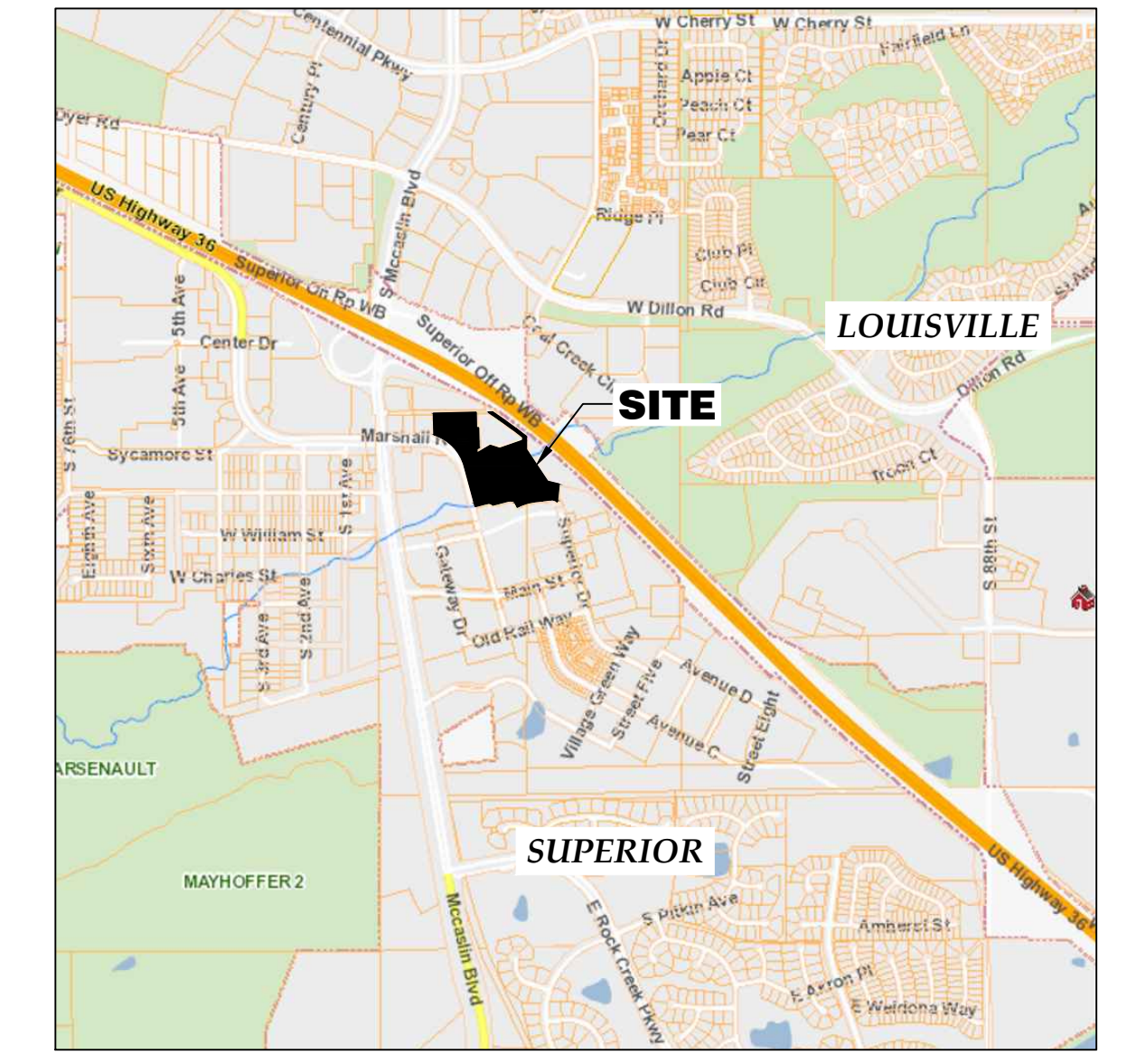


# Lot Line Adjustment Plat of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3

A Lot Line Adjustment Plat of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3, Situate 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



VICINITY MAP (NOT TO SCALE)

### CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the QC Glacier Standby Superior LLC, a Nevada limited liability company and Town of Superior, being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Lot 3A, Block 1 and Tract B of Superior Town Center Filing No. 1B Replat No. 3 recorded December 1, 2016 as Reception No. 3560623 of the Records of Boulder County, situate in the Northwest Quarter 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 9.973 acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots, blocks and outlots, as shown on this plat, under the name and style of a Lot Line Adjustment of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3 and do hereby dedicate to the public the easements for purposes shown herein.

OWNER: QC Glacier Standby Superior LLC, a Nevada limited liability company

By: \_\_\_\_\_ As: \_\_\_\_\_

### NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )  
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

### TOWN BOARD CERTIFICATE

Approved by 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 \_\_\_\_\_ Town Manager

### 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

### BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the West Half of the Northwest Quarter of Section 19, T.1S., R.69W., as bearing South 00°09'03" 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 2642.41 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

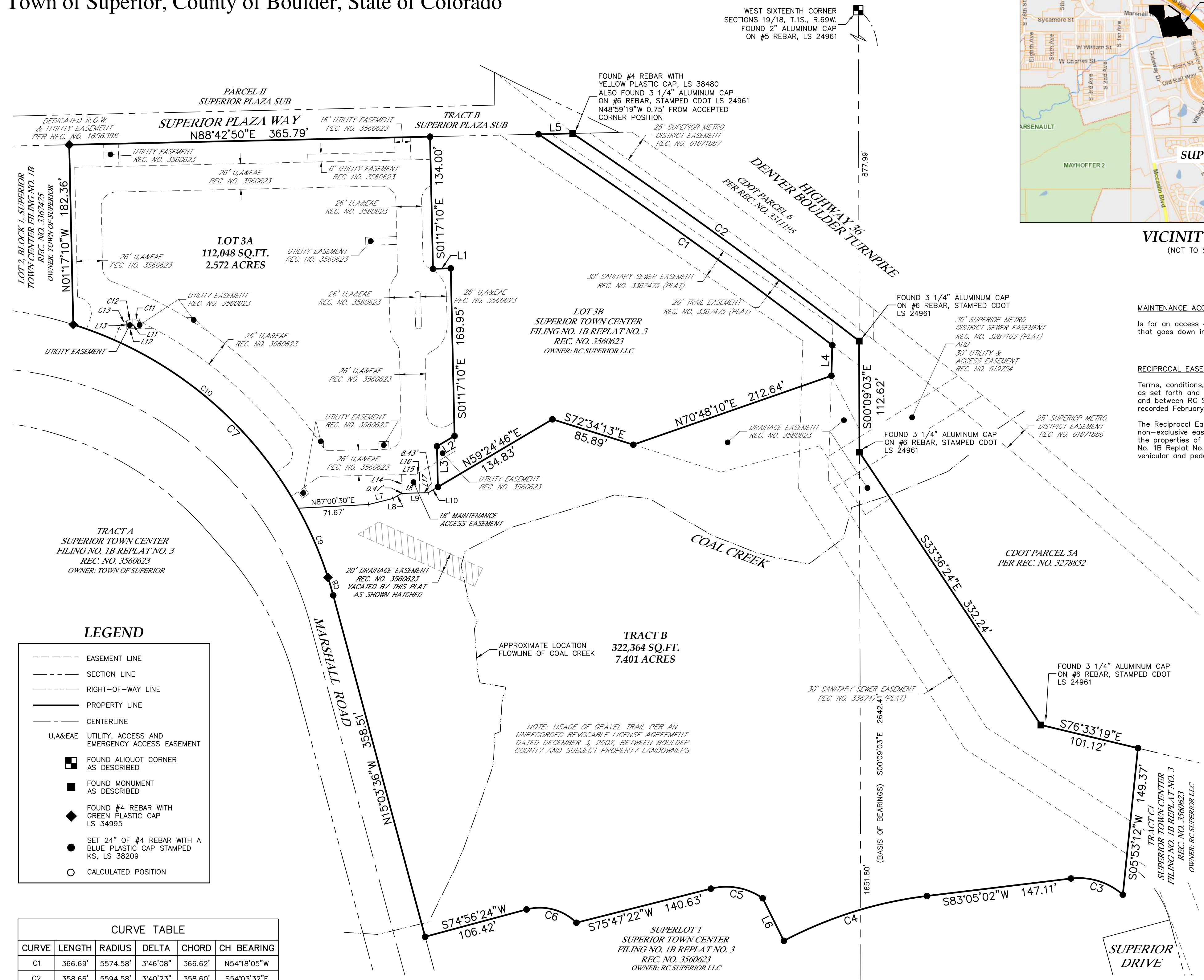
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Property Information Binder Number A5270498111, dated February 2, 2017 as prepared by 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.

**PRELIMINARY**

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



### LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- U.A&EAE UTILITY, ACCESS AND EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH GREEN PLASTIC CAP LS 34995
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	366.69'	5574.58'	3'46"08"	366.62'	N54°18'05"W
C2	358.66'	5594.58'	3'40"23"	358.60'	S54°03'32"E
C3	56.72'	67.00'	48°30'26"	55.04'	N72°39'45"W
C4	152.79'	417.00'	20°59'38"	151.94'	S72°35'13"W
C5	55.06'	63.91'	49°21'33"	53.37'	N79°31'51"W
C6	54.73'	52.40'	59°50'26"	52.27'	N75°08'23"W
C7	397.03'	395.50'	57°31'02"	380.57'	N43°49'07"W
C8	18.94'	395.50'	2°44'37"	18.94'	N16°25'55"W
C9	76.58'	395.50'	11°05'36"	76.46'	N23°21'01"W
C10	301.51'	395.50'	43°40'48"	294.27'	N50°44'14"W
C11	6.64'	15.00'	25°20'48"	6.58'	N76°45'30"W
C12	6.28'	15.00'	23°59'27"	6.23'	S78°34'22"W
C13	11.52'	15.00'	44°01'02"	11.24'	S44°34'08"W

### VACATION STATEMENT

Know all men by these presents: that we, the Town of Superior, being sole owner(s) of the Drainage Easement being a portion of Tract B of Superior Town Center Filing No. 1B Replat No. 3 recorded December 1, 2016 as Reception No. 3560623 of the Records of Boulder County, situate in the Northwest Quarter of Section 19, Township 1 North, Range 69 West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado, do hereby vacate the easement labeled "VACATED BY THIS PLAT AS SHOWN HATCHED" and rededicated said Drainage Easement as shown hereon.

In witness whereof, and being the owners of said Drainage Easement, We have set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

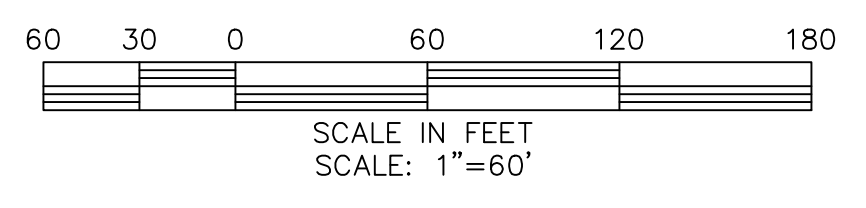
By: \_\_\_\_\_ As: \_\_\_\_\_

### LAND USE TABLE

PARCEL	ACRES	PERCENT
LOT 3A	2.572 ACRES	26%
TRACT A	7.401 ACRES	74%
TOTAL	9.973 ACRES	100%

### LINE TABLE

LINE	BEARING	LENGTH
L1	N88°42'50"E	18.00'
L2	S59°24'46"W	20.64'
L3	S01°17'10"E	41.28'
L4	N01°39'20"E	30.99'
L5	N88°42'50"E	34.66'
L6	N26°25'08"W	48.24'
L7	N76°03'33"E	25.28'
L8	N59°24'46"E	10.34'
L9	N88°42'50"E	26.90'
L10	N59°24'46"E	11.43'
L11	S01°17'10"E	9.32'
L12	S88°42'50"W	6.14'
L13	N01°17'10"W	8.22'
L14	N01°17'10"W	19.00'
L15	N88°42'50"E	14.51'
L16	N59°24'46"E	4.01'
L17	S01°17'10"E	20.96'



DATE: 7/18/2018  
FILE NAME: 20180545SUB  
SCALE: 1"=60'  
DRAWN BY: CSK  
CHECKED BY: PG

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



DATE: 11/17/18  
REVISED PER TOWN COMMENTS: CSK

Lot Line Adjustment Plat of Lot 3A and Tract B of Superior Town Center Filing No. 1B Replat No. 3  
PROJECT #: 20180545  
SHEET 1 OF 1