

Final Subdivision Plat of BLOCK 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3

A Replat of Lots 1 and 2, Block 1 of Discovery Office Park/Superior Town Center Replat No. 3,
 Situate in the West Half of the Northwest Quarter and the North Half of 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

COPYRIGHT OF REPLICATION AND OWNERSHIP

Know all men by these presents that the aforesaid Properties are being the Owner(s), Mortgagee or Lien Holder of certain land in Boulder County, Colorado, described as follows:

Lots 1 and 2, Block 1 of DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 recorded January 4, 2018 in Replat No. 3650274 of the records of Boulder County, situate in the West Half of the Northwest Quarter (W/2 NW/4) and the north half of Southwest Quarter (S1/2 SW/4) of Section 19, Township 1 South (T1S), Range 69 West of the 6th P.M., 6th Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Said parcels in lots contain 5,921 acres, more or less (1).

Have by these presents had set, posted and subdivided the same into lots, blocks, streets, and parcels as shown on this plat, under the same title as BLOCK 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3 and I hereby dedicate to the public the easements and outlots for purposes shown herein.

LOT LINE VARIATION STATEMENT

Know all men by these presents that as the undersigned, being the owner(s) of the land described herein, and as owner of the effective map do hereby vacate all lot lines of the above described parcel of land.

CERTIFICATE OF OWNERSHIP

I, Clint Tolson, am an owner representative of the property and consent to this plat.

In witness whereof I have set my hand this 10th day of April, 2018.

Clint Tolson
 Owner, Town of Superior

NOTARIAL CERTIFICATE

STATE OF COLORADO
 COUNTY OF BOULDER
 The foregoing certificate of ownership was acknowledged before me this 10th day of April, 2018 by Clint Tolson and Phyllis L. Harbin (Notary Public).
 My commission expires 2-5-2021.



EASEMENT VACATION STATEMENT

Know all men by these presents that we, the owner(s) of Superior, being owner(s) of the easements as set forth herein:

- 1. City, Drainage, Access, Public Access and Street's Easements being a part of Block 1 of Discovery Office Park/Superior Town Center Replat recorded May 20, 2015 at Replat No. 344637 of the Records of Boulder County.
 - 2. Utility Easement being a part of Superior Town Center Replat No. 10, a Subdivision recorded February 25, 2014 at Replat No. 3307475 of the Records of Boulder County.
 - 3. Stone Easement being a part of that parcel of land described in that Stone Easement Agreement recorded June 8, 1994 at Replat No. 134373 of the Records of Boulder County Replat.
- Located in 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 easements as shown on Sheet 2 of 3 as labeled "VACATED" OF THIS PLAT AS SHOWN PLATS 412-417 and re-recorded as shown herein.
- In witness whereof, and being the owner(s) of said Easements, We have set our hands and seals this 10th day of April, 2018.
- By: Clint Tolson As Owner

BASE OF BEARINGS AND LINEAL DIMENSION

Assuming the North line of the Southwest Quarter of Section 19, T1S, R69W, an existing North 85°32'17" East as monumented as shown on this plat, being a 616' bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (NAD83), or success of 2011, and with all other bearings contained herein resolve therein.

The "fixed" dimensions as indicated herein are based upon the "AS SHOWN" 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, or the next any civil action based upon any defect in this survey be commenced more than ten years from the date of the certification. Green Tucson, (733)361-1165 (P.S., 2017).

** For Easement Vacation Layout
 See Sheet 2 of 3 **

TITLE COMMITMENT/CLERK

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 other of record, King Surveyors refer you to the Commission Number 180300079-01-3-1073, Sub, dated May 31, 2017 as created by Commonwealth Title Insurance Company to delineate the above information.

OWNERSHIP AND EASEMENTS

Parcel A is hereby dedicated as a blanket drainage easement and shall be held, controlled, and maintained by the Town of Superior.

COUNTY CLERK AND RECORDS CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County on 10/25/18 at the 12th day of April, 2018, in Book Page .
 Map - Replat No. 3650274 Fee: \$33.00

County Clerk and Recorder Hilary Hall
 By: Richard Canady (Notary)

OWNER, Aforesaid Properties Inc.

Executed this 6th day of April, 2018
 By: Daniel Aveida
 Name: DANIEL AVEIDA Title: President

VOCAL RECORD

STATE OF Colorado
 COUNTY OF Boulder
 The foregoing certificate of dedication and non-dedication was acknowledged before me this 6 day of April, 2018 by Daniel Aveida.
 My commission expires 4/2/2020 Richard Mattison (SEA.)
 Notary Public



TOWN CLERK CERTIFICATE

I hereby certify that this instrument was adopted by the Board of Trustees by Resolution No. R-12, Series 2018 on February 12, 2018 and was filed in my office on the 9th day of April, 2018, at 6 o'clock P.M.
Phyllis L. Harbin
 Town Clerk



LAND USE TABLE

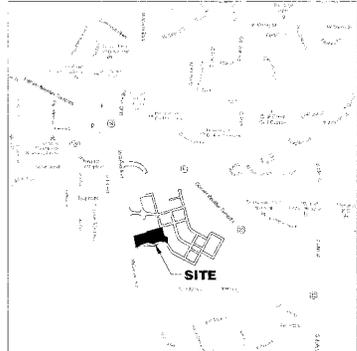
LOTS (1-21)	3.596 ACRES	61%
PARCEL A	1.855 ACRES	31%
OUTLOT B	0.170 ACRES	3%
TOTAL:	5.621 ACRES	100%

PLANNING COMMISSION CERTIFICATE

Recommended approval this 10th day of JANUARY, 2018, by the Town of Superior Planning Commission, Resolution No. 902-1, Series 2018.

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.
 Witness my hand the corporate seal of the Town of Superior this 10th day of April, 2018.
 Attest: Phyllis L. Harbin Mayor Clint Tolson



VICINITY MAP
 (NOT TO SCALE)

PARCEL	ACRES	OWNERSHIP & MAINTENANCE
LOT 1	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 2	0.085 ACRES	AWEDA PROPERTIES INC.
LOT 3	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 4	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 5	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 6	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 7	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 8	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 9	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 10	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 11	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 12	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 13	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 14	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 15	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 16	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 17	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 18	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 19	0.095 ACRES	AWEDA PROPERTIES INC.
LOT 20	0.090 ACRES	AWEDA PROPERTIES INC.
LOT 21	1.786 ACRES	AWEDA PROPERTIES INC.
PARCEL A	1.855 ACRES	AWEDA PROPERTIES INC.
OUTLOT B	0.170 ACRES	TOWN OF SUPERIOR
TOTAL	5.621 ACRES	



DATE: 4/18/2018	BY: RLE
TITLE: BLOCK 1, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 3	DATE: 4/18/2018
REVISIONS:	

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Situate in the West Half of the Northwest Quarter and the North Half of 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

Kevin Edwards
39480
1-5-2016
Shut 2 of 3

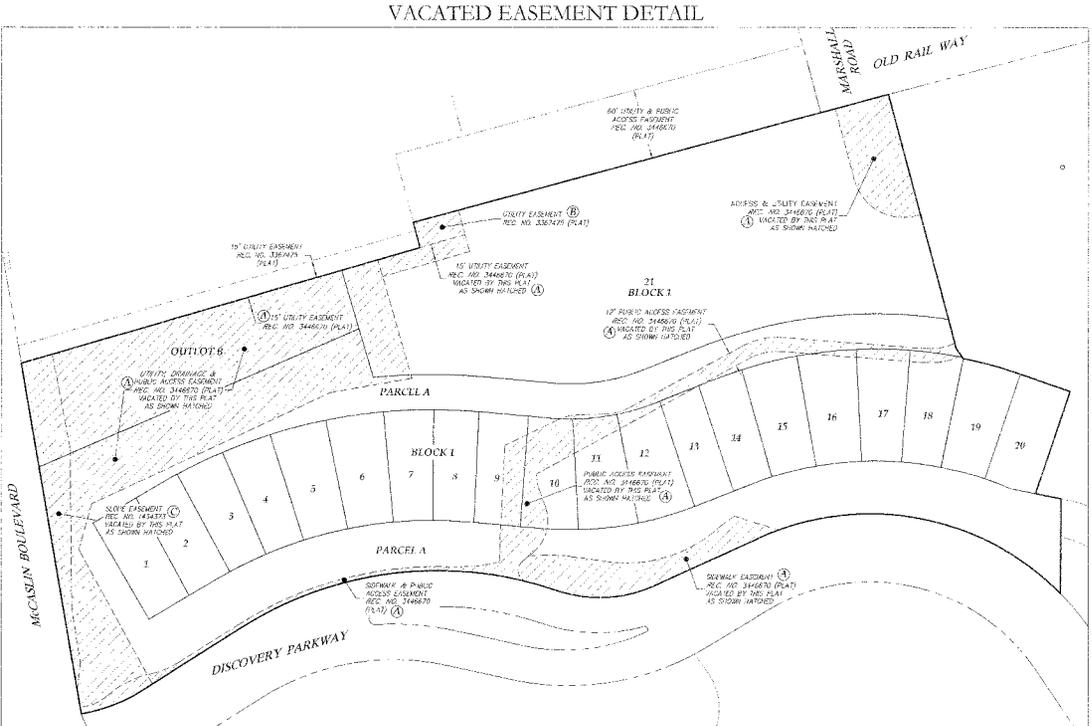
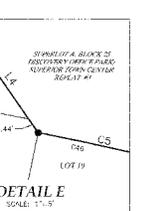
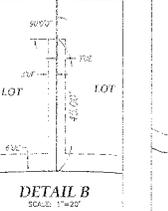
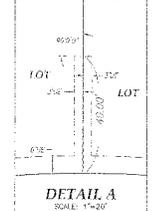
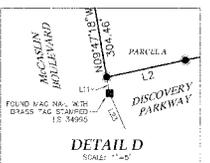
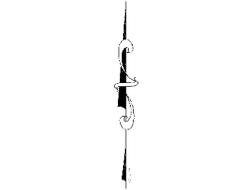
Kevin Edwards
Colorado Licensed Professional
Land Surveyor #18960

DATE OF BOUNDARY AND LINEAL SURVEY

examined the books and the field-note books of Section 19, T.1S., R.69W., as bearing North 85°55'07" East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, State Plane, North American Datum 1983 (NAD83), a distance of 256.16 feet with all corners being color-coded hereon as herein shown. The true dimensions as recited hereon are based upon the "U.S. Survey Base".

LEGEND

- EASEMENT LINE
- - - SECTION LINE
- RIGHT-OF-WAY LINE
- OWNER LINE
- ADJACENT PARCEL LINE
- LOT LINE
- PROPERTY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- UTILITY AND DRAINAGE EASEMENT
- DRAINAGE AND PUBLIC ACCESS EASEMENT
- UTILITY, DRAINAGE, PUBLIC ACCESS AND LANDSCAPE EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP OR LB BRASS
- FOUND #4 REBAR WITH GREEN PLASTIC CAP OR LB BRASS
- FOUND #4 REBAR WITH BLUE PLASTIC CAP OR LB BRASS
- SET OUT OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED REC. NO. 34480
- SET OUT OF #4 REBAR WITH A BRASS TAG STAMPED REC. NO. 34480
- CALCULATED POSITION
- NR: NON-BEARER



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	276.40	323.00	89.58347	361.81	N70°36'17.78"
C2	85.87	114.07	47.92162	53.82	S87°05'18.70"
C3	276.40	315.00	56.93534	353.81	S82°47'32.79"
C4	12.86	135.00	20.76248	47.31	S61°48'28.79"
C5	52.11	365.00	7.94281	32.57	S74°48'29.51"
C6	325.61	361.75	155.9159	230.68	S77°59'29.69"
C7	1.94	261.75	1.57201	11.34	S60°30'41.76"
C8	34.33	38.75	5.22177	24.32	S61°03'14.74"
C9	34.43	28.75	5.53735	34.41	S65°31'37.78"
C10	36.02	38.75	6.11506	39.20	S72°58'28.66"
C11	36.62	78.25	6.74231	39.36	S81°40'08.79"
C12	34.11	28.75	5.54117	31.10	S67°37'24.74"
C13	35.14	381.75	4.48247	35.13	N87°34'19.74"
C14	134.73	280.25	26.78767	133.24	S81°40'53.74"
C15	21.39	276.25	6.76110	21.87	S89°03'07.74"
C16	51.98	286.25	11.01104	51.92	S83°32'40.74"
C17	50.14	280.25	10.94149	50.27	S73°02'40.74"
C18	1.11	380.25	0.13236	1.11	S68°39'45.74"
C19	228.35	281.75	143.9741	222.37	N89°11'45.74"
C20	15.84	291.75	3.53147	16.84	S70°51'46.74"

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	33.07	281.75	7.74222	33.04	S70°06'31.74"
C22	35.14	291.75	7.94137	35.11	S67°47'38.74"
C23	34.08	291.75	6.41447	34.07	N49°00'56.74"
C24	34.10	291.75	6.41511	34.23	N82°19'37.74"
C25	38.91	291.75	7.28221	38.89	N70°08'57.74"
C26	23.20	291.75	4.33191	23.14	N60°03'23.74"
C27	252.37	436.75	125.25157	217.85	N71°16'22.74"
C28	15.17	456.75	1.53138	16.10	S60°30'37.74"
C29	43.75	456.75	6.76177	43.33	N51°14'11.74"
C30	43.47	456.75	6.52759	43.45	N69°31'17.74"
C31	43.31	456.75	6.11506	48.23	N13°26'29.74"
C32	50.50	456.75	6.74231	49.49	N8°40'08.74"
C33	43.87	456.75	6.54127	43.85	N87°30'29.74"
C34	38.37	456.75	4.90137	38.35	N37°21'14.74"
C35	60.95	456.75	8.69107	60.43	N61°40'57.74"
C36	14.57	456.75	1.53138	15.52	S67°14'13.74"
C37	38.18	456.75	4.11158	38.12	N83°58'14.74"
C38	23.34	456.75	2.57574	23.62	N72°31'50.74"
C39	217.62	456.75	124.4330	174.67	N84°44'41.74"
C40	28.58	456.75	3.59147	36.37	N70°22'14.74"

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	48.80	381.25	7.74222	48.80	N46°11'50.74"
C42	50.90	381.25	7.94137	50.90	N62°10'29.74"
C43	44.28	381.25	6.74231	44.20	S89°07'42.74"
C44	44.21	381.25	6.41511	45.18	S82°17'38.74"
C45	50.98	381.25	7.37341	50.74	S74°59'22.74"
C46	1.94	380.00	0.15211	1.94	S72°59'38.74"
C47	236.81	226.00	114.4447	198.50	N69°35'38.74"
C48	15.17	381.25	1.53138	16.10	S82°17'38.74"
C49	13.88	225.00	1.37211	13.80	N54°58'44.74"
C50	44.10	228.20	6.31511	44.07	N49°30'12.74"
C51	23.80	220.00	3.87036	23.42	S87°31'58.74"
C52	3.24	5.00	3.74743	3.22	N12°45'04.74"
C53	11.07	14.57	4.84149	10.80	S54°47'54.74"
C54	17.34	25.00	4.69147	16.81	S26°07'18.74"
C55	8.45	20.00	1.92222	8.43	N87°17'24.74"
C56	28.98	15.00	9.87222	28.87	N18°08'14.74"
C57	4.07	261.20	3.72222	4.07	N89°38'57.74"
C58	4.57	8.50	4.69131	4.30	S26°07'33.74"
C59	14.20	252.00	2.91259	13.84	S45°16'57.74"
C60	4.11	5.00	4.75243	3.89	N73°16'44.74"

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C61	32.47	252.00	11.92103	32.13	S74°55'25.74"
C62	3.88	5.00	4.40938	3.75	S44°16'16.74"
C63	447.44	327.00	234.9789	146.19	N82°02'54.74"
C64	3.97	5.00	4.00900	3.83	N67°10'07.74"
C65	87.87	312.00	10.98201	87.61	S87°23'58.74"
C66	23.47	15.00	8.69107	21.52	S34°59'18.74"
C67	23.12	14.50	8.72801	20.77	N64°16'42.74"
C68	60.11	14.50	10.73121	60.23	S54°49'37.74"
C69	36.36	14.50	11.49103	26.50	N68°02'15.74"
C70	0.55	88.22	2.87158	46.21	S63°11'14.74"
C71	26.91	78.25	2.01504	26.77	N67°45'41.74"
C72	88.70	318.50	10.78101	88.47	S44°58'27.74"
C73	19.68	108.00	3.93159	8.68	N80°19'19.74"
C74	74.20	159.50	2.07391	73.54	S81°47'58.74"
C75	82.53	114.07	1.02222	78.90	N86°25'42.74"
C76	3.30	114.07	2.88138	3.30	N89°32'29.74"
C77	75.97	114.07	1.84727	75.84	S60°32'57.74"
C78	25.10	5.00	4.59101	25.10	S73°15'34.74"
C79	175.47	252.00	2.91259	173.22	N88°30'56.74"
C80	216.80	411.00	3.01504	214.33	N83°29'19.74"

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C81	78.77	165.95	8.00300	78.48	N87°45'32.74"
C82	49.51	488.75	10.72121	49.37	N83°25'21.74"
C83	7.88	5.00	8.01445	7.79	S12°18'18.74"
C84	76.23	318.50	1.04294	76.03	S64°30'35.74"
C85	13.61	14.50	7.72258	13.10	N11°11'14.74"
C86	3.53	14.50	1.55810	3.53	S25°31'43.74"
C87	16.91	15.00	7.61044	16.48	S41°48'01.74"
C88	2.50	15.00	1.33026	3.55	S03°30'14.74"
C89	47.12	36.00	8.00142	44.47	S50°03'27.74"

LINE	BEARING	LENGTH
L1	N14°24'25.74"	3.07
L2	S21°11'51.74"	2.98
L3	S40°10'17.74"	7.81
L4	S12°18'18.74"	10.27
L5	S73°15'34.74"	25.10
L6	S25°31'43.74"	11.07
L7	S78°12'42.74"	22.68
L8	S15°30'19.74"	21.72
L9	N73°02'15.74"	40.11
L10	N11°11'14.74"	21.62
L11	N83°25'21.74"	11.88
L12	N67°45'41.74"	1.17
L13	N87°31'17.74"	13.44
L14	N80°19'19.74"	11.88
L15	S78°31'43.74"	3.31
L16	S32°58'29.74"	0.76
L17	S22°58'15.74"	19.77
L18	S64°12'44.74"	5.69
L19	S18°08'14.74"	7.40
L20	S73°15'34.74"	7.40
L21	N88°30'56.74"	7.38
L22	S26°12'17.74"	2.89

LINE	BEARING	LENGTH
L23	S21°11'51.74"	2.98
L24	S40°10'17.74"	7.81
L25	S12°18'18.74"	10.27
L26	S73°15'34.74"	25.10
L27	S25°31'43.74"	11.07
L28	S78°12'42.74"	22.68
L29	S15°30'19.74"	21.72
L30	N73°02'15.74"	40.11
L31	N11°11'14.74"	21.62
L32	N83°25'21.74"	11.88
L33	N67°45'41.74"	1.17
L34	N87°31'17.74"	13.44
L35	N80°19'19.74"	11.88
L36	S78°31'43.74"	3.31
L37	S32°58'29.74"	0.76
L38	S22°58'15.74"	19.77
L39	S64°12'44.74"	5.69
L40	S18°08'14.74"	7.40
L41	S73°15'34.74"	7.40
L42	N88°30'56.74"	7.38
L43	S26°12'17.74"	2.89

DATE: 4/18/2016
 FILE NAME: 20122193-SUB
 DRAWN BY: VARIES
 CHECKED BY: CSK
 PLOTTED BY: RLE

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-3011 | email: info@kingsurveyors.com

DISCOVERY OFFICE PARK / SUPERIOR TOWN CENTER REPLAT NO. 3

PROJECT # 20122193-J

2

SHEET 2 OF 3

