COMPARK VILLAGE SOUTH FILING NO. 2

PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD – FOURTH AMENDMENT)

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
93 LOTS, 13 TRACTS, 32.872 ACRES

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES

SHEET 2: OVERALL BOUNDARY

SHEET 3–4: DETAILED DESIGN SHEET

LEGAL DESCRIPTION

TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1 LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONTAINING A CALCULATED AREA OF 1,431,883 SQUARE FEET OR 32.872 ACRES, MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO THIRTEEN TRACTS, TWO STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **COMPARK VILLAGE SOUTH FILING NO. 2**.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE. AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

ALL PUBLIC STREETS AND RIGHTS–OF–WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED.

THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT AS DESCRIBED HEREIN AND SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED.

THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HERON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS DESCRIBED HEREIN AND AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16U.S.C. 1§ 531, et seq., AS AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: MICHAEL P. VICKERS
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ , BY MICHAEL P. VICKERS , AS AN AUTHORIZED SIGNATORY OF 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ .

_____
NOTARY PUBLIC

_____
ADDRESS

DEED OF TRUST HOLDER

PINEWOOD CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: BRIAN PAULS
TITLE: AUTHORIZED SIGNATORY

SATE OF COLORADO)
) SS
COUNTY OF _____)

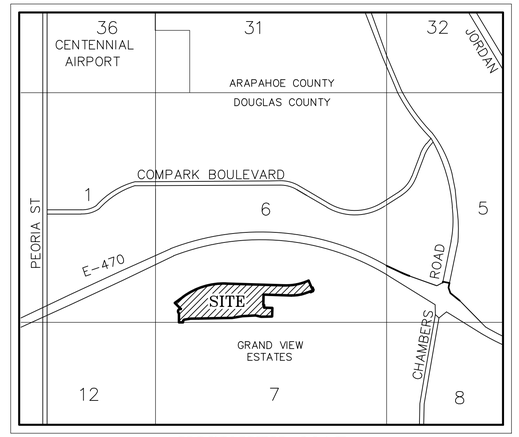
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ , BY BRIAN PAULS AS AN AUTHORIZED SIGNATORY OF PINEWOOD CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ .

_____
NOTARY PUBLIC

_____
ADDRESS



VICINITY MAP

(NOT TO SCALE)

TITLE VERIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR TAXES FOR THE YEAR _____ AND SUBSEQUENT YEARS, EXCEPT FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS–766290–CO, EFFECTIVE DATE JANUARY 11, 2016 AT 5:00 P.M.

BY: _____

TITLE: _____

SATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ ,

BY _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ .

_____
NOTARY PUBLIC

_____
ADDRESS

PLANNING COMMISSION

THIS PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON AUGUST 25, 2016.

_____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

_____
DATE

LAND USE SUMMARY TABLE

USAGE	AREA (S.F.)	ACREAGE	%
RESIDENTIAL LOTS	318,226	7.305	22.22%
PUBLIC RIGHTS–OF–WAY	115,606	2.654	8.07%
PUBLIC PARK	39,042	0.896	2.73%
DESIGNATED ALLEY WAY	37,207	0.854	2.60%
OPEN SPACE	63,206	1.451	4.41%
FUTURE DEVELOPMENT	858,596	19.711	59.97%
TOTAL	1,431,883	32.871	100%

SURVEYOR'S CERTIFICATION

I, BRIAN J. PFOHL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, ___, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON NOVEMBER 23, 2016.

COLORADO LICENSED
BRIAN J. PFOHL
38445
PROFESSIONAL LAND SURVEYOR

BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
(303) 708–0500

NOTES

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS–766290–CO WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2016 AT 5:00 P.M.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 87°55'04" EAST AS MONUMENTED AND SHOWN HEREON.
5. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS – DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) – MAP NUMBER 08035C0062G WITH AN EFFECTIVE DATE OF OF MARCH 16, 2016.
6. THIS PLAT CONSISTS OF 93 LOTS AND 13 TRACTS.
7. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
8. PUBLIC ACCESS EASEMENTS ARE HEREBY DEDICATED AS SHOWN ON THE PLAT AND ACROSS TRACTS B, C, D, E, F, G, H, I, AND K FOR THE PURPOSES OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS AND BICYCLES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.
9. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
10. BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO–POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT 470 COMPARK LLC, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L IS ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
11. TRACT M IS HEREBY ESTABLISHED AS PARCELS TO BE REPLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACTS SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO STAKING, EARTHWORK, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL SITE PLAN APPROVAL IS OBTAINED.
12. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS A, B, D, E, F, G, H, I, J, K, AND L ARE TO BE CONVEYED SEPARATELY BY SEPARATE WARRANTY DEED TO THE HOME OWNERS ASSOCIATION.
13. 470 COMPARK LLC/PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS OF RIGHT–OF–WAY DEDICATED BY THIS PLAT UNTIL THE ROADWAYS LOCATED WITHIN THEM HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE TOWN OF PARKER.

APPROVAL OF TOWN COUNCIL

TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1 IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____ , 20____, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. _____ . THE DEDICATIONS ARE HEREBY ACCEPTED.

THOSE PORTIONS OF THE 15 FOOT UTILITY EASEMENTS AND 25 FOOT DRAINAGE EASEMENTS DEPICTED ON THE PLAT OF COMPARK VILLAGE SOUTH FILING NO. 1 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. _____ THAT ARE NOTED HEREIN AS "VACATED BY THIS PLAT" ARE HEREBY VACATED THIS ____ DAY OF _____ , 20___.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____
TOWN OF PARKER COMMUNITY DEVELOPMENT DIRECTOR

_____
TOWN OF PARKER ENGINEERING DIRECTOR

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE OF ON THIS _____ DAY OF _____ ,

20___ AT _____ O'CLOCK ___.M. RECEPTION NO. _____ .

_____
COUNTY CLERK AND RECORDER

DATE	REVISIONS	DRAWN BY
11/23/16	FIRST SUBMITTAL COMMENTS	GDP

Manhard CONSULTING LTD
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: GDP
DATE: 09/22/16
SCALE: N/A

SHEET 1 OF 4

00C.LCPKC3.10

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November 23, 2016 - 11:13 Dwg Name: P:\Projects\ComSouth05-Residential Preliminary Plat\Mark\Surv\Final Drawings\Plat of Subdivision\Final Plat\Filing No. 2\01-00C.LCPKC3.10-FS.dwg Updated By: BPfohl

COMPARK VILLAGE SOUTH FILING NO. 2

PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD – FOURTH AMENDMENT)

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
93 LOTS, 13 TRACTS, 32.872 ACRES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- = EX. BOUNDARY LINE
- = EX. SECTION LINE
- = EX. RIGHT-OF-WAY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = PR. RIGHT-OF-WAY LINE
- = PR. LOT LINE
- = FOUND SECTION CORNER AS NOTED
- = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

LINE TABLE

LINE	BEARING	LENGTH
L1	N 49°15'47" W	3.50'
L2	N 65°41'53" E	19.50'
L3	S 24°18'07" E	55.00'
L4	S 65°41'53" W	19.50'
L5	S 24°18'07" E	19.50'
L6	S 65°41'53" W	55.00'
L7	N 24°18'07" W	19.50'
L8	S 89°30'37" E	19.50'
L9	S 00°29'23" W	55.00'
L10	S 78°58'28" W	123.15'
L11	S 02°04'56" E	16.72'

CURVE TABLE

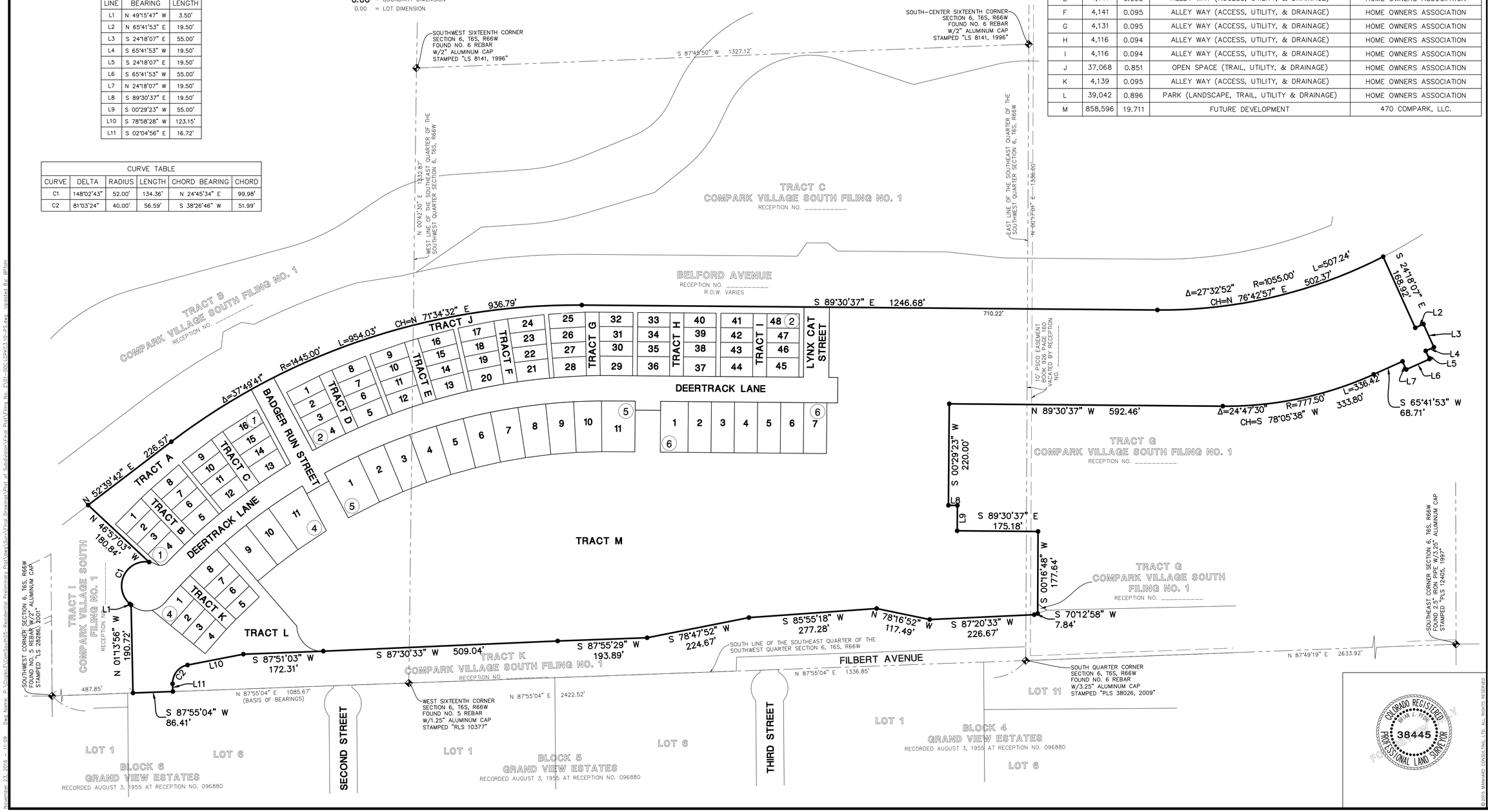
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	148°02'43"	52.00'	134.36'	N 24°45'34" E	99.98'
C2	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'

LOT SIZE SUMMARY TABLE

MINIMUM LOT SIZE:	2,184 S.F. (0.050 ACRES)
MAXIMUM LOT SIZE:	8,963 S.F. (0.206 ACRES)
AVERAGE LOT SIZE:	3,422 S.F. (0.079 ACRES)

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	26,138	0.600	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
B	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
C	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
D	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
E	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
F	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
G	4,131	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
H	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
I	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
J	37,068	0.851	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
K	4,139	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
L	39,042	0.896	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
M	858,596	19.711	FUTURE DEVELOPMENT	470 COMPARK, LLC.



DATE	REVISIONS	DRAWN BY
11/23/16	FIRST SUBMITTAL COMMENTS	GDP

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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	GDP
DATE:	09/22/16
SCALE:	1" = 100'

SHEET 2 OF 4
00C.LCPKC3.10

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November 23, 2016 - 11:09 Dwg Name: P:\Projects\ParkSouthSD-Residential Preliminary Plat\Data\Sur\Final Drawings\Plat of Subdivision\Final Plat\Filing No. 2\01-LCPKC3.10-PS.dwg Updated By: BPrior

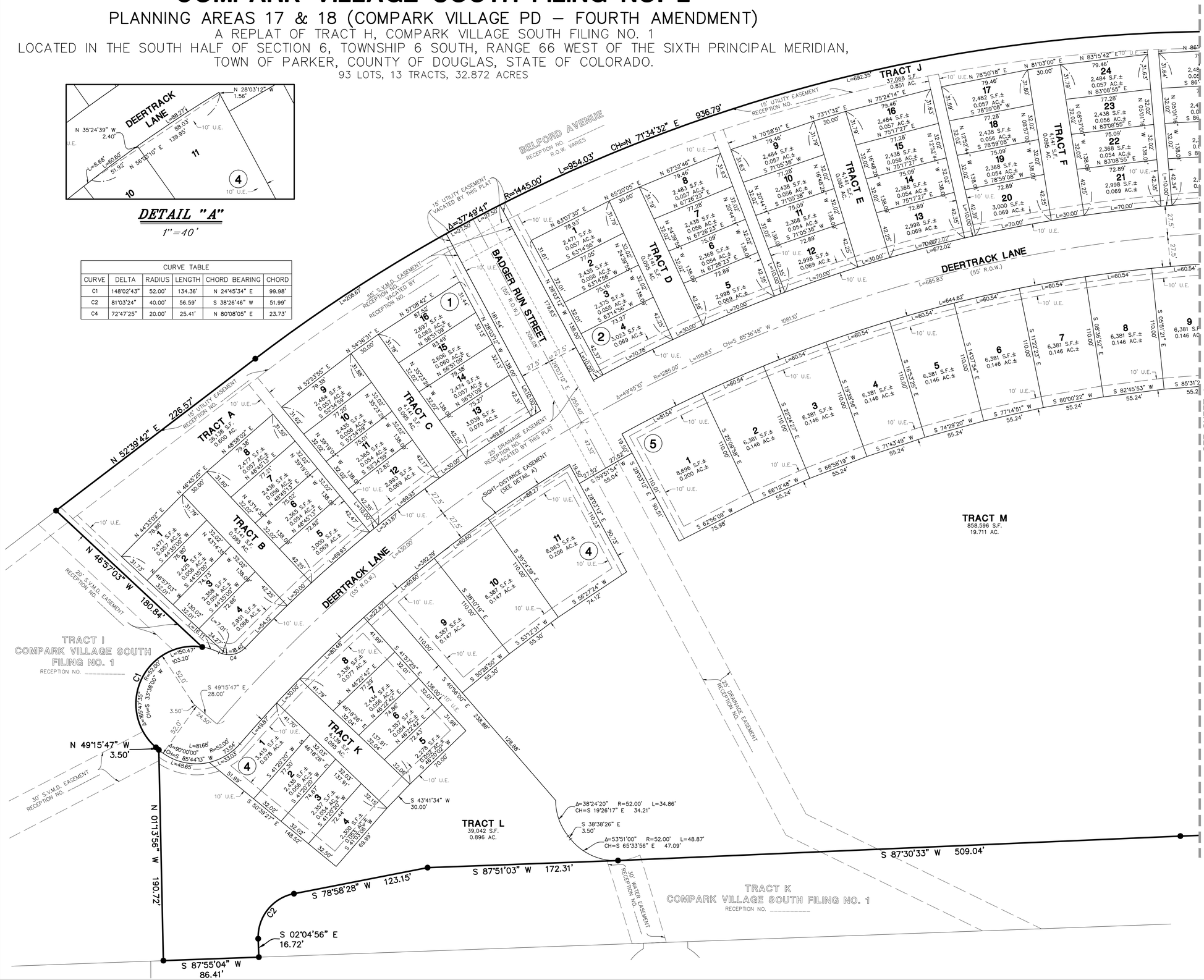
COMPARK VILLAGE SOUTH FILING NO. 2

PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD – FOURTH AMENDMENT)

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1

LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

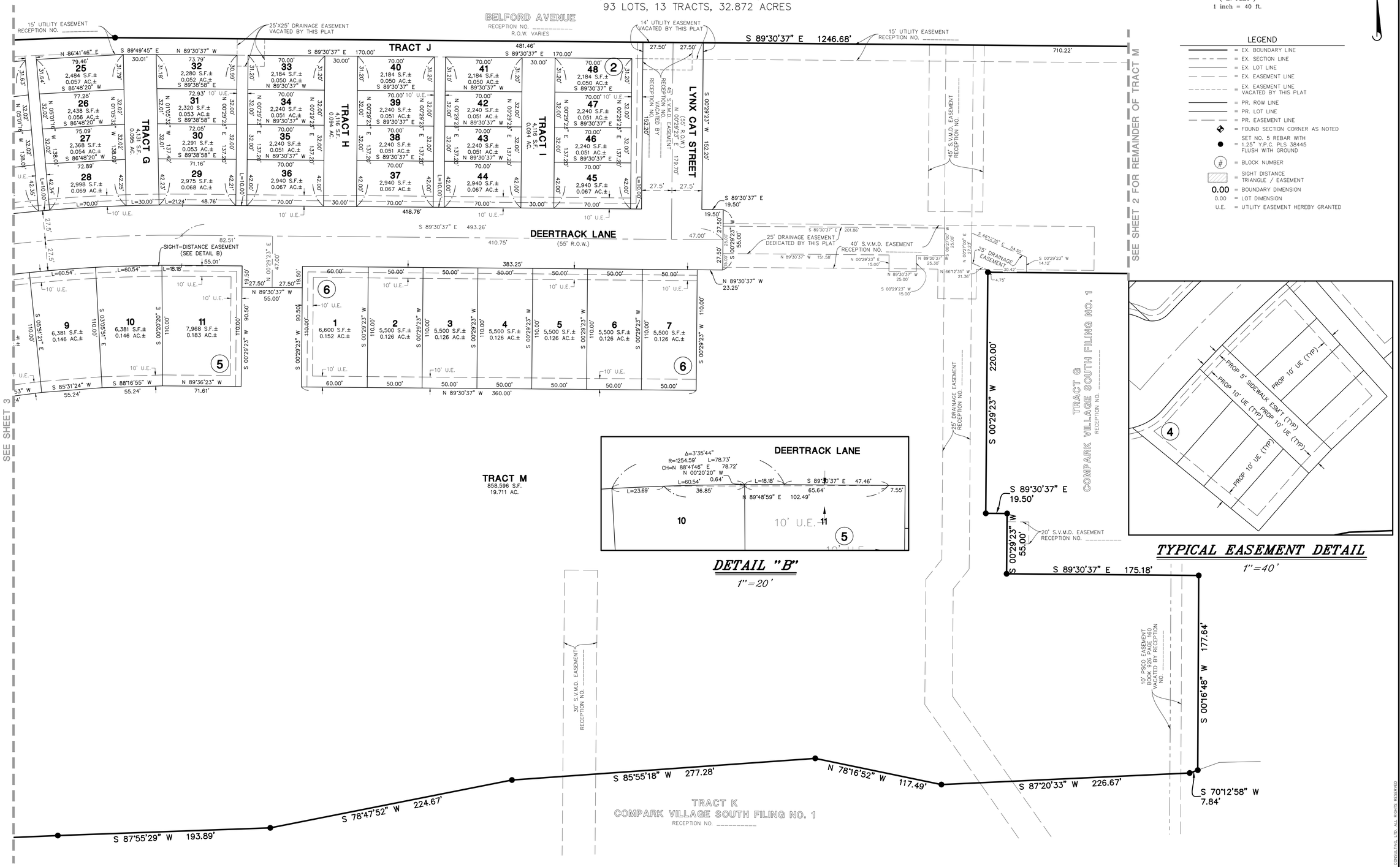
93 LOTS, 13 TRACTS, 32.872 ACRES


DETAIL "A"
1"=40'
DEERTRACK LANE
BELFORD AVENUE
BADGER RUN STREET
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT J
TRACT K
TRACT L
TRACT M
TRACT I
COMPARK VILLAGE SOUTH FILING NO. 1
N 52°39'42" E 226.57'
N 46°57'03" W 180.84'
N 01°13'56" W 190.72'
N 49°15'47" W 3.50'
S 87°55'04" W 86.41'
S 02°04'56" E 16.72'
S 78°58'28" W 123.15'
S 87°51'03" W 172.31'
S 87°30'33" W 509.04'
L=936.79' CH=N 71°34'32" E
L=954.03'
R=1445.00'
Δ=37°49'41"
L=692.35'
L=685.83'
L=644.62'
L=672.02'
L=206.67'
L=343.87'
L=392.29'
L=343.87'
L=430.00'
L=69.93'
L=69.87'
L=69.99'
L=148.52'
L=128.88'
L=238.88'
L=48.87' CH=S 65°33'56" E 47.09'
L=34.86' CH=S 19°26'17" E 34.21'
L=81.54'
L=115.83' CH=S 65°36'48" W
R=1285.00'
Δ=49°45'10"
L=150.47'
L=103.20'
L=81.68'
L=48.65'
L=18.41'
L=18.11'
L=7.01'
L=54.12'
L=22.42'
L=80.48'
L=48.87'
L=33.03'
L=18.84'
L=21.50'
L=27.50'
L=10.00'
L=30.00'
L=70.00'
L=60.54'
L=60.60'
L=60

COMPARK VILLAGE SOUTH FILING NO. 2

PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD – FOURTH AMENDMENT)

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
93 LOTS, 13 TRACTS, 32.872 ACRES



DATE	REVISIONS	DRAWN BY
11/23/16	FIRST SUBMITTAL COMMENTS	GDP

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	GDP
DATE:	09/22/16
SCALE:	1" = 40'

SHEET 4 OF 4
00C.LCPKC3.10

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November 23, 2016 – 11:06 Dwg Name: P:\Clients\ComSouthDS-Residential Preliminary Plat\Misc\Sys\Final Drawings\Plat of Subdivision\Final Plat\Filing No. 2\03-001\CPKC3.10-PS.dwg Updated By: BPitch