

CALMANTE SUBDIVISION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

FINAL PLAT
Sheet 1 of 4

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT ROCK CREEK HOMES, LLC, BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF SUPERIOR, COLORADO, DESCRIBED AS:

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, THENCE N88°51'59"E, 46.59 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 TO THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD AS DESCRIBED IN PARCEL 1 IN DEED RECORDED ON FILM 5072 AS RECEPTION NO. 762911 OF THE RECORDS OF BOULDER COUNTY, COLORADO; THENCE S00°16'01"W, 75.01 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD TO THE SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED TO THE TOWN OF SUPERIOR AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON FILM 2164 AS RECEPTION NO. 01651319 OF THE RECORDS OF BOULDER COUNTY, COLORADO; AND THE TRUE POINT OF BEGINNING; THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 2164 AS RECEPTION NO. 01651319:

THENCE S83°52'04"E, 322.19 FEET;
THENCE N87°00'29"E, 140.65 FEET;
THENCE S00°00'00"W, 46.17 FEET;
THENCE N88°51'59"E, 251.28 FEET;
THENCE S33°05'18"E, 75.59 FEET;
THENCE S90°00'00"E, 81.16 FEET;
THENCE N33°05'18"W, 151.05 FEET;
THENCE N26°06'26"E, 18.65 FEET;
THENCE N87°29'49"E, 137.56 FEET;
THENCE N80°32'28"E, 137.28 FEET;
THENCE N73°20'22"E, 112.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COALTON ROAD (BOULDER COUNTY ROAD NO. 76).

THENCE LEAVING THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 2164 AS RECEPTION NO. 01651319, N88°51'59"E, 23.64 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COALTON ROAD TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE TOWN OF SUPERIOR AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 1711280 OF THE RECORDS OF BOULDER COUNTY, COLORADO; THENCE S02°59'01"W, 210.33 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1711280; THENCE S27°10'50"E, 99.73 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1711280 TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 31 THEREOF; THENCE N89°38'20"E, 44.00 FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1711280 TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 31; THENCE S00°21'40"E, 1012.17 FEET ALONG THE EAST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 31 TO THE SOUTHEAST CORNER THEREOF; THENCE S89°16'23"W, 1243.92 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 31 TO THE EAST RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD; THENCE NORTHERLY, 298.22 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD AND ALONG THE ARC OF A CURVE CONCAVE TO THE EAST TO A POINT OF TANGENCY, SAID ARC HAVING A RADIUS OF 3720.00 FEET, A CENTRAL ANGLE OF 4°25'35" AND BEING SUBTENDED BY A CHORD THAT BEARS N02°01'47"W, 298.14 FEET; THENCE N00°16'01"E, 955.43 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,513,830 SQUARE FEET OR 34.752 ACRES MORE OR LESS.

DEDICATION

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS CALMANTE SUBDIVISION AND DOES HEREBY DEDICATE TO THE SUPERIOR METROPOLITAN DISTRICT NO. 3 IN FEE SIMPLE FOR PUBLIC USE THE ROADS "CALMANTE AVENUE" AND "CASALON STREET" AND OTHER PUBLIC WAYS AND PLACES, AS SHOWN ON THIS PLAT, TO THE USE OF THE PUBLIC FOREVER AND DOES HEREBY SELL AND CONVEY TO THE SUPERIOR METROPOLITAN DISTRICT NO. 1 IN FEE SIMPLE TRACTS F, G, AND K, AND DOES HEREBY SELL AND CONVEY TO THE SUPERIOR METROPOLITAN DISTRICT NO. 3, IN FEE SIMPLE, TRACT P, AND DOES HEREBY SELL AND CONVEY TO THE SUPERIOR METROPOLITAN DISTRICT NO. 3 THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS (EXCLUSIVE OF UTILITY EASEMENTS) AND DOES HEREBY DEDICATE TO THE TOWN OF SUPERIOR THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS UTILITY EASEMENTS ON THIS PLAT AND THOSE EASEMENTS INDICATED ON SHEET 4 AS PRIVATE SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. SAID STREETS, PUBLIC WAYS AND PLACES, EASEMENTS AND TRACT P ARE TO BE OWNED BY SUPERIOR METROPOLITAN DISTRICT NO. 3 UNLESS AND UNTIL SUCH TIME AS SAID DISTRICT IS DISSOLVED OR OTHERWISE FAILS TO COMPLY WITH THE TERMS OF ITS SERVICE PLAN AND UPON SUCH DISSOLUTION OR FAILURE, OWNERSHIP IN ALL STREETS AND OTHER PUBLIC WAYS AND PLACES AND ALL EASEMENTS AND TRACTS HEREBY SOLD AND CONVEYED SHALL REST IN THE TOWN OF SUPERIOR. SAID TRACTS F, G, AND K ARE TO BE OWNED BY SUPERIOR METROPOLITAN DISTRICT NO. 1 UNLESS AND UNTIL SUCH DISTRICT IS DISSOLVED OR OTHERWISE FAILS TO COMPLY WITH THE TERMS OF ITS SERVICE PLAN AND UPON SUCH DISSOLUTION OR FAILURE, OWNERSHIP IN ALL STREETS AND OTHER PUBLIC WAYS AND PLACES AND ALL EASEMENTS AND TRACTS HEREBY SOLD AND CONVEYED SHALL REST IN THE TOWN OF SUPERIOR.

OWNER:

ROCK CREEK HOMES LLC

BY: [Signature] AS: MANAGER

NOTARY CERTIFICATE
STATE OF COLORADO
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON the 6 DAY OF DEC, 2002 by JOE DELZOTTO AS MANAGER

WITNESS MY HAND AND OFFICIAL SEAL OF THE STATE OF COLORADO, MY COMMISSION EXPIRES oct 27, 2007
NOTARY PUBLIC [Signature]

HOLDER OF DEED OF TRUST:

I CERTIFY THAT FIRST AMERICA BANK, SSB IS THE HOLDER OF A DEED OF TRUST FOR THE PROPERTY AND CONSENTS TO THE ABOVE FINAL DEVELOPMENT PLAN, IN WITNESS WHEREOF I HERETOBY SET MY HAND THIS 4 DAY OF December, 2002 BY [Signature]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF Dec, 2002 BY [Signature]

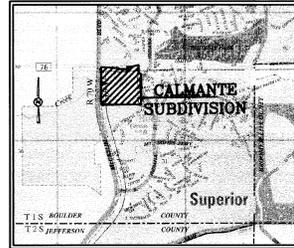
AS HOLDER OF DEED OF TRUST FOR ROCK CREEK HOMES, LLC.
MY COMMISSION EXPIRES 06-04

NOTARY PUBLIC [Signature]



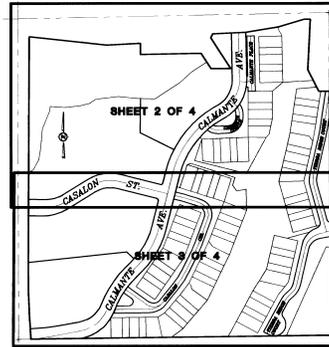
NOTES:

- 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."
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMPLETS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.



VICINITY MAP
N.T.S.

SHEET INDEX
1 COVER SHEET
2-3 FINAL PLAT
4 EASEMENT MAP



INDEX MAP
N.T.S.

NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 BEARS NORTH 89°51'59" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.
- INDICATES A SET NO. 5 REBAR WITH PLASTIC CAP STAMPED RMC 25645.
- THERE ARE 75 SINGLE FAMILY LOTS AND 4 COMMERCIAL LOTS IN THIS SUBDIVISION.
- EACH HOMEOWNER SHALL HAVE THE RIGHT TO ACCESS HIS DRIVEWAY ONLY FROM A PRIVATE ROAD ACROSS TRACTS OWNED BY THE HOMEOWNERS ASSOCIATION.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ROCKY MOUNTAIN CONSULTANTS, INC. FOR EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD INFORMATION, ROCKY MOUNTAIN CONSULTANTS, INC. RELIED UPON TITLE INFORMATION SUPPLIED BY NORTH AMERICAN TITLE INSURANCE COMPANY, FILE NO. B0416480, DATED MAY 20, 2002.
- CALMANTE CIRCLE, CALMANTE PLACE, CASALON CIRCLE AND BEARRA RIDGE COURT ARE HEREBY DEDICATED AS PRIVATE ROADS TO THE CALMANTE HOME OWNERS ASSOCIATION. AN EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED OVER SAID ROADS.
- FOR ANY SINGLE FAMILY ATTACHED LOTS SHOWN ON THIS PLAT, THE USE OF AND ACCESS THROUGH COURTYARDS THAT ARE DIRECTLY LOCATED ALONG LOT LINES SHALL BE DESIGNATED WITHIN THE HOME OWNERS ASSOCIATION GUIDELINES AND COMMON WALL AGREEMENTS ENTERED INTO BY ALL LOT OWNERS AT THE TIME OF PURCHASE.

RESTRICTION ON CONVEYANCE AND BUILDING PERMITS

THERE SHALL BE NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND WITHIN CALMANTE SUBDIVISION, NOR WILL THE TOWN ISSUE BUILDING PERMITS FOR ANY RESIDENTIAL LOTS UNTIL ALL OF THE FOLLOWING CONDITIONS HAVE BEEN COMPLETED.

ALL PUBLIC IMPROVEMENTS WITHIN THE CALMANTE SUBDIVISION, INCLUDING, BUT NOT LIMITED TO ALL STREETS, CURB, GUTTER, SIDEWALKS, PANS, DRAINAGE FACILITIES, WATER AND SEWER IMPROVEMENTS, LANDSCAPING, AND STREET FIXTURES ARE FULLY COMPLETED AND ACCEPTED BY THE APPLICABLE SUPERIOR METROPOLITAN DISTRICT, TOWN OF SUPERIOR OR OTHER GOVERNING AGENCY.

THESE CONDITIONS MAY BE FULLY OR PARTIALLY WAIVED BY THE TOWN UPON THE POSTING OF SECURITY SATISFACTORY TO THE TOWN WHICH WILL ENSURE TIMELY COMPLETION OF SUCH IMPROVEMENTS.

TRACT DEDICATION INFORMATION:

TRACT	ACREAGES	OWNERSHIP/MAINTENANCE	USAGE	USAGE TYPE
TRACT "A"	0.467	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY/ACCESS
TRACT "B"	0.190	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY/ACCESS
TRACT "C"	0.084	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "D"	0.047	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "E"	0.070	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "F"	0.674	SUPERIOR METROPOLITAN DISTRICT #1	PUBLIC O.S.	DRAINAGE
TRACT "G"	0.407	SUPERIOR METROPOLITAN DISTRICT #1	PUBLIC O.S.	DRAINAGE
TRACT "H"	0.549	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY/ACCESS
TRACT "I"	0.454	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "J"	0.504	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "K"	3.801	SUPERIOR METROPOLITAN DISTRICT #1	PUBLIC O.S.	DRAINAGE
TRACT "L"	0.183	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "M"	0.249	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "N"	0.256	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY/ACCESS
TRACT "O"	0.444	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY/ACCESS
TRACT "P"	0.855	SUPERIOR METROPOLITAN DISTRICT #3	PUBLIC O.S.	OPEN SPACE/UTILITY
TRACT "Q"	0.248	ROCK CREEK HOMES, LLC	PRIVATE O.S.	OPEN SPACE/UTILITY
TRACT "R"	0.158	ROCK CREEK HOMES, LLC	PRIVATE DRIVE	ACCESS
TRACT "S"	0.139	ROCK CREEK HOMES, LLC	PRIVATE DRIVE	ACCESS
TRACT "T"	0.857	ROCK CREEK HOMES, LLC	PRIVATE DRIVE	ACCESS
TRACT "U"	0.652	ROCK CREEK HOMES, LLC	PRIVATE DRIVE	ACCESS

ROCKY MOUNTAIN CONSULTANTS, INC. **rmc**
SUC AND ENVIRONMENTAL ENGINEERING & PLANNING
1501 E. 17th Ave., Suite 101
Denver, CO 80202
Phone: (303) 741-6000
Fax: (303) 778-5608
Date: 12/02/2002 Job No. 3891.003.01 FINAL PLAT
DRAWING NAME: S:\3891_003_01_FINAL_PLAT\FINAL_SHEETS\SHEET1.DWG DRAWN BY: LJO

SURVEYOR'S CERTIFICATE

I, JOHN R. WEST, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "CALMANTE SUBDIVISION" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN R. WEST, JR. PLS 25645
ROCKY MOUNTAIN CONSULTANTS, INC.

FOR AND ON BEHALF OF

ATTORNEY'S CERTIFICATE

I, CHARLES L. Seidman, an attorney at law duly licensed to practice before the courts of the STATE OF COLORADO, REG. NO. 1787, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND GRANTED AS SHOWN ON THIS PLAT AND THAT THE SIGNATURES TO THE PLAT ARE IN FACT THE OWNERS OF SAID LAND, AND THAT TITLE TO SUCH LANDS ARE IN THE DEDICATORS AND ARE FREE AND CLEAR OF LIENS AND ENCUMBRANCES EXCEPT AS SHOWN.

DATED THIS 04 DAY OF December, 2002.

BY: [Signature]

SUPERIOR METROPOLITAN DISTRICT NO. 1 CERTIFICATE

APPROVED AND CONVEYANCES SET FORTH HEREIN ACCEPTED THIS 9th DAY OF September, A.D., 2002. SUPERIOR METROPOLITAN DISTRICT NO. 1, SUPERIOR, COLORADO.

PRESIDENT [Signature]

SUPERIOR METROPOLITAN DISTRICT NO. 3 CERTIFICATE

APPROVED AND CONVEYANCES SET FORTH HEREIN ACCEPTED THIS 9th DAY OF January, A.D., 2002. SUPERIOR METROPOLITAN DISTRICT NO. 3, SUPERIOR, COLORADO.

PRESIDENT [Signature]

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 20th DAY OF August, A.D., 2002. TOWN PLANNING COMMISSION, SUPERIOR, COLORADO.

[Signature]
CHAIRMAN

TOWN BOARD OF TRUSTEES' CERTIFICATE

APPROVED THIS 9th DAY OF September, A.D., 2002, BY THE BOARD OF TRUSTEES, SUPERIOR, COLORADO. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF SUPERIOR.

ATTEST: [Signature]
TOWN CLERK



TOWN CLERK CERTIFICATE

STATE OF COLORADO }
TOWN OF SUPERIOR } 55

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:00AM O'CLOCK December 9, A.D., 2002, AND IS DULY RECORDED.

[Signature]
TOWN CLERK

COUNTY CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF June, 2003, AT 3:45 O'CLOCK P. M., RECEPTION NO. 2461350, FILM NO.

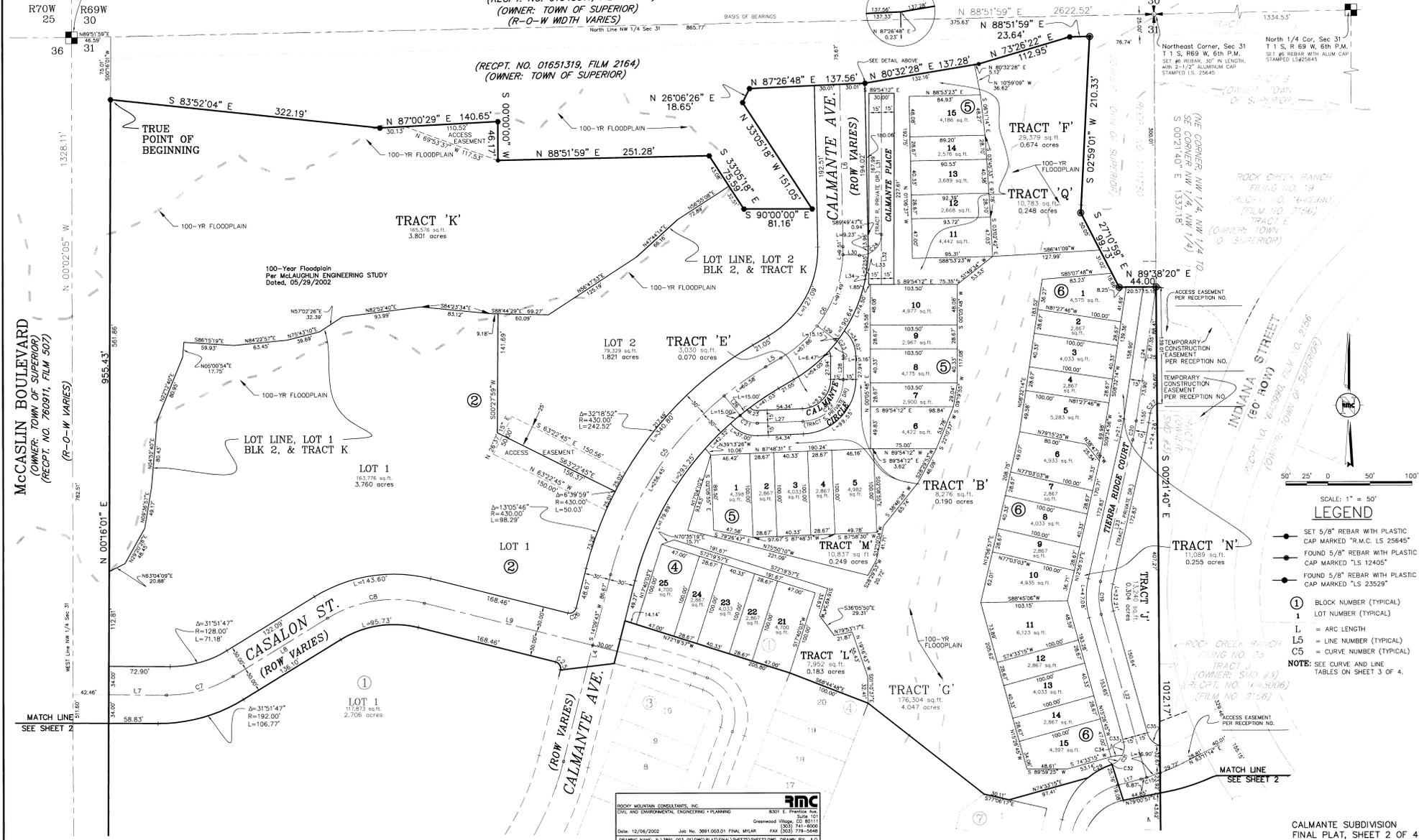
PLAN FILE # RSR F-4 #4243, FEES \$ 111.00
44.845

[Signature] CLERK AND RECORDER
[Signature] DEPUTY CLERK

CALMANTE SUBDIVISION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO
FINAL PLAT

Sheet 2 of 4



POINT OF COMMENCEMENT
 Northwest Corner, Section 31
 Township 1 South, Range 69 West, 6th P.M.
 FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX,
 STAMPED LS 12405

COALTON ROAD
 (RECPT. NO. 01643011, FILM 2156)
 (OWNER: TOWN OF SUPERIOR)
 (R-O-W WIDTH VARIES)

(RECPT. NO. 01651319, FILM 2164)
 (OWNER: TOWN OF SUPERIOR)

MCCASLIN BOULEVARD
 (OWNER: TOWN OF SUPERIOR)
 (RECPT. NO. 760911, FILM 507)
 (R-O-W VARIES)

SCALE: 1" = 50'
LEGEND
 SET 5/8" REBAR WITH PLASTIC CAP MARKED "R.M.C. LS 23645"
 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 12405"
 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 23528"
 ① BLOCK NUMBER (TYPICAL)
 1 LOT NUMBER (TYPICAL)
 L = ARC LENGTH
 L5 = LINE NUMBER (TYPICAL)
 C5 = CURVE NUMBER (TYPICAL)
 NOTE: SEE CURVE AND LINE TABLES ON SHEET 3 OF 4.

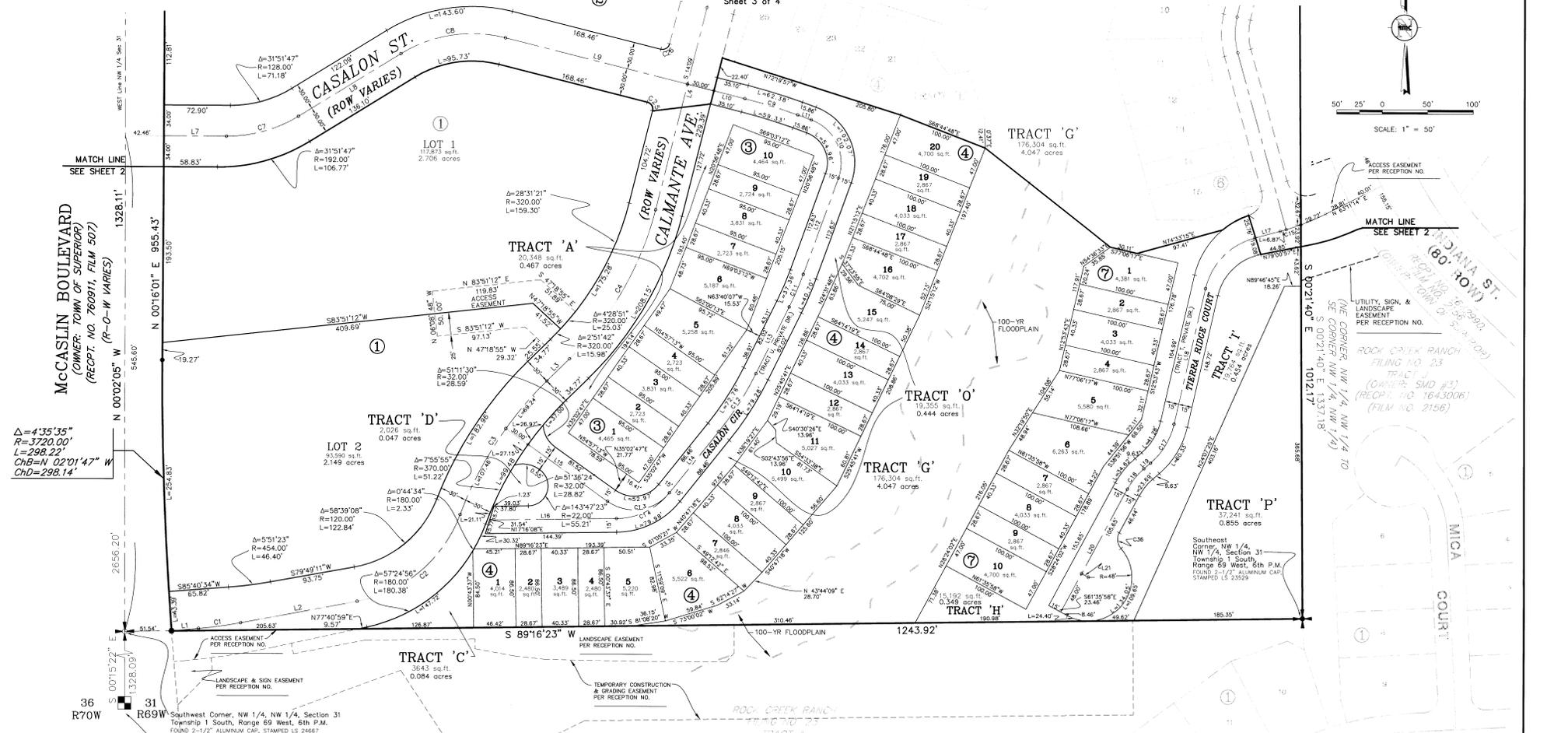
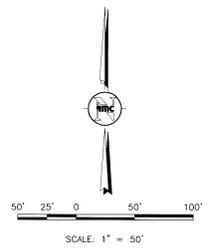
RMC
 ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Parkway Ave.
 Greenwood Village, CO 80111
 (303) 741-8000
 Date: 12/04/2002 Job No: M91.003.01 FINAL PLAT/AL FINAL SHEETS/SHETTING DRAWN BY: JLD

CALMANTE SUBDIVISION
 FINAL PLAT, SHEET 2 OF 4

CALMANTE SUBDIVISION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO
FINAL PLAT

Sheet 3 of 4



MCCASLIN BOULEVARD
(OWNER: TOWN OF SUPERIOR)
(RECEPT. NO. 760911, FILM 507)
(P-C-W VARIES)

$\Delta=4'35'35''$
 $R=3720.00'$
 $L=298.22'$
 $ChB=N 02'01'47'' W$
 $ChD=298.14'$

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 N. Peoria Ave.
Greenwood Village, CO 80111
3030 141-8900
3030 799-5444
Date: 12/06/2002 Job No. 3881.003.01 FINAL M.P.L.R. PLAN
DRAWING NAME: S:\3881_003_01\02\06\PLAT\NORTHWEST QUARTER SHEET 3 SMD.DRAWN BY: JLD

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	522'44"	46.94	500.00	46.92	N 82°07'57" E
C2	58°12'27"	158.00	158.00	146.80	N 49°02'21" E
C3	92°18'39"	176.70	400.00	176.67	N 32°31'30" E
C4	31°23'03"	191.71	350.00	189.33	N 29°51'15" E
C5	45°24'38"	371.07	400.00	308.79	N 48°02'03" E
C6	60°40'58"	158.87	158.00	151.95	N 29°13'52" E
C7	31°14'47"	83.42	150.00	83.35	N 74°23'04" E
C8	44°42'33"	118.67	150.00	116.92	N 61°02'27" E
C9	5°48'41"	60.86	600.00	60.83	S 72°30'52" E
C10	89°58'08"	78.91	50.00	70.69	S 20°32'32" E
C11	62°32'22"	38.03	350.00	38.01	S 23°08'12" E
C12	122°0'41"	176.02	350.00	175.87	S 32°31'14" E
C13	90°42'29"	75.67	150.00	68.65	S 60°07'48" E
C14	90°29'48"	66.76	75.75	64.62	S 64°01'29" E
C15	122°0'30"	23.77	295.00	23.75	S 72°32'07" E
C16	62°18'35"	81.86	75.00	77.60	S 43°03'09" W
C17	82°23'12"	50.81	80.00	49.96	S 31°05'19" E
C18	20°02'53"	29.18	80.00	28.89	S 38°02'29" W

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C19	28°23'41"	39.65	80.00	39.24	N 01°15'44" W
C20	42°24'42"	23.10	300.00	23.09	N 10°44'35" E
C21	63°02'59"	23.14	25.00	22.83	S 65°37'36" E
C22	87°45'17"	76.58	50.00	69.31	N 43°58'26" E
C23	52°33'35"	22.98	25.00	22.16	N 26°13'00" W
C24	92°26'53"	40.34	25.00	36.10	N 46°27'39" E
C25	80°00'00"	12.57	8.00	11.31	S 30°50'17" E
C26	90°00'00"	12.57	8.00	11.31	N 59°09'43" E
C27	55°29'38"	14.53	15.00	13.97	N 36°17'03" E
C28	37°24'10"	59.40	60.00	58.96	S 31°04'48" W
C29	204°59'32"	32.98	91.00	32.80	N 60°40'53" E
C30	58°10'09"	92.39	91.00	88.47	S 41°58'44" W
C31	96°30'77"	13.22	22.00	10.15	N 22°04'31" E
C32	43°72'16"	16.69	22.00	16.29	N 49°20'14" E
C33	44°03'31"	16.53	22.00	16.15	N 06°58'54" E
C34	161°18'44"	11.67	48.00	11.62	S 82°42'17" W
C35	58°17'13"	22.32	22.00	21.37	N 44°30'21" W
C36	100°02'34"	18.33	15.00	17.21	S 06°36'10" E
C37	65°07'13"	69.24	60.00	65.46	S 40°27'20" W

LINE TABLE

LINE	LENGTH	BEARING
L1	9.83	N84°59'19"E
L2	130.18	N79°26'35"E
L3	34.77	N45°32'46"E
L4	229.39	N14°09'43"E
L5	21.05	N59°54'21"E
L6	193.26	N01°06'37"W
L7	68.72	S89°41'03"E
L8	131.99	N58°27'10"E
L9	29.67	S75°50'17"E
L10	55.10	S75°50'17"E
L11	15.86	S70°01'36"E
L12	112.63	S19°58'31"W
L13	82.02	S26°19'53"W
L14	86.46	S36°46'35"W
L15	107.51	N54°31'00"W
L16	139.52	S89°16'37"W
L17	28.89	S75°12'22"W
L18	153.18	S12°53'43"W

LINE TABLE

LINE	LENGTH	BEARING
L19	9.83	S45°16'55"W
L20	153.65	S28°24'02"W
L21	8.46	S61°35'58"E
L22	201.68	N15°26'45"W
L23	172.83	N12°56'37"E
L24	161.25	N08°32'14"E
L25	13.68	N07°27'46"E
L26	30.27	S39°36'17"E
L27	54.34	N85°11'05"W
L28	27.94	S75°50'17"E
L29	26.66	N52°31'47"W
L30	19.66	S87°22'55"E
L31	168.01	S00°01'37"W
L32	59.80	N00°01'13"E
L33	2.75	S80°59'42"E
L34	13.57	S00°10'13"W
L35	5.00	S88°33'03"W
L36	15.18	N69°38'20"E

LEGEND

- SET 5/8" REBAR WITH PLASTIC GAP MARKED "R.M.C. LS 25645"
- FOUND 5/8" REBAR WITH PLASTIC GAP MARKED "LS 12405"
- FOUND 5/8" REBAR WITH PLASTIC GAP MARKED "LS 23529"
- ① BLOCK NUMBER (TYPICAL)
- 1 LOT NUMBER (TYPICAL)
- L = ARC LENGTH
- L5 = LINE NUMBER (TYPICAL)
- C5 = CURVE NUMBER (TYPICAL)

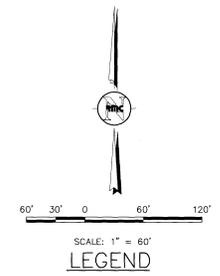
CALMANTE SUBDIVISION
FINAL PLAT, SHEET 3 OF 4

CALMANTE SUBDIVISION

A PARCEL OF LAND IN THE
NORTHWEST QUARTER OF
SECTION 31, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF
THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF SUPERIOR,
COUNTY OF BOULDER,
STATE OF COLORADO

EASEMENT MAP
FINAL PLAT

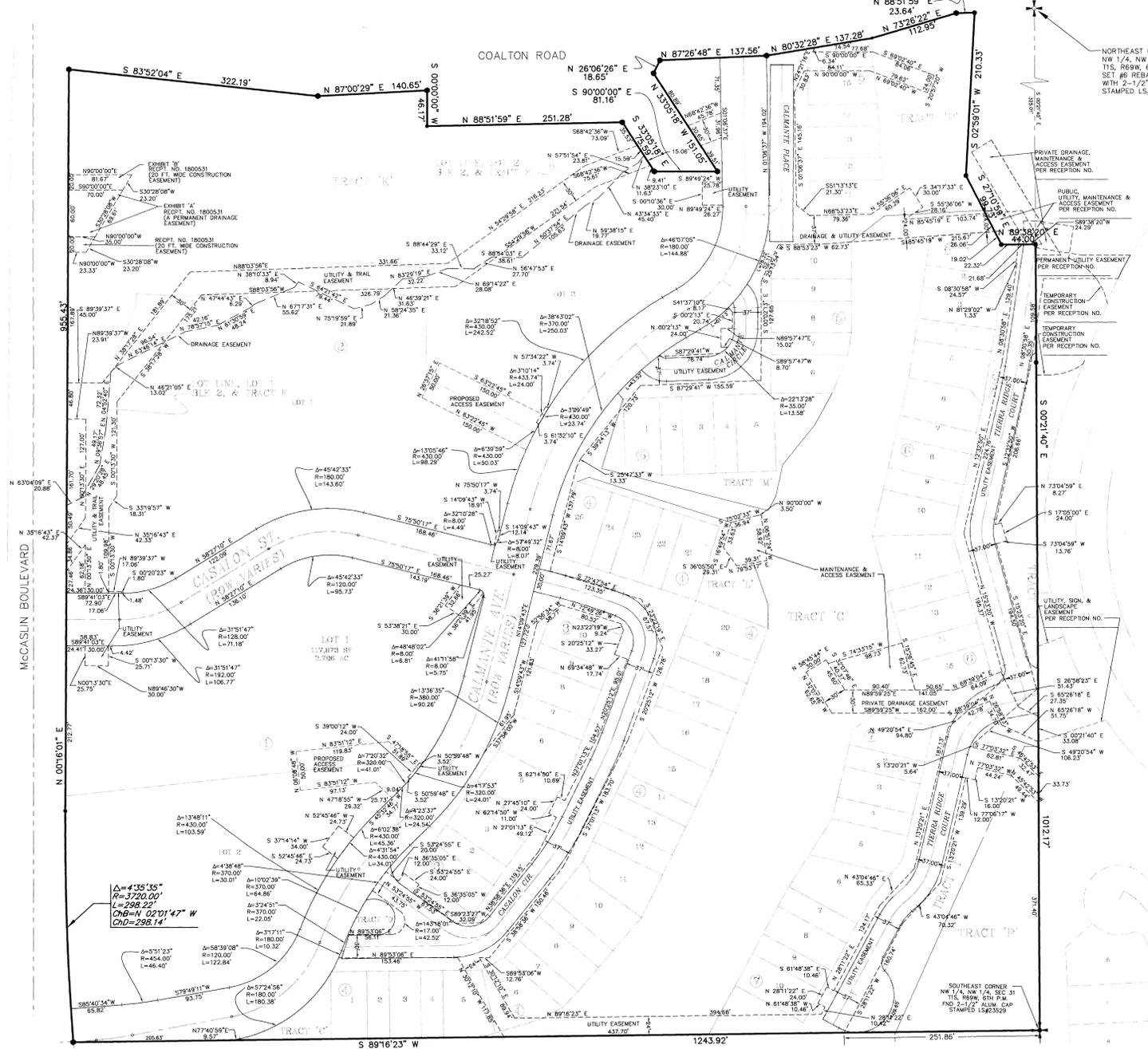
Sheet 4 of 4



- LEGEND**
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "R.M.C. LS 25645"
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 12405"
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 23529"
 - ① BLOCK NUMBER (TYPICAL)
 - 1 BLOCK NUMBER (TYPICAL)
 - L = ARC LENGTH
 - L5 = LINE NUMBER (TYPICAL)
 - C5 = CURVE NUMBER (TYPICAL)
- NOTE: SEE CURVE AND LINE TABLE ON SHEET 3 OF 4.

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
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8301 E. Prentiss Ave., Suite 101
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E-mail: info@rmtc.com
DRAWING NAME: S:\2001\2001_04\04\PLAT\SH4\SH4T4.DWG DATE: 04/04/01

CALMANTE SUBDIVISION
FINAL PLAT, SHEET 4 OF 4



NORTHWEST CORNER, NW 1/4, NW 1/4, SEC 31 T1S, R69W, E69M. SET #5 REBAR, 30" IN LENGTH WITH 2-1/2" ALUM. CAP STAMPED LS#25645

PRIVATE DRAINAGE, MAINTENANCE & ACCESS EASEMENT PER RECEPTION NO.

PUBLIC MAINTENANCE & ACCESS EASEMENT PER RECEPTION NO.

PERMANENT UTILITY EASEMENT PER RECEPTION NO.

TEMPORARY CONSTRUCTION EASEMENT PER RECEPTION NO.

TEMPORARY CONSTRUCTION EASEMENT PER RECEPTION NO.

UTILITY, SIGN, & LANDSCAPE EASEMENT PER RECEPTION NO.

UTILITY, SIGN, & LANDSCAPE EASEMENT PER RECEPTION NO.

PRIVATE DRAINAGE EASEMENT PER RECEPTION NO.

UTILITY, SIGN, & LANDSCAPE EASEMENT PER RECEPTION NO.

SOUTHEAST CORNER, NW 1/4, NW 1/4, SEC 31 T1S, R69W, E69M. SET #5 REBAR, 30" IN LENGTH WITH 2-1/2" ALUM. CAP STAMPED LS#25645

$\Delta = 435.55"$
 $R = 720.00"$
 $L = 298.25"$
 $Chd = N 02'01.47" W$
 $Chd = 298.14"$