Preliminary and Final Subdivision Plat of
ROCK CREEK RANCH FILING NO. 12A

Being a Replat of a Portion of Tracts E, H, I and K, Rock Creek Ranch Filing No. 12,
Situate in the Southeast 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 Superior–Rock Creek LLC, a Colorado limited liability company and Town of Superior, a municipal corporation of the State of Colorado, being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Parcel A:

Tract E, Rock Creek Ranch Filing No. 12 recorded December 7, 1992 as Reception No. 01246125 of the Records of Boulder County, situate in the Southeast Quarter (SE1/4) 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.

EXCEPTING THEREFROM those portions of said Tract E conveyed to the Department of Transportation, State of Colorado, described in deeds recorded September 27, 1999 at Reception No. 1985322 and March 15, 2013 at Reception No. 03297209 of the Records of Boulder County, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said section 19 and assuming the East line of the Southeast Quarter of the Southeast Quarter of said Section 19 as bearing North 00°10'20" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1313.91 feet with all other bearings contained herein relative thereto;

THENCE North 00°10'20" West along said East line a distance of 499.65 feet;
THENCE South 89°49'40" West a distance of 24.90 feet to the Southeast corner of said Tract E, Rock Creek Ranch Filing No. 12 and to the POINT OF BEGINNING;
THENCE South 89°00'21" West along the Southerly line of said Tract E a distance of 80.57 feet;
THENCE North 09°34'33" West a distance of 116.48 feet;
THENCE North 04°07'49" East a distance of 138.96 feet;
THENCE North 50°13'37" West a distance of 780.75 feet to the Northerly line of said Tract E;
The following Four (4) courses are along the Northerly and Easterly lines of said Tract E:
THENCE North 88°57'10" East a distance of 38.24 feet;
THENCE South 50°13'37" East a distance of 790.36 feet;
THENCE South 19°42'54" East a distance of 130.31 feet;
THENCE South 00°09'34" East a distance of 123.94 feet to the POINT OF BEGINNING.

Said described Parcel A contains 19.029 Acres, more or less (±).

Parcel B:

Tracts H, I, and K, Rock Creek Ranch Filing No. 12 recorded December 7, 1992 as Reception No. 01246125 of the Records of Boulder County, situate in the Southeast Quarter (SE1/4) 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.

EXCEPTING THEREFROM that portion of said Tract H conveyed to the Department of Transportation, State of Colorado described in that deed recorded November 5, 1999 at Reception No. 1997461 of the Records of Boulder County, and that portion of said Tract I conveyed to the Department of Transportation, State of Colorado described in that deed recorded November 5, 1999 at Reception No. 1997462 of the Records of Boulder County, and also that portion of Tract K conveyed to the Department of Transportation, State of Colorado described in that deed recorded November 5, 1999 at Reception No. 1997463 of the Records of Boulder County, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said section 19 and assuming the East line of the Southeast Quarter of the Southeast Quarter of said Section 19 as bearing North 00°10'20" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1313.91 feet with all other bearings contained herein relative thereto;

THENCE North 00°10'20" West along said East line a distance of 499.65 feet;
THENCE South 89°49'40" West a distance of 24.90 feet to the Southeast corner of said Tract E, Rock Creek Ranch Filing No. 12 and to the POINT OF BEGINNING;
THENCE South 00°09'34" East along the East line of said Rock Creek Ranch Filing 12 a distance of 486.94 feet;
THENCE North 09°34'33" West a distance of 492.40 feet to the South Line of Tract E of said Rock Creek Ranch Filing 12;
THENCE North 89°00'21" East along said South line a distance of 80.57 feet to the POINT OF BEGINNING.

Said described Parcel B contains 2.636 Acres, more or less (±).

Said described Parcel A and Parcel B in total contain 21.665 Acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots, blocks and tracts, as shown on this plat, under the name and style of ROCK CREEK RANCH FILING NO. 12A and do hereby dedicate to the public the streets, rights–of–way, easements, tracts and outlots for purposes shown herein.

Executed this _____ day of _____, 20___.

OWNER: Superior–Rock Creek LLC, a Colorado limited liability company

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 20 ___,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

INTENT NOTE

The purpose of this plat is to Replat portions Tract E, I H and K of Rock Creek Ranch Filing No. 12 to create new Lots, Outlots, Tracts, and Right of Way; and to vacate and dedicate easements required to accommodate the proposed uses and infrastructure of the project.

CERTIFICATE OF OWNERSHIP

I certify that I, _____, am an owner representative of the property and consent to this plat.

In witness whereof I hereunto set my hand this_____ day of _____, 20 ___.

_____
Mayor, Town of Superior

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF BOULDER)

The foregoing certificate of ownership was acknowledged before me

this _____ day of _____, 20___, by _____

My commission expires _____ _____ (SEAL)
Notary Public

LIENHOLDER(S):

By: _____ As:_____

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 20 ___,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

OWNERSHIP AND MAINTENANCE NOTE

1. Ownership of Tracts A through G shall be deeded to the homeowner's association
   i) concurrently with the recordation of this plat or
   ii) at the time of establishment of the homeowner's association, whichever event occurs later in time.
2. Tracts A through G are hereby dedicated as Blanket Utility and Drainage Easements for the purposes identified on the plat. (See Table below)
3. All drainage facilities located within Tracts A through G will be owned, operated and maintained by the homeowner's association.
4. The Sound Wall Easements located within Tract D and Tract E, and Lots 10 through 22, Block 2, will be owned and maintained by the homeowners association.
5. Underground water and reuse water mains and appurtenances located within Tract E and Tract F shall be owned and maintained by the Town of Superior.

PARCEL	ACRES	USE	OWNED AND MAINTAINED BY
OUTLOT A	1.552 ACRES	BLANKET UTILITY, DRAINAGE & PUBLIC ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT	TOWN OF SUPERIOR
OUTLOT B	2.720 ACRES	BLANKET DRAINAGE EASEMENT AND PUBLIC ACCESS EASEMENT AND UTILITY EASEMENT	TOWN OF SUPERIOR
OUTLOT C	1.607 ACRES	BLANKET DRAINAGE EASEMENT AND PUBLIC ACCESS EASEMENT	TOWN OF SUPERIOR
OUTLOT D	0.634 ACRES	BLANKET UTILITY, DRAINAGE & PUBLIC ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT	TOWN OF SUPERIOR
OUTLOT E	2.002 ACRES	BLANKET DRAINAGE EASEMENT AND UTILITY & ACCESS EASEMENT AND UTILITY & DRAINAGE EASEMENT	TOWN OF SUPERIOR
TRACT A	0.117 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION
TRACT B	0.172 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION
TRACT C	0.193 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION
TRACT D	0.069 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT AND SOUND WALL EASEMENT	HOMEOWNER ASSOCIATION
TRACT E	0.425 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT AND SOUND WALL EASEMENT	HOMEOWNER ASSOCIATION
TRACT F	1.044 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT AND WATERLINE EASEMENT AND PUBLIC ACCESS EASEMENT	HOMEOWNER ASSOCIATION
TRACT G	0.139 ACRES	BLANKET UTILITY & DRAINAGE EASEMENT	HOMEOWNER ASSOCIATION

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 _____day of _____, 20 ___

Attest: _____ _____
Town Clerk Mayor

PLANNING COMMISSION CERTIFICATE

Recommended approval this_____ day of_____, 20___. by the Town of Superior Planning Commission, Resolution No. PC_____ \– Series 20____.

TOWN CLERK CERTIFICATE

I hereby certify that this instrument as approved by the Board of Trustees by {Resolution/Ordinance} No. _____, Series 20___, on this_____ day of _____, 20___, and was filed in my office on the _____ day of _____, 20___, at ____o'clock __m.

_____
Town Clerk

PLAT NOTES

The property contained within this plat is subject to an Avigation Easement Agreement recorded at Reception No. 01220832 of the Records of Boulder County.

VACATION NOTE

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.

VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being owner(s) of that portion of an Access Easement being a part of Tract K, Rock Creek Ranch Filing No. 12 recorded December 7, 1992 as Reception No. 01246125 of the Records of Boulder County, located in the Southeast Quarter of 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 Access Easement as shown on Sheet 4 as labeled "VACATED BY THIS PLAT AS SHOWN HATCHED".

In witness whereof, and being the owner(s) of said Easements. We have set our hands

and seals this _____ day of _____ , 20 _____.

By:_____ As: _____

VACATION STATEMENT

Know all men by these presents: that we, the Superior Metropolitan District No. 1, being owner(s) of the easements as listed therein:

* Easement being that parcel of land described in that Easement Agreement recorded September 14, 1993 as Reception No. 1337020 of the Records of Boulder County Recorder,

* Easement being that parcel of land described in that Easement Agreement recorded September 17, 1997 as Reception No. 1731599 of the Records of Boulder County Recorder,

located in the Southeast Quarter of 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 said easements.

In witness whereof, and being the owner(s) of said Easements. We have set our hands

and seals this _____ day of _____ , 20 _____

By:_____ As: _____

LAND USE TABLE

PARCELS	ACREAGE	%
LOTS (62)	7.876 ACRES	36.3%
OUTLOTS (5)	8.515 ACRES	39.3%
TRACTS (7)	2.159 ACRES	10.0%
RIGHT OF WAY	3.115 ACRES	14.4%
TOTAL	21.665 ACRES	100.0%

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of the Southeast Quarter of Section 19, T.1S., R.69W., as bearing North 00°10'20" West, 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 1313.91 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 Commitments as listed and as prepared by Stewart Title Guaranty Company to delineate the aforesaid information.

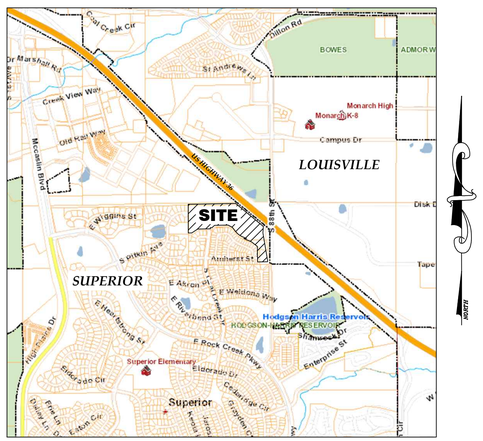
- Title Commitment Number 17000311272, dated October 27, 2017
- Title Commitment Number 18000310502, dated May 23, 2018

SURVEYOR'S CERTIFICATE

I, Ronnie L. Edwards, 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.

PRELIMINARY

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



VICINITY MAP
(NOT TO SCALE)

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

DATE:	1/16/2018
FILE NAME:	20160908SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	RLE

REVISIONS:		DATE:
REVISED PER TOWN COMMENTS	CSK	4/11/18
REVISED PER COMMENTS	CSK	6/4/18
REVISED PER COMMENTS	CSK	7/13/18

ROCK CREEK RANCH FILING NO. 12A
FOR
CIVIL RESOURCES
323 5TH STREET
FREDERICK, CO 80530

PROJECT #: 20160908

1

SHEET 1 OF 5

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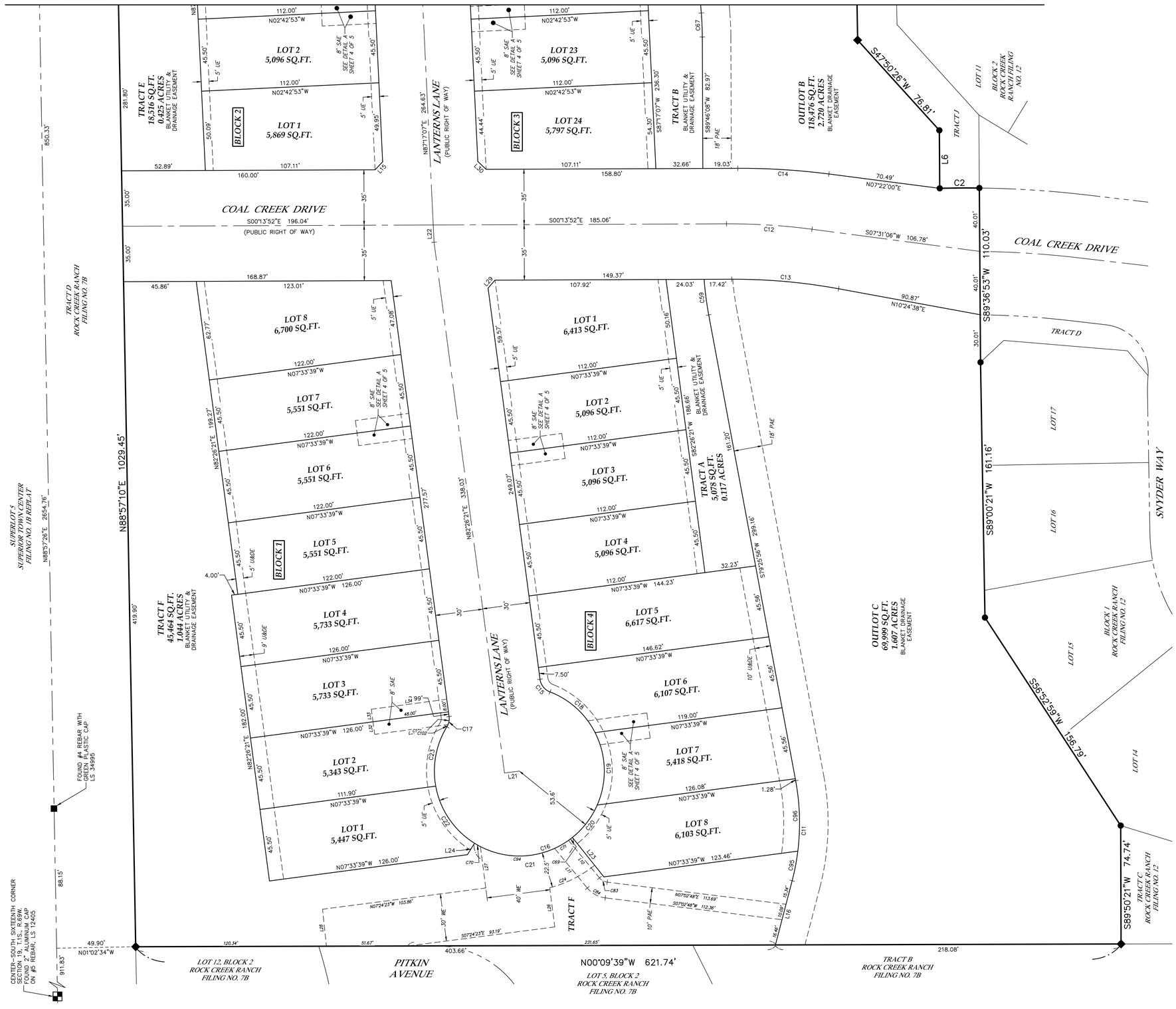
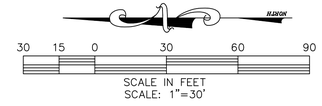
Preliminary and Final Subdivision Plat of
ROCK CREEK RANCH FILING NO. 12A

SEE SHEET 3 OF 5

SEE SHEET 3 OF 5



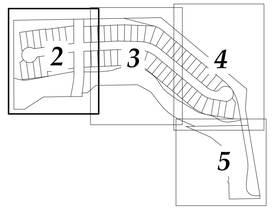


LEGEND

	CENTERLINE
	EASEMENT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	ADJACENT PARCEL
	PROPERTY LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATERLINE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SAE	SHARED ACCESS EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
SWE	SOUND WALL EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&SWE	UTILITY, DRAINAGE AND SOUND WALL EASEMENT
	FOUND ALIQUOT CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	FOUND #5 REBAR WITH ALUMINUM CAP, LS 12405
	SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 38480
	CALCULATED POSITION

** FOR LINE AND CURVE TABLE SEE SHEET 5 OF 5 **

SHEET INDEX



BLOCK 3 EASEMENT NOTES

1. Back of lot easements for Lots 1 through 11 of Block 3, shall be Utility Easement.

2. Back of lot easements for Lots 12 through 19 of Block 3, shall be Utility and Drainage Easement.

3. Back of lot easements for Lots 20 through 24 of Block 3, shall be Utility Easement.

PRELIMINARY

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

DATE:	1/16/2018
FILE NAME:	20160908SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	RLE

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

REVISIONS:		DATE:
REVISED PER TOWN COMMENTS	CSK	4/11/18
REVISED PER COMMENTS	CSK	6/4/18
REVISED PER COMMENTS	CSK	7/13/18

ROCK CREEK RANCH FILING NO. 12A
FOR
CIVIL RESOURCES
323 5TH STREET
FREDERICK, CO 80530

PROJECT #: 20160908

2

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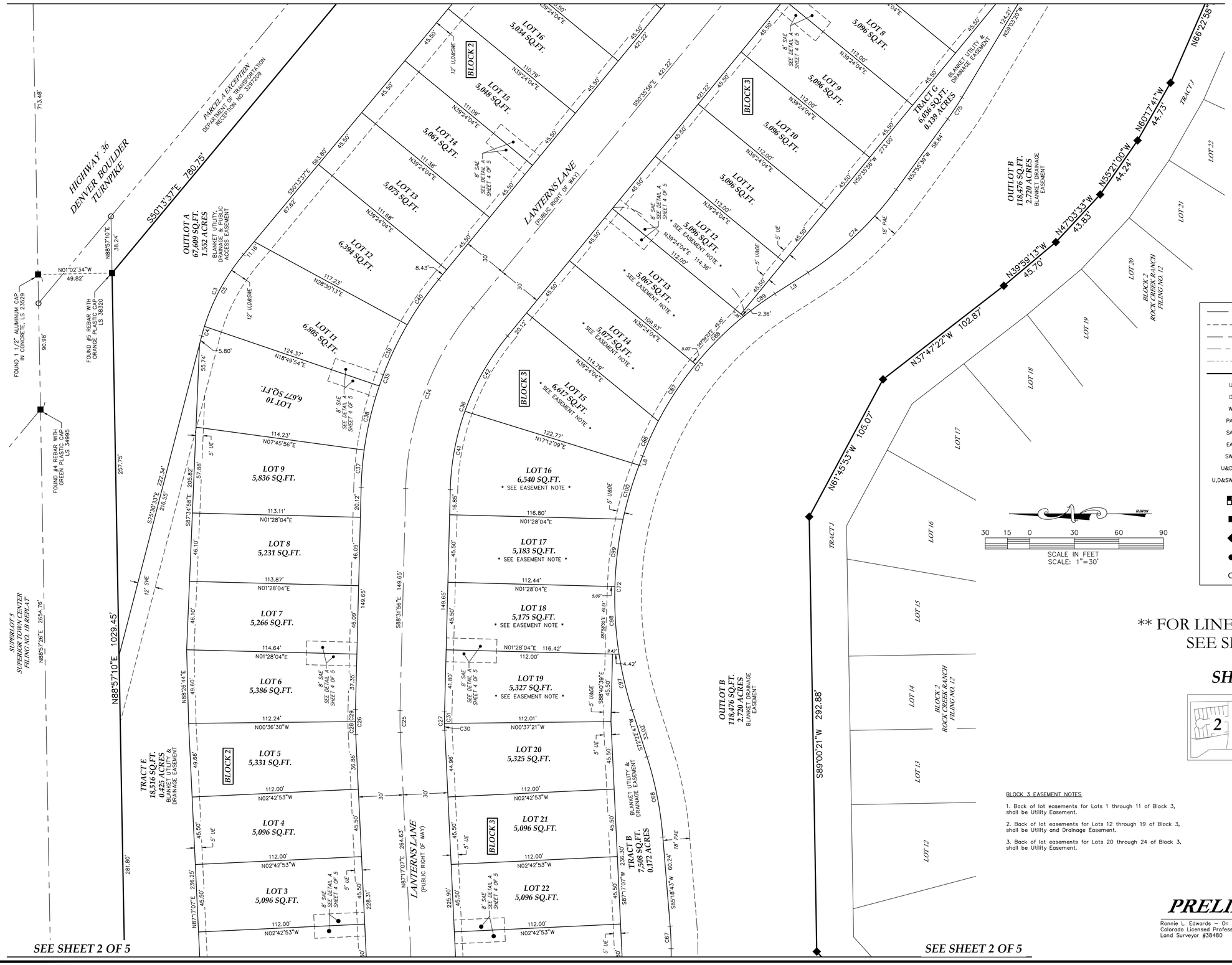
Preliminary and Final Subdivision Plat of
ROCK CREEK RANCH FILING NO. 12A

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5



SEE SHEET 2 OF 5

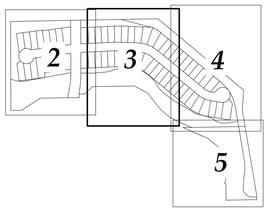
SEE SHEET 2 OF 5

LEGEND

- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- ADJACENT PARCEL
- PROPERTY LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATERLINE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- SAE SHARED ACCESS EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- SWE SOUND WALL EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- U,D&SWE UTILITY, DRAINAGE AND SOUND WALL EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH ALUMINUM CAP, LS 12405
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 38480
- CALCULATED POSITION

** FOR LINE AND CURVE TABLE
SEE SHEET 5 OF 5 **

SHEET INDEX



BLOCK 3 EASEMENT NOTES

1. Back of lot easements for Lots 1 through 11 of Block 3, shall be Utility Easement.

2. Back of lot easements for Lots 12 through 19 of Block 3, shall be Utility and Drainage Easement.

3. Back of lot easements for Lots 20 through 24 of Block 3, shall be Utility Easement.

PRELIMINARY

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

DATE: 1/16/2018
FILE NAME: 20160908SUB
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: RLE

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REVISED PER COMMENTS	CSK	7/13/18

ROCK CREEK RANCH FILING NO. 12A
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PROJECT #: 20160908

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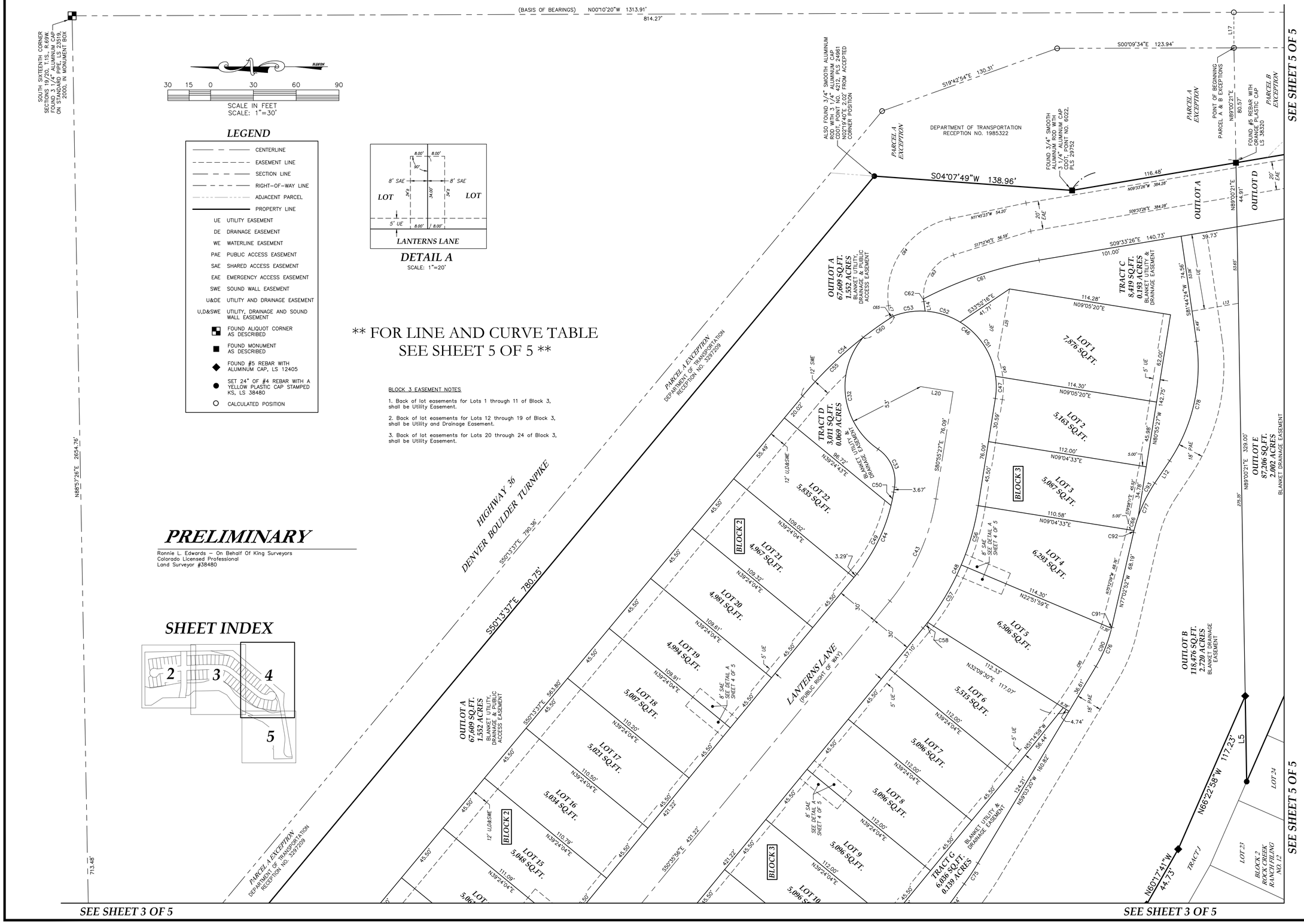
Preliminary and Final Subdivision Plat of
ROCK CREEK RANCH FILING NO. 12A



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ROCK CREEK RANCH FILING NO. 12A
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4

SHEET 4 OF 5

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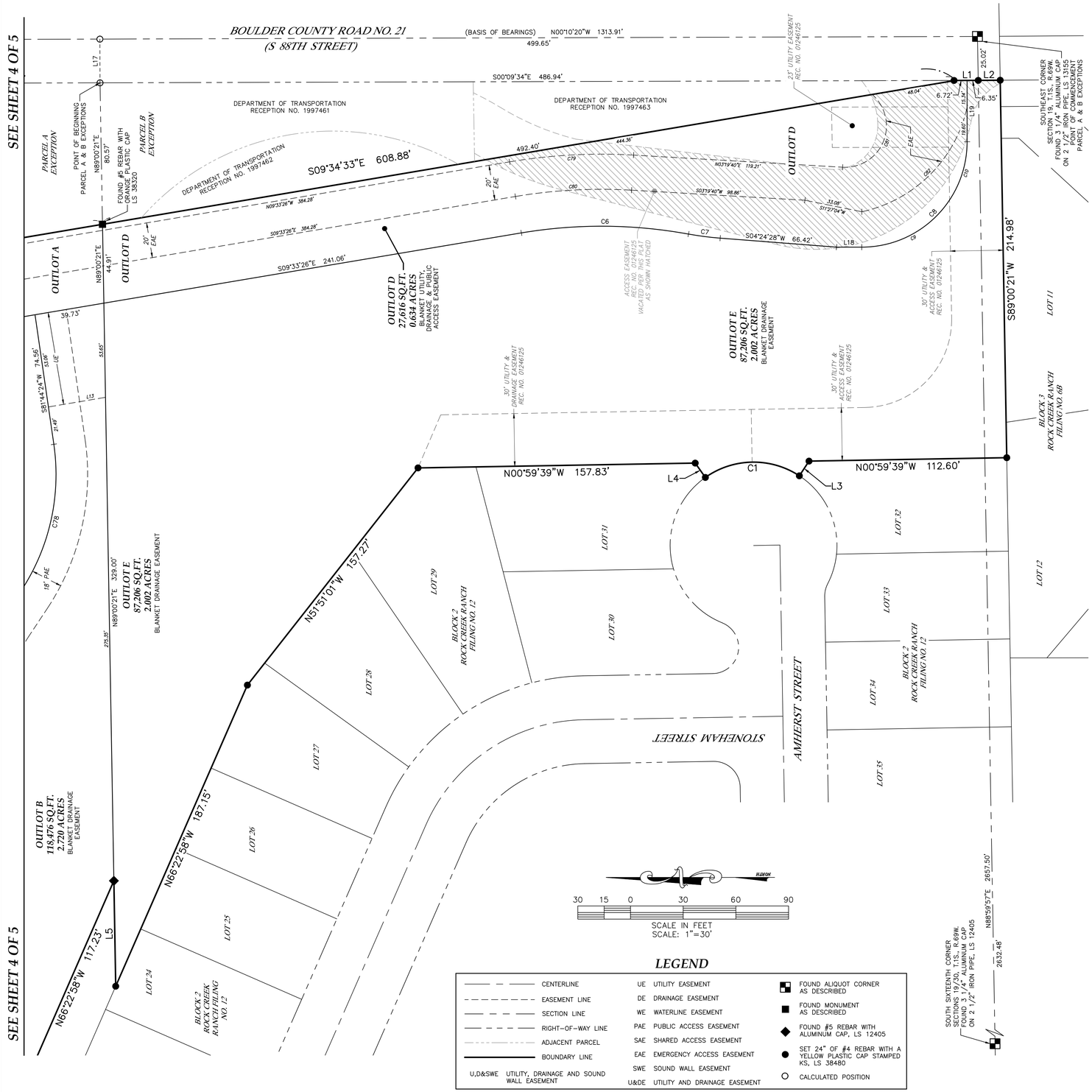
Preliminary and Final Subdivision Plat of
ROCK CREEK RANCH FILING NO. 12A



LEGEND

CENTERLINE	UE	UTILITY EASEMENT	FOUND ALIQUOT CORNER AS DESCRIBED
EASEMENT LINE	DE	DRAINAGE EASEMENT	FOUND MONUMENT AS DESCRIBED
SECTION LINE	WE	WATERLINE EASEMENT	FOUND #5 REBAR WITH ALUMINUM CAP, LS 12405
RIGHT-OF-WAY LINE	PAE	PUBLIC ACCESS EASEMENT	SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 38480
ADJACENT PARCEL	SAE	SHARED ACCESS EASEMENT	CALCULATED POSITION
BOUNDARY LINE	EAE	EMERGENCY ACCESS EASEMENT	
U,D&SWE UTILITY, DRAINAGE AND SOUND WALL EASEMENT	SWE	SOUND WALL EASEMENT	
	U&DE	UTILITY AND DRAINAGE EASEMENT	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	56.87'	47.50'	68°35'49"	53.53'	N00°59'38"W
C2	25.00'	640.00'	2°14'17"	25.00'	S00°26'57"E
C3	62.34'	141.28'	25°16'56"	61.84'	N62°52'05"W
C4	6.84'	141.28'	2°46'20"	6.84'	N74°07'23"W
C5	55.50'	141.28'	22°30'35"	55.15'	N61°28'55"W
C6	95.64'	275.00'	19°55'39"	95.16'	N00°24'23"E
C7	18.21'	175.00'	5°57'44"	18.20'	S07°23'20"W
C8	94.25'	60.00'	90°00'00"	84.85'	S45°00'00"E
C9	59.17'	60.00'	56°30'13"	56.80'	S28°15'07"E
C10	35.08'	60.00'	33°29'47"	34.58'	S73°15'07"E
C11	63.67'	145.00'	25°09'31"	63.16'	S87°59'19"E
C12	54.10'	400.00'	7°44'59"	54.06'	N03°38'37"E
C13	67.79'	365.00'	10°38'31"	67.70'	N05°05'23"E
C14	57.68'	435.00'	7°35'52"	57.64'	N03°34'04"E
C15	10.70'	10.00'	61°17'11"	10.19'	S51°47'45"W
C16	262.18'	53.60'	280°15'38"	68.72'	S18°43'01"E
C17	6.80'	10.00'	38°58'27"	6.67'	S78°04'25"E
C18	39.21'	53.60'	41°54'31"	38.34'	N42°06'26"E
C19	47.26'	53.60'	50°30'53"	45.74'	N88°19'08"E
C20	26.03'	53.60'	27°49'14"	25.77'	S52°30'49"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	65.91'	53.60'	70°27'09"	61.83'	S03°22'38"E
C22	44.82'	53.60'	47°54'47"	43.53'	S55°48'20"W
C23	38.96'	53.60'	41°39'05"	38.11'	N79°24'44"W
C24	31.94'	76.10'	24°02'59"	31.71'	S26°34'43"E
C25	14.60'	200.00'	4°10'57"	14.60'	S89°22'36"W
C26	16.79'	230.00'	4°10'57"	16.79'	S89°22'36"W
C27	12.41'	170.00'	4°10'57"	12.41'	S89°22'36"W
C28	8.68'	230.00'	2°09'42"	8.68'	S88°21'58"W
C29	8.11'	230.00'	2°01'15"	8.11'	N89°32'33"W
C30	4.63'	170.00'	1°33'33"	4.63'	S88°03'54"W
C31	7.78'	170.00'	2°37'24"	7.78'	N89°50'38"W
C32	89.26'	53.00'	96°29'35"	79.08'	S82°28'24"W
C33	30.56'	27.00'	64°50'58"	28.95'	N66°39'05"E
C34	132.41'	200.00'	37°56'00"	130.01'	N69°33'56"W
C35	152.27'	230.00'	37°56'00"	149.51'	N69°33'56"W
C36	112.55'	170.00'	37°56'00"	110.51'	N69°33'56"W
C37	25.28'	230.00'	6°17'51"	25.27'	N85°23'00"W
C38	44.42'	230.00'	11°03'59"	44.35'	N76°42'05"W
C39	45.39'	230.00'	11°18'22"	45.31'	N65°30'55"W
C40	37.19'	230.00'	9°15'48"	37.14'	N55°13'50"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	53.96'	170.00'	18°11'05"	53.73'	N79°26'23"W
C42	58.60'	170.00'	19°44'55"	58.31'	N60°28'23"W
C43	79.39'	150.00'	30°19'31"	78.47'	S65°45'41"E
C44	63.51'	120.00'	30°19'31"	62.77'	S65°45'41"E
C45	30.82'	58.00'	30°27'01"	30.46'	N83°51'03"E
C46	111.15'	53.00'	120°09'20"	91.87'	N38°59'53"E
C47	15.64'	53.00'	16°54'39"	15.59'	S89°22'47"E
C48	95.27'	180.00'	30°19'31"	94.16'	S65°45'41"E
C49	53.98'	120.00'	25°46'27"	53.53'	S63°29'10"E
C50	9.53'	120.00'	4°33'03"	9.53'	S78°38'55"E
C51	46.89'	53.00'	50°41'30"	45.38'	N56°49'09"E
C52	25.97'	53.00'	28°04'27"	25.71'	S17°26'10"W
C53	22.64'	53.00'	24°28'44"	22.47'	N08°50'25"W
C54	85.14'	275.00'	17°44'17"	84.80'	N41°21'28"W
C55	59.30'	275.00'	12°21'21"	59.19'	N44°02'57"W
C56	43.32'	180.00'	13°47'26"	43.22'	S74°01'44"E
C57	46.77'	180.00'	14°53'13"	46.64'	S59°41'24"E
C58	5.18'	180.00'	1°38'51"	5.18'	S51°25'22"E
C59	22.63'	205.00'	6°19'30"	22.62'	S82°35'41"W
C60	25.83'	275.00'	5°22'56"	25.82'	N35°10'48"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C61	85.69'	275.00'	17°51'13"	85.34'	N18°29'02"W
C62	2.00'	30.00'	3°49'38"	2.00'	S84°19'19"W
C63	40.08'	30.00'	76°33'06"	37.17'	N55°29'18"W
C64	82.22'	55.00'	85°39'15"	74.78'	N54°35'01"W
C65	2.80'	275.00'	0°35'01"	2.80'	N32°46'50"W
C66	10.82'	105.00'	5°54'20"	10.82'	N73°22'51"W
C67	15.17'	195.00'	4°27'25"	15.16'	N87°32'26"E
C68	55.30'	245.00'	12°55'56"	55.18'	N78°50'45"E
C69	3.06'	53.60'	3°16'14"	3.06'	S36°58'05"E
C70	4.24'	53.60'	4°31'54"	4.24'	S29°35'00"W
C71	10.16'	53.60'	10°51'30"	10.14'	S29°54'13"E
C72	168.04'	250.00'	38°30'40"	164.89'	N88°21'53"W
C73	143.41'	225.00'	36°31'11"	141.00'	N50°50'57"W
C74	81.93'	220.00'	21°20'18"	81.46'	S43°15'30"E
C75	17.45'	195.00'	5°07'41"	17.45'	S56°29'30"E
C76	29.83'	95.00'	17°59'32"	29.71'	S68°03'06"E
C77	37.83'	105.00'	20°38'34"	37.63'	N66°43'35"W
C78	87.66'	120.00'	41°51'19"	85.73'	S77°19'57"E
C79	70.84'	315.00'	12°53'06"	70.69'	N03°06'53"W
C80	66.34'	295.00'	12°53'06"	66.20'	N03°06'53"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C81	58.72'	23.60'	142°32'51"	44.71'	S67°56'46"E
C82	89.17'	78.20'	65°20'03"	84.41'	S44°46'50"E
C83	5.68'	7.50'	43°25'48"	5.55'	S28°45'42"W
C84	13.26'	17.50'	43°25'48"	12.95'	S28°45'42"W
C85	64.10'	285.00'	12°53'15"	63.97'	S60°42'52"E
C86	25.80'	225.00'	6°34'14"	25.79'	N65°49'25"W
C87	45.84'	225.00'	11°40'22"	45.76'	N56°42'07"W
C88	45.79'	225.00'	11°39'41"	45.72'	N45°02'06"W
C89	25.98'	225.00'	6°36'54"	25.96'	N35°53'48"W
C90	29.02'	95.00'	17°30'08"	28.91'	S67°48'24"E
C91	0.81'	95.00'	0°29'24"	0.81'	S76°48'10"E
C92	1.31'	105.00'	0°42'51"	1.31'	N76°41'26"W
C93	25.70'	105.00'	14°01'24"	25.63'	N63°24'59"W
C94	48.45'	53.60'	51°47'31"	46.82'	S01°25'17"W
C95	19.04'	145.00'	7°31'23"	19.03'	S79°10'15"E
C96	44.63'	145.00'	17°38'07"	44.45'	N88°14'59"E
C97	38.58'	250.00'	8°50'28"	38.54'	S76°48'01"W
C98	45.74'	250.00'	10°28'57"	45.67'	S86°27'43"W
C99	45.77'	250.00'	10°29'25"	45.71'	N83°03'06"W
C100	37.95'	250.00'	8°41'51"	37.91'	N73°27'28"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C101	5.24'	10.00'	29°59'44"	5.18'	S82°33'47"E
C102	1.57'	10.00'	8°58'44"	1.57'	S63°04'34"E

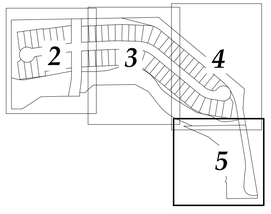
LINE TABLE

LINE	BEARING	LENGTH
L1	S00°09'33"E	13.07'
L2	S00°23'47"E	12.50'
L3	N56°41'35"W	10.00'
L4	N54°42'17"E	10.00'
L5	N89°00'21"E	60.03'
L6	S89°36'53"W	36.61'
L7	N82°35'22"E	8.86'
L8	N69°06'32"W	6.64'
L9	N32°35'21"W	26.47'
L10	N50°28'36"E	30.75'
L11	S50°28'36"W	32.44'
L12	N56°24'18"W	18.81'
L13	S09°33'26"E	32.94'
L14	S82°24'30"W	6.78'
L15	N46°28'23"W	6.92'
L16	N75°24'34"W	41.88'
L17	N89°49'40"E	24.90'
L18	S00°00'00"E	14.33'

LINE TABLE

LINE	BEARING	LENGTH
L19	N90°00'00"E	34.94'
L20	N09°04'33"E	23.00'
L21	N07°33'39"W	9.44'
L22	N87°17'07"E	10.89'
L23	S51°23'48"W	31.85'
L24	N58°09'03"W	8.53'
L25	N80°03'45"W	48.03'
L26	N82°35'37"E	24.94'
L27	S82°35'37"W	26.40'
L28	N84°00'55"E	23.49'
L29	S48°53'46"E	6.60'
L30	N43°31'37"E	7.22'
L31	N07°33'39"W	46.67'
L32	N82°26'21"E	8.00'
L33	N82°26'21"E	8.00'
L34	S07°33'39"E	48.00'

SHEET INDEX



PRELIMINARY

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

DATE: 1/16/2018
FILE NAME: 20160908SUB
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: RLE

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
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REVISIONS:		DATE:
REVISED PER TOWN COMMENTS	CSK	4/11/18
REVISED PER COMMENTS	CSK	6/4/18
REVISED PER COMMENTS	CSK	7/13/18

ROCK CREEK RANCH FILING NO. 12A
FOR
CIVIL RESOURCES
323 5TH STREET
FREDERICK, CO 80530

PROJECT #: 20160908

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