

DOUGLAS 234 FILING 6, AMENDMENT 1
A REPLAT OF DOUGLAS 234 FILING NO. 6,
BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3

GENERAL NOTES

- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3.) 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 CERTIFICATION SHOWN HEREON.
- 4.) HERITAGE TITLE COMPANY FILE NUMBER 450-H0598386-023-CN4, AMENDMENT NO. 1, EFFECTIVE DATE NOVEMBER 30, 2020 WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) RICK ENGINEERING CO. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEING ASSUMED TO BEAR NORTH 89°15'13" EAST, A DISTANCE OF 2638.35 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.
- 7.) ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- 8.) 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.
- 9.) 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.
- 10.) PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- 11.) PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITHIN THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- 12.) 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 STORMWATER 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.
- 13.) 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.
- 14.) A MULTI-USE UTILITY EASEMENT IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- 15.) LOTS 1, 5 AND TRACT B ARE SUBJECT TO PERPETUAL, NON-EXCLUSIVE EASEMENTS RESERVED IN FAVOR OF VR SLICEROO LLC, ITS SUCCESSORS AND ASSIGNS, A METRO DISTRICT OR AN OWNERS ASSOCIATION, FOR INGRESS AND EGRESS OVER SUCH PROPERTIES FOR CONSTRUCTION AND MAINTENANCE OF MONUMENT SIGNS AND SIGN PANELS, INCLUDING, WITHOUT LIMITATION, ELECTRICAL SUPPLY, IN THE MONUMENT EASEMENT AREAS, AND ASSOCIATED LANDSCAPING.

LAND USE SUMMARY TABLE

TRACT	LAND USAGE	OWNERSHIP/MAINTENANCE	SQ. FT.	ACREAGE
A	PRIVATE ROAD, UTILITIES	PROPERTY OWNER ASSOCIATION OR METRO DISTRICT	57558	1.321
B	LANDSCAPING	PROPERTY OWNER ASSOCIATION OR METRO DISTRICT	2890	0.066
LOTS		PRIVATE	540830	12.416
TOTAL			601278	13.803



DOUGLAS 234 FILING 6, AMENDMENT 1

A REPLAT OF DOUGLAS 234 FILING NO. 6,
BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3

SOUTHEAST CORNER SECTION 29 FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05

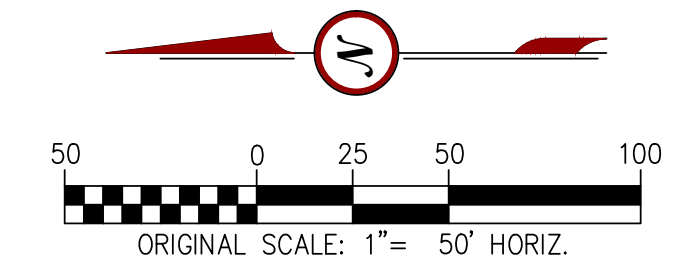
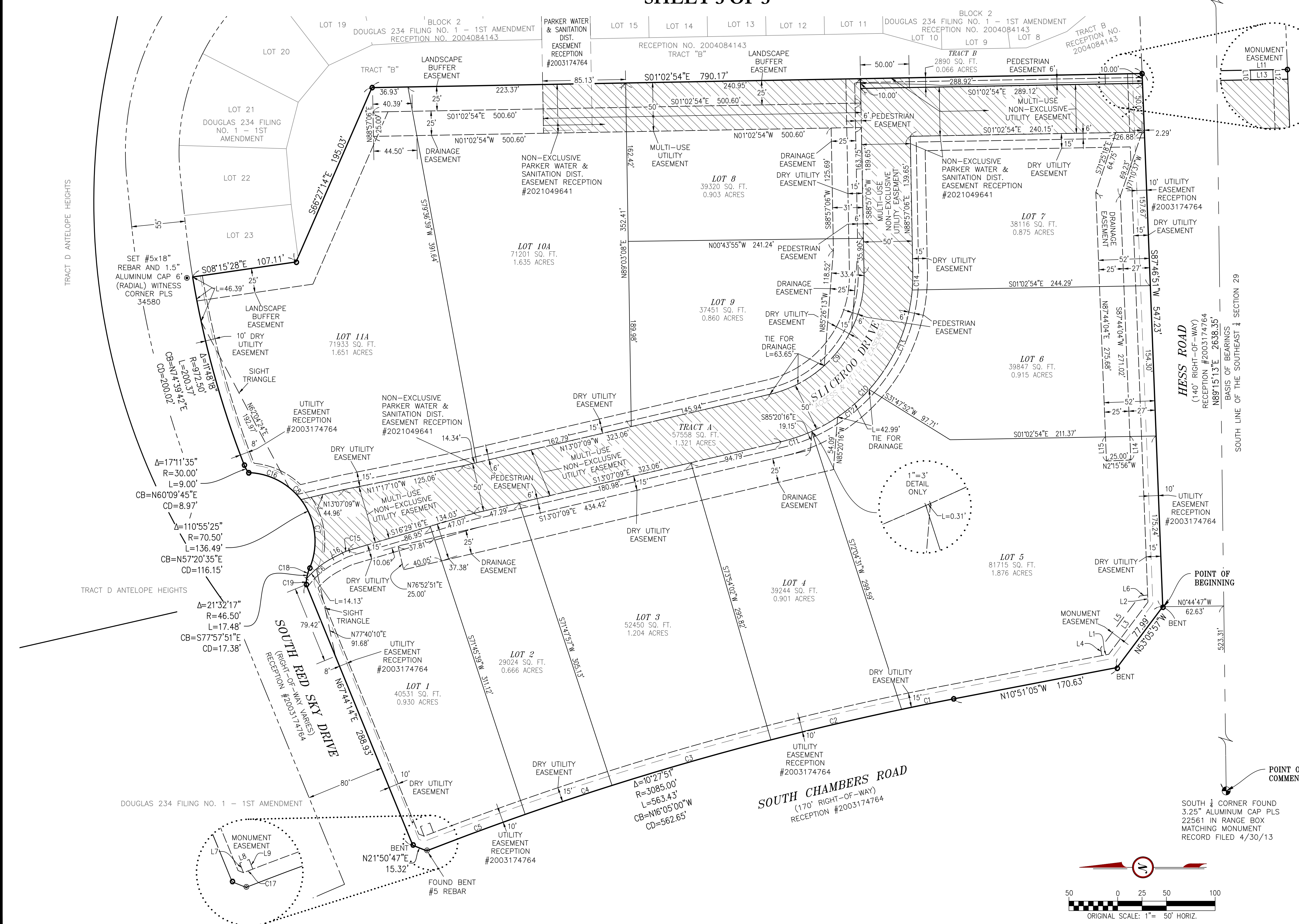
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.52'	3085.00'	001°00'45"	N11°21'27"W	54.52'
C2	137.71'	3085.00'	002°33'27"	N13°08'33"W	137.70'
C3	169.57'	3085.00'	003°08'58"	N15°59'46"W	169.55'
C4	93.96'	3085.00'	001°44'42"	N18°26'36"W	93.95'
C5	96.12'	3085.00'	001°47'07"	N20°12'30"W	96.11'
C6	34.38'	88.00'	022°23'01"	N38°24'40"W	34.16'
C7	74.09'	70.50'	060°12'42"	N82°41'57"E	70.73'
C8	17.18'	70.50'	013°57'52"	N45°36'40"E	17.14'
C9	170.02'	125.00'	077°55'45"	S52°05'01"E	157.21'
C10	238.02'	175.00'	077°55'45"	S52°05'01"E	220.09'
C11	33.40'	175.00'	010°56'02"	S18°35'10"E	33.35'
C12	73.41'	175.00'	024°02'00"	N20°12'30"W	72.87'
C13	113.20'	175.00'	037°03'44"	S66°37'03"E	111.24'
C14	18.02'	175.00'	005°53'59"	S88°05'54"E	18.01'
C15	7.12'	38.00'	010°44'07"	N21°51'05"W	7.11'
C16	45.22'	70.50'	036°44'51"	N20°15'18"E	44.45'
C17	10.29'	9823.07'	000°03'36"	N21°11'47"W	10.29'
C18	11.37'	46.50'	014°00'43"	N74°12'04"W	11.34'
C19	6.11'	46.50'	007°31'34"	N84°58'12"W	6.10'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.29'	N10°51'05"W
L2	7.26'	N87°46'51"E
L3	66.87'	S53°05'57"E
L4	7.76'	N80°56'50"E
L5	66.87'	S53°05'57"E
L6	8.16'	S06°45'25"E
L7	10.51'	N68°54'46"E
L8	10.33'	S20°51'02"E
L9	10.45'	S69°08'07"W
L10	10.00'	N87°46'51"E
L11	23.00'	S01°02'54"E
L12	10.00'	S87°46'51"W
L13	23.00'	N01°02'54"W
L14	24.16'	N87°44'04"E
L15	24.69'	N87°44'04"E
L16	11.25'	S27°13'09"E

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #5 REBAR & YELLOW PLASTIC CAP PLS 35593
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY
- EASEMENT
- EXISTING EASEMENT

NON-EXCLUSIVE MULTI-USE UTILITY EASEMENT



RICK
ENGINEERING COMPANY

9801 E. EASTER AVE.
CENTENNIAL, CO 80112
PH. (303) 531-8820