

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7

A Replat of Lot 1 of Block 2 and Lot 1 of Block 5 and Lot 1 of Block 8 of Superior Town Center Filing 1B Replat No. 6, Situate in the West Half of Section 19, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

04051156 06/20/2024 03:25 PM
RF: \$33.00 Page 1 of 3
Electronically recorded in Boulder County Colorado. Recorded as received.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the RC SUPERIOR, LLC, a Delaware limited liability company, being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Lot 1 of Block 2 and Lot 1 of Block 5 and Lot 1 of Block 8 of Superior Town Center Filing 1B Replat No. 6 recorded February 14, 2020 as Reception No. 3766227 of the records of Boulder County Recorders, located in the West Half (W/2) of 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 10.092 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 style of SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7 and do hereby dedicate to the public the streets, rights-of-way, easements and tracts for purposes shown herein.

Executed this 25 day of March, 2024.

OWNER:

RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASU VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability partnership, its sole Member
By: Avanti Properties Group II, L.L.P., a Delaware limited liability partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida Corporation, its sole General Partner

By: [Signature]
Name: Marvin Shapiro Its: President

NOTARIAL CERTIFICATE

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 25 day of March, 2024, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.P., a Delaware limited liability partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability partnership, sole member of Superior Town Center ASU VII Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires March 21, 2026 [Signature] (SEAL)
Notary Public



OWNER'S ESTOPPEL CERTIFICATE

We, RC Superior, LLC, a Delaware limited liability company, the owner of the property include in this subdivision, certifies that this final plat, FDP 3-2, Superior Town Center PD Amendment #3, 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.

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

By: [Signature]
Name: Marvin Shapiro Its: President

TENDER'S CONSENT AND SUBORDINATION

The Undersigned, beneficiary under a certain deed of trust encumbering the Property, hereby expressly consents to and joins in the execution and recording of this plat, dedication and easements shown hereon and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this tender's consent and subordination on behalf of the undersigned.

Wells Fargo Bank

By: _____

Name: _____

Title: _____

Acknowledgement

State of _____

County of _____

Acknowledged before me this _____ day of _____ by _____ as _____ of _____

Witness my hand and official seal

My commission expires _____ Notary Public (SEAL)

COUNTY CLERK AND RECORDER 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____, in Book _____, Page _____, Map _____, Reception No. _____, Fees: _____

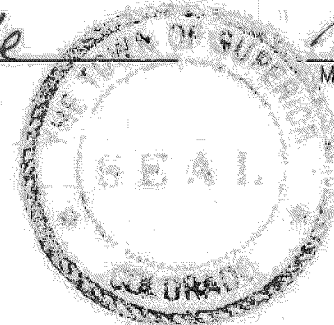
County Clerk and Recorder _____ STATE OF COLORADO)
By: Deputy _____ COUNTY OF BOULDER)

TOWN BOARD CERTIFICATE

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

Witness my hand the corporate seal of the Town of Superior this 22 day of April, 2024.

Attest: [Signature] Town Clerk [Signature] Mayor



PLANNING COMMISSION CERTIFICATE

Recommended approval this 7 day of November, 2023, by the Town of Superior Planning Commission, Resolution No. PC 5 - Series 2023.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument as approved by the Board of Trustees by [Resolution/Ordinance] No. R-7, Series 2024, on this 8 day of January, 2024, and was filed in my office on the 9 day of January, 2024 at 9 o'clock am.

[Signature]
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lot 1 of Block 5 of Superior Town Center Filing 1B Replat No. 6, as bearing South 13°30'36" 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 544.79 feet with all other bearings contained herein relative thereto.

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

NOTICE

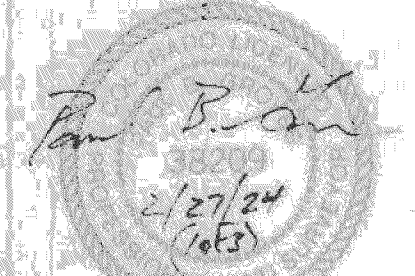
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

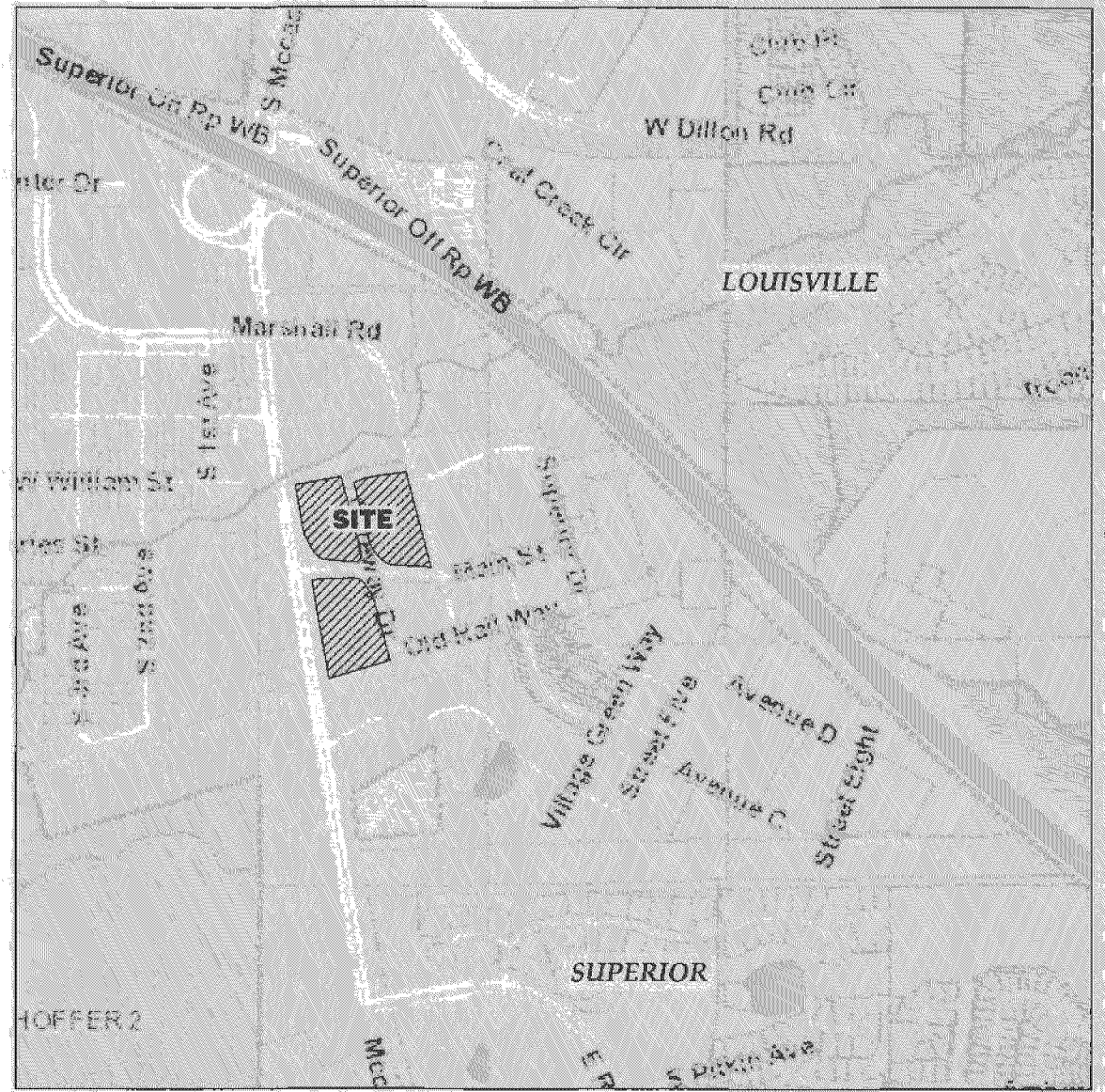
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number: A8270744039, dated September 9, 2021 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

I, Paul B. Groves, 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 51, C.R.S., as amended, and the Town of Superior Municipal Code.



Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #35209



VICINITY MAP
SCALE: 1"=1000'

EASEMENT VACATION STATEMENT

Know all men by these presents: that we, the Superior Metropolitan District No. 2, being sole owner(s) of the Slope Easement being a part of that parcel of land described in that Slope Easement Agreement recorded January 21, 1997 as Reception No. 1671985 of the Records of Boulder County Recorder, Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easements labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the sole owner(s) of said Slope Easement, we have set our hands and seals this _____ day of _____, 20____.

By: _____ As: _____

LAND USE TABLE

LOT 1A, BLOCK 2	2.799 ACRES	28%
LOT 1A, BLOCK 5	3.407 ACRES	34%
LOT 1A, BLOCK 8	3.886 ACRES	38%
TOTAL	10.092 ACRES	100%

DATE:	7/6/2023
FILE NAME:	20210644B-SUB
SCALE:	1"=40'
DRAWN BY:	CSK
CHECKED BY:	PG

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



DATE:	
REVISIONS:	

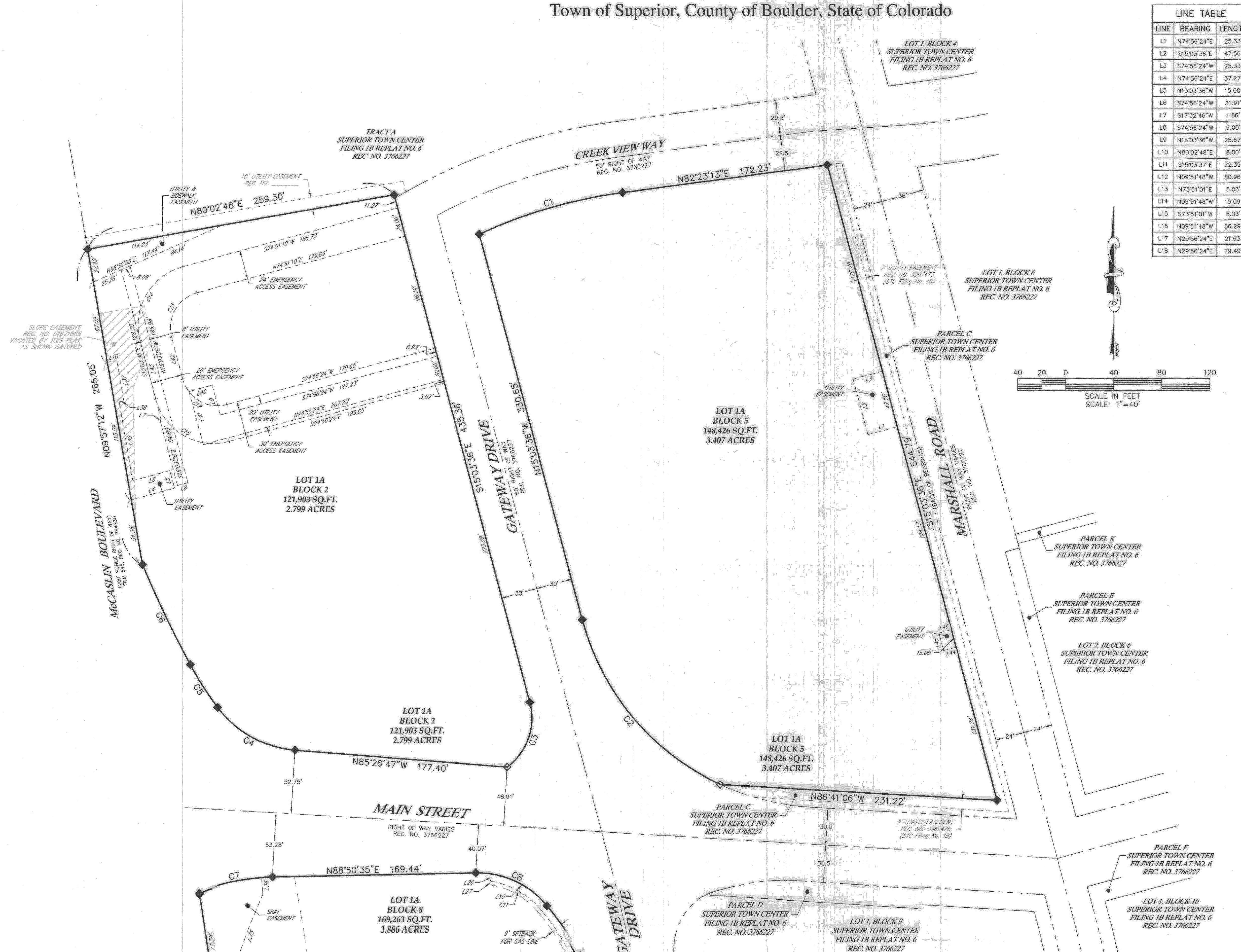
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FOR
CIVIL RESOURCES
8308 COLORADO BOULEVARD, SUITE 200
FIRESTONE, CO 80504

PROJECT #:
20210644-B

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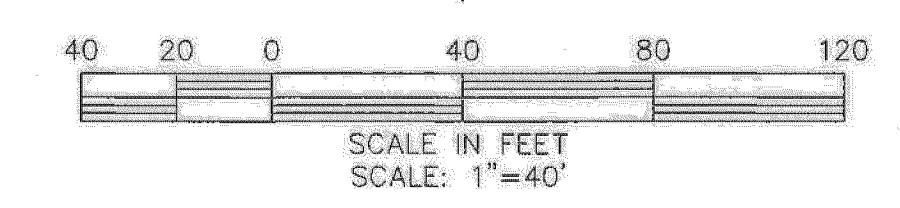


LINE	BEARING	LENGTH
L1	N74°56'24"E	25.33'
L2	S15°03'36"E	47.56'
L3	S74°56'24"W	25.33'
L4	N74°56'24"E	37.27'
L5	N15°03'36"W	15.00'
L6	S74°56'24"W	31.91'
L7	S17°32'48"W	1.86'
L8	S74°56'24"W	9.00'
L9	N15°03'36"W	25.67'
L10	N80°02'48"E	8.00'
L11	S15°03'37"E	22.39'
L12	N09°51'48"W	80.96'
L13	N73°51'01"E	5.03'
L14	N09°51'48"W	15.09'
L15	S73°51'01"W	5.03'
L16	N09°51'48"W	56.29'
L17	N29°56'24"E	21.63'
L18	N29°56'24"E	79.49'

LINE	BEARING	LENGTH
L19	N74°56'24"E	12.41'
L20	S16°09'36"E	27.00'
L21	S73°50'24"W	75.83'
L22	N18°33'00"E	7.48'
L23	S15°03'36"E	43.09'
L24	S74°56'23"W	6.00'
L25	S74°56'23"W	3.00'
L26	S08°54'24"W	6.00'
L27	S08°54'24"W	3.00'
L28	S80°08'12"W	80.94'
L29	S09°51'48"E	8.00'
L30	N80°08'12"E	80.95'
L31	S80°02'48"W	55.76'
L32	S09°51'48"E	12.00'
L33	N80°02'48"E	55.76'
L34	S68°31'04"W	14.26'
L35	S22°33'13"W	69.32'
L36	S04°03'18"E	13.85'

LINE	BEARING	LENGTH
L37	S09°51'12"E	34.00'
L38	S80°02'48"W	4.00'
L39	S09°51'12"E	66.17'
L40	S74°56'24"W	19.97'
L41	S15°03'36"E	45.67'
L42	N15°03'36"W	35.92'
L43	S15°03'36"E	49.91'
L44	S74°56'24"W	10.83'
L45	N15°03'36"W	15.00'
L46	N74°56'24"E	10.83'
L47	S80°02'48"W	17.90'
L48	S33°22'17"W	3.82'
L49	S51°21'25"E	8.86'
L50	S09°51'42"E	12.11'
L51	N80°04'18"E	17.95'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	124.72'	421.95'	16°56'10"	124.22'	N73°55'08"E
C2	184.03'	210.00'	50°12'35"	178.20'	N40°09'50"W
C3	60.28'	50.00'	69°04'40"	56.70'	S19°28'44"W
C4	75.70'	89.50'	48°27'32"	73.46'	N61°13'01"W
C5	42.32'	279.50'	8°40'34"	42.28'	N32°38'57"W
C6	92.00'	979.50'	5°22'53"	91.96'	N25°37'14"W
C7	162.23'	177.50'	20°05'09"	61.91'	N78°48'01"E
C8	67.52'	75.00'	51°35'00"	65.26'	S65°21'55"E
C9	114.72'	351.82'	18°40'57"	114.21'	S30°13'57"E
C10	54.35'	75.00'	41°31'11"	53.17'	N60°20'01"W
C11	50.00'	69.00'	41°31'11"	48.91'	N60°20'01"W
C12	47.12'	30.00'	90°00'00"	42.43'	S60°03'36"E
C13	47.08'	30.00'	89°54'46"	42.39'	S29°53'47"W
C14	78.46'	50.00'	89°54'48"	70.66'	S29°53'46"W
C15	78.54'	50.00'	90°00'02"	70.71'	S60°03'36"E
C16	110.98'	73.00'	87°06'22"	100.60'	N08°04'43"W
C17	48.88'	50.00'	57°09'30"	47.84'	S48°31'24"W
C18	26.34'	27.00'	55°53'45"	25.31'	N45°53'31"E
C19	18.98'	24.00'	45°18'30"	18.49'	S41°12'15"W
C20	30.25'	54.00'	32°05'35"	29.85'	N34°35'48"E
C21	10.33'	182.14'	3°14'57"	10.33'	N48°50'24"E



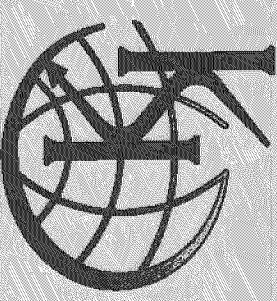
LEGEND

- EASEMENT LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- ◆ FOUND #4 REBAR WITH BLUE PLASTIC CAP LS 38209
- ◇ FOUND RIVET WITH BRASS TAG, LS 38209
- FOUND #4 REBAR WITH GREEN PLASTIC CAP LS 34995
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209

Paul B. Groves
 2/27/24
 (2023)

Paul B. Groves - On Behalf Of King Surveyors
 Colorado Licensed Professional
 Land Surveyor #38209

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



REVISIONS:

NO.	DATE	DESCRIPTION

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 FOR
 CIVIL RESOURCES
 8308 COLORADO BOULEVARD, SUITE 200
 FIRESTONE, CO 80504

PROJECT #:
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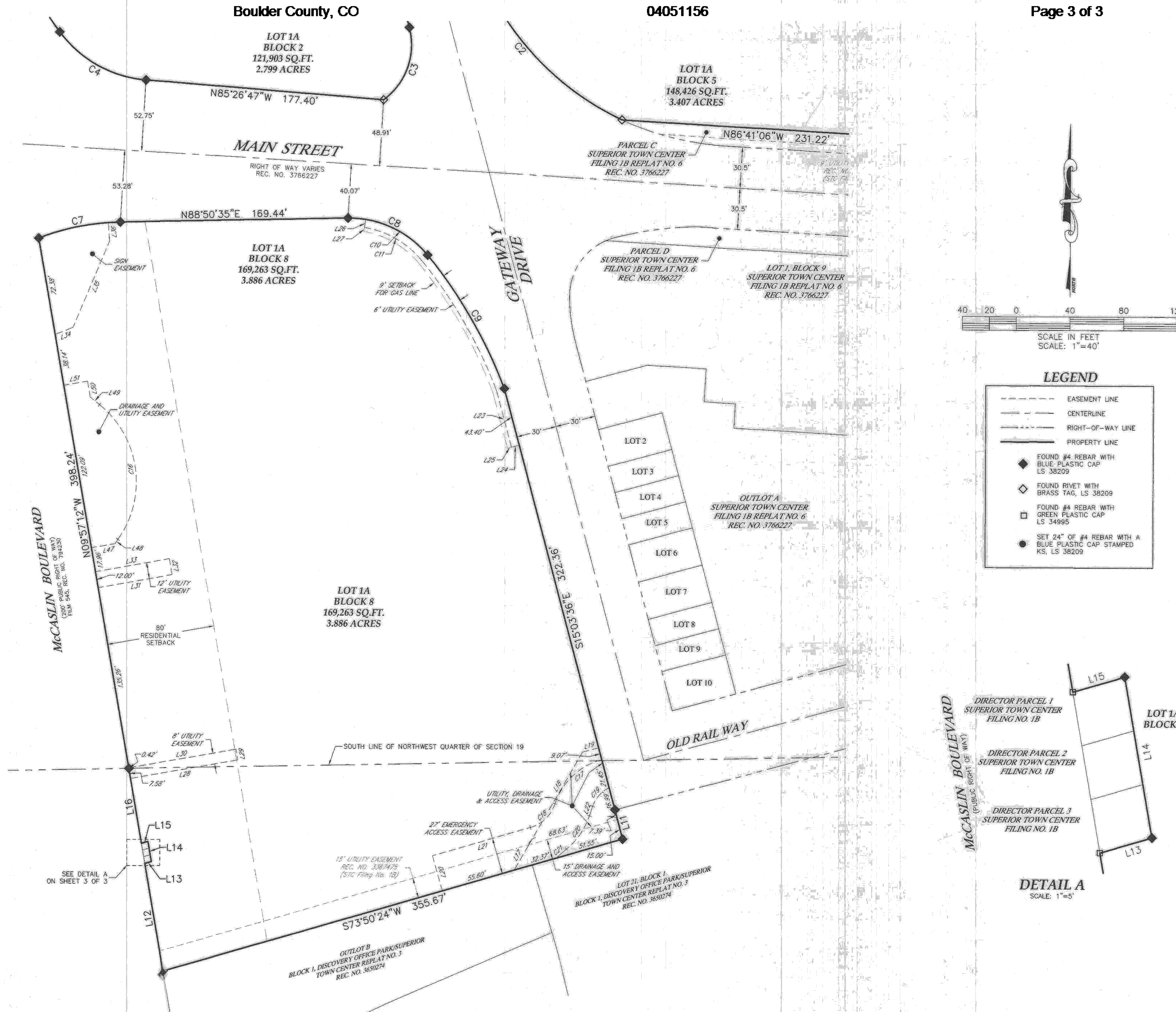
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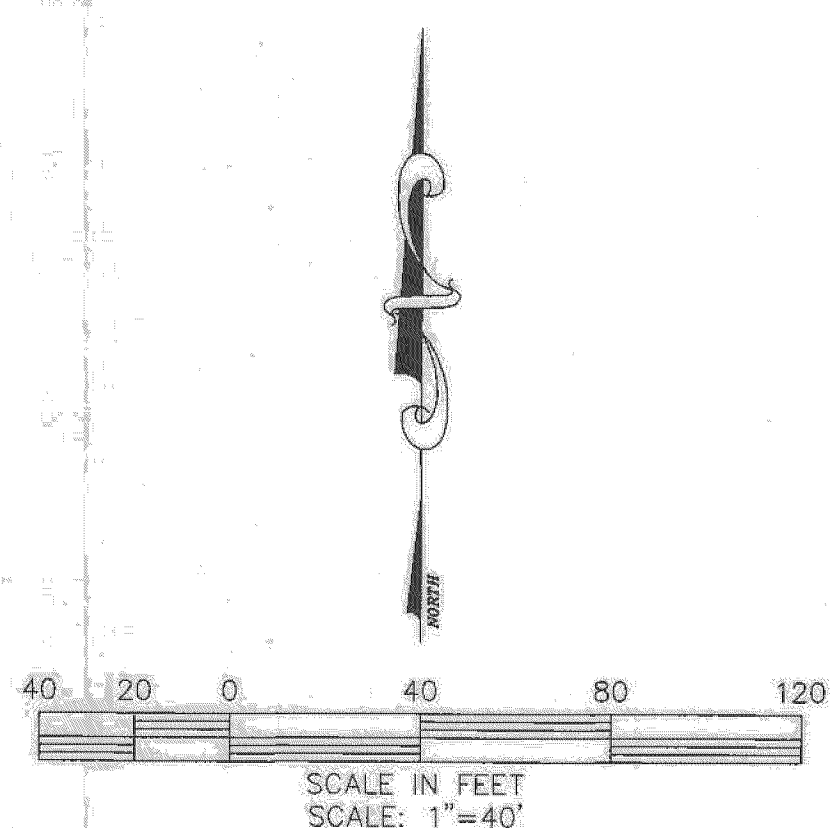
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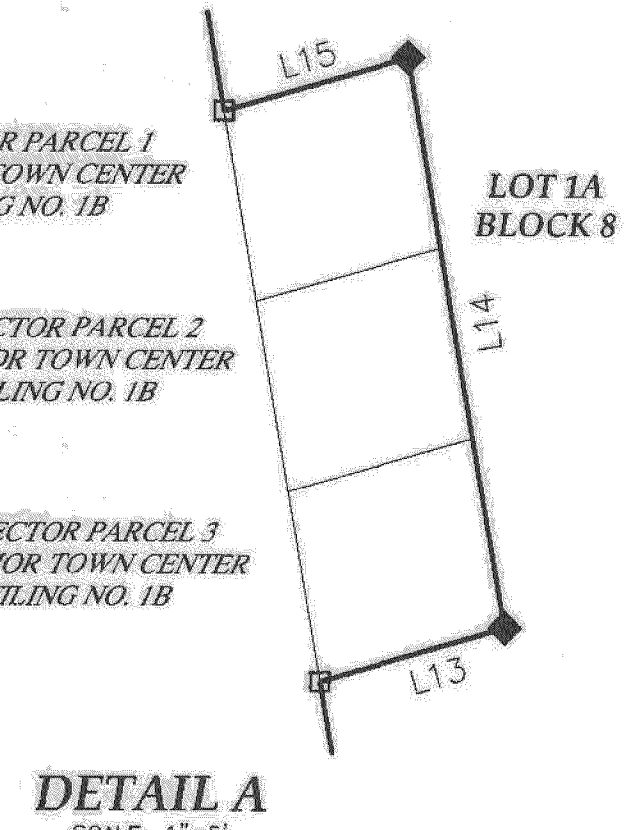
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 2/27/24
 SFG

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3
 SHEET 3 OF 3