

0412019 10:52 AM
Boulder County Clerk, CO
RF: \$33.00
Page 1 of 3
DF: \$0.00
03650274

Final Subdivision Plat of BLOCK 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

A Replat of Lots 1 and 2, Block 1 of Discovery Office Park/Superior Town Center Replat No. 3,
Situate in the West Half of the Northwest Quarter and the North Half of the Southwest Quarter 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 Aweida Properties Inc. being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Lots 1 and 2, Block 1 of DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 recorded January 4, 2018 on Reception No. 365434 of the Records of Boulder County, situate in the West Half of the Northwest Quarter (W/2 NW/4) and the North Half of the Southwest Quarter (N/2 SW/4) of Section Nineteen (19), Township One South (11S), 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 5.921 acres, more or less (L).

Have by these presents laid out, platted and subdivided the same into lots, blocks, outlots and parcels as shown on this plat, under the name and title of BLOCK 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 and do hereby dedicate to the public the easements and outlots for purposes shown herein.

LOT LINE VACATION STATEMENT

Know all men by these presents that we the undersigned, being the owner(s) of the land described herein and as shown on the attached map do hereby vacate all lot lines of the above described parcel of land.

OWNER: Aweida Properties Inc.

Executed this 6th day of April, 2018
By: [Signature]
Name: DANIEL AWEIDA Title: President

NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Boulder
The foregoing certificate of dedication and ownership was acknowledged before me this 6th day of April, 2018 by Daniel Aweida
My commission expires 4/2/2020
Kathleen Mattison (SEAL)
Notary Public

KATHLEEN MATTISON
Notary Public
State of Colorado
Notary ID 11984400253
My Commission Expires 4/2/2020

OWNER'S RESIGNER CERTIFICATE

We, Aweida Properties Inc., the owners of the property included in the subdivision, certify that this final plat 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.

Executed this 6th day of April, 2018
By: [Signature]

CERTIFICATE OF OWNERSHIP

I certify that Clint Selsam on an owner representative of the property and consent to this plat.

In witness whereof I hereunto set my hand this 10th day of April, 2018
[Signature]
Mayor, Town of Superior

NOTARIAL CERTIFICATE

STATE OF COLORADO
COUNTY OF BOULDER
The foregoing certificate of ownership was acknowledged before me this 10th day of April, 2018 by Clint Selsam
My commission expires 2-5-2021
Phyllis L. Hardin (SEAL)
Notary Public

PHYLLIS L. HARDIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1988400253
My Commission Expires 2/5/2021

COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County on 10:52 A.M. on the 12th day of April, 2018 in Book _____ Page _____
Map _____ Reception No. 3650274 Fee: \$33.00
County Clerk and Recorder Hillary Hall
By: [Signature]
County

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was adopted by the Board of Trustees by Resolution No. R-12, Series 2018, on February 12, 2018 and was filed in my office on the 6th day of April, 2018 at 10:06 A.M.
[Signature]
Town Clerk

PLANNING COMMISSION CERTIFICATE

Recommended approval this 10th day of January, 2018, by the Town of Superior Planning Commission, Resolution No. PC-1, series 2018.

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.
Witness my hand the corporate seal of the Town of Superior this 10th day of April, 2018
Attest: [Signature]
Mayor

SEAL
COLORADO

EASEMENT VACATION STATEMENT

Know all men by these presents that we, the Town of Superior, being owner(s) of the easements as listed therein:

- (1) Utility, Drainage, Access, Public Access and Stileak Easements being a plat of Block 1 of Discovery Office Park/Superior Town Center Replat recorded May 20, 2015 as Reception No. 3446870 of the Records of Boulder County.
- (2) Utility Easement being a part of Superior Town Center Filing No. 1B, a Subdivision recorded February 25, 2014 as Reception No. 3267472 of the Records of Boulder County.
- (3) Slope Easement being a part of that parcel of land described in that Slope Easement Agreement recorded June 8, 1994 as Reception No. 143473 of the Records of Boulder County Replacer.

Located in Section 19, 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 Sheet 2 of 3 as labeled "VACATED BY THIS PLAT AS SHOWN HATCHED" and rededicated as shown herein.
In witness whereof, and being the owner(s) of said Easements, We have set our Hands and seals this 10th day of April, 2018
By: Clint Selsam as Mayor

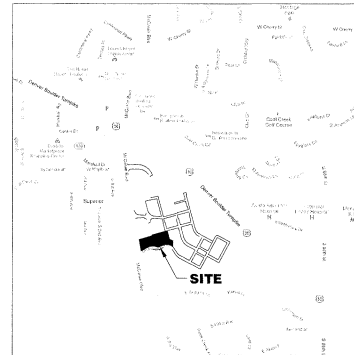
** For Easement Vacation Layout
See Sheet 2 of 3 **

OWNERSHIP AND EASEMENTS

Parcel A is hereby dedicated as a blanket utility easement.
Outlot B is hereby dedicated as a blanket drainage easement and shall be owned, operated, and maintained by the Town of Superior.

LAND USE TABLE

LOTS (1-21)	3.596 ACRES	61%
PARCEL A	1.855 ACRES	31%
OUTLOT B	0.470 ACRES	8%
TOTAL	5.921 ACRES	100%



VICINITY MAP
(NOT TO SCALE)

BASES OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Southwest Quarter of Section 19, T.1S., R.69W., as bearing North 85°32' 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 2585.48 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. (13-30-105 C.R.S., 2014)

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, right-of-way and title of records, King Surveyors relied upon Title Commitment Number HD26007-043-DP-047, dated May 31, 2017 as prepared by Commonwealth Title Insurance Company to determine the interests information.

SURVEYOR'S CERTIFICATE

I, Ronnie L. Edwards, a Registered Licensed 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.

[Signature]
Ronnie L. Edwards
38480
4-5-2018
Sheet 1 of 3

Ronnie L. Edwards - On Behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480

PARCEL	ACRES	OWNERSHIP & MAINTENANCE
LOT 1	0.090 ACRES	AWEIDA PROPERTIES INC.
LOT 2	0.085 ACRES	AWEIDA PROPERTIES INC.
LOT 3	0.085 ACRES	AWEIDA PROPERTIES INC.
LOT 4	0.085 ACRES	AWEIDA PROPERTIES INC.
LOT 5	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 6	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 7	0.084 ACRES	AWEIDA PROPERTIES INC.
LOT 8	0.084 ACRES	AWEIDA PROPERTIES INC.
LOT 9	0.090 ACRES	AWEIDA PROPERTIES INC.
LOT 10	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 11	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 12	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 13	0.076 ACRES	AWEIDA PROPERTIES INC.
LOT 14	0.081 ACRES	AWEIDA PROPERTIES INC.
LOT 15	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 16	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 17	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 18	0.086 ACRES	AWEIDA PROPERTIES INC.
LOT 19	0.091 ACRES	AWEIDA PROPERTIES INC.
LOT 20	0.098 ACRES	AWEIDA PROPERTIES INC.
LOT 21	1.784 ACRES	AWEIDA PROPERTIES INC.
PARCEL A	1.852 ACRES	AWEIDA PROPERTIES INC.
OUTLOT B	0.470 ACRES	TOWN OF SUPERIOR
TOTAL	5.921 ACRES	

DATE: 4/18/2018
FILE NAME: 20121219-JUB
SCALE: NA
DRAWN BY: CSK
CHECKED BY: RLE

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



DATE: 4/18/2018
REVISIONS:
REVISED PER COMMENTS
REVISED PER COMMENTS & LOGS
REVISED PER COMMENTS & LOGS

BLOCK 1, DISCOVERY OFFICE PARK/
SUPERIOR TOWN CENTER REPLAT NO. 3
FOR
CIVIL REFEEDBACK, LLC
P.O. BOX 850, FREDERICK, CO 80530

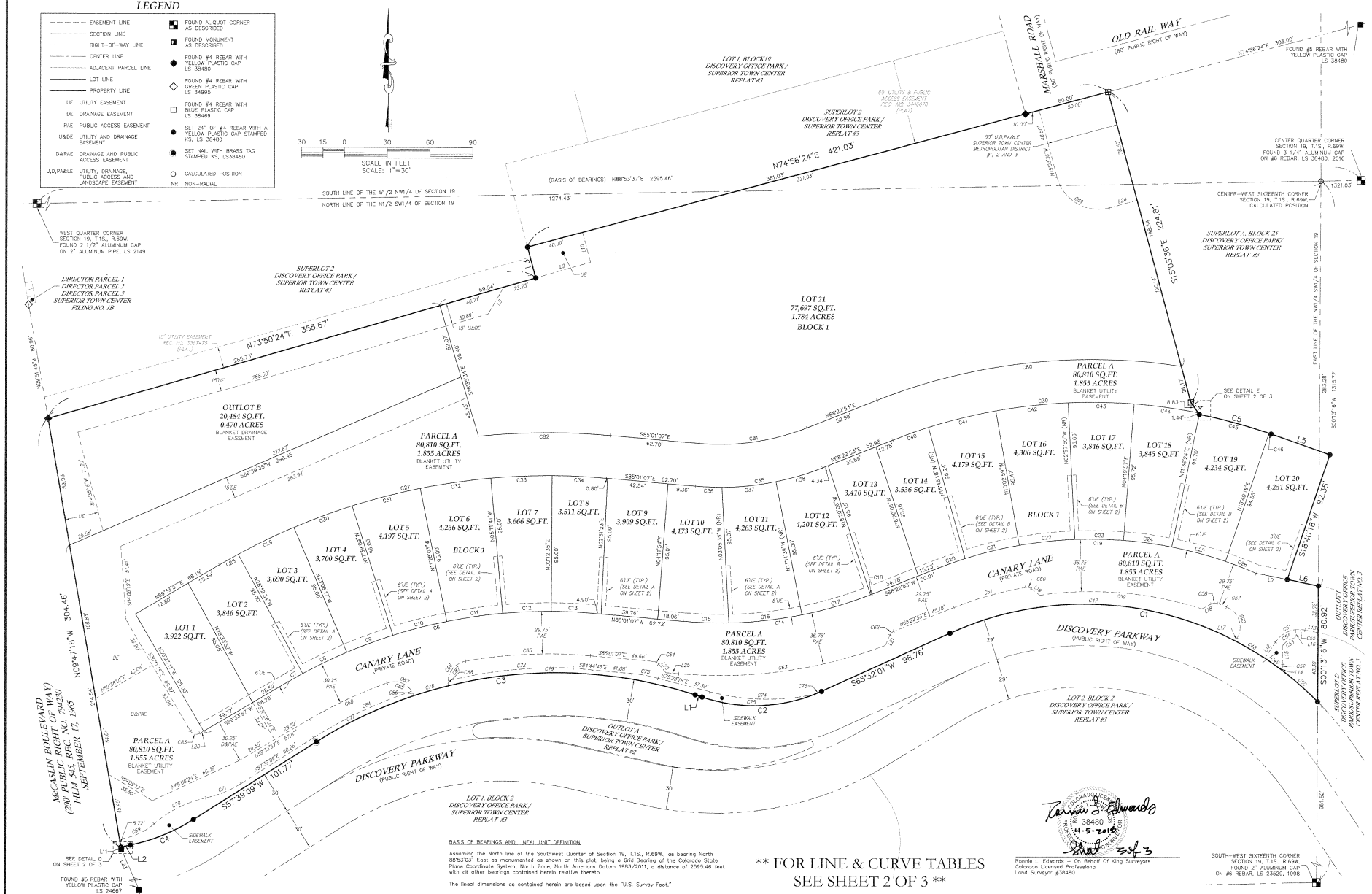
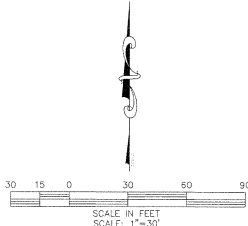
PROJECT # 20121219-J

1
SHEET 1 OF 3

Final Subdivision Plat of BLOCK 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

LEGEND

	EASEMENT LINE		FOUND ALIQUOT CORNER AS DESCRIBED
	SECTION LINE		FOUND MONUMENT AS DESCRIBED
	RIGHT-OF-WAY LINE		FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 38480
	CENTER LINE		FOUND #4 REBAR WITH GREEN PLASTIC CAP LS 34895
	ADJACENT PARCEL LINE		FOUND #4 REBAR WITH BLUE PLASTIC CAP LS 38469
	LOT LINE		
	PROPERTY LINE		
	UTILITY EASEMENT		
	DRAINAGE EASEMENT		SET NAIL WITH BRASS TAG STAMPED NO. LS38480
	P&H PUBLIC ACCESS EASEMENT		CALCULATED POSITION
	U&D UTILITY AND DRAINAGE EASEMENT		NON-RADIAL
	D&P&E DRAINAGE AND PUBLIC ACCESS EASEMENT		
	U&D&P&L UTILITY, DRAINAGE, PUBLIC ACCESS AND LANDSCAPE EASEMENT		



DATE: 4/18/2016
 FILE NAME: 2012219A-SUB
 SCALE: 1"=30'
 DRAWN BY: CSK
 CHECKED BY: FILE
 KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: info@Kingsurveyors.com

REVISIONS	DATE	BY	DESCRIPTION

BLOCK 1, DISCOVERY OFFICE PARK/
 SUPERIOR TOWN CENTER REPLAT NO. 3
 FOR
 CIVIL RESOURCES, LLC
 P.O. BOX 868, FREDERICK, CO 80530

PROJECT # 2012219-J
 3
 SHEET 3 OF 3

** FOR LINE & CURVE TABLES
SEE SHEET 2 OF 3 **

Tarvin J. Edwards
 38480
 4-5-2016
 Seal
 Tarvin J. Edwards
 38480
 Colorado Licensed Professional
 Land Surveyor #38480

SOUTH-WEST SIXTEENTH CORNER
 SECTION 19, T15S, R69W
 FOUND 3 1/4" ALUMINUM CAP
 ON #4 REBAR, LS 35229, 1996

BASES OF BEARINGS AND LINEAL UNIT DEFINITION
 Assuming the North line of the Southwest Quarter of Section 19, T15S, R69W, as bearing North
 89°53'05" 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 2295.46 feet
 with all other bearings contained therein relative thereto.

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