

# Preliminary and Final Subdivision Plat of Lot 20, Block 26 and Lot 1, Block 27, Discovery Office Park/Superior Town Center Replat No. 3

A Replat of Lot 20, Block 26 and Lot 1, Block 27 and a portions of Central Park Circle Right of Way of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3, Situate in the Southwest 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 RC Superior, LLC and Town of Superior; being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Lot 20, Block 26, Lot 1, Block 27, of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3 recorded March 15, 2019 as Reception No. 3702591 of the Records of Boulder County Recorders, situate in the Southwest Quarter (SW 1/4) 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.

TOGETHER WITH the Westerly and Southerly 12.00 feet of Central Park Circle Right of Way abutting said Lot 1, Block 27, and the Northerly and Easterly 12.00 feet of Central Park Circle Right of Way abutting said Lot 20, Block 26 and Outlots A, B and D as dedicated in Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3.

Said parcels in total contain 3.753 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 Subdivision Plat of LOT 20, BLOCK 26 AND LOT 1, BLOCK 27, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 and do hereby dedicate to the public the easements for purposes shown herein and summarized in the Ownership and Maintenance Table below. All maintenance is the responsibility of the individual parcel owners.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**OWNER:**

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

By: \_\_\_\_\_  
Name: Marvin Shapiro Its: President

**NOTARIAL CERTIFICATE**

STATE OF FLORIDA )  
                                  ss  
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASJL 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. (SEAL)

My commission expires \_\_\_\_\_ Notary Public

**LENDER'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 lender'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: \_\_\_\_\_ COUNTY OF BOULDER)

Deputy \_\_\_\_\_

**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 \_\_\_\_\_.

Town Clerk

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

The West line of the NE 1/4 of the SW 1/4 of Section 19, T.1S., R.69W., 6th Principal Meridian, being monumented at the Southwest corner of the NE 1/4 of the SW 1/4 of said Section 19, by a No. 6 rebar with a 2-1/2" aluminum cap stamped "D.B. & CO. SW-16 S19 1998 PLS 23529" and at the Northwest corner of the NE 1/4 of the SW 1/4 by a No. 6 rebar with a 3-1/4" aluminum cap stamped "King Surveyors LS 38480 2016" assumed to bear North 00°13'16" East being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1315.72 feet with all other bearings contained herein relative hereto.

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 AB70619503-2, dated February 21, 2020 as prepared by Old Republic National Title Insurance 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

**VACATION STATEMENT**

Know all men by these presents: that we, the Town of Superior, being owner(s) of the following:

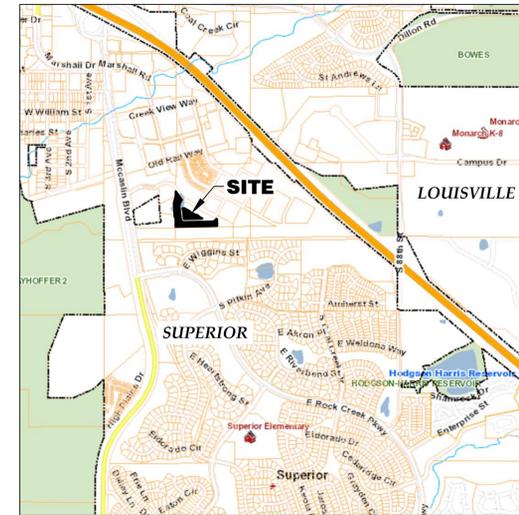
- (A) Utility and Drainage Easement, being a portion of Discovery Office Park/Superior Town Center Replat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County Recorders.
- (B) a portion of 6 feet Utility Easement, being a portion of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3 as Reception No. 03702591 of the Records of Boulder County Recorders.
- (C) 12 feet of Right of Way is being vacated on each side of Central Park Circle, reducing the Right of Way from 58 feet to 34 feet, being a portion of Superlot 4A, Discovery Office Park/Superior Town Center Replat No. 3 as Reception No. 03702591 of the Records of Boulder County Recorders.

situate in the West Half of Section 19, Township One South, Range Sixty-nine West, of the 6th P.M., Town of Superior, County of Boulder, State of Colorado do hereby vacate the easements labeled "VACATED BY THIS PLAT AS SHOWN HATCHED" and rededicate said Utility and Drainage Easement as shown hereon.

In witness whereof, and being the owner(s) of said Utility and Drainage Easement.

We have set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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



VICINITY MAP  
(NOT TO SCALE)

**LAND USE TABLE**

LOTS (24)	3.000 ACRES	80%
OUTLOTS (6)	0.753 ACRES	20%
<b>TOTAL</b>	<b>3.753 ACRES</b>	<b>100.0%</b>

OWNED AND MAINTENANCE TABLE				
BLOCK	PARCEL	ACRES	USE	OWNER AND MAINTAINED BY
BLOCK 26	LOTS 20-25	0.792 ACRES	RESIDENTIAL LOTS	PRIVATE OWNERS
BLOCK 26	OUTLOT E	0.046 ACRES	BLANKET PUBLIC ACCESS AND UTILITY EASEMENT	STC METRO DISTRICT
BLOCK 26	OUTLOT F	0.169 ACRES	BLANKET PUBLIC ACCESS AND UTILITY EASEMENT	TOWN OF SUPERIOR
BLOCK 27	LOTS 1-18	2.208 ACRES	RESIDENTIAL LOTS	PRIVATE OWNERS
BLOCK 27	OUTLOT A	0.308 ACRES	BLANKET PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT	STC METRO DISTRICT
BLOCK 27	OUTLOT B	0.034 ACRES	BLANKET UTILITY EASEMENT	STC METRO DISTRICT
BLOCK 27	OUTLOT C	0.054 ACRES	BLANKET PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT	STC METRO DISTRICT
BLOCK 27	OUTLOT D	0.142 ACRES	BLANKET PUBLIC ACCESS AND UTILITY EASEMENT	TOWN OF SUPERIOR

DATE:	4/22/2020
FILE NAME:	20190313SUB
SCALE:	N/A
DRAWN BY:	CSK/DRS
CHECKED BY:	PG

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



REVISIONS:	DATE:	BY:
REVISED BOUNDARY AND LOT LINES	2-23-20	CSK
REVISED PER COMMENTS	4-10-20	CSK

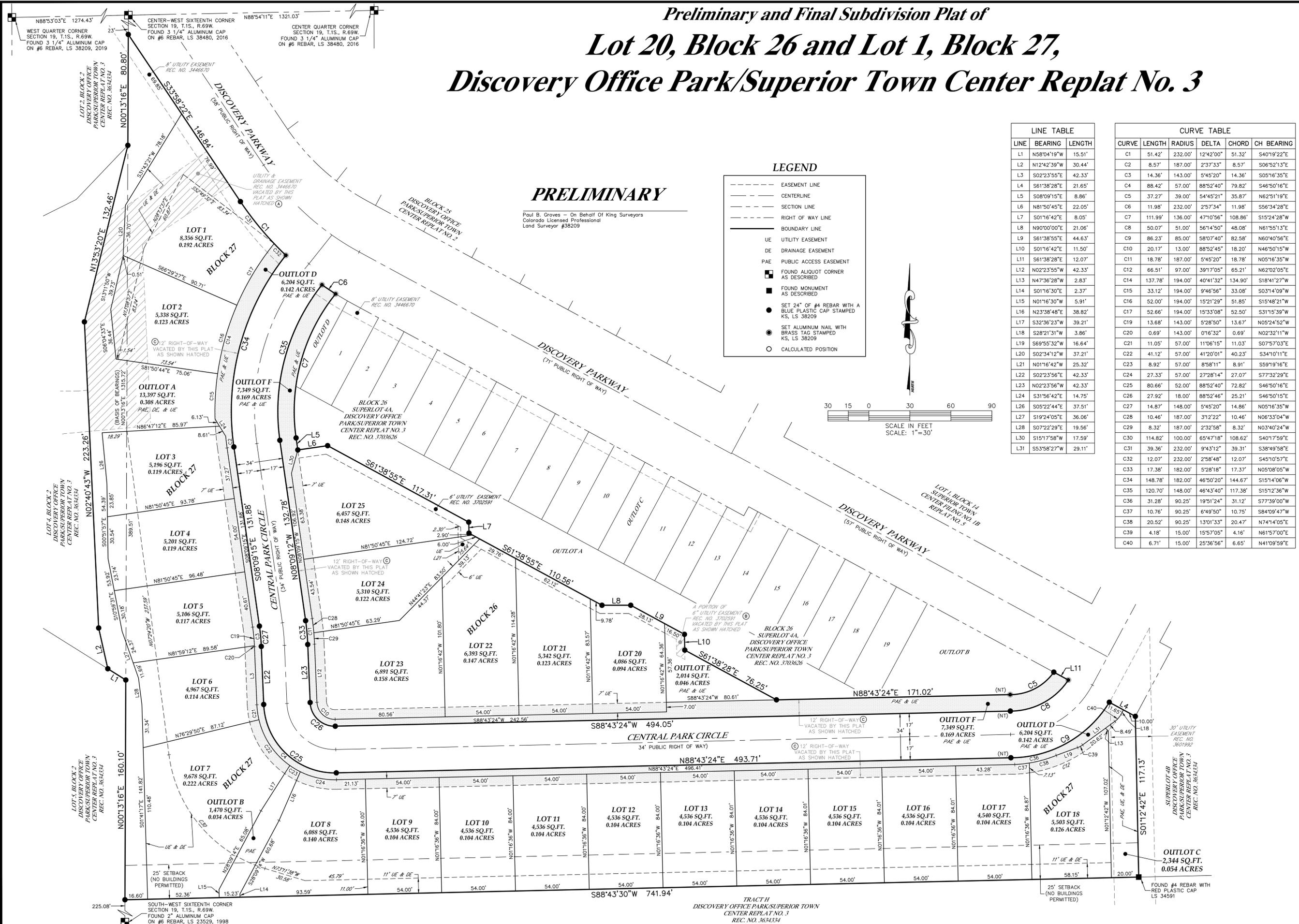
LOT 20, BLOCK 26 AND LOT 1, BLOCK 27,  
 DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3  
 CIVIL RESOURCES, LLC  
 P.O. BOX 680, FREDERICK, CO 80530

PROJECT #:  
20190313

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# Preliminary and Final Subdivision Plat of Lot 20, Block 26 and Lot 1, Block 27, Discovery Office Park/Superior Town Center Replat No. 3

DATE: 4/22/2020  
FILE NAME: 20190313SUB  
SCALE: 1"=30'  
DRAWN BY: CSK  
CHECKED BY: PG



## PRELIMINARY

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

### LEGEND

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- SET ALUMINUM NAIL WITH BRASS TAG STAMPED KS, LS 38209
- CALCULATED POSITION

LINE	BEARING	LENGTH
L1	N58°04'19"W	15.51'
L2	N12°42'39"W	30.44'
L3	S02°23'55"E	42.33'
L4	S61°38'28"E	21.65'
L5	S08°09'15"E	8.86'
L6	N81°50'45"E	22.05'
L7	S01°16'42"E	8.05'
L8	N90°00'00"E	21.06'
L9	S61°38'55"E	44.63'
L10	S01°16'42"E	11.50'
L11	S61°38'28"E	12.07'
L12	N02°23'55"W	42.33'
L13	N47°36'28"W	2.83'
L14	S01°16'30"E	2.37'
L15	N01°16'30"W	5.91'
L16	N23°38'48"E	38.82'
L17	S32°36'23"W	39.21'
L18	S28°21'31"W	3.86'
L19	S69°55'32"W	16.64'
L20	S02°34'12"W	37.21'
L21	N01°16'42"W	25.32'
L22	S02°23'56"E	42.33'
L23	N02°23'56"W	42.33'
L24	S31°56'42"E	14.75'
L26	S05°22'44"E	37.51'
L27	S19°24'05"E	36.06'
L28	S07°22'29"E	19.56'
L30	S15°17'58"W	17.59'
L31	S53°58'27"W	29.11'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	51.42'	232.00'	124°2'00"	51.32'	S40°19'22"E
C2	8.57'	187.00'	2°37'33"	8.57'	S06°52'13"E
C3	14.36'	143.00'	5°45'20"	14.36'	S05°16'35"E
C4	88.42'	57.00'	88°52'40"	79.82'	S46°50'16"E
C5	37.27'	39.00'	5°44'52"	35.87'	N62°51'19"E
C6	11.98'	232.00'	2°57'34"	11.98'	S56°34'28"E
C7	111.99'	136.00'	47°10'56"	108.86'	S15°24'28"W
C8	50.07'	51.00'	56°14'50"	48.08'	N61°55'13"E
C9	86.23'	85.00'	58°07'40"	82.58'	N60°40'56"E
C10	20.17'	13.00'	88°52'45"	18.20'	N46°50'15"W
C11	18.78'	187.00'	5°45'20"	18.78'	N05°16'35"W
C12	66.51'	97.00'	39°17'05"	65.21'	N62°02'05"E
C14	137.78'	194.00'	40°41'32"	134.90'	S18°41'27"W
C15	33.12'	194.00'	9°46'56"	33.08'	S03°14'09"W
C16	52.00'	194.00'	15°21'29"	51.85'	S15°48'21"W
C17	52.66'	194.00'	15°33'08"	52.50'	S31°15'39"W
C19	13.68'	143.00'	5°28'50"	13.67'	N05°24'52"W
C20	0.69'	143.00'	0°16'32"	0.69'	N02°32'11"W
C21	11.05'	57.00'	11°06'15"	11.03'	S07°57'03"E
C22	41.12'	57.00'	41°20'01"	40.23'	S34°10'11"E
C23	8.92'	57.00'	8°58'11"	8.91'	S59°19'16"E
C24	27.33'	57.00'	27°28'14"	27.07'	S77°32'29"E
C25	80.66'	52.00'	88°52'40"	72.82'	S46°50'16"E
C26	27.92'	18.00'	88°52'46"	25.21'	S46°50'15"E
C27	14.87'	148.00'	5°45'20"	14.86'	N05°16'35"W
C28	10.46'	187.00'	3°12'22"	10.46'	N06°33'04"W
C29	8.32'	187.00'	2°32'58"	8.32'	N03°40'24"W
C30	114.82'	100.00'	65°47'18"	108.62'	S40°17'59"E
C31	39.36'	232.00'	9°43'12"	39.31'	S38°49'58"E
C32	12.07'	232.00'	2°58'48"	12.07'	S45°10'57"E
C33	17.38'	182.00'	5°28'18"	17.37'	N05°08'05"E
C34	148.78'	182.00'	46°50'20"	144.67'	S15°14'06"W
C35	120.70'	148.00'	46°43'40"	117.38'	S15°12'36"W
C36	31.28'	90.25'	19°51'24"	31.12'	S77°39'00"W
C37	10.76'	90.25'	6°49'50"	10.75'	S84°09'47"W
C38	20.52'	90.25'	13°01'33"	20.47'	N74°14'05"E
C39	4.18'	15.00'	15°57'05"	4.16'	N61°57'00"E
C40	6.71'	15.00'	25°36'56"	6.65'	N41°09'59"E



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



REVISIONS:

DATE:	REVISED BOUNDARY AND LOT LINES	CSK
2-23-20		CSK
4-10-20		CSK

LOT 20, BLOCK 26 AND LOT 1, BLOCK 27,  
 DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3  
 CIVIL RESOURCES, LLC  
 P.O. BOX 680, FREDERICK, CO 80530

PROJECT #: 20190313

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