

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

REPLAT OF TRACT B
ALL OF TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1
AND A PORTION OF WOLF FOX STREET, COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT 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
1 LOT AND 1 TRACT – 14,998 ACRES

LEGAL DESCRIPTION:

TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, RECORDED DECEMBER 8, 2021, AT RECEPTION NO. 2021135505
TOWN OF PARKER COUNTY OF DOUGLAS, STATE OF COLORADO, AND A PORTION OF WOLF FOX STREET, COMPARK VILLAGE SOUTH FILING NO. 2,
DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH NORTHWESTERLY CORNER OF SAID TRACT B;
THENCE ALONG THE SOUTH WESTERLY LINE OF SAID TRACT B AND THE NORTHEASTERLY RIGHT-OF-WAY OF WOLF FOX STREET S24°18'07"E A
DISTANCE OF 168.92 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE SOUTH WESTERLY LINES OF SAID TRACT B AND THE NORTHEASTERLY RIGHT-OF-WAY OF WOLF FOX STREET THE
FOLLOWING THREE (3) COURSES:
1. N85°15'E A DISTANCE OF 19.50 FEET;
2. THENCE S66°43'57"W A DISTANCE OF 19.90 FEET;
THENCE N24°18'07"W A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.073 SQUARE FEET (0.025 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, DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, THE LOTS AND
HERON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 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
REPAIR OF SUCH UTILITIES AND CABLE COMMUNICATION SYSTEMS. THE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER, COUNTY OF
DOUGLAS, STATE OF COLORADO, AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS 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 OWNERS(S) FAIL TO ADEQUATELY MAINTAIN SUCH
DRAINAGE EASEMENTS AND RELATED FACILITIES WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS(S).
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 FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND
RECONSTRUCTION OF SUCH FACILITIES. THE TOWN OF PARKER SHALL HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS AT THE SITE COST AND
DISTANCE INDICATED ON THIS MAP. ANY SUCH OBSTRUCTION SHALL BE REMOVED WITHIN 30 DAYS OF THE DATE OF NOTICE. THE TOWN OF PARKER SHALL
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 OWNERS(S) OR ADJACENT
OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF
THE OWNER. 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 HAZARD. THE UNDERSIGNED
GRANTS THE TOWN OF PARKER THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND
RECONSTRUCTION OF SUCH FACILITIES. THE TOWN OF PARKER SHALL HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS AT THE SITE COST AND
DISTANCE INDICATED ON THIS MAP. ANY SUCH OBSTRUCTION SHALL BE REMOVED WITHIN 30 DAYS OF THE DATE OF NOTICE. THE TOWN OF PARKER SHALL
THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN OF PARKER.

OWNER:

GENUINE AT COMPARK VILLAGE SOUTH LLC

BY:

TITLE:

ATTEST:

SECRETARY

STATE OF COLORADO

COUNTY OF DOUGLAS

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TITLE VERIFICATION:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE
OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES,
EXCEPT FOR THOSE ITEMS IDENTIFIED IN THE SCHEDULE B – SECTION 2 EXCEPTIONS OF THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY, COMMITMENTS NO. NCS-1047798-CO, WITH A COMMITMENT DATE OF JANUARY 15, 2021 AT 3:30 PM.

BY:

TITLE

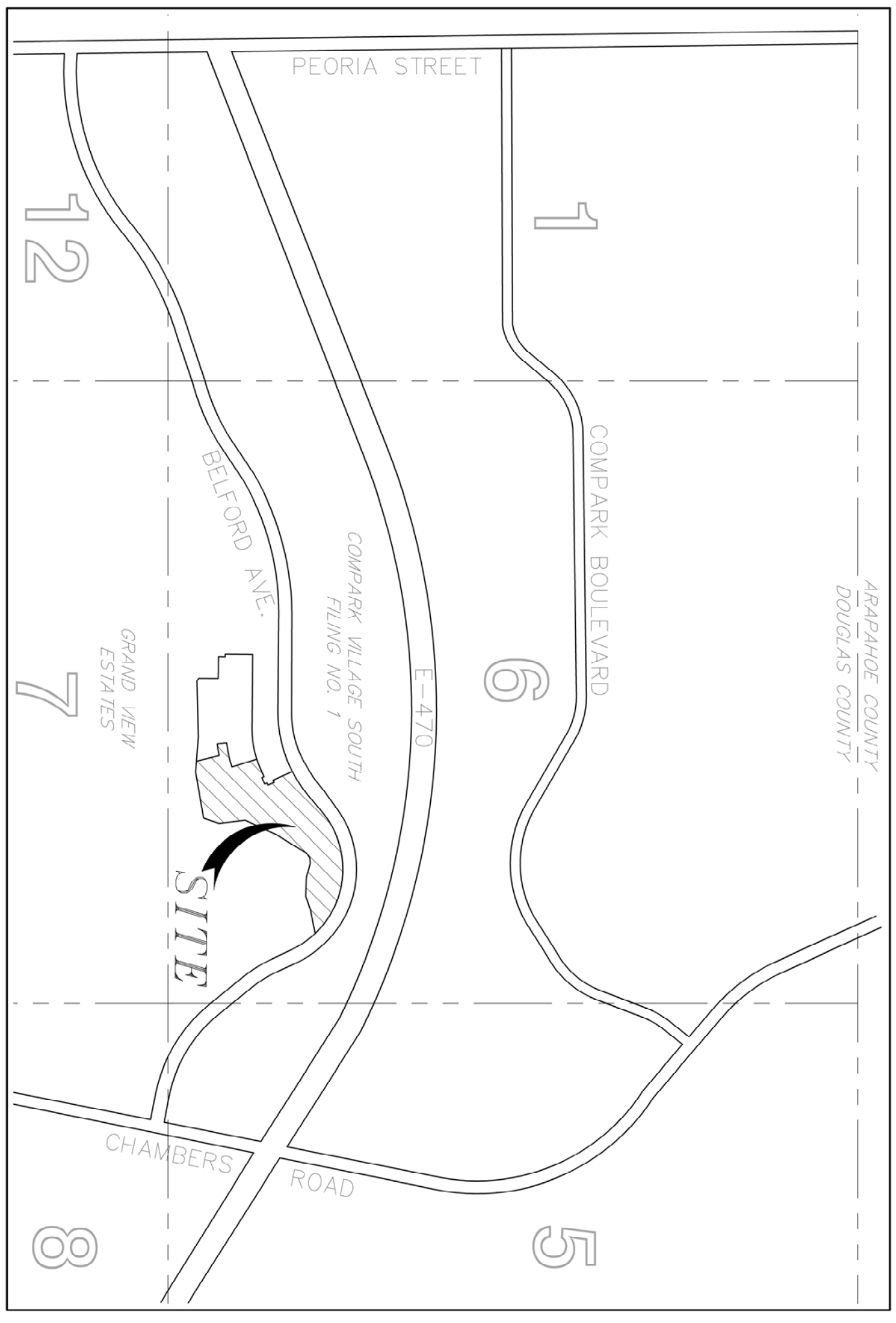
STATE OF COLORADO

COUNTY OF DOUGLAS

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



VICINITY MAP
SCALE: 1" = 2000'

ACKNOWLEDGMENT:

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
OBLIGATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16
U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:

COMPARK SOUTH II LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

TITLE:

ATTEST:

SECRETARY

STATE OF COLORADO

COUNTY OF DOUGLAS

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PLANNING COMMISSION:

THE MINOR DEVELOPMENT PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON 08/25/2016.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

APPROVAL OF TOWN COUNCIL:

TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, AND A PORTION OF WOLF FOX STREET, COMPARK VILLAGE SOUTH FILING
NO. 2, AMENDMENT 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, 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 PLANS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY
CLERK AND RECORDER, RECEPTION #2021135505 AND RECEPTION #2020116015.
ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD
LIGHTING, ROAD SIGNS, ROAD RECONSTRUCTION, DRAINAGE, EGRESS, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL
BE THE RESPONSIBILITY OF THE UNDERSIGNED. THE UNDERSIGNED HEREBY WARRANTS THAT THE IMPROVEMENTS SHALL BE COMPLETED
AND 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.

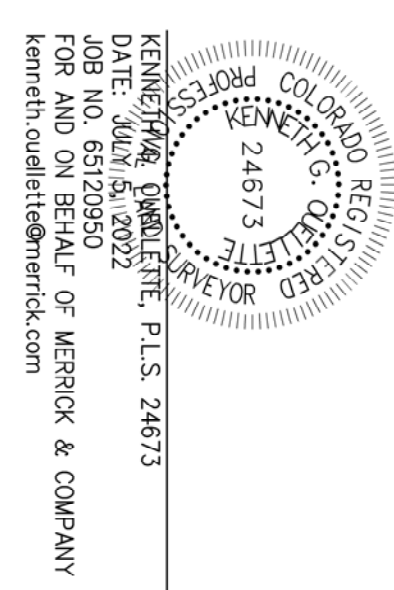
TOWN OF PARKER

DEPUTY TOWN CLERK

SURVEYOR'S CERTIFICATION:

I, KENNETH G. QUELLETTE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THE SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2, WAS MADE BY ME OR DIRECTLY UNDER MY
SUPERVISION ON OR ABOUT THE DAY OF JULY 16, 2021, 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 CLOSEURE 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. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY,
AND THE UNDERSIGNED HEREBY WARRANTS THAT THE SURVEY IS NOT A GUARANTEE OR WARRANTY, AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 2022.



PRELIMINARY

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 DISCOVERED 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 DEPACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMBATS A
CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING
ALUMINUM CAP FLUSH WITH THE SURFACE AND STAMPED. PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A
FOUND 3'-1/2" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.
4. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF
RECORD FOR ALL INFORMATION REGARDING EASEMENT RIGHT-OF-WAY AND TITLE OF RECORD MERRICK & COMPANY FILED UPON.
REPORT NUMBER NCS-1047798-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: JANUARY 15, 2021.
6. WITHIN THE SIGHT TRIANGLES AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL
BE PLANTED IN THE SIGHT TRIANGLES. ANY SUCH STRUCTURES OR TREES PLANTED SHALL BE LIMITED TO 10 FEET IN HEIGHT AND 10 FEET
LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
7. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT
AND ARE NOT TO BE LIMITED TO DRIVEWAYS. THESE PROVISIONS FOR PRIVATE DRIVEWAYS, EGRESS AND TRAFFIC SHALL BE LIMITED TO
SHOULD PROPERTIES BE FURTHER SUBDIVIDED WITHIN SAID 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
ON-SITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
9. 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.
10. PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE GROSS PARKING EASEMENT FOR THE SHARED USE OF
PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
11. 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,
DRAINAGE CANALS, CURBS, GUTTERS, TRUNKS, TRAP PITS, AND OTHER STRUCTURES AND FACILITIES. THESE IMPROVEMENTS SHALL
WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

LAND USE SUMMARY TABLE

PARCEL	LAND USAGE	OWNERSHIP MAINTENANCE	SQ. FT.	ACRES
TRACT A	DRAINAGE TRACT	COMPARK SOUTH II LLC	44,981	1.033
LOT 1	FUTURE BUILDABLE LOTS	COMPARK SOUTH II LLC	608,329	13.985
TOTAL			653,310	14.998

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 2022
AT _____ AM/PM RECEPTION NO. _____

DEPUTY COUNTY CLERK AND RECORDER

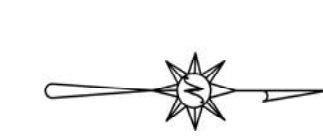
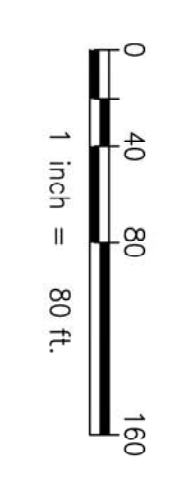
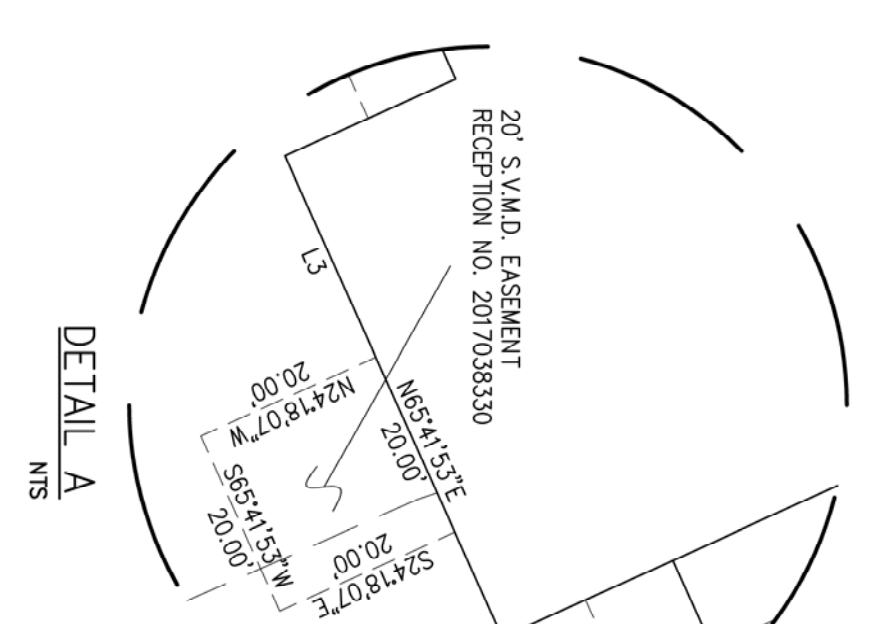
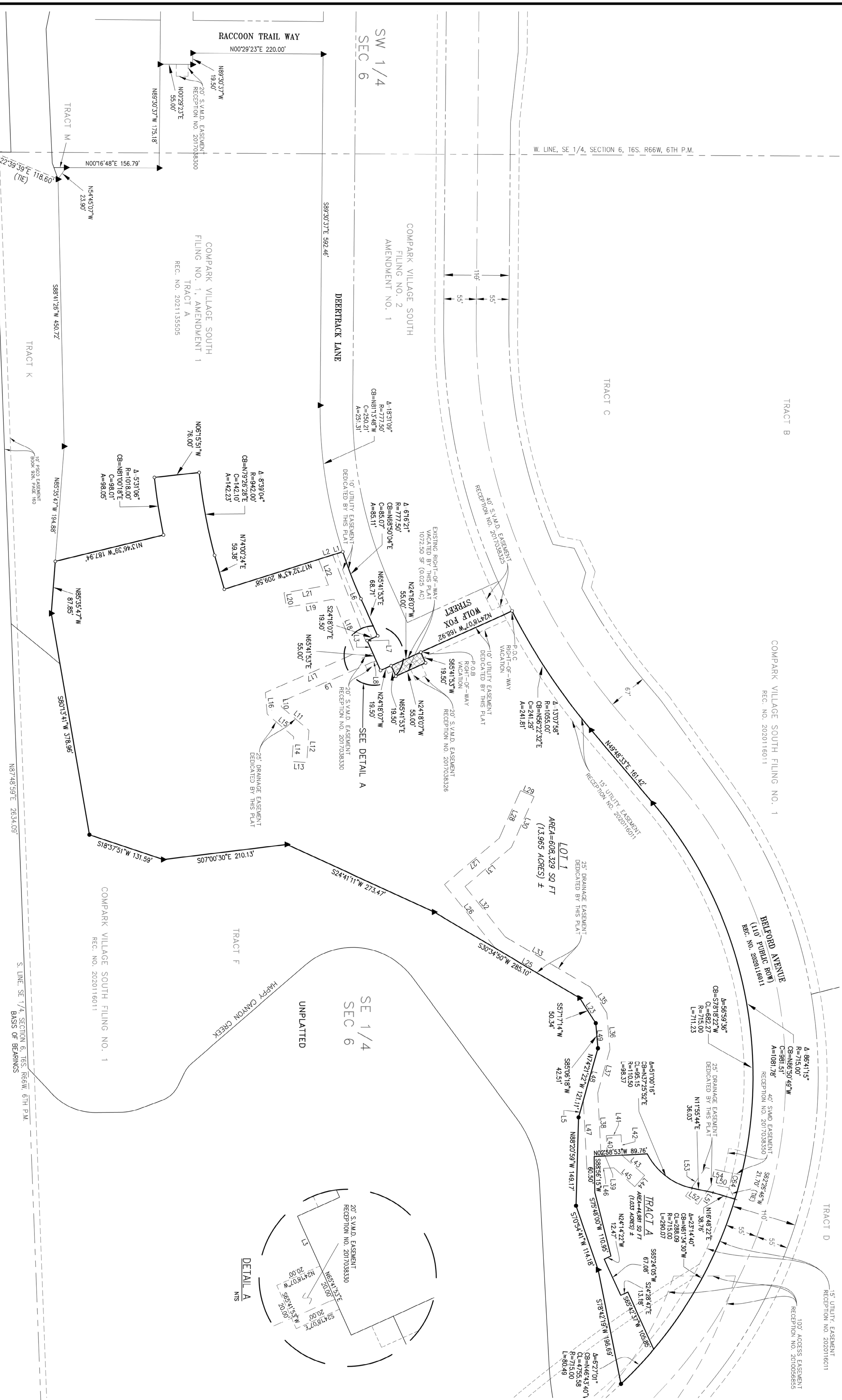
SCALE: N/A
DRAWN: KGO
CHECKED: JAW
APPROVED: KGO

MERRICK
5970 Greenwood Plaza Blvd.,
Denver, Colorado 80231
Phone: 303-751-0741

JOB: 65120950 DATE: 7/5/22 SH: 1 OF 4

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

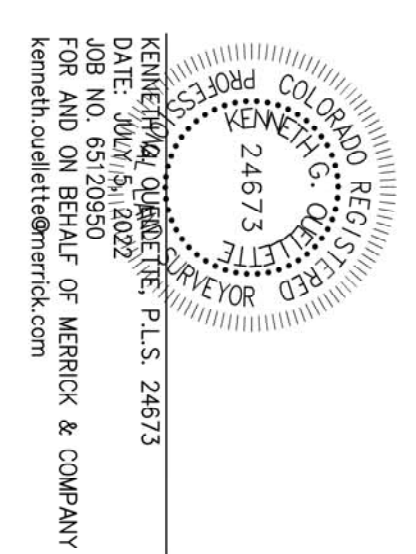
REPLAT OF TRACT B
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 1 LOT AND 1 TRACT - 14.998 ACRES



MONUMENT LEGEND

- ▲ ADJUTANT CORNER AS DESCRIBED
- FOUND 1-1/4" YELLOW PLASTIC CAP
- FOUND 1-1/4" YELLOW PLASTIC CAP FLUSH WITH THE SURFACE
- FOUND 1-1/4" YELLOW PLASTIC CAP FLUSH WITH SURFACE
- FOUND 1-1/4" YELLOW PLASTIC CAP FLUSH WITH SURFACE
- FOUND 1-1/4" YELLOW PLASTIC CAP FLUSH WITH SURFACE
- SET 1-1/4" YELLOW PLASTIC CAP FLUSH WITH SURFACE
- SET 1-1/4" YELLOW PLASTIC CAP FLUSH WITH SURFACE

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROW LINE



PRELIMINARY

SE COR SEC 6
 T6S, R66W, 6TH PM
 FOUND 3-1/4" ALUMINUM CAP
 FLUSH WITH THE SURFACE
 STAMPED: PLS 12405

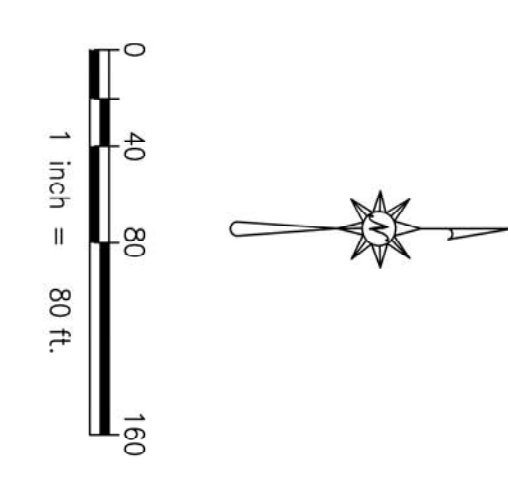
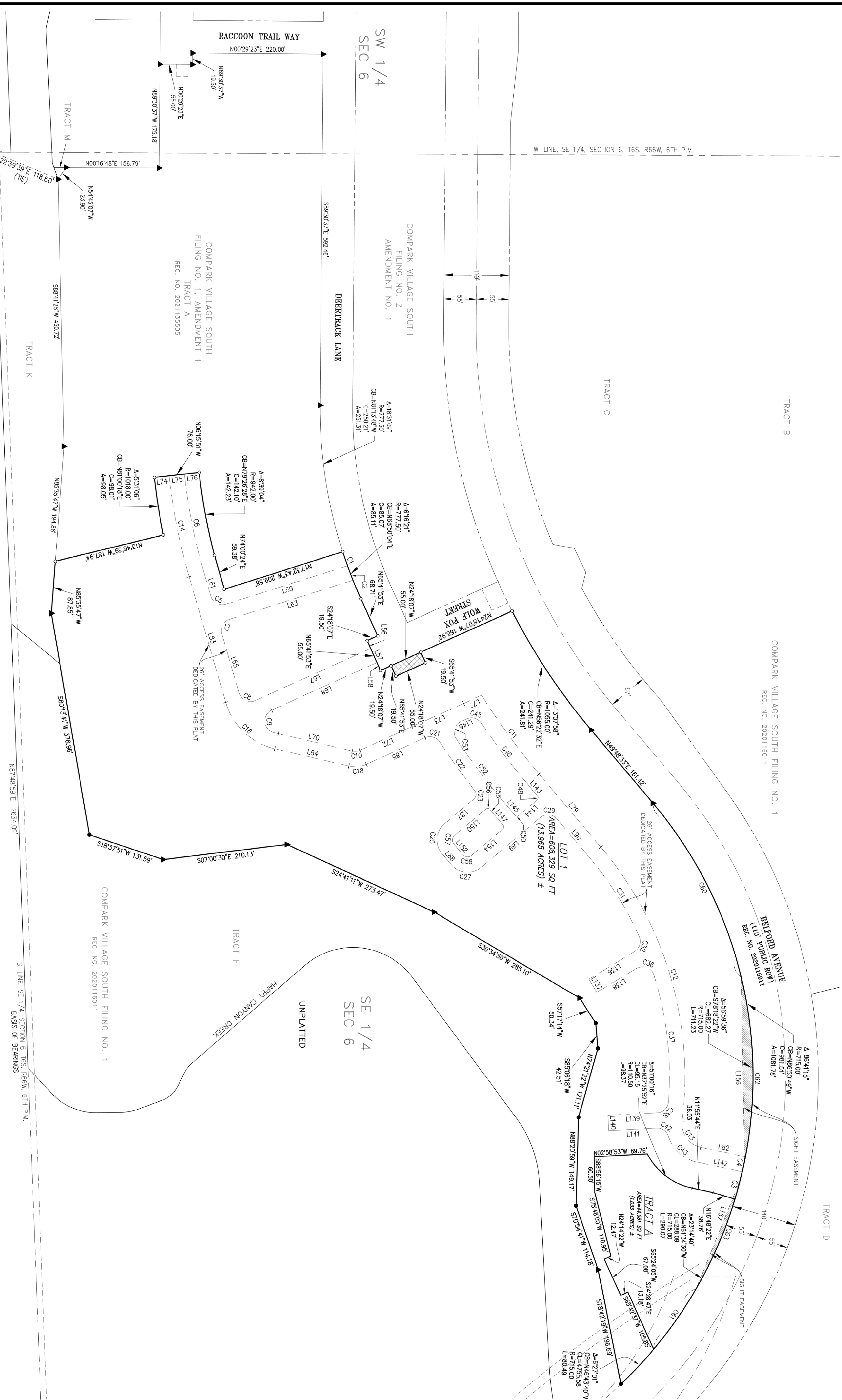
MERRICK
 5970 Greenwood Plaza Blvd.,
 Denver, CO 80231
 Phone: 303-751-0741

SCALE: 1"=80'
 DRAWN: KGO
 CHECKED: JAW
 APPROVED: KGO

JOB: 65120950 DATE: 7/5/22 SH: 2 OF 4

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

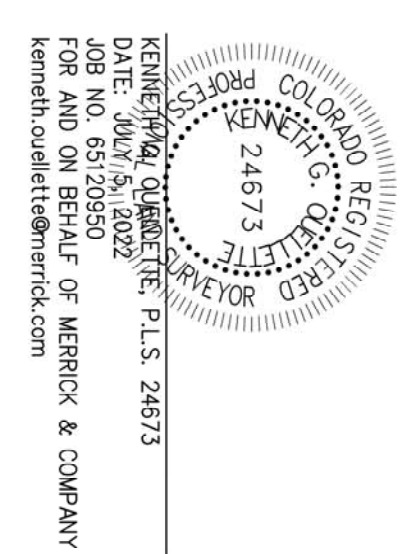
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 1 LOT AND 1 TRACT - 14.998 ACRES



MONUMENT LEGEND

- ▲ ADJUTANT CORNER AS DESCRIBED
- FOUND 1-1/4" YELLOW PLASTIC CAP
FLUSH WITH THE SURFACE
STAMPED: MARKED PLS 38445*
- ▲ FOUND 1-1/4" YELLOW PLASTIC CAP
FLUSH WITH SURFACE
STAMPED: PLS 24673
- SET 1-1/4" YELLOW PLASTIC CAP
FLUSH WITH SURFACE
STAMPED: PLS 24673

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- ROW LINE



PRELIMINARY

SEC. 006 SEC. 6
 T6S, R66W, 6TH PM
 FOUND 3-1/4" ALUMINUM CAP
 FLUSH WITH THE SURFACE
 STAMPED: PLS 12405

GRAND VIEW ESTATES
 REC. NO. C968890

S 1/4 COR SEC 6
 T6S, R66W, 6TH PM
 FOUND 3-1/4" ALUMINUM CAP
 FLUSH WITH THE SURFACE
 STAMPED: PLS 38229

SCALE 1"=80'

DRAWN KGO

CHECKED JAW

APPROVED KGO

5970 Greenwood Plaza Blvd.
 Greenwood Village, CO 80111
 Phone: 303-751-0741

JOB 65120950 DATE 7/5/22 SH 3 OF 4

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

REPLAT OF TRACT B
 ALL OF TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1
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 1 LOT AND 1 TRACT - 14.998 ACRES

ACCESS EASEMENT TABLE

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L56	N65° 41' 53"E	14.44'	L85	N24° 18' 07"W	108.79'
L57	N65° 41' 53"E	26.00'	L87	S40° 11' 27"E	64.93'
L58	N65° 41' 53"E	14.56'	L88	N49° 48' 33"E	24.11'
L59	S17° 32' 43"E	216.80'	L89	N40° 11' 27"W	130.00'
L61	S73° 44' 52"W	42.01'	L90	N49° 48' 33"E	84.20'
L63	S17° 32' 43"E	218.29'	L136	S31° 08' 54"E	90.13'
L65	N73° 44' 52"E	104.04'	L137	N58° 51' 08"E	26.00'
L67	N24° 18' 07"W	213.46'	L139	N31° 08' 54"W	78.14'
L68	S24° 18' 07"E	194.91'	L140	N87° 01' 07"E	26.00'
L70	N13° 07' 22"E	135.99'	L141	N27° 58' 53"W	80.90'
L72	N24° 18' 07"W	96.27'	L142	N11° 55' 44"E	71.12'
L73	N24° 18' 07"W	95.62'	L143	N49° 48' 33"E	26.72'
L74	N8° 16' 46"W	25.00'	L144	S40° 11' 27"E	41.00'
L75	N6° 14' 05"W	26.00'	L145	S49° 48' 33"W	26.72'
L76	N8° 16' 46"W	25.00'	L146	N24° 18' 07"W	10.14'
L77	N24° 18' 07"W	33.38'	L147	S49° 48' 33"W	26.22'
L79	N49° 48' 33"E	161.42'	L150	S40° 11' 27"E	69.02'
L82	N11° 55' 44"E	77.12'	L152	N49° 48' 33"E	24.11'
L83	N73° 44' 52"E	220.64'	L154	N40° 11' 27"W	69.00'
L84	N13° 07' 22"E	128.24'			

LINE #	BEARING	LENGTH
L156	N88° 59' 17"E	310.06'
L157	S87° 56' 45"E	198.66'

STORM EASEMENT TABLE

LINE #	BEARING	LENGTH
L1	N17° 32' 43"W	17.72'
L2	S17° 32' 43"E	25.05'
L3	N65° 41' 53"E	22.95'
L5	N74° 21' 22"W	29.82'
L6	N68° 59' 16"E	155.86'
L7	N21° 00' 44"W	2.39'
L8	S18° 28' 17"E	8.42'
L9	S23° 36' 41"E	166.66'
L10	N85° 03' 05"E	8.23'
L11	N40° 33' 29"E	61.17'
L12	S66° 04' 26"E	54.27'
L13	S3° 55' 34"W	25.00'
L14	N88° 04' 28"W	41.70'
L15	S40° 33' 29"W	58.83'
L16	S68° 03' 05"W	36.40'
L17	N23° 36' 41"W	164.59'
L18	S68° 59' 16"W	98.06'
L19	S9° 46' 16"E	81.10'
L20	S60° 13' 44"W	25.00'

LINE #	BEARING	LENGTH
L21	N9° 46' 16"W	76.13'
L22	S68° 59' 16"W	46.56'
L23	S57° 17' 14"W	50.34'
L25	S30° 34' 50"W	165.29'
L26	S51° 26' 16"W	137.66'
L27	N40° 11' 00"W	121.05'
L28	N65° 56' 24"W	88.07'
L29	N24° 03' 36"E	25.00'
L30	S65° 56' 24"E	93.79'
L31	S40° 11' 00"E	102.46'
L32	N51° 26' 16"E	108.75'
L33	N30° 34' 19"E	156.06'
L35	N57° 17' 14"E	51.75'
L36	N85° 06' 18"E	61.80'
L37	S74° 21' 22"E	75.98'
L38	N87° 01' 07"E	102.95'
L39	N2° 58' 53"W	10.56'
L40	S87° 01' 07"W	30.06'

LINE #	BEARING	LENGTH
L41	N27° 58' 53"W	25.00'
L42	N87° 01' 07"E	34.85'
L43	N41° 46' 29"E	50.82'
L44	S48° 13' 31"E	25.00'
L45	S41° 46' 29"W	47.34'
L46	S2° 58' 53"E	45.44'
L47	S87° 01' 07"W	116.40'
L48	N74° 21' 22"W	91.30'
L49	S95° 06' 18"W	42.51'
L50	S11° 55' 44"W	29.26'
L51	S54° 49' 43"E	42.01'
L52	S35° 10' 17"W	25.00'
L53	N54° 49' 43"W	58.48'
L54	N11° 55' 44"E	46.84'

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	1° 50' 35"	777.50'	N71° 02' 56"E	25.01'	25.01'
C2	1° 55' 09"	777.50'	N69° 10' 04"E	26.04'	26.04'
C3	3° 50' 07"	715.00'	N75° 06' 54"W	47.85'	47.86'
C4	2° 05' 00"	715.00'	N78° 04' 28"W	26.00'	26.00'
C5	88° 38' 04"	20.10'	S30° 18' 56"W	27.58'	30.39'
C6	10° 01' 03"	967.00'	S78° 45' 24"W	168.85'	169.07'
C7	88° 42' 37"	20.00'	S61° 53' 58"E	27.96'	30.96'
C8	98° 02' 58"	20.00'	N24° 43' 23"E	30.20'	34.23'
C9	140° 47' 50"	20.33'	N84° 37' 34"E	38.31'	49.97'
C10	37° 25' 29"	20.00'	N5° 35' 22"W	12.83'	13.66'
C11	8° 04' 01"	1170.00'	N53° 50' 34"E	164.59'	164.73'
C12	47° 22' 05"	600.00'	N73° 29' 38"E	482.04'	496.05'
C13	85° 14' 59"	40.00'	N54° 33' 13"E	54.18'	59.92'
C14	10° 01' 03"	993.00'	N78° 45' 24"E	173.39'	173.62'
C16	60° 37' 30"	113.00'	N43° 28' 07"E	114.07'	119.57'
C18	37° 25' 29"	46.00'	N5° 35' 22"W	29.52'	30.05'
C21	80° 51' 50"	20.00'	N16° 07' 48"E	25.94'	28.23'
C22	4° 33' 47"	1272.00'	N54° 16' 35"E	101.28'	101.30'
C23	87° 48' 52"	10.00'	S84° 05' 52"E	13.87'	15.33'
C25	90° 00' 00"	36.00'	S85° 11' 27"E	50.91'	56.55'
C27	90° 00' 00"	36.00'	N4° 48' 33"E	50.91'	56.55'
C29	90° 00' 00"	20.00'	N4° 48' 33"E	28.28'	31.42'

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C31	15° 52' 07"	574.00'	N57° 44' 37"E	158.47'	158.97'
C32	83° 10' 23"	20.00'	S72° 44' 07"E	26.55'	29.03'
C36	103° 48' 04"	20.00'	N20° 44' 09"E	31.47'	36.22'
C37	21° 37' 19"	574.00'	N83° 25' 50"E	215.33'	216.61'
C38	82° 46' 37"	20.00'	S44° 22' 12"E	26.45'	28.89'
C42	74° 41' 10"	19.99'	N34° 20' 40"E	24.25'	26.06'
C43	59° 44' 35"	66.00'	N41° 48' 01"E	65.74'	68.82'
C45	80° 16' 59"	20.00'	N15° 50' 24"E	25.79'	28.02'
C46	6° 10' 20"	1196.00'	N52° 53' 43"E	128.78'	128.84'
C48	90° 00' 00"	4.50'	S85° 11' 27"E	6.36'	7.07'
C50	89° 59' 59"	4.50'	S4° 48' 34"W	6.36'	7.07'
C52	6° 15' 08"	1246.00'	S52° 56' 07"W	135.90'	135.97'
C53	99° 38' 12"	20.00'	N74° 07' 13"W	30.58'	34.78'
C55	0° 21' 15"	1272.00'	S49° 59' 11"W	7.86'	7.86'
C56	90° 21' 15"	5.00'	S4° 59' 11"W	7.09'	7.88'
C57	90° 00' 00"	10.00'	S85° 11' 27"E	14.14'	15.71'
C58	90° 00' 00"	10.00'	N4° 48' 33"E	14.14'	15.71'
C60	26° 39' 18"	715.00'	S63° 08' 13"W	329.64'	332.63'
C61	10° 00' 27"	715.00'	N54° 57' 23"W	124.72'	124.88'
C62	25° 03' 00"	715.00'	S88° 59' 17"W	310.06'	312.54'
C63	15° 57' 45"	715.00'	S67° 56' 45"E	198.66'	199.31'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C59	90° 00' 00"	5.00'	N85° 11' 27"W	7.07'	7.85'
C64	02° 02' 54"	700.00'	S75° 29' 30"E	25.03'	25.03'



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