Certificate of Ownership know all men by these presents: that boulder creek calmante, i.i.c., freeman r. carter ii. Leanne geogo, gregory a. Haws and kathleen m. Haws being the owners of that real property located with the northwest ouarter of section 31, township 1 south, range 69 west of the 61 me. m. strukted in the town of superior, colorado, descreed as

LOTS I THROUGH 10, BLOCK 3, LOTS I THROUGH 15, BLOCK 4, LOTS I THROUGH 15, BLOCK 4, LOTS I THROUGH 15, BLOCK 6, LOTS 10 THROUGH 15, BLOCK 6, LOTS 10 THROUGH 16, BLOCK 6, LOTS 1 THROUGH 16, LOTS 1 T

Dedication

Dedication

HAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SUPVEYED AS CALMANIE SUBDINISON LOT LINE ADJUSTMENTS AND DOES HEREBY DEDICATE TO THE TOWN OF SUPERIOR IN FEE SWHEET FOR PUBLIC USE THE PUBLIC WAYS AND PLACES, AS SHOWN IT HIS PLAT, TO THE USE OF THE PUBLIC FOREVER AND DOES HEREBY SELL AND CONNET TO THE TOWN OF SUPPERIOR IN FEE THE PUBLIC FOREVER AND DOES HEREBY SELL AND CONNET TO THE TOWN OF SUPPERIOR IN FEE OF THE PUBLIC FOREVER AND DOES HEREBY DEDICATE TO THE TOWN OF SUPPERIOR OF SAID PEAL PROPERTY WHICH ARE INDICATED AS DEALMANES (EXCLUSIVE OF UTILITY EASEMENTS) AND DOES HEREBY DEDICATE TO THE TOWN OF SUPPERIOR THOSE PORTIONS OF SAID PEAL PROPERTY WHICH ARE INDICATED AS DEALMAGE AND UTILITY EASEMENTS ON THIS PLAT AND THOSE EASEMENTS INDICATED ON SHEET 4 AS PRIVATE SHALL BE DEDICATED TO THE MOREOMETRY ASSOCIATION.

Owner:

BOULDER CREEK CALMANTE LLC BY: There Einson As: Authorized Signer NOTARY CERTIFICATE

STATE OF COLORADO COUNTY OF ROUIDER

SUBSCRIBED AND SWORN BEFORE ME THIS \$\frac{14\frac{1}{2}}{\frac{1}{2}}\$ DAY OF \$\frac{\frac{1}{2}\ldots\frac{1}{2}}{\frac{1}{2}\ldots\frac{1}{2}}\$. 2014 BY \$\frac{1}{2}\ldots\f

WITNESS MY HAND AND OFFICIAL SEAL. STARY PLEASONS STARY OF COLORS

MY COMMISSION EXPIRES 4.10.18 NOTARY PUBLIC Daving & Bayle

My Commission Expires Apr. 10, 2016 OWNEY: LOT 11, BLOCK 5
FREEMAN R. CARTER III AND LEANNE GREGG
BY: FREEMAN, R. CARTER III

NOTARY CERTIFICATE STATE OF COLORADO

COUNTY OF BOULDER SUBSCRIBED AND SWORN BEFORE ME THIS 282 DAY OF ANGUST 2014 BY FREEMAN, R. CARTER III AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4.16.18 NOTARY PUBLIC JULIA BON

Owner: LOT 11. BLOCK 5 FREEMAN R. CARTER III AND LEANNE GREGG
BY: LEANNE GREGG

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER SUBSCRIBED AND SWORN BEFORE ME THIS THE DAY OF September , 2014 BY LEANNE GREGG AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL. DERCHE K. BARKER HOTARY PUBLIC STATE OF COLORADO NOTARY ID 1990-4081/95 Ay Commission Expres Apr 10, 2018

MY COMMISSION EXPIRES 4-10-18 NOTARY PUBLIC NAME &

Owner: LOT 10, BLOCK 6
GREGORY A, HAWS AND KATHLEEN M. HAWS

BY: GREGORY A. HAWS

NOTARY CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER

SUBSCRIBED AND SWORN BEFORE ME THIS 18^{11} DAY OF September. 2014 BY GREGORY A. HAWS AS OWNER.

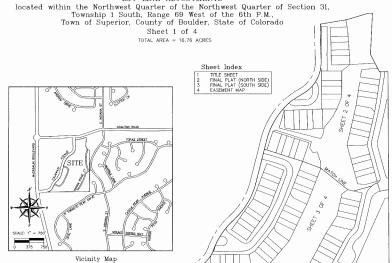
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF COLONADO NOTARY ID 197 VIS165 Commence Ex vot 4 10 20

MY COMMISSION EXPIRES 4.10.18 NOTARY PUBLIC VALLEY & BOLL

CALMANTE SUBDIVISION

LOT LINE ADJUSTMENTS



Index Map SCALE: 1"=150"

Tract Dedication Information:

Owner: LOT 10, BLOCK 6 GREGORY A. HAWS AND KATHLEEN M. HAWS

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF September, 2014 BY KATHLEEN M. HAWS AS OWNER.

MY COMMISSION EXPIRES 4.10.18

NOTARY PUBLIC DAVISORY BOUL

BY: Nactur M. Haus

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER

IRACI	ACREAGES	OWNERSHIP / MAINTENANCE	USAGE	USAGE TYPE
TRACT 'A'	0.467	BOULDER CREEK CALMANTE, LLC	PRIVATE 0.S.	OPEN SPACE/UTILITY/ACCESS
TRACT 'B'	0.190	BOULDER CREEK CALMANTE, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY/ACCESS
TRACT 'C'	0.081	BOULDER CREEK CALMANTE, LLC	PRIVATE 0.S.	OPEN SPACE/UTILITY
TRACT 'D'	0.047	BOULDER CREEK CALMANTE, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT 'E'	0.070	BOULDER CREEK CALMANTE, LLC	PRIVATE 0.S.	OPEN SPACE/UTILITY
TRACT 'F'	0.675	TOWN OF SUPERIOR	PUBLIC O.S.	DRAINAGE
TRACT 'G'	4.039	TOWN OF SUPERIOR	PUBLIC O.S.	DRAINAGE
TRACT 'H'	0.384	BOULDER CREEK CALMANTE, LLC	PRIVATE 0.S.	OPEN SPACE/UTILITY/ACCESS
TRACT 'I'	0.436	BOULDER CREEK CALMANTE, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT 'J'	0.304	BOULDER CREEK CALMANTE, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "L"	0.179	BOULDER CREEK CALMANTE, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT 'M'	0.248	BOULDER CREEK CALMANTE, LLC	PRIVATE 0.S.	OPEN SPACE/UTILITY
TRACT 'N'	0.255	BOULDER CREEK CALMANTE, LLC	PRIVATE 0,S.	OPEN SPACE/UTILITY/ACCESS
TRACT 'O'	0.444	BOULDER CREEK CALMANTE, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY/ACCESS
TRACT 'P'	0.855	TOWN OF SUPERIOR	PUBLIC O.S.	OPEN SPACE/UTILITY
TRACT 'Q'	0.247	BOULDER CREEK CALMANTE, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT 'R'	0.158	BOULDER CREEK CALMANTE, LLC	PRIVATE DRIVE	ACCESS
TRACT 'S'	0.139	BOULDER CREEK CALMANTE, LLC	PRIVATE DRIVE	ACCESS
TRACT 'T'	0.838	BOULDER CREEK CALMANTE, LLC	PRIVATE DRIVE	ACCESS
TRACT 'U'	0.651	BOULDER CREEK CALMANTE, LLC	PRIVATE DRIVE	ACCESS

- NOVEY:

 1) 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 THO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
- 2) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 BEARS NORTH 89'51'59" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON
- THERE ARE 75 SINGLE FAMILY LOTS IN CALMANTE SUBDIVISION. THERE ARE 67 LOTS IN CALMANTE SUBDIVISION LOT LINE ADJUSTMENTS.
- 4) EACH HOMEOWNER SHALL HAVE THE RIGHT TO ACCESS HIS DRIVEWAY ONLY FROM A PRIVATE ROAD ACROSS TRACTS OWNED BY THE HOMEOWNERS ASSOCIATION.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FLAGSTAFF SURVEYING, INC. FOR RECORDS EASEMENTS, RIGHTS-OF-MAY AND ENCLUMBRANCES. EXISTING EASEMENTS PER THE FLAT OF CALMANTE SUBDIMISION HAVE BEECH SHOWN HEREON.
- 6) CALMANTE CIRCLE, CALMANTE PLACE AND TIERRA RIDGE COURT ARE HEREBY DEDICATED AS PRIVATE ROADS TO THE CALMANTE HOME OWNERS ASSOCIATION, AND EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED OVER SAID ROADS.
- 7) FOR ANY SINGLE FAMILY ATTACHED LOTS SHOWN ON THIS PLAT, THE USE OF AND ACCESS THROUGH COURTYARDS THAT ARE DIRECTLY LOCATED ALONG LOT LURS SHOWN MILL BE DESIGNATED WHITHIN THE HOME OWNERS ASSOCIATION GUIDELINES AND COMMON WALL AGREEMENTS ENTERED INTO BY ALL LOT OWNERS AT THE TIME OF PURCHASE.
- 8) THE FINAL PLAT SHOWN HEREON HAS REVISED CERTAIN LOT LINES FROM THE ORIGINAL PLAT OF CALMANTE SUBDIVISION, WHICH WAS RECORDED ON JUNE 25, 2003, IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2461356, PLAN FILE #58 F-4 PAGES 42, 43, 44 AND 45.

Restriction on Conveyance and Building Permits

THERE SHALL BE NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND WITHIN CALMANTE SUBDIVISION, NOR WILL THE TOWN ISSUE BUILDING PERMITS FOR ANY RESIDENTIAL LOTS UNTIL ALLO FT HE FOLLOWING CONDITIONS HAVE BEEN COMPLETED.

ALL PUBLIC IMPROVEMENTS WITHIN THE CALMANTE SUBDIVISION, INCLUDING, BUT NOT LIMITED TO ALL STREETS, CURB, GUTTER SIDEWALKS, PARKS, DRANKAGE FACILITES, WATER AND SEWER IMPROVEMENTS, LANDSCAPING, AND STREET FIXTURES ARE FULLY COMPLETED AND ACCEPTED BY THE APPLICABLE SUPERIOR METROPOLITAN DISTRICT, TOWN OF SUPERIOR OR OTHER COVERNING ACENCY.

THESE CONDITIONS MAY BE FULLY OR PARTIALLY WAIVED BY THE TOWN UPON THE POSTING OF SECURITY SATISFACTORY TO THE TOWN WHICH WILL ENSURE TIMELY COMPLETION OF SUCH IMPROVEMENTS.

Holder of Deed of Trust

Holder of Deed of Trust

I certify that B o Real Estate pulping, LLC is the holder of a deed of a trust for the property and consists to the about the trust pauliment plat in writings whereof the recruits of the what has been a possible to the property and consists to the property and consists to the property and consists to the property and th

WITNESS MY HAND AND OFFICIAL SEAL. astaneth Solmair

Surveyors' Certificate , ISTEM J. SELLAS. A DILY REGISTERD PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "CALMANTE SUBDIVISION LOT LINE ADJUSTMENTS" IRLLY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

STEVEN I SELLARS IS 27975 DATE.
POR AND ON BEHALF OF PROBLEM NO. 1700B PLAGSTAFF SURVEYING, INC.

Town of Superior Certificate

APPROVED BY THE TOWN OF SUPERIOR, STATE OF COLORADO WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 15TS DAY OF 5TM 2014.

Town Clerk Certificate

STATE OF COLORADO) TOWN OF SUPERIOR

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1.40 O'CLOCK SCATEMBER 18, A.D., 2014, AND IS DULY RECORDED.

Physicis J. Hardin

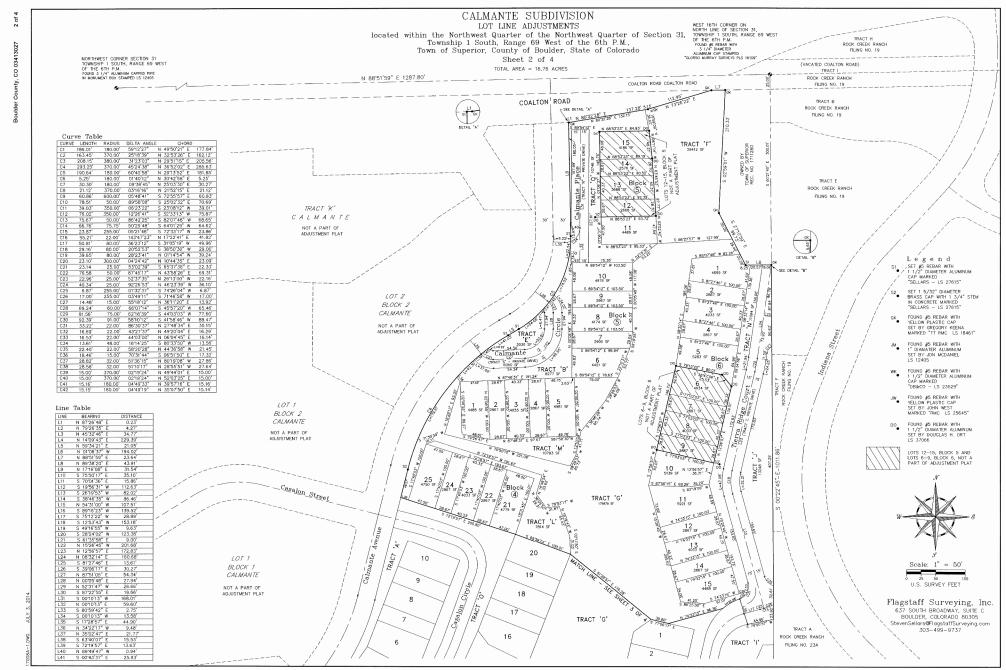
Clerk and Recorder's Certificate

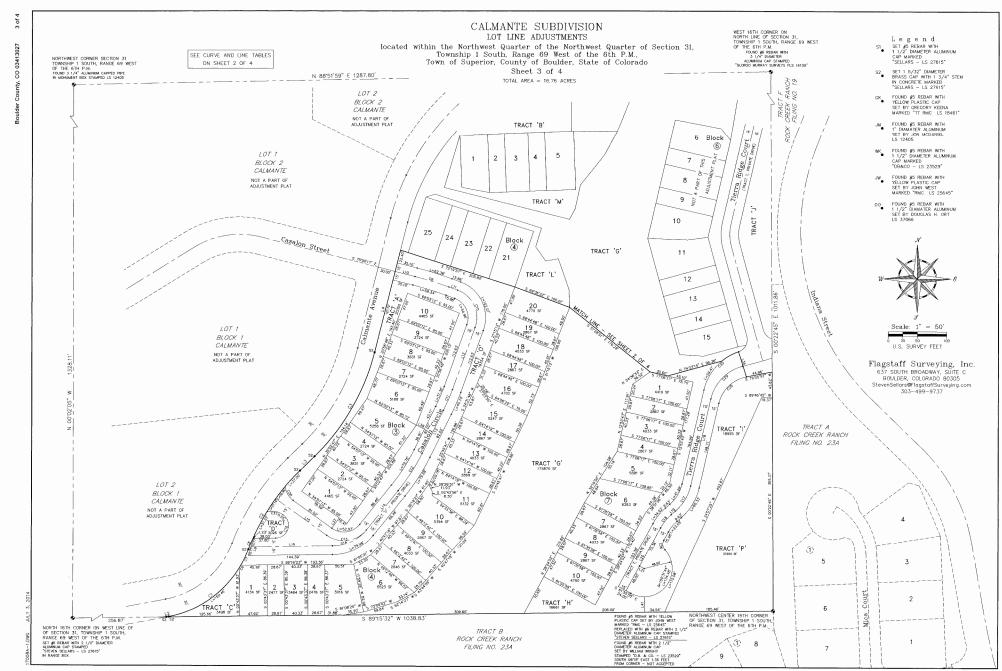
THIS SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \$107. O'CLOCK P.M., THIS 144 DAY OF NEW OFFICE 2014 AND SULV RECORDED AS RECEPTION NUMBER 234/3637

FEES: \$ 41.00

Hillary Hall CLERK AND RECORDER COUNTY OF BOULDER STATE OF COLORADO

BY: Mitor Xxmeara





TRACT 'C'

County, CO 03413027

Coalton Road TRACT 'Q' 10 8 Block Calmante \$ 8729'41" W 155.59" TRACT 'B' TRACT 'M' 23 11 おりまま TRACT 'L' 20 MANTENANCE & 15 ACCESS EASEMENT 90.45 W 9.37 90.45 W PRIVATE DRAINAGE EASEMENT 5 90.65 W 100.00 TRACT 'G' TRACT 'P'

TRACT 'H'

CALMANTE SUBDIVISION

LOT LINE ADJUSTMENTS

located within the Northwest Quarter of the Northwest Quarter of Section 31,

Township I South, Range 69 West of the 6th P.M.,

Town of Superior, County of Boulder, State of Colorado

Sheet 4 of 4 TOTAL AREA = 16.76 ACRES EASEMENT MAP

Ease	ment	Lin	е	Table
LINE	BEAF			DISTANCE
L1	5 24"2	1'16"	W	6.34
L2	S 24'2		W	30.83
L3	\$ 511.	3'13"	Ε	21.30
L4	S 55'3	5'06"	W	28.16
L5		59"	W	26.06
L6	S 41'3	7'10"	Ε	8.16'
L7	S 00°0		Ε	20.74
L8		7'47"	W	15.01'
L9	S 00°0		E	24.00'
L10	N 89°5	7'47"	Ε	8.70
L11		4'55"	Ε	20.01
L12		5'05"	E	12.00'
L13	S 53°2	4'55"	E	24.00'
L14	S 36'3	5'05"	W	12.00'
L15	N 27'0	1'13"	Ε	49.12"
L16	S 6214	1'50°	W	11.00'
L17	N 27'4:		E	24.00"
L18	5 6214	50"	Ε	10.69
L19	N 69'3	4'48"	W	17.74
L20	N 20°2	5'12"	E	33.27
L21		2'19"	W	9.16'
L22	N 59'3	4'21"	F	21.05
L23		3'06"	W	12.76'
L24	N 28'11		E	10.42
L25	N 61'4		W	10.46
L26	N 28'11		Ë	24.00'
L27	S 61'4	3'3B"	Ē	10.46
L28		0'54"	Ē	94.80'
L29	N 81°2		W	1.33
L30	N 08'3	0'58"	E	24.41
L31		B'19"	Ē	21.47
L32		4'59"	Ē	8.27'
L33		5'00"	E	24.00
L34	S 73'0		w	13.76
L35	S 49'2		W	106.23
L36	N 13°2		Ε	5.63
L37		2'53"	E	32.46
L38		2'53"	W	49.44
L39	N 13*2		Ë	16.00'
140	N 77'0		W	12.00'
L41		0'00"	Ë	3.50
L42	S 65'2		Ē	27.46
1.43		3'04"	W	42.78
L44		7'33"	W	13.33'
15.74	5 254		-14	10.00

Ease:	ment	Curve	Table
URVE	LENGTH	RADIUS	DELTA

1100	DILLCIA	Our to	TUDIC
CURVE	LENGTH		DELTA ANGLE
C1	144.87"	180.00	46'06'44"
C2	45.77	180.00	14'34'14"
C3	43.20	370.00	06'41'25"
C4	250.04	370.00	38'43'13"
C5	90.26	380.00	13'36'35"
C6	46.50	370.00	07'12'03"
C7	30.01	370.00	04'38'52"
CB	64.86	370.00	10"02"39"
C9	22.07	370.00	03'25'05"
C10	10.30	180.00	0316'39"
C11	42.52	17.00	143'18'01"
C12	13.58"	35.00	22'13'28"



Flagstaff Surveying, Inc. 637 SOUTH BROADWAY, SUITE C BOULDER, COLORADO 80305 StevenSellars@FlagstaffSurveying.com 303-499-9737