

COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1

A REPLAT OF TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4,
A PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
29.443 ACRES - 2 LOTS & 2 TRACTS
SHEET 1 OF 3
COVER SHEET

LEGAL DESCRIPTION

TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4, RECEPTION NUMBER 2011076813 COUNTY OF DOUGLAS, STATE OF COLORADO,
CONTAINING AN AREA OF 29.443 ACRES, (1,282,522 SQUARE FEET), 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 LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1**, ALTHOUGH BLOCKS AND STREETS ARE NOT PART OF THIS PLAT, THIS SPECIFIC LANGUAGE IS REQUIRED BY THE TOWN CODE. 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 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 HEREBY DEDICATES SIDEWALK EASEMENTS 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 OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION 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 OBLVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 1531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

EDGE 470 LAND LLC

BY: Manager
TITLE

STATE OF COLORADO)
(City and) SS
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF February, 2019,

BY Bruce H. Etkin, AS manager, OF EDGE 470 LAND LLC

WITNESS MY HAND AND OFFICIAL SEAL:

Laura Kathryn Farrar
NOTARY PUBLIC - STATE OF COLORADO
MY COMMISSION EXPIRES NOV 14, 2022

November 14, 2022
MY COMMISSION EXPIRES

DEED OF TRUST HOLDER

EDGE 470 LAND LLC

BY: Bruce H. Etkin

AS MANAGER OF EDGE 470 LAND LLC

STATE OF COLORADO)
(City and) SS
COUNTY OF DENVER)

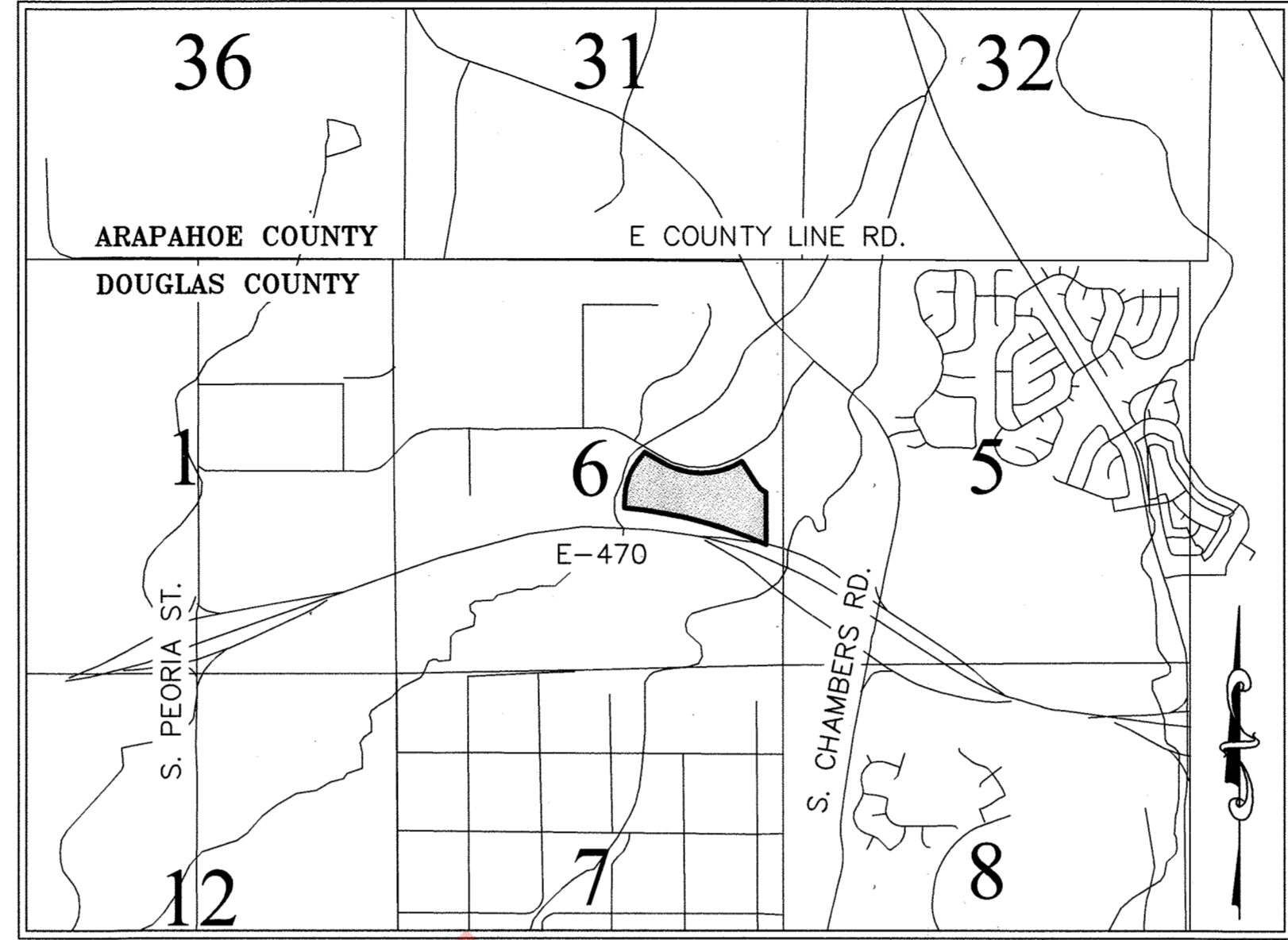
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 18th DAY OF February, 2019, BY BRUCE H. ETKIN AS MANAGER OF EDGE 470 LAND LLC

WITNESS MY HAND AND OFFICIAL SEAL:

Laura Kathryn Farrar
NOTARY PUBLIC - STATE OF COLORADO
MY COMMISSION EXPIRES NOV 14, 2022

LAND USE SUMMARY TABLE				
TRACT	AREA (SF)	AREA (AC)	LAND USAGE	OWNERSHIP/MAINTENANCE
LOT 1	315,718	7.248	FUTURE DEVELOPMENT	COMPARK LAND COMPANY <u>Edge 470 Land LLC</u>
LOT 2	226,111	5.191	FUTURE DEVELOPMENT	COMPARK LAND COMPANY <u>Edge 470 Land LLC</u>
TRACT A	56,673	1.301	DETENTION POND (UTILITY, DRAINAGE)	COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
TRACT B	684,019	15.703	FUTURE DEVELOPMENT	COMPARK LAND COMPANY <u>Edge 470 Land LLC</u>
TOTALS	1,282,522	29.443		

NOTE: AFTER RECORDING OF THIS PLAT, OWNERSHIP OF TRACT A SHALL BE CONVEYED SEPARATELY BY WARRANTY DEED.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0019806-020-LMI, AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF OCTOBER 29, 2018 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1982), REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "MANHARD CONSULTING PLS 38445 2015" AND AT THE EAST QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "JR ENG PLS 10377 1993", TAKEN TO BEAR NORTH 87°36'30" EAST.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, PANEL 62 OF 495, MAP NUMBER 0803500062G, EFFECTIVE MARCH 16, 2016, AND PANEL 66 OF 495, MAP NUMBER 0803500066G, EFFECTIVE MARCH 16, 2016, THIS PARCEL IS LOCATED WITHIN THE FOLLOWING AREAS: "OTHER FLOOD AREAS, ZONE X, DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOODPLAIN.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.
- 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.
- NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- TRACT B IS HEREBY ESTABLISHED AS A PARCEL 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 TRACT B SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF PUBLIC IMPROVEMENTS, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS REPLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS PROVIDED FOR IN THE APPROVED COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1 SUBDIVISION CONSTRUCTION PLANS.
- THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS A, B, C AND D, COMPARK VILLAGE FILING NO. 4 RECORDED ON DECEMBER 6, 2011 AT RECEPTION NO. 2011076813, INTO 2 LOTS AND 2 TRACTS.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THIS DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- 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, MAILBOXES, 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.
- A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT A 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, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- NO PORTIONS OF LOTS 1 AND 2 SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS ALLOWED FOR IN THE EDGE GRADING AND EROSION CONTROL PLANS. AT SUCH TIME AS A SITE PLAN IS APPROVED FOR THESE LOTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT WITH EACH SITE PLAN APPLICATION.

TITLE VERIFICATION

I, WE, FIDELITY NATIONAL TITLE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO. 100-N0019806-020-LMI, AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF OCTOBER 29, 2018.

BY: Steven Wood

TITLE: SVP

DATE: 2/20/19

STATE OF COLORADO

COUNTY OF Denver) SS

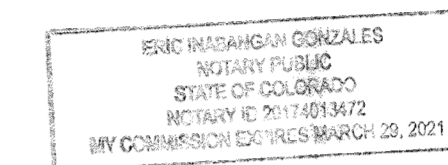
ACKNOWLEDGED BEFORE ME THIS 20 DAY OF FEBRUARY, 2019, BY Steven Wood AS SVP

OF FIDELITY NATIONAL TITLE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES March 29, 2021

Notary Public



TOWN COUNCIL CERTIFICATE

TRACTS A, B, C, AND D COMPARK VILLAGE FILING NO. 4, IS HEREBY AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, 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 # 2011076813.

THE DEDICATIONS ARE HEREBY ACCEPTED.

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 THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

Mayor

ATTEST: Christina
TOWN CLERK



PLANNING COMMISSION CERTIFICATE

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON February 28, 2019

John
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 26TH DAY OF NOVEMBER, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1-IN-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. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS 11th DAY OF FEBRUARY, 2019.



DANIEL E. DAVIS, PLS 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
(COUNTY OF DOUGLAS)) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 2nd DAY OF April, 2019, A.D.

AT 2:22 A.M. (P.M.) AND WAS RECORDED AT RECEPTION NO. 2019017003

Kristy
DOUGLAS COUNTY CLERK AND RECORDER

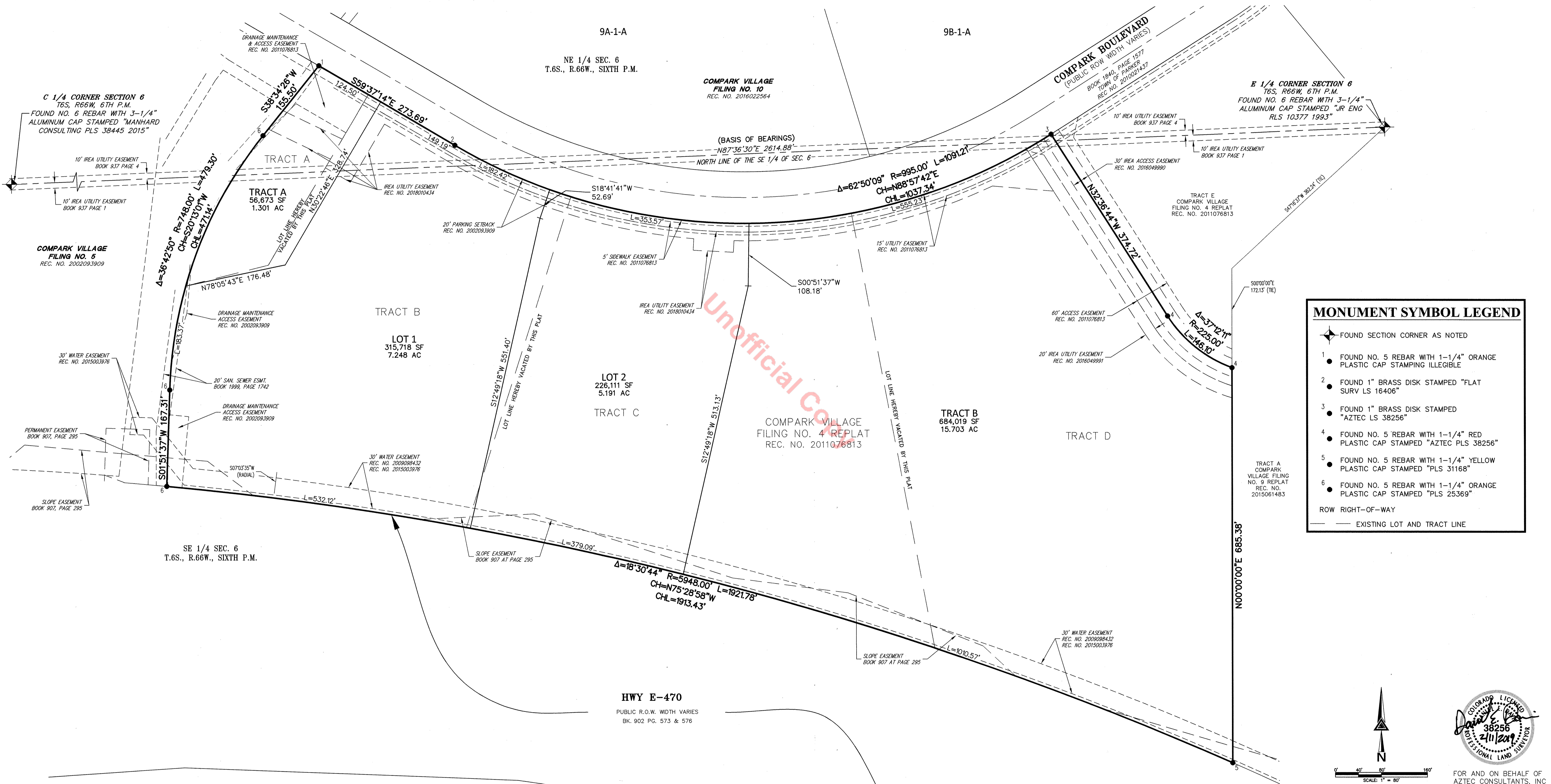


 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER ETKIN JOHNSON REAL ESTATE PARTNERS 1512 LARIMER ST. SUITE 100 DENVER, CO 80202 (303) 223-0487	DATE OF PREPARATION: 11-26-2018 SCALE: N/A
	SHEET 1 OF 3	
	LAST REVISED: 02/7/2019	

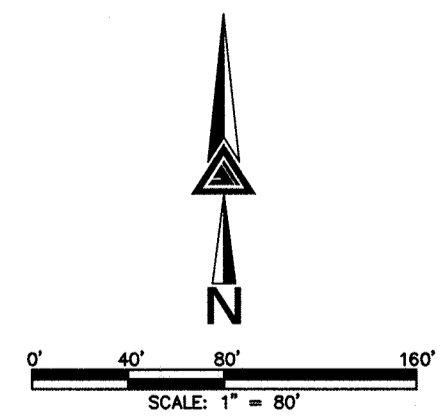
COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

29.443 ACRES - 2 LOTS & 2 TRACTS
SHEET 2 OF 3
EXISTING LOTS AND PROPOSED LOTS



MONUMENT SYMBOL LEGEND	
	FOUND SECTION CORNER AS NOTED
1	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPING ILLEGIBLE
2	FOUND 1" BRASS DISK STAMPED "FLAT SURV LS 16406"
3	FOUND 1" BRASS DISK STAMPED "AZTEC LS 38256"
4	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
5	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 31168"
6	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25369"
	ROW RIGHT-OF-WAY
	EXISTING LOT AND TRACT LINE



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



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Littleton, Colorado 80122
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DEVELOPER
ETKIN JOHNSON
REAL ESTATE PARTNERS
1512 LARIMER ST. SUITE 100
DENVER, CO 80202
(303) 223-0487

DATE OF PREPARATION:	11-26-2018
SCALE:	1" = 80'
SHEET 2 OF 3	

AzTec Proj. No.: 22418-39

Drawn By: BAM

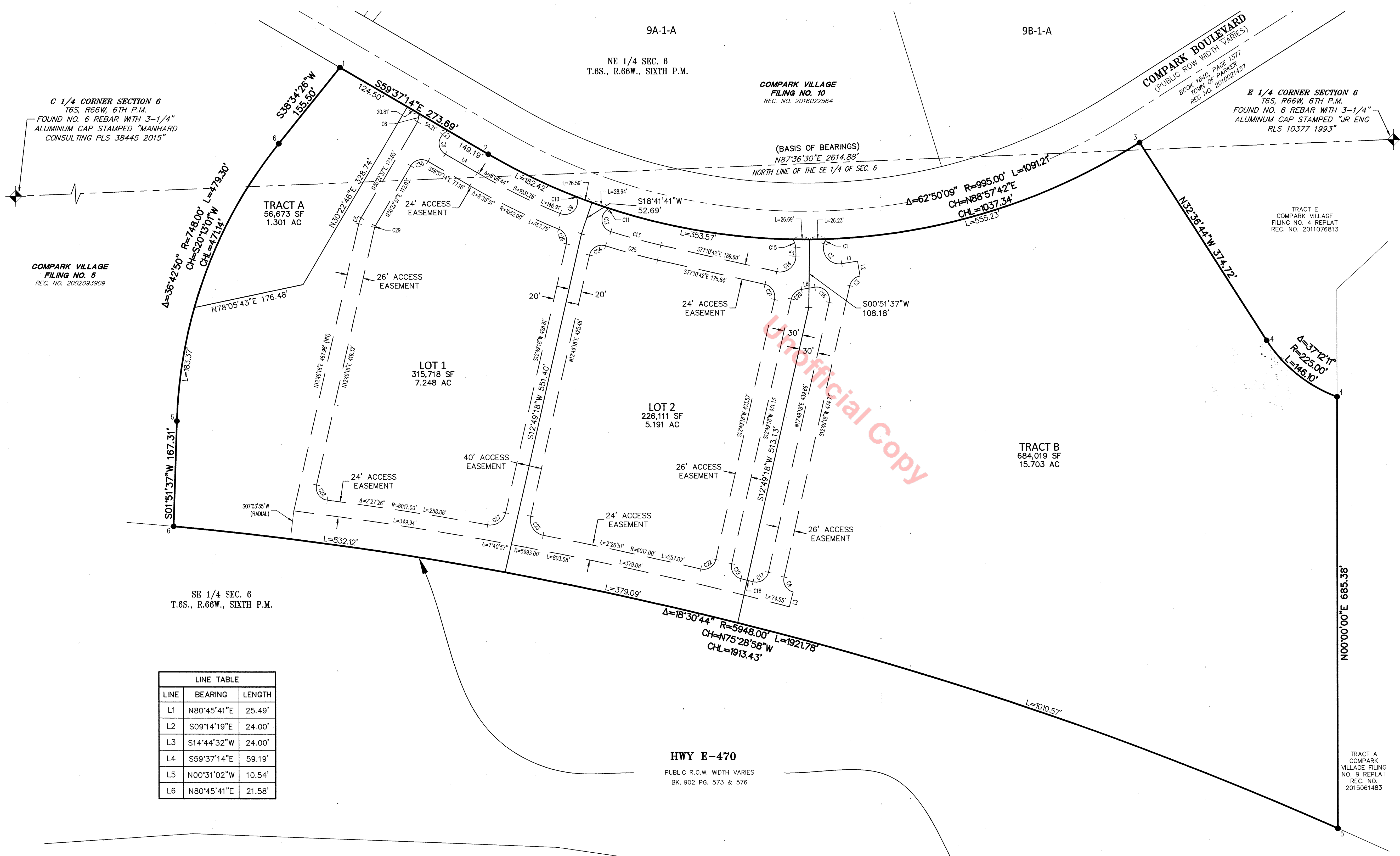
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

29.443 ACRES - 2 LOTS & 2 TRACTS

SHEET 3 OF 3

PROPOSED ACCESS EASEMENT



MONUMENT SYMBOL LEGEND	
	FOUND SECTION CORNER AS NOTED
1	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPING ILLEGIBLE
2	FOUND 1" BRASS DISK STAMPED "FLAT SURV LS 16406"
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6	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25369"
ROW RIGHT-OF-WAY	
(R)	RADIAL
(NR)	NON-RADIAL

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°23'06"	30.00'	8.06'	S23° 42' 51"W	8.03
C2	115°15'37"	25.00'	50.29'	S41° 36' 31"E	42.23
C3	67°56'23"	20.00'	23.72'	S46° 47' 29"W	22.35
C4	88°04'46"	20.00'	30.75'	S31° 13' 05"E	27.81
C5	17°33'19"	33.00'	10.11'	N21° 35' 57"E	10.07
C6	34°29'09"	30.00'	18.06'	N13° 08' 03"E	17.79
C7	21°06'28"	30.00'	11.05'	S54° 02' 55"W	10.99
C8	103°06'54"	20.00'	35.99'	S08° 03' 47"E	31.33
C9	127°19'59"	19.98'	44.39'	N48° 39' 49"E	35.81
C10	4°54'04"	40.00'	3.42'	N17° 18' 52"W	3.42
C11	4°46'31"	40.00'	3.33'	S57° 04' 43"W	3.33
C12	127°58'50"	19.94'	44.54'	S08° 56' 49"E	35.84
C13	4°35'38"	1028.00'	82.42'	S74° 52' 54"E	82.40
C14	103°19'49"	25.00'	45.09'	N51° 09' 08"E	39.22
C15	32°03'54"	30.00'	16.79'	N16° 32' 59"W	16.57
C16	112°03'37"	20.00'	39.12'	S43° 12' 31"E	33.17
C17	91°17'39"	20.00'	31.87'	S58° 28' 07"W	28.60
C18	0°11'23"	6017.00'	19.94'	N75° 58' 46"W	19.94
C19	88°53'45"	20.00'	31.03'	N31° 37' 35"W	28.01
C20	67°57'29"	20.00'	23.72'	N46° 46' 56"E	22.36
C21	90°00'00"	20.00'	31.42'	N32° 10' 42"W	28.28
C22	90°28'40"	20.00'	31.58'	S58° 03' 37"W	28.40
C23	91°58'11"	25.00'	40.13'	N33° 09' 48"W	35.96
C24	94°39'50"	20.00'	33.04'	N60° 09' 13"E	29.41
C25	4°39'50"	1052.00'	85.63'	S74° 50' 47"E	85.61
C26	82°05'38"	20.00'	28.66'	S27° 09' 55"E	26.27
C27	87°10'34"	25.00'	38.04'	S56° 24' 35"W	34.47
C28	95°16'52"	20.00'	33.26'	N34° 49' 09"W	29.56
C29	17°33'19"	7.00'	2.14'	N21° 35' 57"E	2.14
C30	90°00'09"	20.00'	31.42'	N75° 22' 42"E	28.28

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°45'41"E	25.49'
L2	S09°14'19"E	24.00'
L3	S14°44'32"W	24.00'
L4	S59°37'14"E	59.19'
L5	N00°31'02"W	10.54'
L6	N80°45'41"E	21.58'

SCALE: 1" = 80'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER ETKIN JOHNSON REAL ESTATE PARTNERS</p> <p>1512 LARIMER ST. SUITE 100 DENVER, CO 80202 (303) 223-0487</p>	<p>DATE OF PREPARATION: 11-26-2018</p> <p>SCALE: 1" = 80'</p>
	<p>SHEET 3 OF 3</p>	