

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
 RANGE 69 WEST OF THE 6TH P.M.,
 TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

Certificate of Ownership

KNOW ALL MEN BY THESE PRESENTS THAT CP VII SUPERIOR, LLC BEING THE OWNER(S) OF CERTAIN LAND IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 2020, UNDER RECEPTION NO. 03766227 OF THE RECORDS OF BOULDER COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T1S N1/16 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°42'37" EAST, A DISTANCE OF 2,635.65 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 19; THENCE SOUTH 81°17'07" EAST, A DISTANCE OF 868.42 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 74°56'24" EAST, A DISTANCE OF 106.42 FEET TO A POINT OF CURVATURE;
- 2) THENCE 54.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.40 FEET, AN INCLUDED ANGLE OF 59°50'26" AND SUBTENDED BY A CHORD BEARING SOUTH 75°08'23" EAST, A DISTANCE OF 52.27 FEET;
- 3) THENCE NORTH 75°47'22" EAST, A DISTANCE OF 140.63 FEET TO A POINT OF CURVATURE;
- 4) THENCE 27.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.91 FEET, AN INCLUDED ANGLE OF 24°40'02" AND SUBTENDED BY A CHORD BEARING NORTH 88°07'23" EAST, A DISTANCE OF 27.30 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, SOUTH 29°17'00" EAST, A DISTANCE OF 53.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CREEK VIEW WAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 60°43'00" WEST, A DISTANCE OF 136.40 FEET TO A POINT OF CURVATURE;
 - 2) THENCE 159.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 421.50 FEET, AN INCLUDED ANGLE OF 21°42'16" AND SUBTENDED BY A CHORD BEARING SOUTH 71°34'08" WEST, A DISTANCE OF 158.72 FEET;
 - 3) THENCE SOUTH 82°25'16" WEST, A DISTANCE OF 41.67 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARSHALL ROAD;
- THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 15°03'36" WEST, A DISTANCE OF 123.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL IN TOTAL CONTAINS 33,486 SQ. FT. OR 0.77 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLOTTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7.

CP VII SUPERIOR, LLC

EXECUTED THIS _____ DAY OF _____, 20____

BY: _____

NAME: _____ TITLE: _____

Notarial Certificate

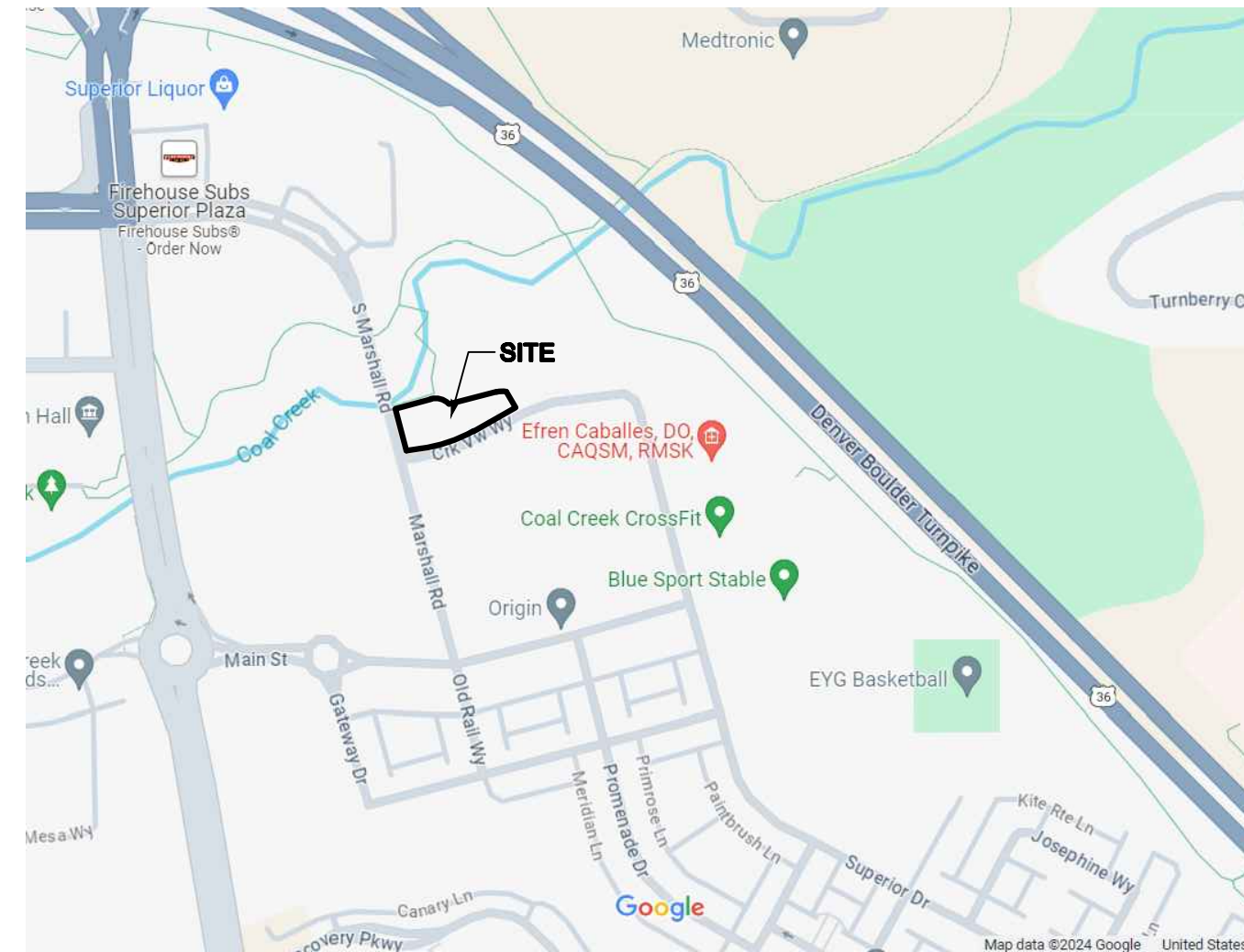
STATE OF _____)
)SS.
 COUNTY OF _____)

FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
 20____, BY _____

MY COMMISSION EXPIRES _____

 NOTARY PUBLIC (SEAL)



Vicinity Map
NOT TO SCALE

Notes

1. LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER ABZ70821628-4, DATED DECEMBER 28, 2023 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°42'37"E ALONG A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T1S N1/16 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. DATE OF FIELDWORK: JANUARY 29, 2024
8. THE INTENT OF THIS PLAT IS TO DIVIDE LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6 INTO TWO INDIVIDUAL LOTS AND TO DEDICATE THE UTILITY EASEMENT SHOWN HEREON.

Owner's Estoppel Certificate

WE, CP VII SUPERIOR, LLC, THE OWNER(S) OF THE PROPERTY INCLUDED IN THE SUBDIVISION, CERTIFY THAT THIS FINAL PLAT AND 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 _____ DATE OF _____, 20____

OWNERS: _____

Manager's Certificate

APPROVED BY THE MANAGER OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____ DATE OF _____, 20____

ATTEST: _____
 MANAGER

Town Clerk Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE TOWN MANAGER ON THIS _____ DAY OF _____, 20____, AND WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____M.

 TOWN CLERK

Recordation Certificate

STATE OF COLORADO)
)SS.
 COUNTY OF BOULDER)

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 CLERK AND RECORDER

BY: _____ DEPUTY BY: _____

Surveyor's Statement

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THIS DRAWING ACCURATELY REPRESENTS SAID SURVEY, AND THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 151, C.R.S., AS AMENDED AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

JOSHUA BREEDLOVE COLORADO P.L.S. #38174
 VICE PRESIDENT, FLATIRONS, INC.

REVISION	DATE
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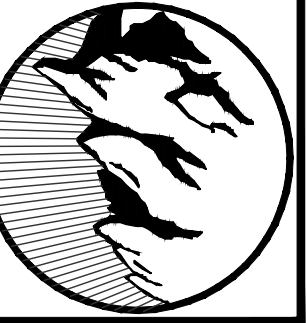
SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

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Flatirons, Inc.
 Land Surveying Services
 www.FlatironsInc.com
 7000 N. BROADWAY,
 SUITE 209
 DENVER, CO 80221
 (303) 936-6997

655 FOURTH AVE
 LONGMONT, CO 80501
 (303) 776-1733

3825 IRIS AVE,
 SUITE 395
 BOULDER, CO 80301
 (303) 443-7001



SIGNATURE

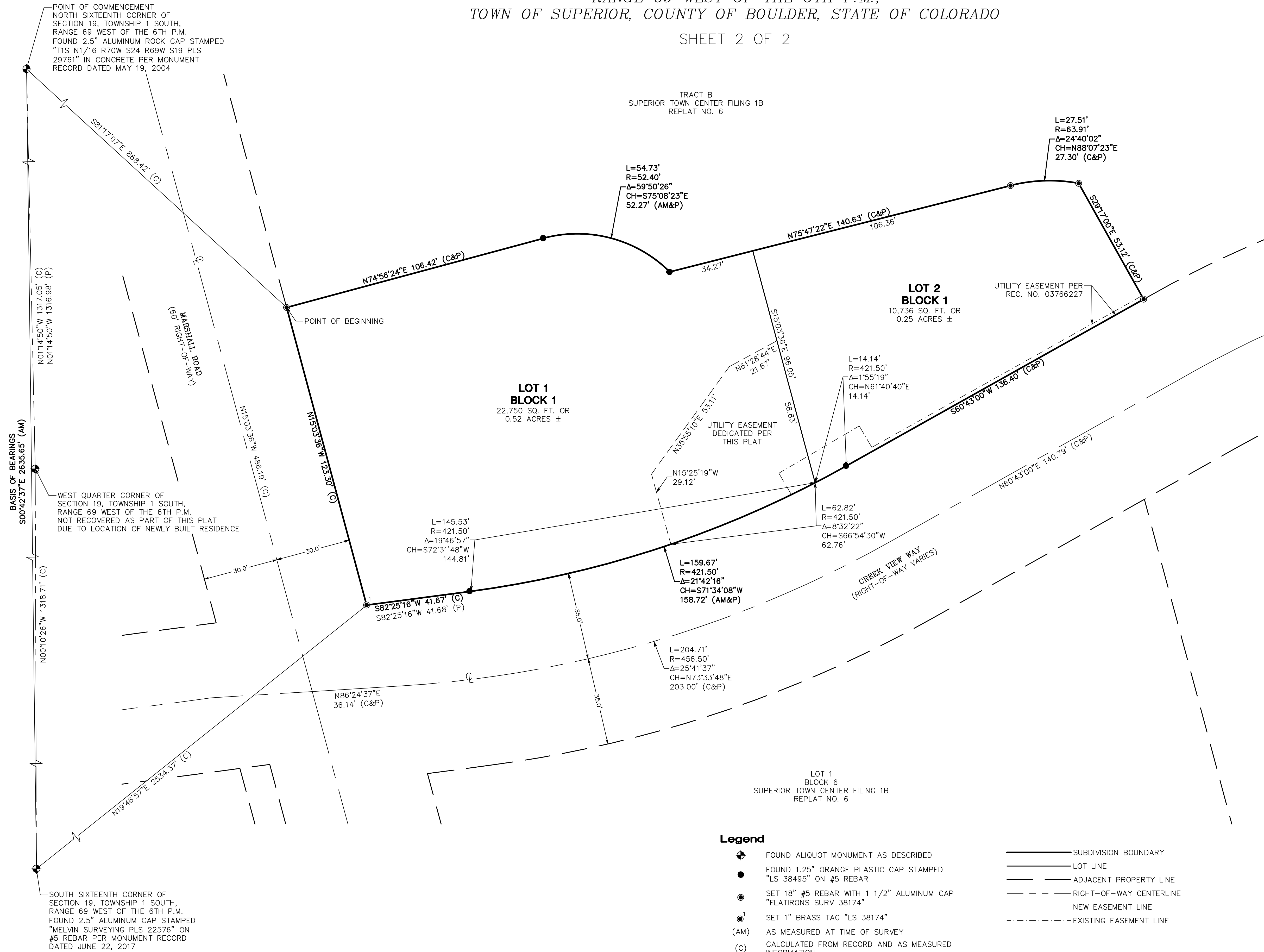
JOB NUMBER:
24-79,985
 DATE:
01-31-2024
 DRAWN BY:
J. STEPHENSON
 CHECKED BY:
JMB/JK/ML

DRAFT
 WORKING COPY ONE
 ONLY FINAL VERSION
 WILL HAVE STAMP AND SIGNATURE

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 4, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
 RANGE 69 WEST OF THE 6TH P.M.,
 TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

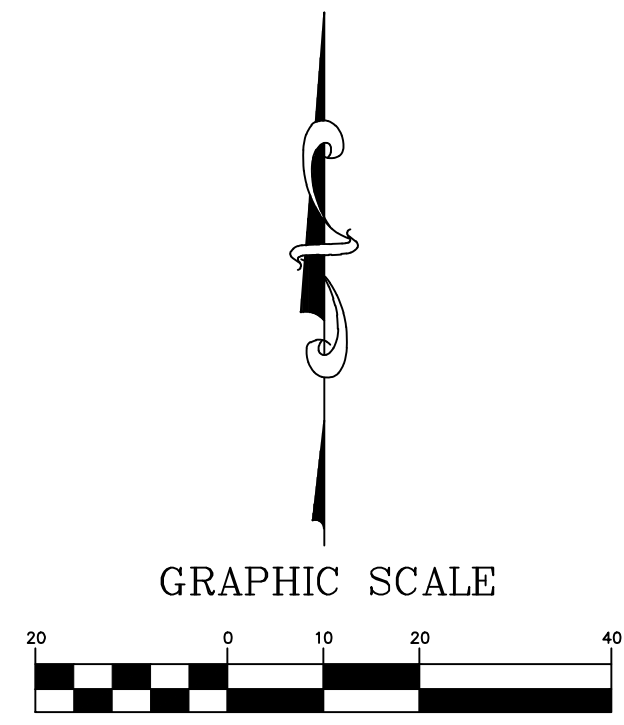
SHEET 2 OF 2



Boundary Closure Report

COURSE: N15°03'36"W	LENGTH: 123.30'
COURSE: N74°56'24"E	LENGTH: 106.42'
LENGTH: 54.73'	RADIUS: 52.40'
DELTA: 059°50'26"	TANGENT: 30.16'
CHORD: 52.27'	COURSE: S75°08'23"E
COURSE: N75°47'22"E	LENGTH: 140.63'
LENGTH: 27.51'	RADIUS: 63.91'
DELTA: 024°40'02"	TANGENT: 13.97'
CHORD: 27.30'	COURSE: N88°07'23"E
COURSE: S29°17'00"E	LENGTH: 53.12'
COURSE: S60°43'00"W	LENGTH: 136.40'
LENGTH: 159.67'	RADIUS: 421.50'
DELTA: 021°42'16"	TANGENT: 80.80'
CHORD: 158.72'	COURSE: S71°34'08"W
COURSE: S82°25'16"W	LENGTH: 41.67'

AREA: 33,486 SQ. FT.
 ERROR CLOSURE: 0.01
 ERROR NORTH: 0.001
 COURSE: N82°14'06"W
 EAST: -0.010
 PRECISION 1: 83983



- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND 1.25" ORANGE PLASTIC CAP STAMPED "LS 38495" ON #5 REBAR
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38174"
 - SET 1" BRASS TAG "LS 38174"
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (P) AS PER THE PLAT OF SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6
 - ⊕ CENTERLINE
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY CENTERLINE
 - - - NEW EASEMENT LINE
 - - - EXISTING EASEMENT LINE

DRAFT
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 ONLY FINAL VERSION
 WILL HAVE STAMP AND SIGNATURE

REVISION	DATE
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SUPERIOR TOWN CENTER FILING 1B
 REPLAT NO. 7

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JOB NUMBER:
 24-79,985
 DATE:
 01-31-2024
 DRAWN BY:
 J. STEPHENSON
 CHECKED BY:
 JMB/JK/ML

SHEET 2 OF 2

BY:JSTEPHENSON FILE:79985-SUB PLAT-C21.DWG DATE:1/31/2024 10:29 AM