Preliminary/Final Subdivision Plat of

LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT

Subdivision Plat Of Lot 1, Block 25 Of Discovery Office Park/Superior Town Center Replat,
All Being Portions 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; being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Lot 1, Block 25 of the Discovery Office Park/Superior Town Center Replat recorded May 20, 2015 as Reception No. 3446670 of the Records of Boulder County, situate in 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 6.130 acres, more or less (±).

Have by these presents laid out, platted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of a Subdivision Plat of LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER and do hereby dedicate to the public the easements for purposes shown herein.

Executed this _____ day of _____, 20___.

OWNER: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI 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: _____ Title: _____

NOTARIAL CERTIFICATE

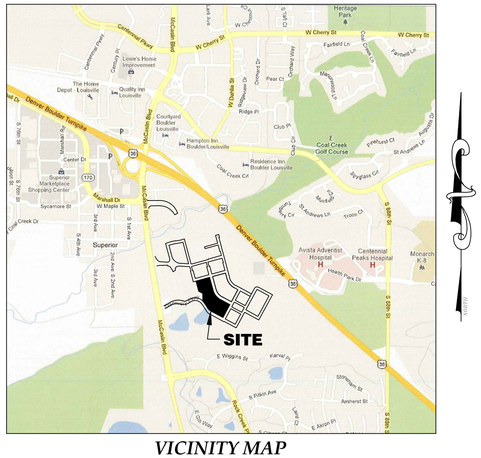
STATE OF _____)
ss
COUNTY OF _____)

The foregoing certificate of dedication and ownership was acknowledged before me this _____ day of _____, 20___, by _____.

My commission expires _____ _____ (SEAL)
Notary Public

PLANNING COMMISSION'S CERTIFICATE

Recommended approval this _____ day of _____, 20___, by the Town of Superior Planning Commission, Resolution No. PC_____ series 20____.



VICINITY MAP
(NOT TO SCALE)

OWNER'S ESTOPPEL CERTIFICATE

We, RC SUPERIOR, LLC, a Delaware limited liability company; Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member; Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member; Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner; Avanti Management Corporation, a Florida corporation, its sole General Partner, the owners of the property included in the subdivision, certify that this final plat and the subdivision improvement agreement to be executed in connection herewith if required, embody the entire agreement between the owner of said property and the Town with regard to the subdivision of said property, and that the owner is not relying upon any other representations, warranties, understandings or agreements in connection with any matter encompassed by this plat or the subdivision improvement agreement if required, except as set forth herein or in said subdivision improvement agreement.

Owner: _____

By: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI 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

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. _____.

County Clerk and Recorder

By: _____
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

TOWN CLERK CERTIFICATE

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

_____
Town Clerk

LAND USE NOTE

Total number of proposed dwelling units: 25

Total number of off street parking spaces: 25

Estimated number of gallons of water per day: 0.013 MGD Average day

Estimated number of gallons of sewage to be treated per day: 0.022 MGD Average day

LAND USE TABLE

LOTS (1–25)	0.605 ACRES	10%
OUTLOTS (7)	0.747 ACRES	12%
SUPERLOT A	4.778 ACRES	78%
TOTAL	6.130 ACRES	100%

PARCEL	ACRES	OWNERSHIP & MAINTENANCE
LOT 1	0.031 ACRES	PRIVATE OWNER(S)
LOT 2	0.021 ACRES	PRIVATE OWNER(S)
LOT 3	0.021 ACRES	PRIVATE OWNER(S)
LOT 4	0.026 ACRES	PRIVATE OWNER(S)
LOT 5	0.026 ACRES	PRIVATE OWNER(S)
LOT 6	0.021 ACRES	PRIVATE OWNER(S)
LOT 7	0.025 ACRES	PRIVATE OWNER(S)
LOT 8	0.026 ACRES	PRIVATE OWNER(S)
LOT 9	0.021 ACRES	PRIVATE OWNER(S)
LOT 10	0.021 ACRES	PRIVATE OWNER(S)
LOT 11	0.026 ACRES	PRIVATE OWNER(S)
LOT 12	0.026 ACRES	PRIVATE OWNER(S)
LOT 13	0.021 ACRES	PRIVATE OWNER(S)
LOT 14	0.025 ACRES	PRIVATE OWNER(S)
LOT 15	0.026 ACRES	PRIVATE OWNER(S)
LOT 16	0.021 ACRES	PRIVATE OWNER(S)
LOT 17	0.025 ACRES	PRIVATE OWNER(S)
LOT 18	0.026 ACRES	PRIVATE OWNER(S)
LOT 19	0.021 ACRES	PRIVATE OWNER(S)
LOT 20	0.025 ACRES	PRIVATE OWNER(S)
LOT 21	0.025 ACRES	PRIVATE OWNER(S)
LOT 22	0.026 ACRES	PRIVATE OWNER(S)
LOT 23	0.021 ACRES	PRIVATE OWNER(S)
LOT 24	0.021 ACRES	PRIVATE OWNER(S)
LOT 25	0.031 ACRES	PRIVATE OWNER(S)
OUTLOT A	0.021 ACRES	STC METRO DISTRICT
OUTLOT B	0.021 ACRES	STC METRO DISTRICT
OUTLOT C	0.025 ACRES	STC METRO DISTRICT
OUTLOT D	0.025 ACRES	STC METRO DISTRICT
OUTLOT E	0.026 ACRES	STC METRO DISTRICT
OUTLOT F	0.022 ACRES	STC METRO DISTRICT
OUTLOT G	0.607 ACRES	STC METRO DISTRICT
SUPERLOT A	4.778 ACRES	RC Superior
TOTAL	6.130 ACRES	

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the East Half of the Northwest Quarter of Section 9, T.1S., R.69W., as bearing North 88°54'11 East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 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 Commitment Number ABD70367640, dated February 22, 2013 at 5:00 P.M. and Title Commitment Number K70399920, dated December 17, 2013 at 5:00 P.M., as both are prepared by Land Title Guarantee Company and CO–107.12 Date Down of Policy Number J917053, dated September 9, 1999 at 7:29 A.M., as prepared by First American Title Insurance Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

I, Steven A. Syring, 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

_____
Steve A. Syring – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38469

SIGHT DISTANCE EASEMENT NOTE

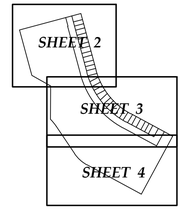
Structures and landscaping within the easement shall not exceed 24 inches in height except that deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground.

OUTLOT NOTE

The area within Outlots A, C, E, F and G are hereby dedicated as Blanket Public Access Easements.

The area within Outlots B and D are hereby dedicated as Blanket Drainage and Public Access Easements.

SHEET LAYOUT



DATE: 3/16/2016
FILE NAME: 2012219H–SUB
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: SAL

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

REVISIONS:		DATE:
REVISED PER TOWN COMMENTS	CSK	5/16/16
REVISED PER TOWN COMMENTS	CDL	5/31/16

LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT
FOR
CIVIL RESOURCES, LLC
P.O. BOX 680, FREDERICK, CO 80530

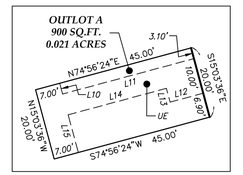
PROJECT #: 2012219–H

1

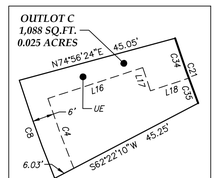
LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	272.35'	335.00'	46°34'52"	264.91'	S38°21'02"E
C2	81.15'	168.00'	27°40'33"	80.36'	N47°48'39"W
C3	43.03'	229.00'	10°45'54"	42.96'	N39°21'19"W
C4	20.76'	374.00'	3°10'48"	20.76'	S20°19'59"E
C5	334.95'	412.00'	46°34'52"	325.81'	S38°21'02"E
C6	308.94'	380.00'	46°34'52"	300.50'	S38°21'02"E
C7	17.01'	380.00'	2°33'51"	17.00'	S16°20'31"E
C8	29.11'	380.00'	4°23'22"	29.11'	S19°49'08"E
C9	25.20'	380.00'	3°47'58"	25.19'	S23°54'48"E
C10	20.29'	380.00'	3°03'36"	20.29'	S27°20'35"E
C11	24.19'	380.00'	3°38'50"	24.18'	S30°41'48"E
C12	30.66'	380.00'	4°37'23"	30.65'	S34°49'54"E
C13	25.19'	380.00'	3°47'54"	25.19'	S39°02'33"E
C14	20.29'	380.00'	3°03'36"	20.29'	S42°28'18"E
C15	24.19'	380.00'	3°38'53"	24.19'	S45°49'32"E
C16	30.84'	380.00'	4°39'01"	30.83'	S49°58'29"E
C17	25.19'	380.00'	3°47'55"	25.19'	S54°11'57"E
C18	20.29'	380.00'	3°03'36"	20.29'	S57°37'42"E
C19	16.47'	380.00'	2°28'58"	16.47'	S60°23'59"E
C20	17.01'	335.00'	2°54'32"	17.01'	S16°30'52"E
C21	19.22'	335.00'	3°17'14"	19.22'	S19°36'45"E
C22	25.22'	335.00'	4°18'46"	25.21'	S23°24'45"E
C23	20.30'	335.00'	3°28'16"	20.29'	S27°18'16"E
C24	24.20'	335.00'	4°08'20"	24.19'	S31°06'34"E
C25	18.96'	335.00'	3°14'33"	18.96'	S34°48'01"E
C26	25.21'	335.00'	4°18'40"	25.20'	S38°34'37"E
C27	20.29'	335.00'	3°28'16"	20.29'	S42°28'05"E
C28	24.21'	335.00'	4°08'25"	24.20'	S46°16'26"E
C29	18.87'	335.00'	3°13'40"	18.87'	S49°57'28"E
C30	25.21'	335.00'	4°18'41"	25.20'	S53°43'38"E
C31	20.29'	335.00'	3°28'16"	20.29'	S57°37'07"E
C32	13.37'	335.00'	2°17'13"	13.37'	S60°29'52"E
C33	243.90'	300.00'	46°34'52"	237.24'	S38°21'02"E
C34	11.78'	335.00'	2°00'56"	11.78'	S18°58'36"E
C35	7.44'	335.00'	1°16'19"	7.44'	S20°37'13"E
C36	24.01'	377.00'	3°38'57"	24.01'	S49°30'55"E
C37	1.46'	335.00'	0°15'02"	1.46'	S48°28'09"E
C38	17.41'	335.00'	2°58'38"	17.40'	S50°04'59"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°56'24"W	2.00'
L2	S69°59'39"W	12.04'
L3	N60°03'36"W	14.14'
L4	S29°56'24"W	6.36'
L5	N16°38'28"W	2.83'
L6	S73°21'32"W	14.14'
L7	N28°21'32"E	25.00'
L8	S61°38'28"E	29.70'
L9	S28°21'32"W	25.00'
L10	S15°03'36"E	3.10'
L11	S74°56'24"W	38.00'
L12	N74°56'24"E	9.60'
L13	S15°03'36"E	4.00'
L14	N74°56'24"E	28.40'
L15	N15°03'36"W	10.90'
L16	S71°54'16"W	27.88'
L17	N18°05'44"W	6.82'
L18	S71°51'18"W	11.28'
L19	S32°17'56"W	31.41'
L20	S51°47'23"E	12.48'
L21	S38°12'37"W	11.27'
L22	N61°38'28"W	7.09'
L23	S36°33'53"W	31.36'
L24	S60°28'10"E	7.35'
L25	S29°31'50"W	10.82'
L26	N36°33'53"E	38.39'
L27	N61°38'28"W	8.84'

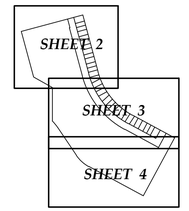


DETAIL A
SCALE" 1"=20'



DETAIL B
SCALE" 1"=20'

SHEET LAYOUT



LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- UE UTILITY EASEMENT
- STE SITE TRIANGLE EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KS, LS 34995
- CALCULATED POSITION

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the East Half of the Northwest Quarter of Section 9, T.1S., R.69W., as bearing North 88°54'11 East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

PRELIMINARY

Steve A. Syring – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38469

DATE: 3/16/2016
FILE NAME: 2012219H-SUB
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: SAL

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FOR
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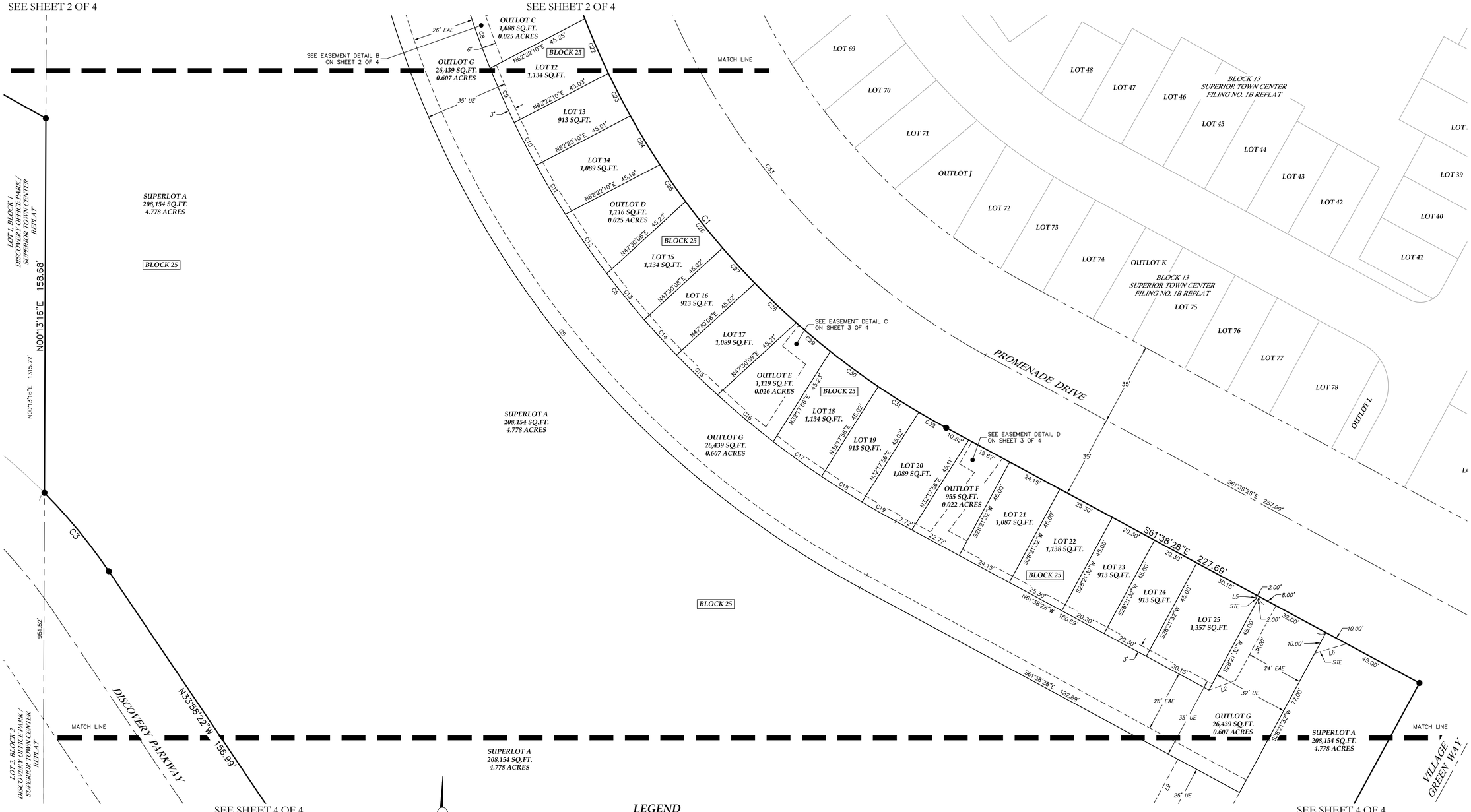
P.O. BOX 680, FREDERICK, CO 80530

PROJECT #: 2012219-H

2

SHEET 2 OF 4

LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT



** FOR LINE AND CURVE TABLE
SEE SHEET 2 OF 4 **

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20 10 0 20 40 60
SCALE IN FEET
SCALE: 1"=20'

LEGEND

- EASEMENT LINE
- SECTION LINE
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- PROPERTY LINE
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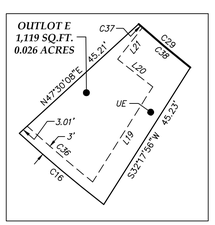
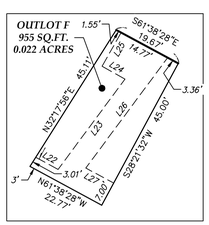
- CALCULATED POSITION

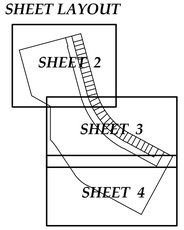


DETAIL C
SCALE" 1"=20'



DETAIL D
SCALE" 1"=20'

SHEET LAYOUT



PRELIMINARY

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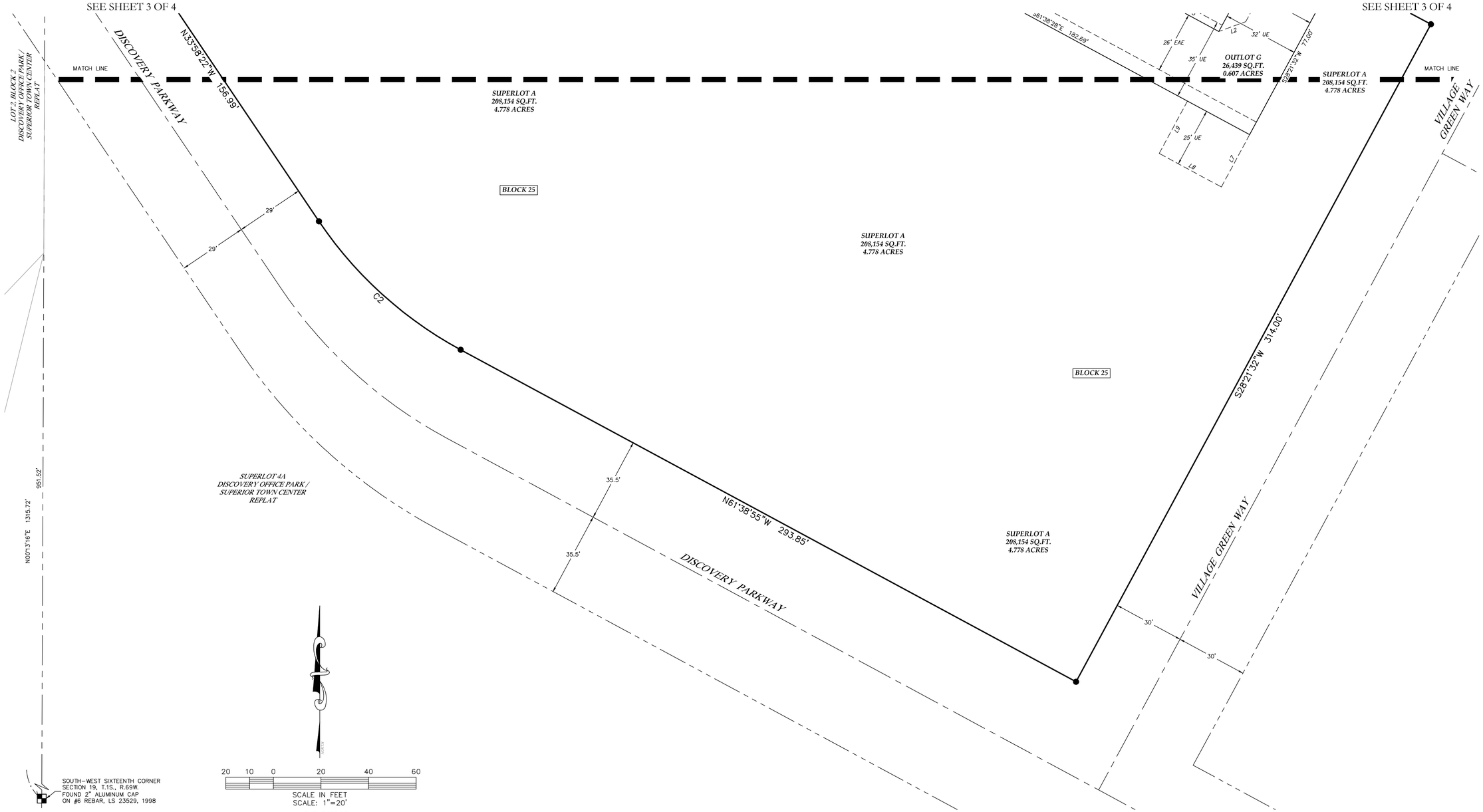

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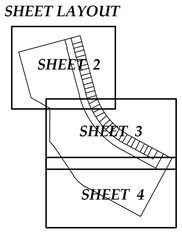

LEGEND

- EASEMENT LINE
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** FOR LINE AND CURVE TABLE SEE SHEET 2 OF 4 **

PRELIMINARY

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SHEET 4 OF 4