

0327943  
 10/16/2016  
 10/16/2016  
 10/16/2016

# Final Subdivision Plat of LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT

Subdivision Plat Of Lot 1, Block 25 Of Discovery Office Park/Superior Town Center Replat,  
 All Being Portions Of Section 19, Township 1 South, Range 69 West Of The 6th P.M.,  
 Town Of Superior, County Of Boulder, State Of Colorado

DATE: 3/16/2016  
 FILE NAME: 2012219H-SUB  
 SCALE: 1"=20'  
 DRAWN BY: CSK  
 CHECKED BY: SAS

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



DATE: 3/16/2016  
 TIME: 10:17 AM  
 USER: CSK  
 PROJECT: 2012219H-SUB  
 SHEET: 1 OF 4

LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT  
 FOR  
 CIVIL RESOURCES, LLC  
 P.O. BOX 680, FREDERICK, CO 80550

PROJECT #: 2012219-H  
 SHEET 1 OF 4

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

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

Lot 1, Block 25 of the Discovery Office Park/Superior Town Center Replat, recorded May 20, 2015 on Reception No. 3448870 of the Records of Boulder County, Situate in 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 6.130 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 state of a Subdivision Plat of LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER and do hereby dedicate to the public the easements for purposes shown herein.

Executed this 17 day of August, 2016

OWNER: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASJL VI Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VI, L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: Andrew DeBill Vice President

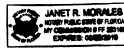
**NOTARIAL CERTIFICATE**

STATE OF Florida

COUNTY OF Orange

The foregoing certificate of dedication and ownership was acknowledged before me this 17 day of August, 2016 by Andrew DeBill, Vice President

My commission expires May 27 2019



**PLANNING COMMISSION'S CERTIFICATE**

Recommended approval this 17 day of June, 2016, by the Town of Superior Planning Commission, Resolution No. 1 Series 2016

**OWNER'S ESTOPPEL CERTIFICATE**

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

Owner: RC Superior, LLC

By: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASJL VI Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VI, L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

**COUNTY CLERK AND RECORDER CERTIFICATE**

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

at 3:31 P.M. on the 18<sup>th</sup> day of August, 2016. In Book        Page       

Map        Reception No. 02637913 Fees: \$ 41.00

County Clerk and Recorder: Hilary Hall  
 By: Lucia Plummer State of Colorado) ss  
 County of Boulder)

**TOWN BOARD CERTIFICATE**

Approved by the Town Board of the Town of Superior, State of Colorado

Witness my corporate seal of the Town of Superior this 17 day of August, 2016

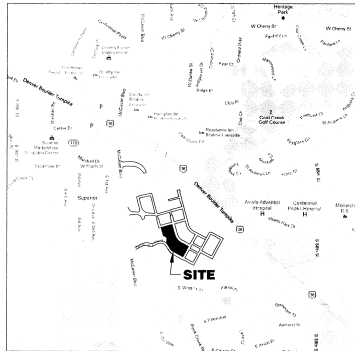
Mayor: Clint Johnson

**TOWN CLERK CERTIFICATE**

I hereby certify that this instrument as approved by Resolution/Ordinance No. 29, Series 2016

was filed in my office on the 17 day of August, 2016 at 11 o'clock A.M.

Town Clerk: Phanie Libardin



VICINITY MAP  
 (NOT TO SCALE)

**LAND USE NOTE**

Total number of proposed dwelling units: 25  
 Total number of off street parking spaces: 25  
 Estimated number of gallons of water per day: 0.013 MGD Average day  
 Estimated number of gallons of sewage to be treated per day: 0.022 MGD Average day

**LAND USE TABLE**

LOTS (1-25)	0.805 ACRES	10%
OUTLOTS (7)	0.747 ACRES	12%
SUPERLOT A	4.778 ACRES	78%
<b>TOTAL</b>	<b>6.130 ACRES</b>	<b>100%</b>

PARCEL	ACRES	OWNERSHIP & MAINTENANCE
LOT 1	0.031 ACRES	PRIVATE OWNER(S)
LOT 2	0.021 ACRES	PRIVATE OWNER(S)
LOT 3	0.021 ACRES	PRIVATE OWNER(S)
LOT 4	0.026 ACRES	PRIVATE OWNER(S)
LOT 5	0.026 ACRES	PRIVATE OWNER(S)
LOT 6	0.021 ACRES	PRIVATE OWNER(S)
LOT 7	0.026 ACRES	PRIVATE OWNER(S)
LOT 8	0.026 ACRES	PRIVATE OWNER(S)
LOT 9	0.021 ACRES	PRIVATE OWNER(S)
LOT 10	0.021 ACRES	PRIVATE OWNER(S)
LOT 11	0.026 ACRES	PRIVATE OWNER(S)
LOT 12	0.026 ACRES	PRIVATE OWNER(S)
LOT 13	0.021 ACRES	PRIVATE OWNER(S)
LOT 14	0.025 ACRES	PRIVATE OWNER(S)
LOT 15	0.026 ACRES	PRIVATE OWNER(S)
LOT 16	0.021 ACRES	PRIVATE OWNER(S)
LOT 17	0.025 ACRES	PRIVATE OWNER(S)
LOT 18	0.026 ACRES	PRIVATE OWNER(S)
LOT 19	0.021 ACRES	PRIVATE OWNER(S)
LOT 20	0.026 ACRES	PRIVATE OWNER(S)
LOT 21	0.025 ACRES	PRIVATE OWNER(S)
LOT 22	0.026 ACRES	PRIVATE OWNER(S)
LOT 23	0.021 ACRES	PRIVATE OWNER(S)
LOT 24	0.021 ACRES	PRIVATE OWNER(S)
LOT 25	0.031 ACRES	PRIVATE OWNER(S)
OUTLOT A	0.021 ACRES	STC METRO DISTRICT
OUTLOT B	0.021 ACRES	STC METRO DISTRICT
OUTLOT C	0.025 ACRES	STC METRO DISTRICT
OUTLOT D	0.025 ACRES	STC METRO DISTRICT
OUTLOT E	0.026 ACRES	STC METRO DISTRICT
OUTLOT F	0.022 ACRES	STC METRO DISTRICT
OUTLOT G	0.027 ACRES	STC METRO DISTRICT
SUPERLOT A	4.778 ACRES	RC Superior
<b>TOTAL</b>	<b>6.130 ACRES</b>	

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the South line of the East half of the Northwest Quarter of Section 9, T.1S., R.69W., as bearing North 88°54'1" East being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 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 4807036740, dated February 22, 2013 at 5:00 P.M. and Title Commitment Number 470399920, dated December 17, 2013 at 3:00 P.M., as both are prepared by Land Title Guarantee Company and CO-10712, Date Down of Policy Number: 48070353, dated September 9, 1999 at 7:29 A.M., as prepared by First American Title Insurance Company to delineate the aforesaid information.

**SURVEYOR'S CERTIFICATE**

I, Steven A. Syring, 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 31, C.R.S., as amended, and the Town of Superior Municipal Code.

Signature: Steve A. Syring  
 State of Colorado  
 Colorado Licensed Professional  
 Land Surveyor #18469

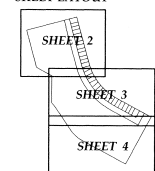
**SIGHT DISTANCE EASEMENT NOTE**

Structures and landscaping within the easement shall not exceed 24 inches in height except that deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground.

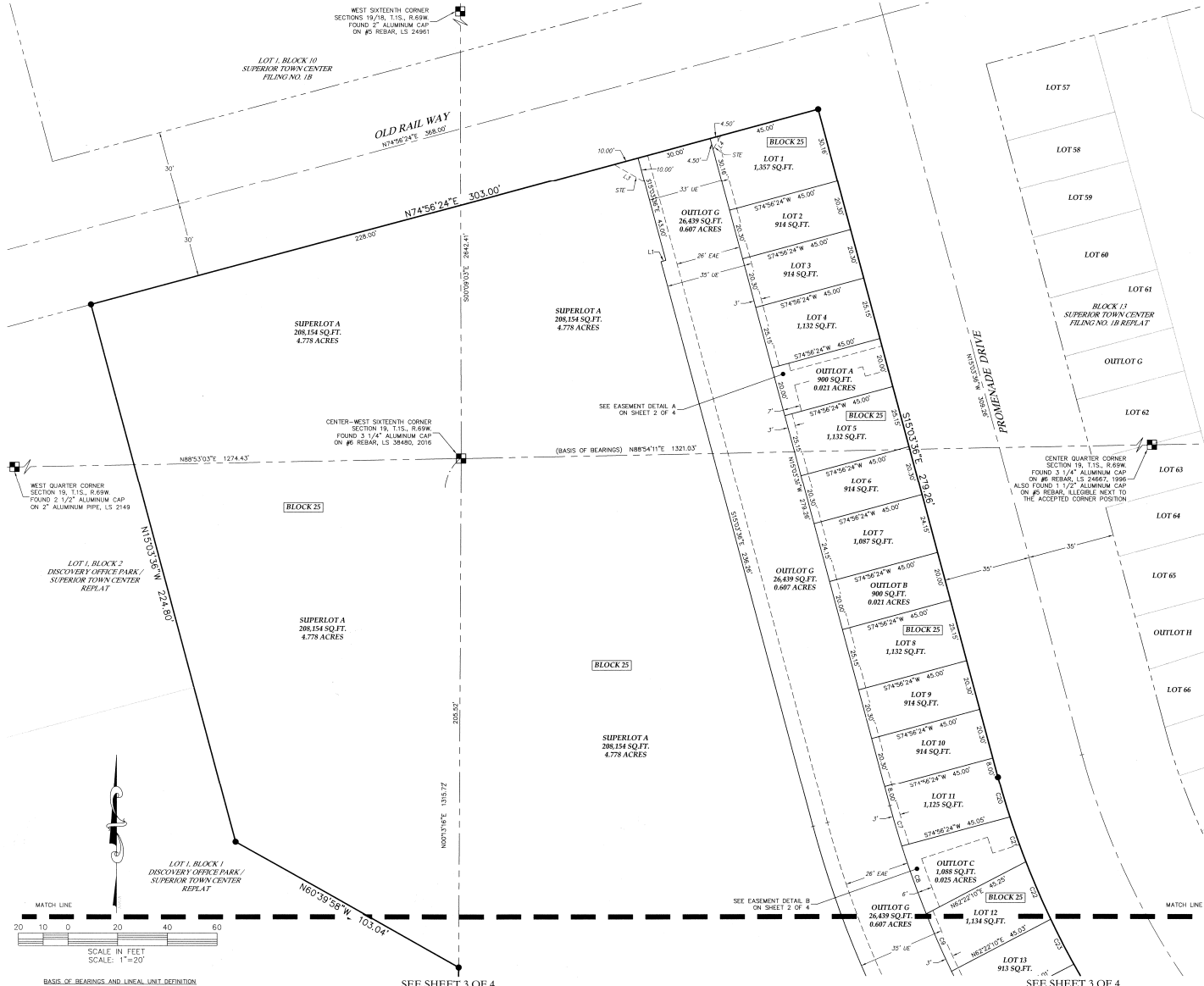
**OUTLOT NOTE**

The area within Outlots A, C, E, F and G are hereby dedicated as Blanket Public Access Easements.  
 The area within Outlots B and D are hereby dedicated as Blanket Drainage and Public Access Easements.

**SHEET LAYOUT**

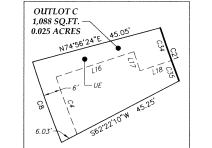
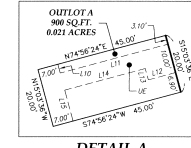


# LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	272.35'	335.00'	49°34'52"	264.91'	S38°21'02"E
C2	81.15'	168.00'	27°40'53"	80.36'	N47°48'39"W
C3	43.03'	229.00'	10°45'54"	42.96'	S39°21'19"W
C4	202.76'	334.00'	31°04'48"	203.76'	S27°19'59"E
C5	334.95'	412.00'	40°34'52"	326.81'	S39°01'02"E
C6	308.84'	380.00'	49°34'52"	300.50'	S39°21'02"E
C7	17.01'	380.00'	2°33'51"	17.00'	S18°20'31"E
C8	29.11'	380.00'	4°23'22"	29.11'	S19°49'08"E
C9	25.19'	380.00'	3°47'58"	25.19'	S23°54'48"E
C10	20.29'	380.00'	3°03'36"	20.29'	S27°20'35"E
C11	24.19'	380.00'	3°38'50"	24.18'	S30°41'48"E
C12	30.66'	380.00'	4°37'23"	30.65'	S34°49'54"E
C13	25.19'	380.00'	3°47'54"	25.19'	S38°02'33"E
C14	20.29'	380.00'	3°03'36"	20.29'	S42°28'18"E
C15	24.19'	380.00'	3°38'53"	24.19'	S45°49'32"E
C16	30.84'	380.00'	4°39'01"	30.83'	S49°58'29"E
C17	25.19'	380.00'	3°47'55"	25.19'	S54°11'57"E
C18	20.29'	380.00'	3°03'36"	20.29'	S57°37'42"E
C19	16.47'	380.00'	2°28'58"	16.44'	S60°23'59"E
C20	17.01'	335.00'	2°54'32"	17.01'	S18°30'52"E
C21	19.22'	335.00'	3°17'14"	19.22'	S19°36'45"E
C22	25.22'	335.00'	4°18'46"	25.21'	S23°24'45"E
C23	20.30'	335.00'	3°28'16"	20.29'	S27°18'16"E
C24	24.20'	335.00'	4°08'20"	24.19'	S31°06'34"E
C25	18.96'	335.00'	3°14'33"	18.96'	S34°48'01"E
C26	25.21'	335.00'	4°18'40"	25.20'	S38°34'37"E
C27	20.29'	335.00'	3°28'16"	20.29'	S42°28'05"E
C28	24.21'	335.00'	4°08'25"	24.20'	S46°16'28"E
C29	18.87'	335.00'	3°13'40"	18.87'	S49°57'28"E
C30	25.21'	335.00'	4°18'41"	25.20'	S53°43'38"E
C31	20.29'	335.00'	3°28'16"	20.29'	S57°37'07"E
C32	13.37'	335.00'	2°17'13"	13.37'	S60°29'52"E
C33	243.90'	300.00'	49°34'52"	237.24'	S39°21'02"E
C34	11.78'	335.00'	2°00'56"	11.78'	S18°38'36"E
C35	7.44'	335.00'	1°16'19"	7.44'	S23°07'13"E
C36	24.01'	377.00'	3°38'53"	24.01'	S49°30'50"E
C37	1.46'	335.00'	0°15'02"	1.46'	S48°28'02"E
C38	17.41'	335.00'	2°58'38"	17.40'	S50°04'59"E

LINE	BEARING	LENGTH
L1	S74°56'24"W	2.00'
L2	S69°59'59"W	12.04'
L3	N60°03'36"W	14.14'
L4	S29°58'24"W	6.36'
L5	N18°38'28"W	2.83'
L6	S73°31'32"W	14.14'
L7	N28°21'32"E	25.00'
L8	S61°38'28"E	28.70'
L9	S28°21'32"W	25.00'
L10	S15°03'36"E	3.10'
L11	S74°56'24"W	38.00'
L12	N74°56'24"E	9.60'
L13	S15°03'36"E	4.00'
L14	N74°56'24"E	28.40'
L15	N15°03'36"W	10.90'
L16	S71°54'16"W	27.88'
L17	N18°05'44"W	6.82'
L18	S71°54'16"W	11.28'
L19	S37°19'56"W	31.41'
L20	S51°47'37"E	12.48'
L21	S38°13'37"W	11.27'
L22	N61°38'28"W	7.09'
L23	S36°33'53"W	31.36'
L24	S60°28'10"E	7.35'
L25	S29°31'50"W	10.82'
L26	N36°33'53"E	38.39'
L27	N61°38'28"W	8.84'

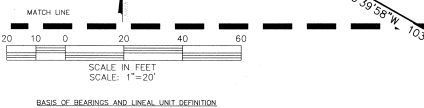


**LEGEND**

- EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - CENTERLINE
- UE UTILITY EASEMENT
- STE SITE TRIANGLE EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED K.S. L.S. 39469
- CALCULATED POSITION

**SHEET LAYOUT**

SHEET 2, SHEET 3, SHEET 4



Assuming the South line of the East Half of the Northwest Quarter of Section 9, T.1S., R.69W., as bearing North 88°14'11" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTE: DEVELOPMENT ALONG THE WEST SIDE OF OUTLOT G IS RESTRICTED TO REAR-LOADED RESIDENTIAL PRODUCTS THAT ARE ACCESSIBLE VIA OUTLOT G.

DATE: 3/16/2016  
 FILE NAME: 2012219H-SUB  
 SCALE: 1"=20'  
 DRAWN BY: CSK  
 CHECKED BY: SAS

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



DATE	REVISIONS
3/16/16	CSK 0.7/1/16
3/16/16	CSK 0.7/2/16
7/17/19	LEC 7/17/19

**LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT**  
 KING SURVEYORS, LLC  
 P.O. BOX 680, FREDERICK, CO 80530

PROJECT # 2012219-H

**2**

SHEET 2 OF 4

Stew A. Syring - On Behalf Of King Surveyors  
 Colorado Licensed Professional  
 Land Surveyor #38469

# LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT

DATE: 3/16/2016  
 FILE NAME: 2012219H-SUB  
 SCALE: 1"=20'  
 DRAWN BY: CSK  
 CHECKED BY: SAS

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



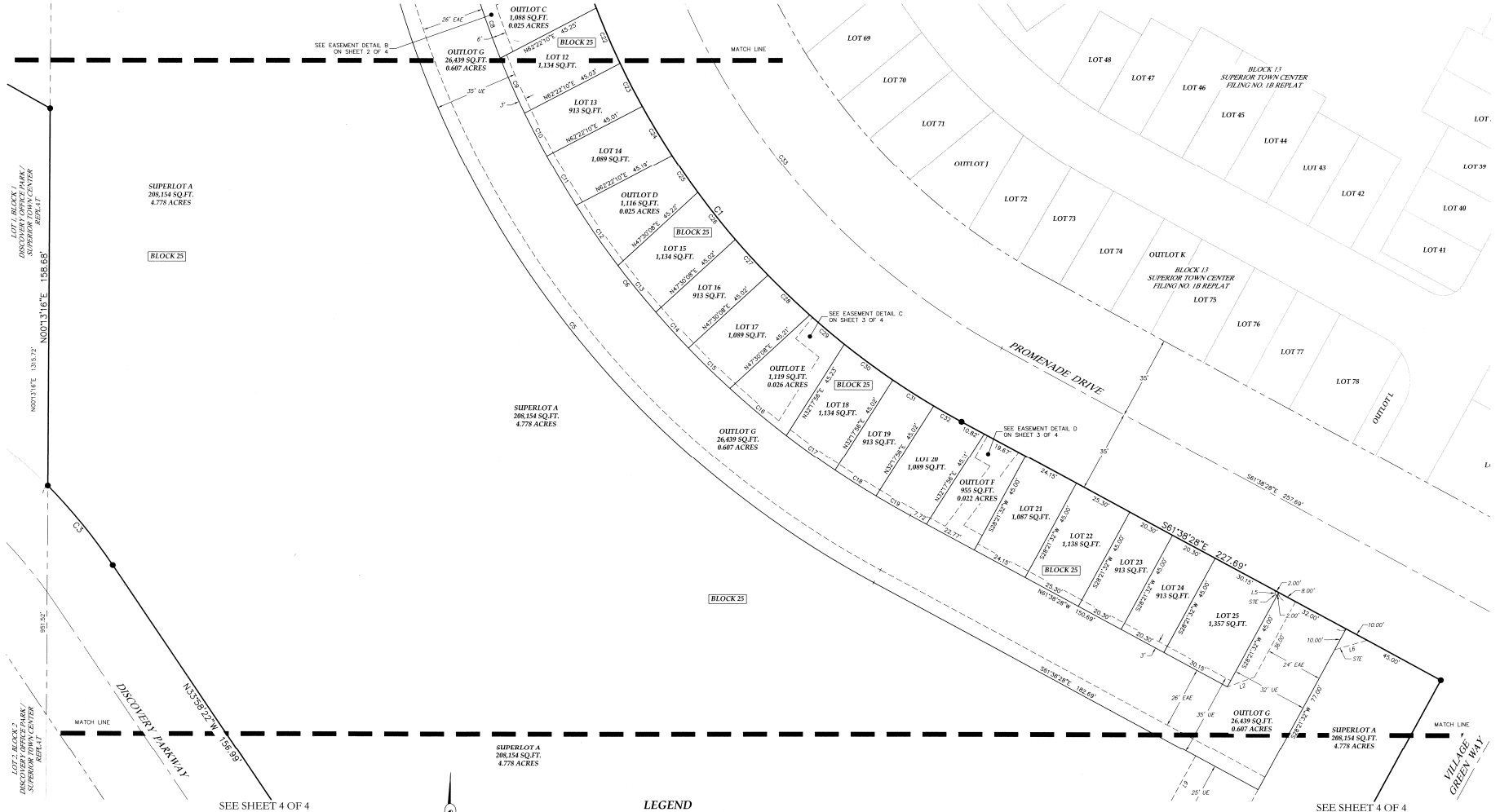
REVISIONS:	DATE:
REVISED FOR TOWN COMMENTS	CSK 3/16/16
REVISED PER TOWN COMMENTS	CSK 5/21/16
0000	LEC 7/29/16

LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT FOR CIVIL REVISIONS, LLC CIVIL REVISIONS, LLC P.O. BOX 860, FREDERICK, CO 80550

PROJECT # 2012219-H  
**3**  
 SHEET 3 OF 4

SEE SHEET 2 OF 4

SEE SHEET 2 OF 4



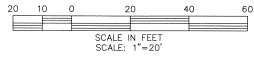
**\*\* FOR LINE AND CURVE TABLE SEE SHEET 2 OF 4 \*\***

NOTE: DEVELOPMENT ALONG THE WEST SIDE OF OUTLOT G IS RESTRICTED TO REAR-LOADED RESIDENTIAL PRODUCTS THAT ARE ACCESSED VIA OUTLOT G.

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

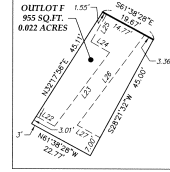
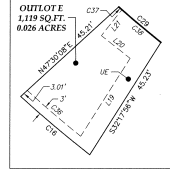
Assuming the South line of the East Half of the Northwest Quarter of Section 9, T1S, R69W, as bearing North 88°54'11" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

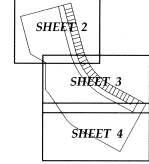


**LEGEND**

- EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- UTILITY EASEMENT
- △ SITE TRIANGLE EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED K.S. 15 38449
- CALCULATED POSITION

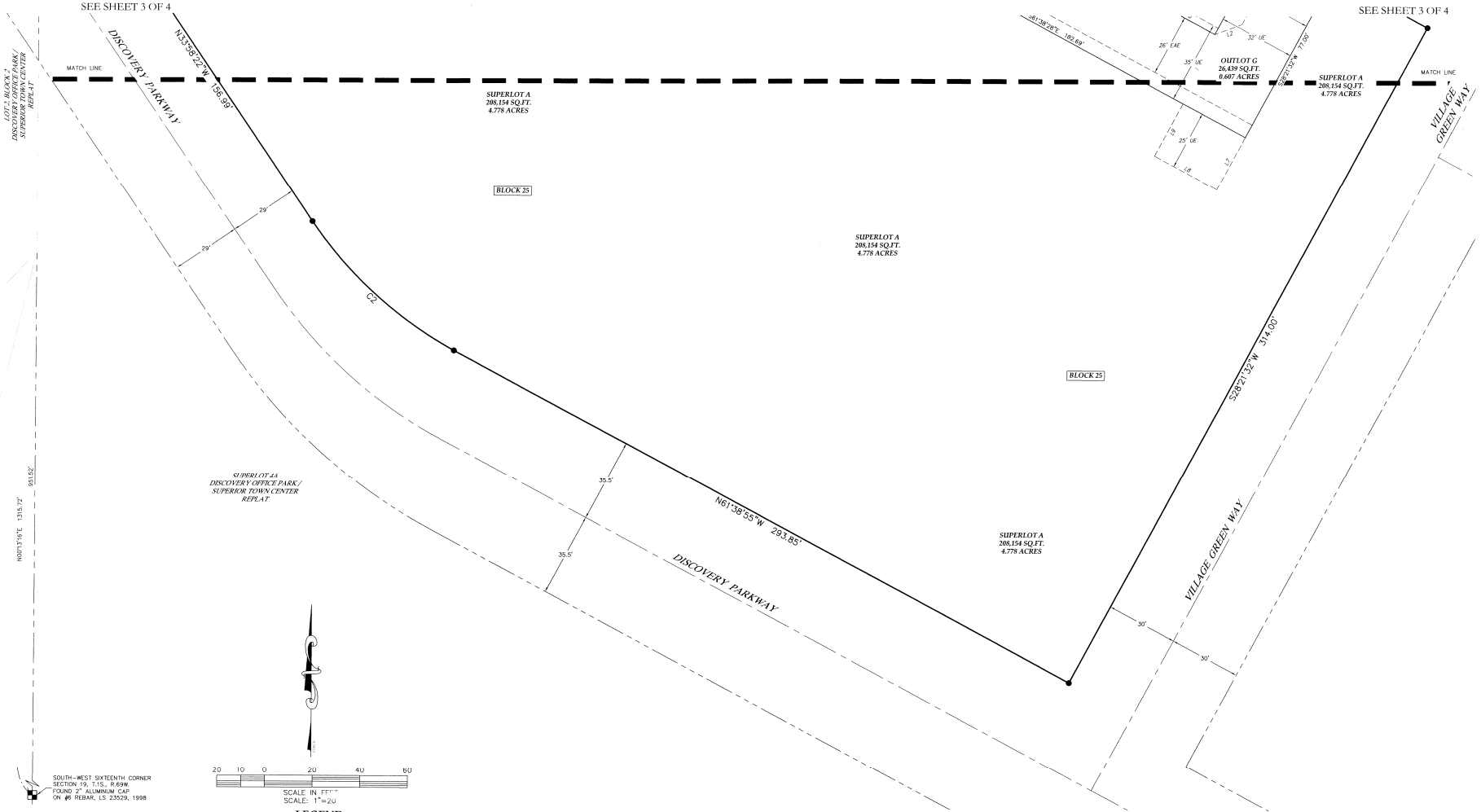


**SHEET LAYOUT**

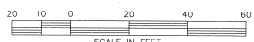


Steve A. Spring - On Behalf Of King Surveyors  
 Colorado Licensed Professional  
 Land Surveyor #36469

# LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT



SOUTH-WEST SIXTEENTH CORNER  
SECTION 19, T.15, R.69W.  
FOUND ON ALUMINUM CAP  
ON #6 REBAR, LS 23529, 1998



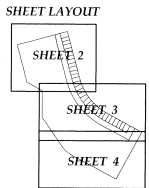
### LEGEND

- EASEMENT LINE
- SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - PROPOSED LINE
- CENTERLINE
- - - UTILITY EASEMENT
- - - SITE TRIANGLE EASEMENT
- - - EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 3/4" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED LS, LS 38469
- CALCULATED POSITION

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**  
Assuming the South line of the East half of the Northwest Quarter of Section 9, T.15, R.69W., as bearing North 88°34'11" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 feet with all other bearings contained herein relative thereto.  
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**\*\* FOR LINE AND CURVE TABLE  
SEE SHEET 2 OF 4 \*\***

Steve A. Sving - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #58469



DATE:	3/16/2016
FILE NAME:	2012219-H-SUB
SCALE:	1"=20'
DRAWN BY:	CSK
CHECKED BY:	SAS

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



REVISIONS:	DATE:
REVISED PER TOWN COMMENTS	CSK 5/16/16
REVISED PER TOWN COMMENTS	CSK 5/27/16
CSK09	CSK 7/13/16

LOT 1, BLOCK 25, DISCOVERY OFFICE  
PARK/SUPERIOR TOWN CENTER REPLAT  
CIVIL RESOURCES, LLC  
P.O. BOX 880, FREDERICK, CO 80530

PROJECT #  
2012219-H

**4**