

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-1
SERIES 2017

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF THE VACATION OF FOUR EASEMENTS ON LOTS 3A AND 3B, BLOCK 1, MARSHALL ROAD RIGHT-OF-WAY AND TRACT B, SUPERIOR TOWN CENTER

WHEREAS, the original 2012 Superior Town Center Filing 1 included a sanitary sewer line easement, a trail easement, a drainage easement, and a slope and wall easement (the "Easements");

WHEREAS, the Easements are no longer necessary for the Superior Town Center development and the applicant has requested that the Easements be vacated;

WHEREAS, the Planning Commission reviews easement vacation requests and makes a recommendation to the Board of Trustees under Section 16-9-10(b)(2) of the Superior Municipal Code;

WHEREAS, vacation of the Easements will benefit the Town by facilitating development of Lots 3A and 3B, Block 1, Superior Town Center.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby recommends that the Board of Trustees vacate the sanitary sewer line easement, the trail easement, the drainage easement and the slope and wall easement located on Lots 3A and 3B, Block 1, the Marshall Road right-of-way and Tract B, Superior Town Center, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference.

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:


8 "yes" votes

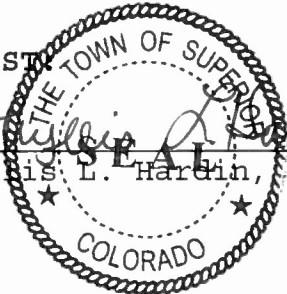
0 "no" votes

ADOPTED this 7th day of February, 2017.


Jim Sawtelle, Chairperson

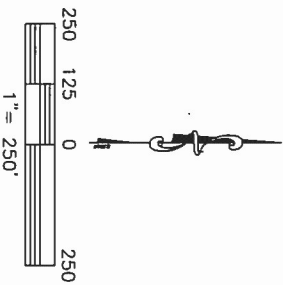
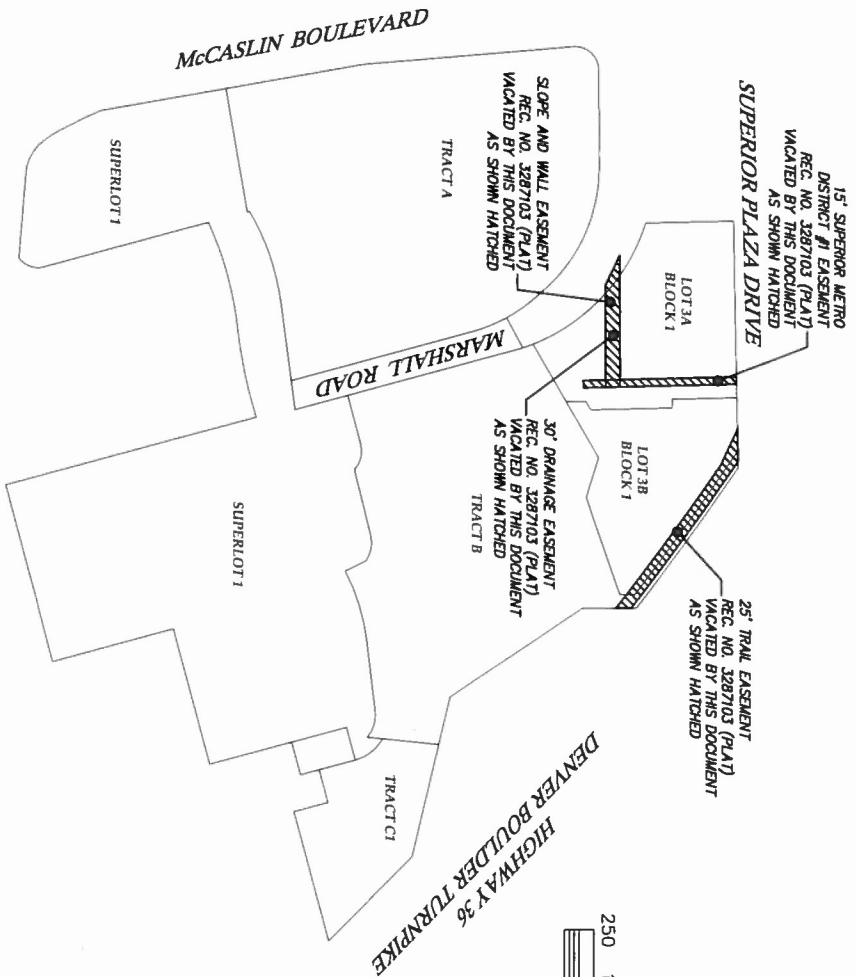
ATTEST


Phyllis L. Hardin, Town Clerk-Treasurer



VACATION EXHIBIT

FOR MULTIPLE EASEMENTS CREATED BY SUPERIOR TOWN CENTER FILING NO. 1
 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



PRELIMINARY

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

NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

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)



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821

www.kingsurveyors.com

PROJECT NO: 20160677

DATE: 1/23/2017

CLIENT: TOWN OF SUPERIOR

DWG: 20160677EHX-VAC

DRAWN: CSK CHECKED: RLE

PROPERTY DESCRIPTION

Vacation of Easement

A parcel of land for easement purposes being vacated and being a portion of Lot 3A, Block 1 of the Final Subdivision Plat of Superior Town Center Filing No. 1B Replat No. 3 recorded December 01, 2016 as Reception No. 03560623 of the Records of Boulder County, located in the Northwest Quarter (NW 1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado, and more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 3A Block 1 and assuming the North line of said Superior Town Center Filing No. 1B Replat No. 3 as bearing North 88°42'50" East a distance of 510.45 feet with all bearings contained herein relative thereto:

THENCE North 88°42'50" East along said North line a distance of 322.70 to the Westerly line of a 15 foot wide Superior Metro District #1 Easement dedicated by action of Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3287103 of the records of Boulder County and to the **POINT OF BEGINNING**;

The following Four (4) courses are along the Northerly, Easterly, Southerly, and Westerly lines of said Superior Metro District #1 Easement:

THENCE North 88°42'50" East a distance of 15.00 feet;

THENCE South 01°17'10" East a distance of 318.53 feet;

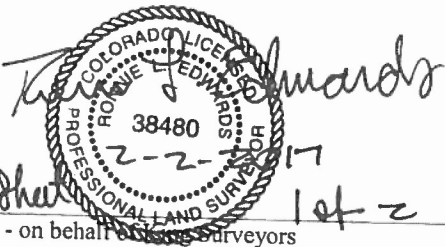
THENCE South 88°42'50" West a distance of 15.00 feet;

THENCE North 01°17'10" West a distance of 318.53 feet to the **POINT OF BEGINNING**.

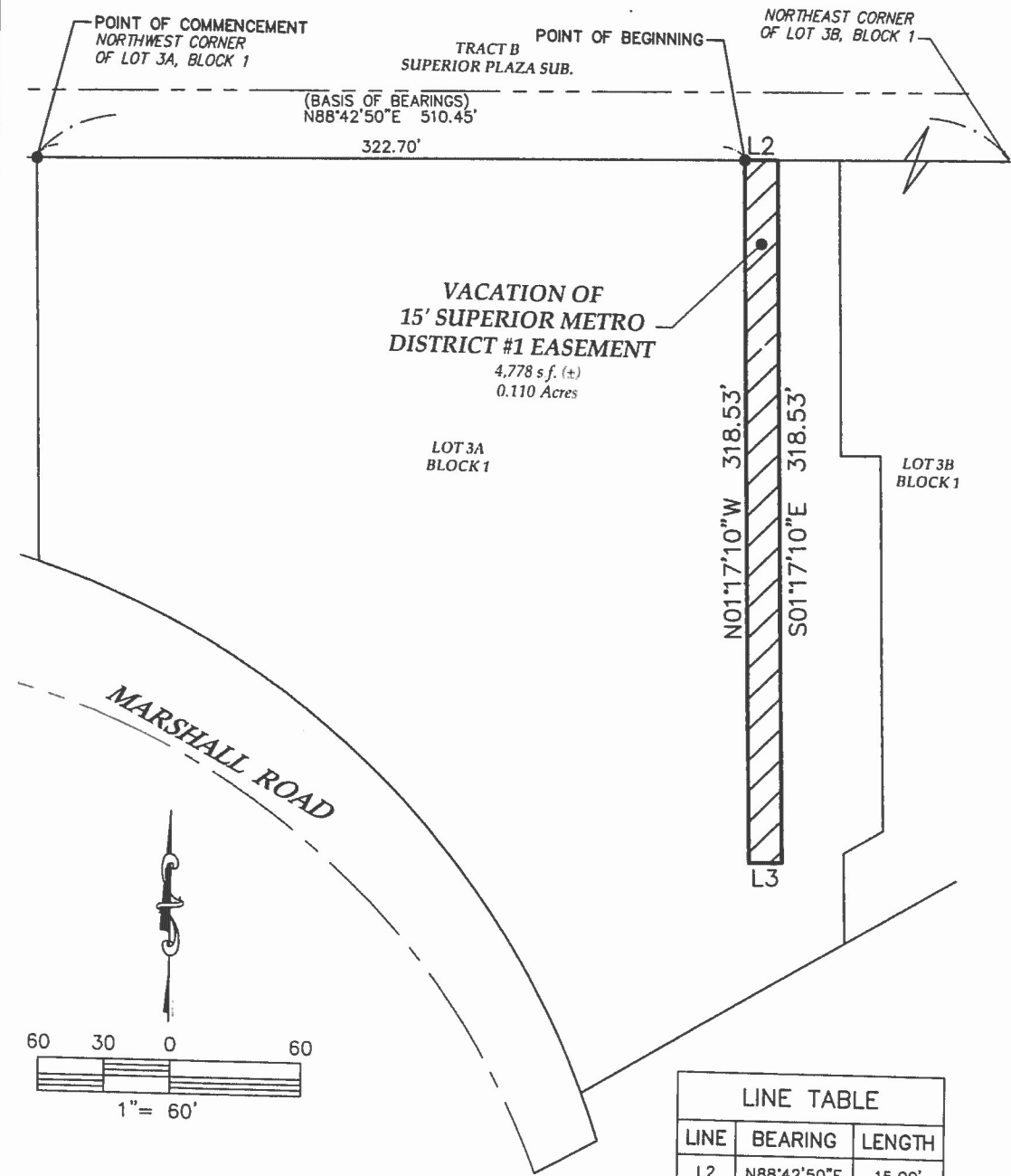
Said parcel of land contains a total of 4,778 square feet, or 0.110 Acres more or less.

SURVEYORS STATEMENT

I, Ronnie L. Edwards, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.


Ronnie L. Edwards - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480

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LINE TABLE		
LINE	BEARING	LENGTH
L2	N88°42'50"E	15.00'
L3	S88°42'50"W	15.00'

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Ronnie L. Edwards

2-2-2017

Ronnie L. Edwards - On Behalf Of King Surveyors
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PROJECT NO: 20160677-A
 DATE: 2-2-2017
 CLIENT: CIVIL RESOURCES
 DWG: 20160677-A EXH
 DRAWN: TJJ CHECKED: RE

PROPERTY DESCRIPTION

Vacation of Easement

A parcel of land for easement purposes being vacated and being a portion of Lot 3B, Block 1 and Tract B of the Final Subdivision Plat of Superior Town Center Filing No. 1B Replat No. 3 recorded December 01, 2016 as Reception No. 03560623 of the Records of Boulder County, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado, and more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 3A, Block 1 and assuming the North line of said Superior Town Center Filing No. 1B Replat No. 3 as bearing North 88°42'50" East a distance of 510.45 feet with all bearings contained herein relative thereto:

THENCE North 88°42'50" East along said North line a distance of 465.54 to the Northwesterly corner of a 25 foot wide Trail Easement dedicated by action of Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3287103 of the records of Boulder County and to the **POINT OF BEGINNING**;

The following Five (5) courses are along the Northerly, Easterly, Southerly, and Westerly lines of said 25 foot wide Trail Easement:

THENCE North 88°42'50" East along said North line a distance of 66.71 feet to the beginning point of a curve, being non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Southwest a distance of 375.36 feet, said curve has a radius of 5,595.00 feet, a Delta of 03°50'38" and is subtended by a Chord bearing South 53°53'43" East a distance of 375.29 feet to the Easterly line of said Tract B of the Final Subdivision Plat of Superior Town Center Filing No. Replat No. 3;

THENCE South 00°09'03" East along said Easterly line a distance of 31.85 feet to the beginning point of a curve, being non-tangent to the aforesaid line;

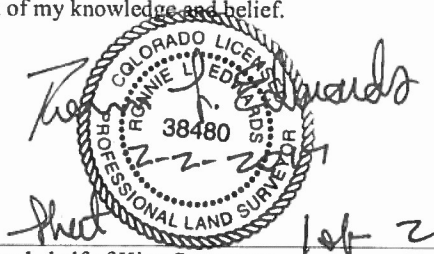
THENCE along the arc of a curve concave to the Southwest a distance of 366.49 feet, said curve has a radius of 5,570.00 feet, a Delta of 03°46'12" and is subtended by a Chord bearing North 53°39'21" West a distance of 366.42 feet;

THENCE North 65°21'19" West a distance of 82.35 feet to the **POINT OF BEGINNING**.

Said parcel of land contains a total of 10,475 square feet, or 0.241 Acres more or less.

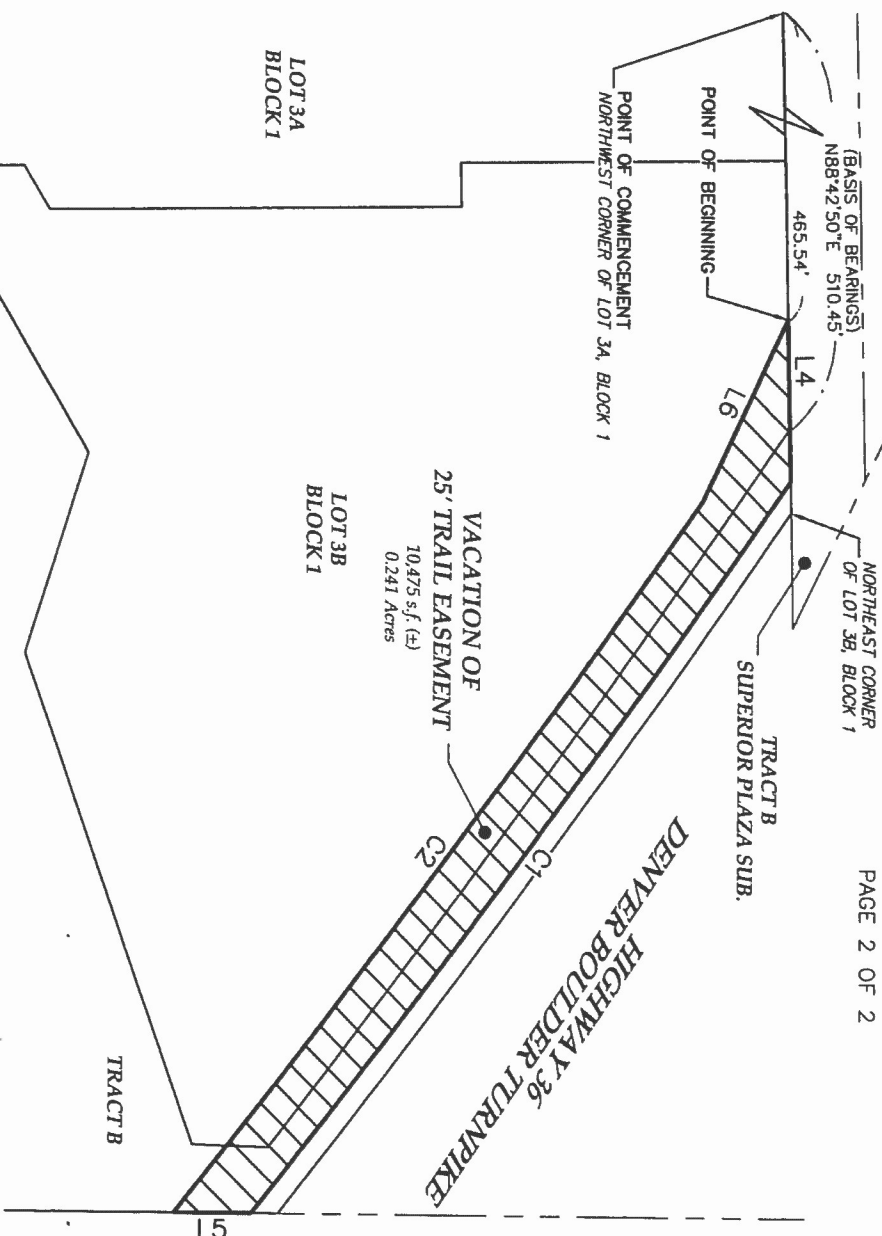
SURVEYORS STATEMENT

I, Ronnie L. Edwards, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



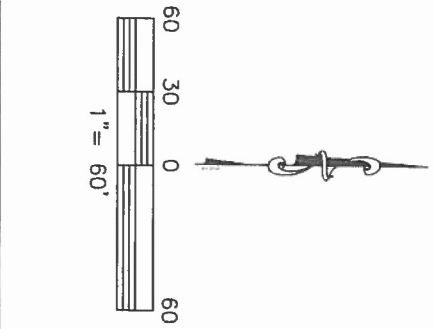
Ronnie L. Edwards - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480

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LINE	BEARING	LENGTH
L4	N88°42'50"E	66.71'
L5	S00°09'03"E	31.85'
L6	N65°21'19"W	82.35'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	375.36'	5595.00'	3°50'38"	375.29'	S53°53'43"E
C2	366.49'	5570.00'	3°46'12"	366.42'	N53°39'21"W

Ronnie L. Edwards - *Ronnie L. Edwards*
 Colorado Licensed Professional
 Land Surveyor #38480
 King Surveyors
 2022



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PROJECT NO: 20160677-A
 DATE: 2-2-2017
 CLIENT: CIVIL RESOURCES
 DWG: 20160677-A EXH
 DRAWN: TJJ CHECKED: RE

PROPERTY DESCRIPTION

Vacation of Easement

A parcel of land for easement purposes being vacated and being a portion of Lot 3A, Block 1 of the Final Subdivision Plat of Superior Town Center Filing No. 1B Replat No. 3 recorded December 01, 2016 as Reception No. 03560623 of the Records of Boulder County, and a portion of Marshall Road Right of way dedicated by action of said Final Subdivision Plat of Superior Town Center, situate in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 3A, Block 1 and assuming the North line of said Superior Town Center Filing No. 1B Replat No. 3 as bearing North 88°42'50" East a distance of 510.45 feet with all bearings contained herein relative thereto:

THENCE North 88°42'50" East along said North line a distance of 65.30 feet;
THENCE South 01°17'10" East a distance of 237.82 feet to the Northwesterly corner of a 30 foot wide Drainage Easement and the Northwesterly corner of a Slope & Wall Easement dedicated by action of Superior Town Center Filing No. 1 recorded February 4, 2013 as Reception No. 3287103 of the records of Boulder County to the **POINT OF BEGINNING**;

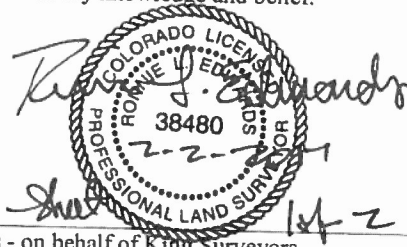
The following Four (4) courses are along the Northerly, Easterly, Southerly and Westerly lines of said 30 foot wide Drainage Easement and Slope & Wall Easement:

THENCE North 89°39'18" East a distance of 272.44 feet;
THENCE South 01°17'10" East a distance of 30.00 feet;
THENCE South 89°39'18" West a distance of 210.17 feet;
THENCE North 64°47'52" West a distance of 69.56 feet to the **POINT OF BEGINNING**.

Said parcel of land contains a total of 7,239 square feet, or 0.166 Acres more or less.

SURVEYORS STATEMENT

I, Ronnie L. Edwards, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Ronnie L. Edwards - on behalf of King Surveyors
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POINT OF COMMENCEMENT
NORTHWEST CORNER
OF LOT 3A, BLOCK 1

NORTHEAST CORNER
OF LOT 3B, BLOCK 1

N88°42'50"E 510.45'
(BASIS OF BEARINGS)

TRACT B
SUPERIOR PLAZA SUB.

65.30'

S01°17'10"E 237.82'

LOT 3A
BLOCK 1

LOT 3B
BLOCK 1

VACATION OF
30' DRAINAGE EASEMENT AND
SLOPE & WALL EASEMENT

7,239 s.f. (±)
0.166 Acres

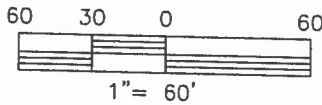
POINT OF BEGINNING

N89°39'18"E 272.44'

MARSHALL ROAD

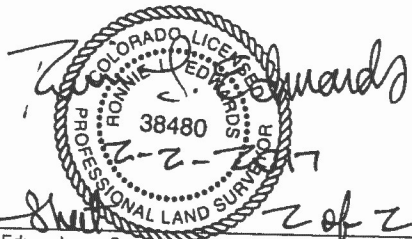
S89°39'18"W 210.17'

PREVIOUS LOT LINE
LOT 2, BLOCK 14
SUPERIOR TOWN CENTER FILING NO. 1



LINE TABLE

LINE	BEARING	LENGTH
L1	S01°17'10"E	30.00'
L2	N64°47'52"W	69.56'



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