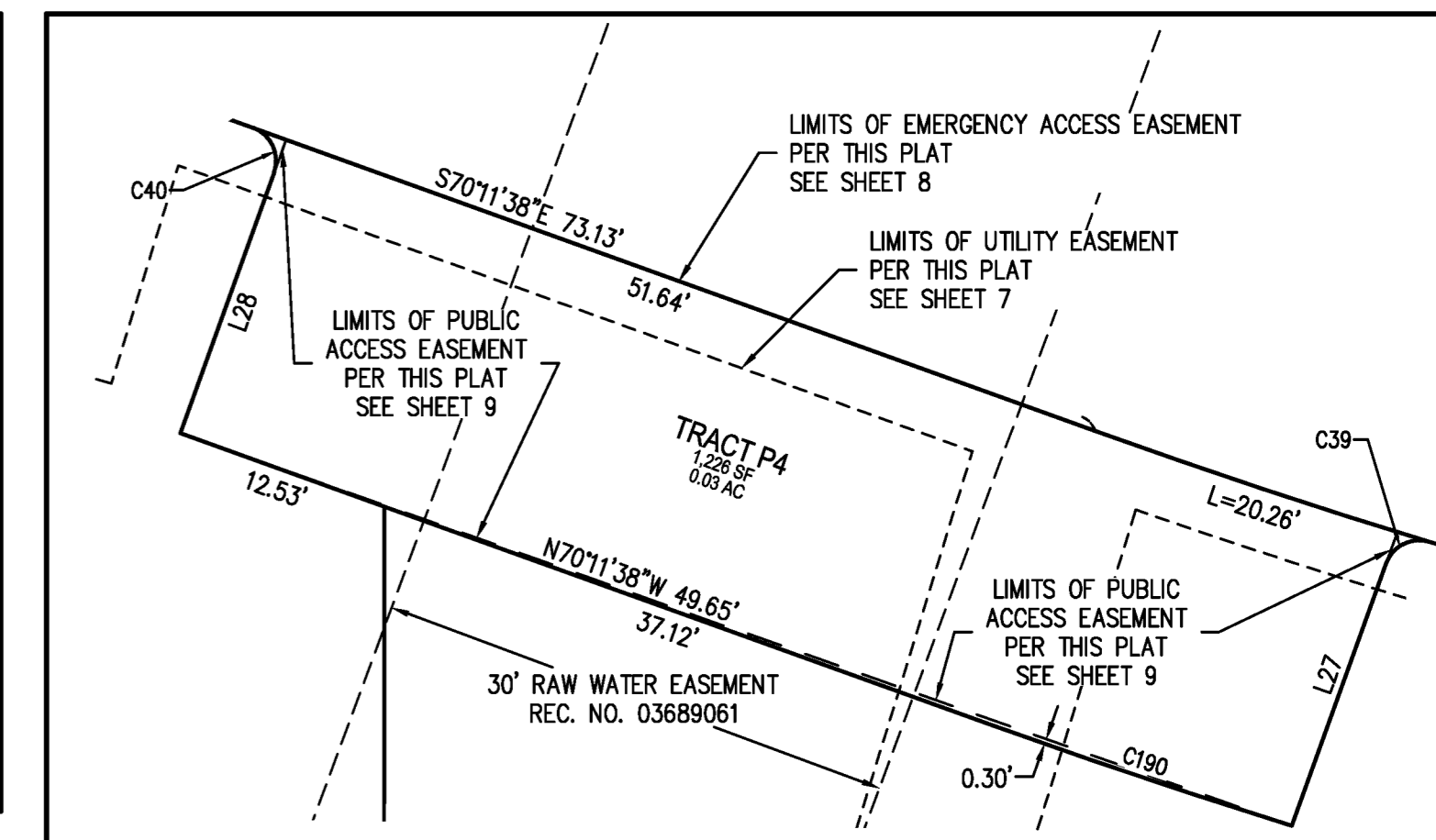
DETAIL "B"  
SCALE: 1" = 5'



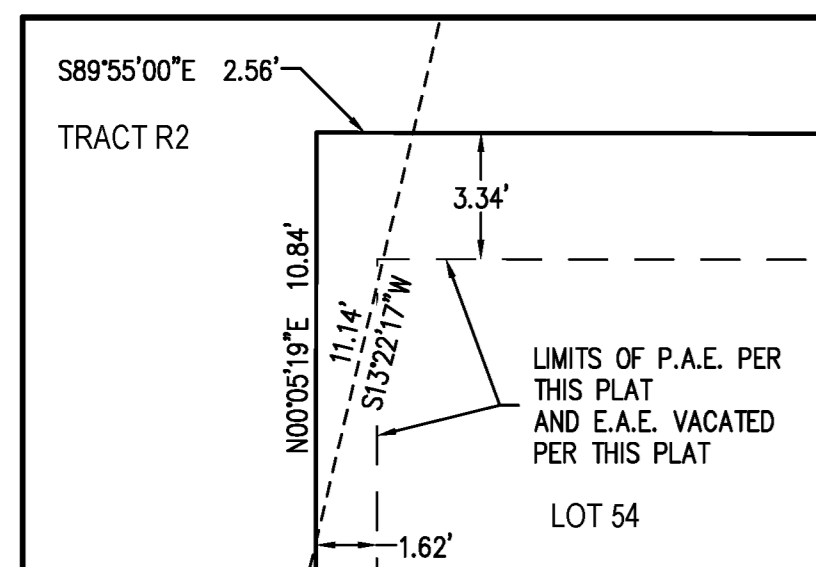
DETAIL TRACT P3  
SCALE: 1" = 10'



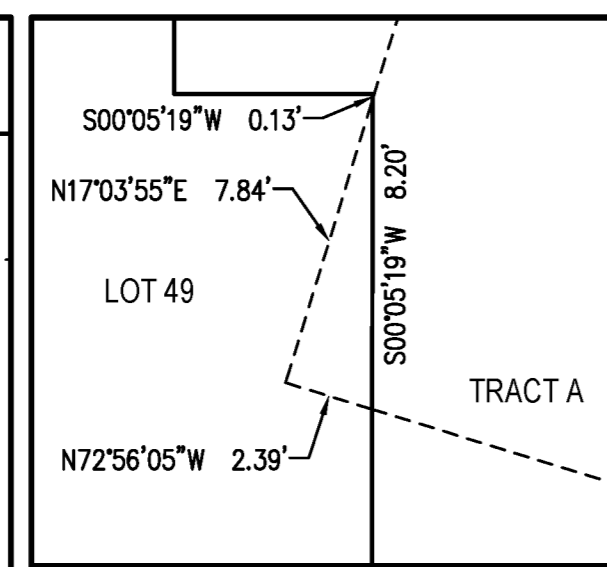
DETAIL TRACT P4  
SCALE: 1" = 10'



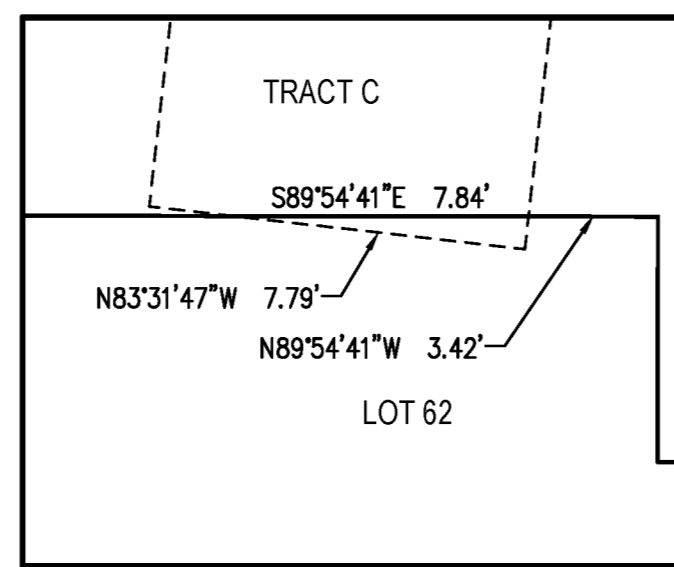
DETAIL "C"  
SCALE: 1" = 5'



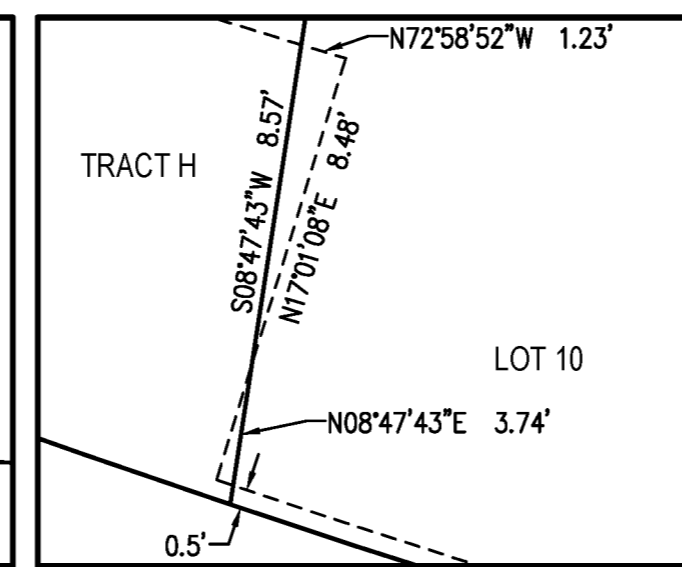
DETAIL "D"  
SCALE: 1" = 5'



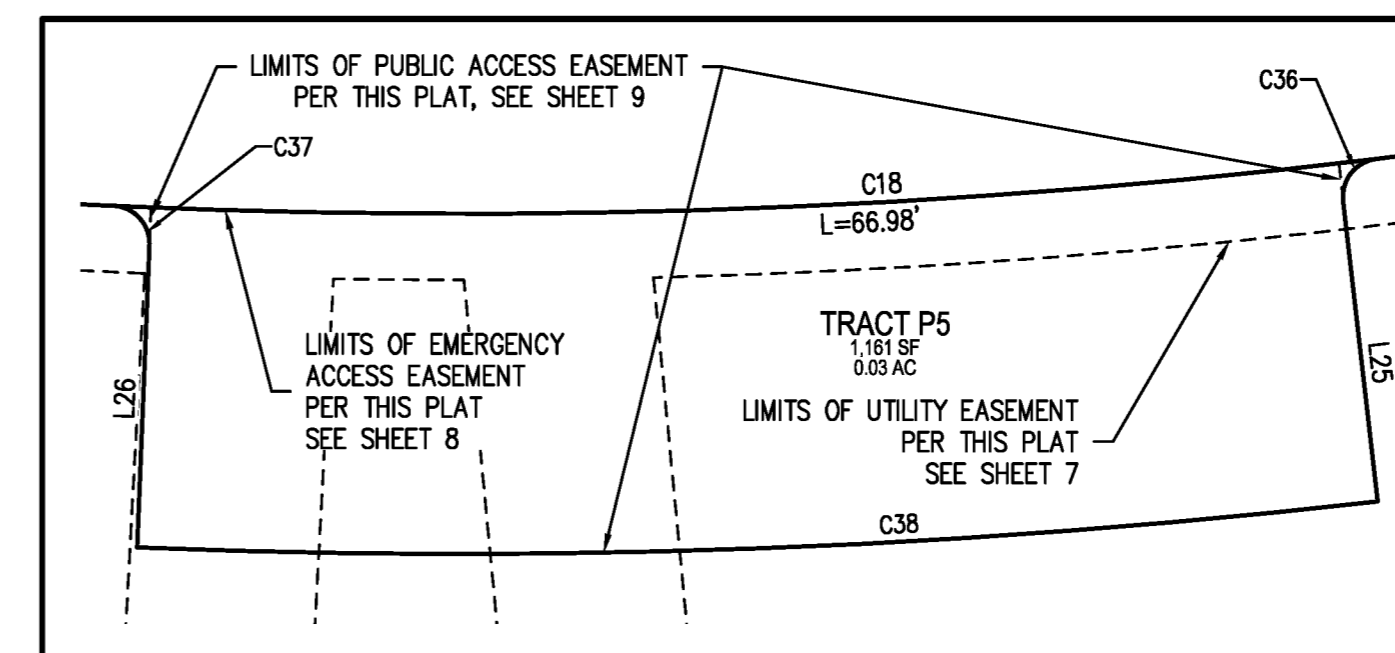
DETAIL "E"  
SCALE: 1" = 5'



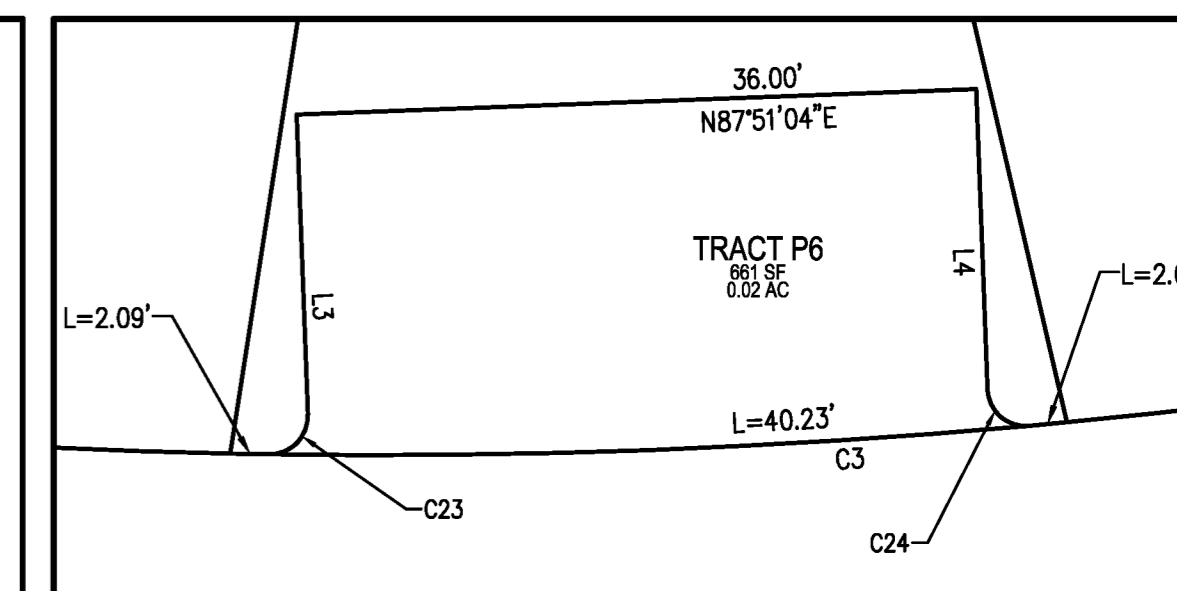
DETAIL "F"  
SCALE: 1" = 5'



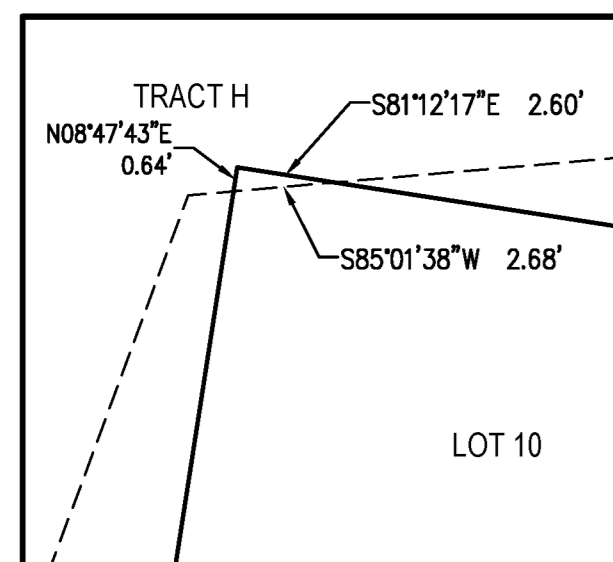
DETAIL TRACT P5  
SCALE: 1" = 10'



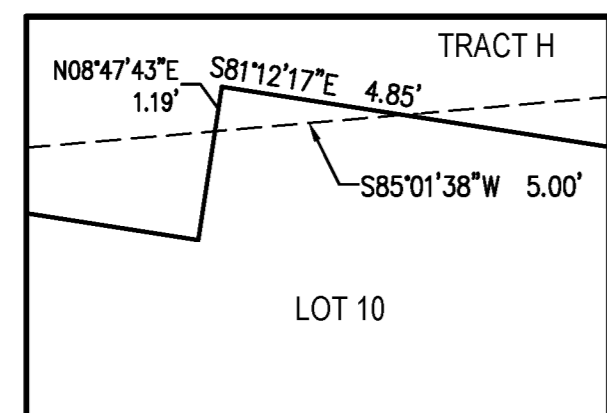
DETAIL TRACT P6  
SCALE: 1" = 10'



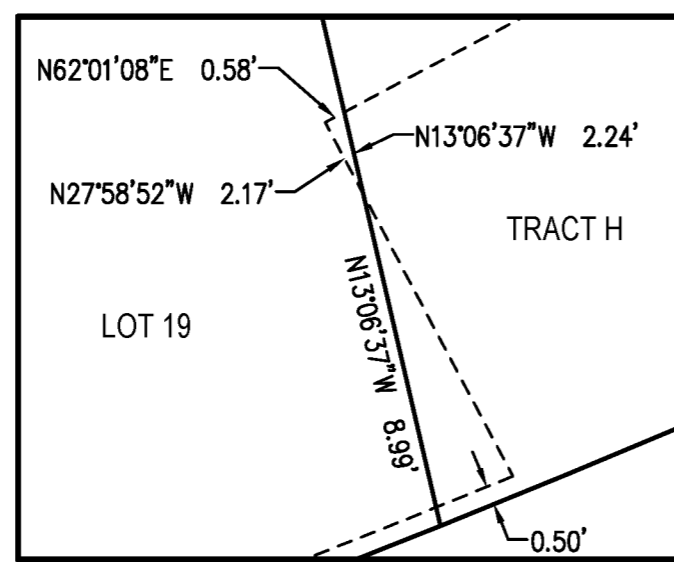
DETAIL "G"  
SCALE: 1" = 5'



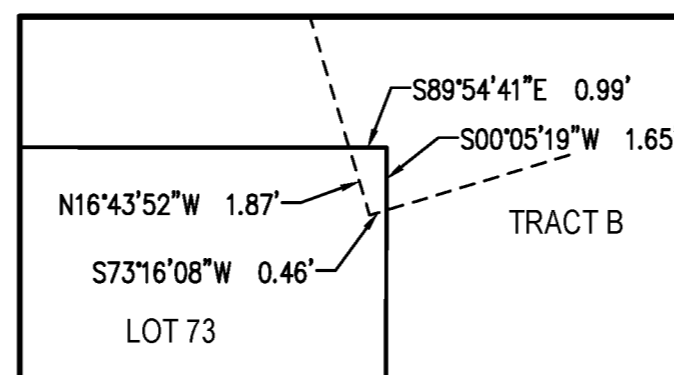
DETAIL "H"  
SCALE: 1" = 5'



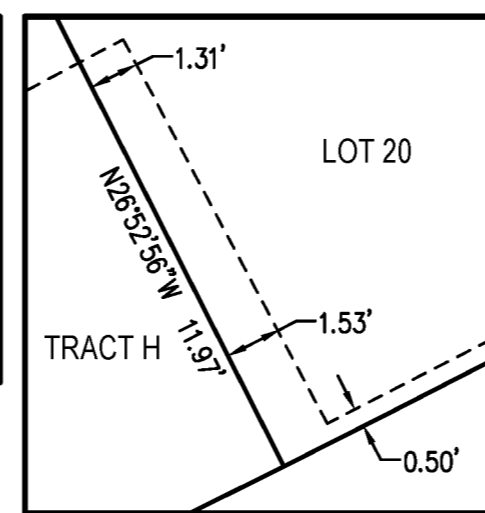
DETAIL "I"  
SCALE: 1" = 5'



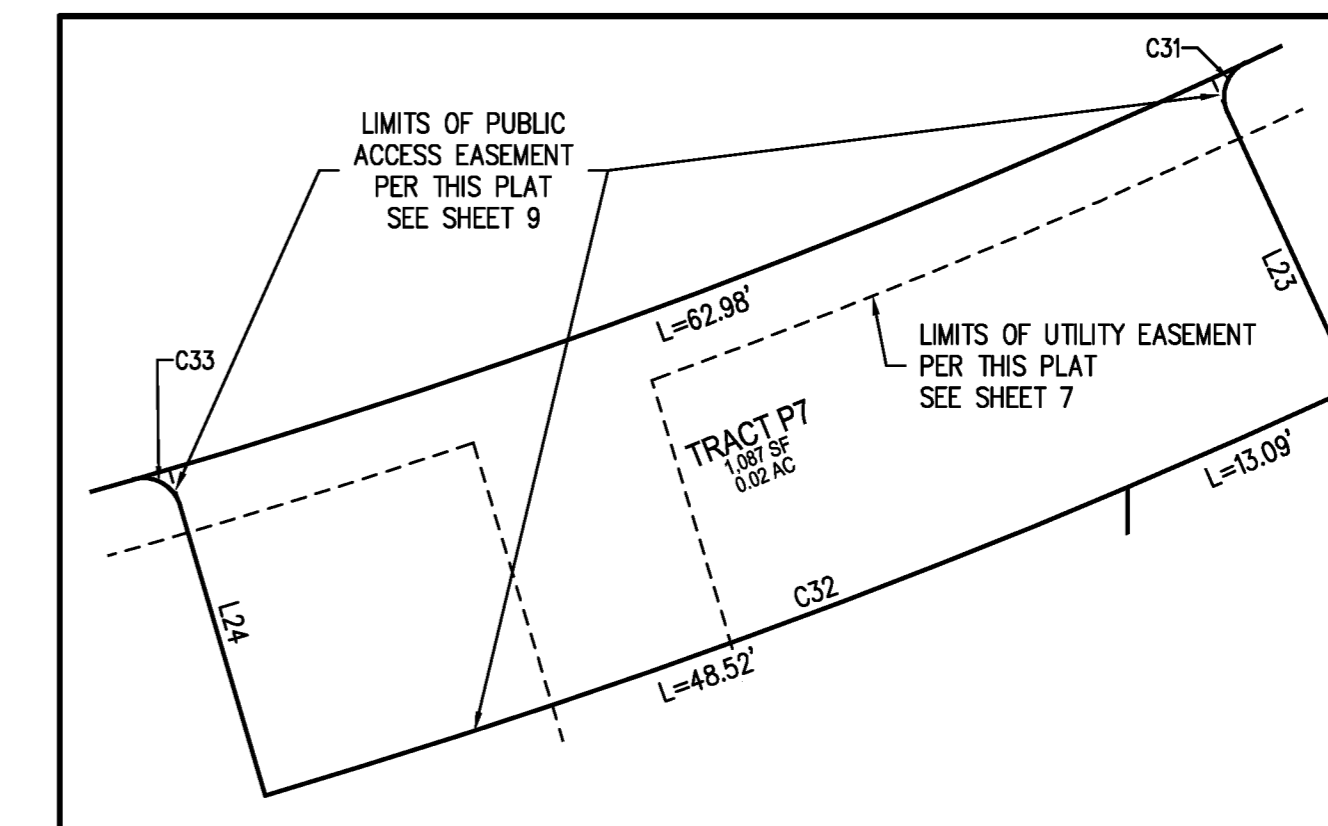
DETAIL "J"  
SCALE: 1" = 5'



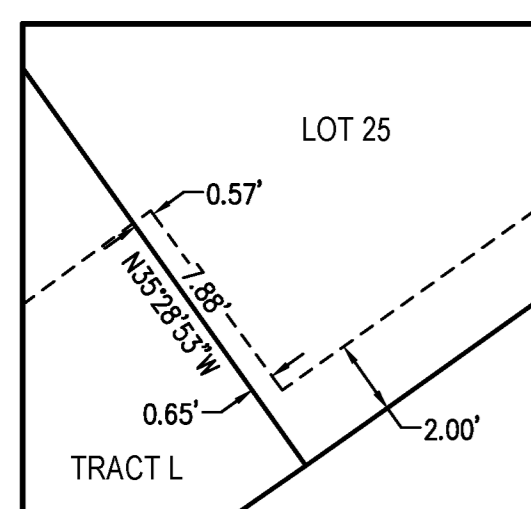
DETAIL "K"  
SCALE: 1" = 5'



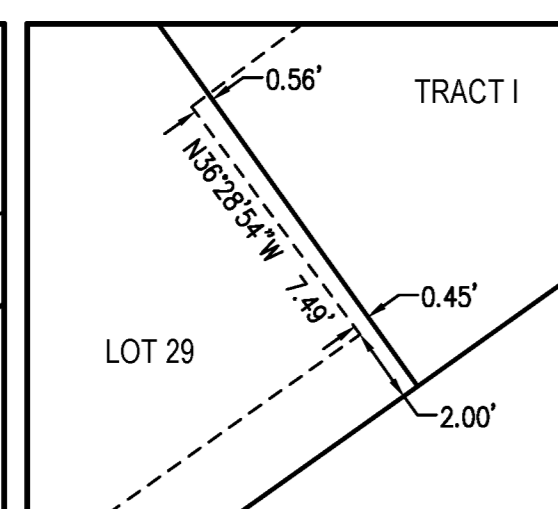
DETAIL TRACT P7  
SCALE: 1" = 10'



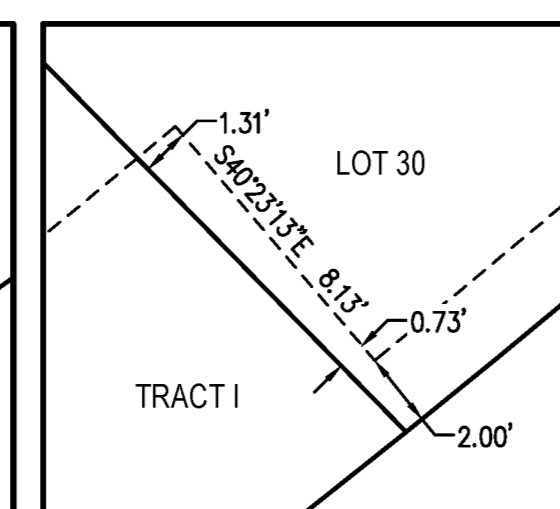
DETAIL "L"  
SCALE: 1" = 5'



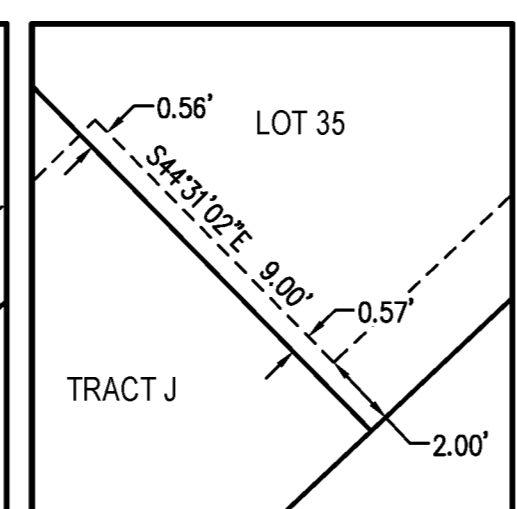
DETAIL "M"  
SCALE: 1" = 5'



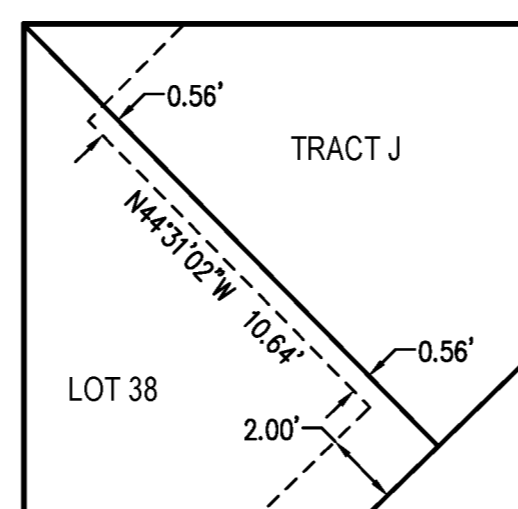
DETAIL "N"  
SCALE: 1" = 5'



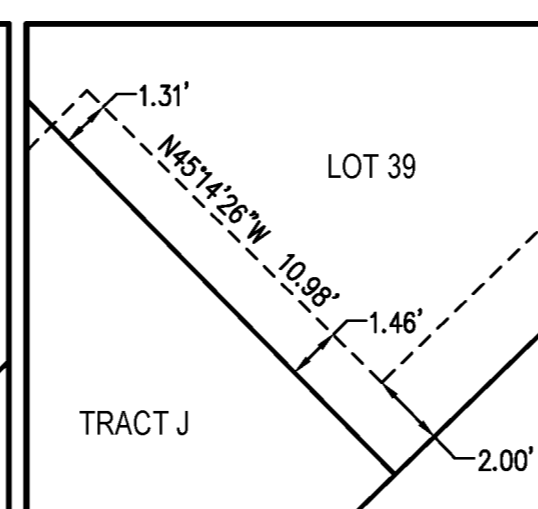
DETAIL "O"  
SCALE: 1" = 5'



DETAIL "P"  
SCALE: 1" = 5'



DETAIL "Q"  
SCALE: 1" = 5'



ISSUE DATE: 04-21-2020	PROJECT #: 200235	PREPARED BY:	200235
DATE	REVISION COMMENTS		
08-06-2020	REVISED LOT LINES		
08-14-2020	REVISED TRACT LINES		
09-02-2020	ADDED DETAILS / UPDATED LABELS		

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.