



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** Century at Compark Village, Applicant  
Compark South II, LLC.

**FROM:** Julia Duncan, Associate Planner

**DATE:** April 28, 2022

**SUBJECT:** SUB21-065; Compark Village South F1 AMD 2, Replat  
Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Julia Duncan  
**EMAIL:** jduncan@parkeronline.org  
**PHONE:** 303.805.3334

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO), and the Development Design Standards. Copies of these documents are available at:

[Parker 2035 Master Plan](#)  
[Land Development Ordinance](#)  
[Development Design Standards](#)

2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

## Replat and Project Details

1. Please reference the redlines for comments/clarification.
2. Per the Town of Parker Subdivision Requirements, a master landscape plan which includes the streetscape along Belford Avenue shall be submitted and meet the minimum requirements of the streetscape landscape code. An overall landscape plan for the proposed Tracts will also be required.
3. A Subdivision Agreement will be required with this replat. Attached to this memo is the Town’s standard agreement. This standard form has been adopted by Town Council and is not available for change. Additional conditions will be added for your development and included in the final draft which will be available for review near the approval of the replat process.
4. As outlined above, landscaping will be required with this application. Please submit a cost estimate for the proposed landscape and streetscape landscaping that will be installed as part of the replat. This estimate will be included in the Subdivision Agreement.

Comments Addressed:  Yes  No  
Response:

## OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Douglas County Assessor’s Office
- Town of Parker – Fire/Life Safety Division
- Intermountain Rural Electric Association (CORE) – Utility
- Public Services Company

*Please keep an eye out in eTRAKiT for outstanding reviews.*

- AzTec Consultants
- Town of Parker – Construction Plans (Environmental)
- Town of Parker – Construction Plans (Stormwater)
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Construction Plans (Traffic)
- Town of Parker – Drainage Report (Stormwater)
- Town of Parker – Drainage Report (Civil)
- Town of Parker – Plat (Civil)
- Town of Parker – Traffic Impact Study
- Stonegate Village Metro District

Staff Comments 02  
SUB21-065; Compark Village South F1 AMD 2, Replat  
April 28, 2022

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:       Yes       No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

# COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

REPLAT OF TRACT B  
 ALL OF TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, 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.

**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 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 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 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 THE PUBLIC SIDEWALK WHEN THE OWNER'S FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. THE TOWN OF PARKER 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 OF PARKER.

**OWNER:**  
 COMPARK SOUTH II LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

See Douglas County Assessor's note

ATTEST:  
 \_\_\_\_\_  
 SECRETARY

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ print name

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 DEDICATOR 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 5:00 PM.

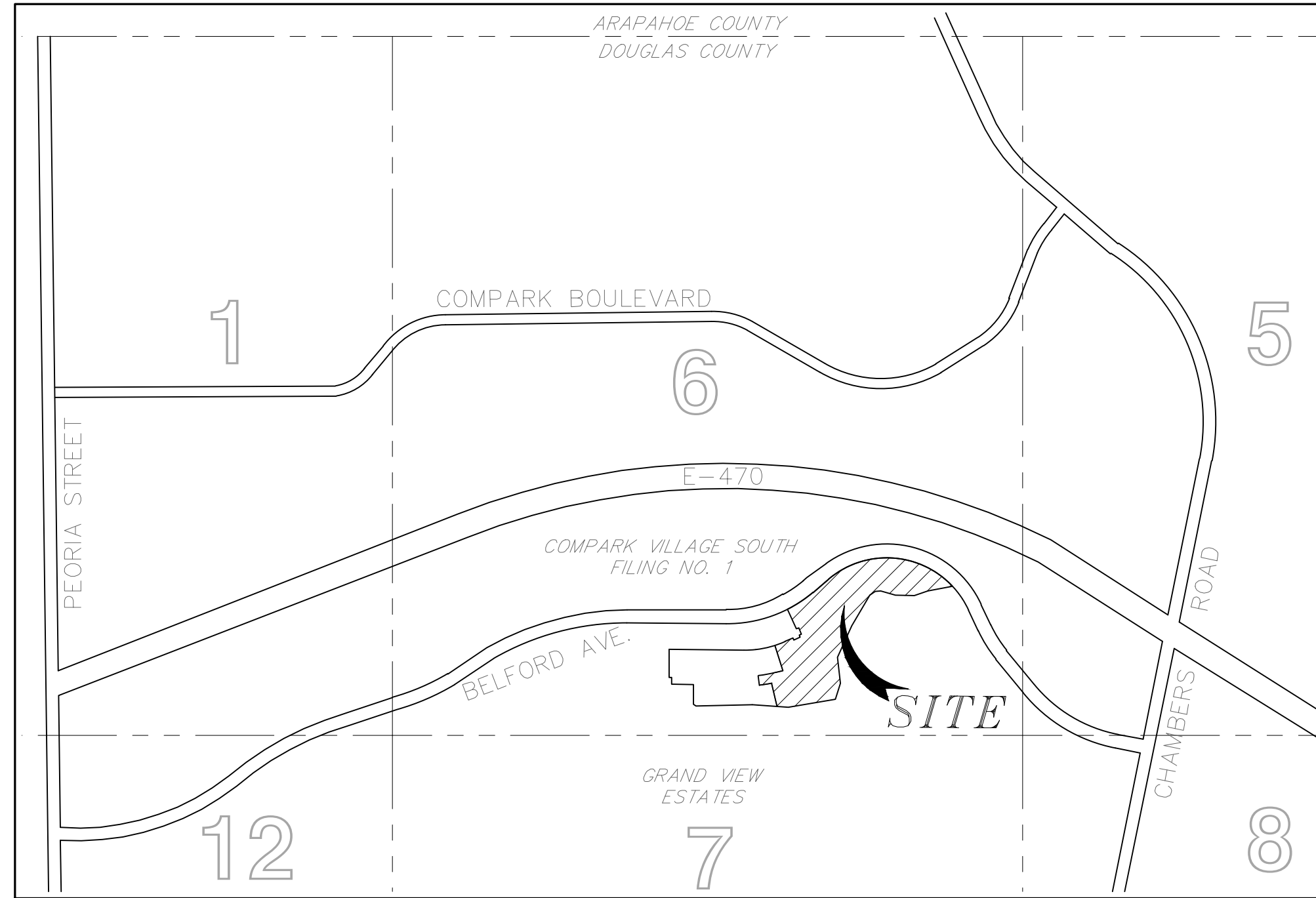
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE \_\_\_\_\_

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ print name

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 OBLIVATE 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 )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ print name

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PLANNING COMMISSION:**

THE MINOR DEVELOPMENT PLAT 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, IS HEREWIT 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 #2021135505. 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.

\_\_\_\_\_  
 PLANNING DIRECTOR, TOWN OF PARKER

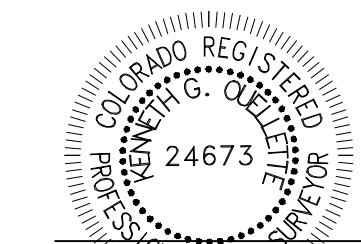
\_\_\_\_\_  
 PUBLIC WORKS DIRECTOR, TOWN OF PARKER

Revert signature lines to Mayor and Town Clerk-note was only applicable when this was a replat and now that this needs to go to council should revert

**SURVEYOR'S CERTIFICATION:**

I, KENNETH G. OUELLETTE, 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 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. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



KENNETH G. OUELLETTE, P.L.S. 24673  
 DATE: MARCH 15, 2022  
 JOB NO. 65120950  
 FOR AND ON BEHALF OF MERRICK & COMPANY  
 kenneth.ouellette@merrick.com

PRELIMINARY

**NOTES:**

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER NCS-1047798-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: JANUARY 15, 2021.
- LOT 1 AND TRACT A ARE 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'S WITH EACH REPLAT APPLICATION. NO PORTION OF THE LOT AND TRACT 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.
- 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.
- ACCESS EASEMENTS 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.
- 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.
- 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.
- 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 COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.

**LAND USE SUMMARY TABLE**

PARCEL	LAND USAGE	OWNERSHIP / MAINTENANCE	SQ. FT.	ACRES
TRACT A	FUTURE BUILDABLE LOTS	COMPARK SOUTH II LLC	44,981	1.033
LOT 1	FUTURE BUILDABLE LOTS	COMPARK SOUTH II LLC	608,329	13.965
TOTAL			653,310	14.998

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

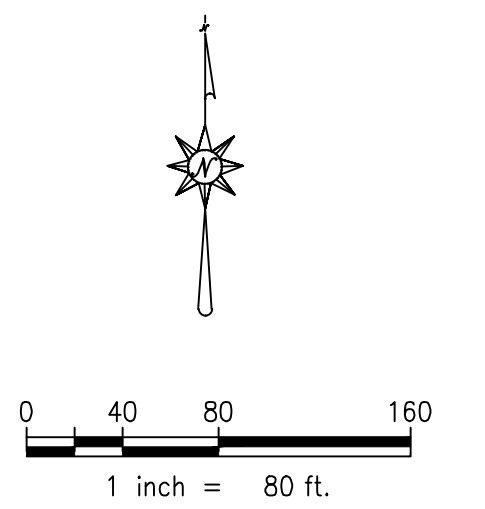
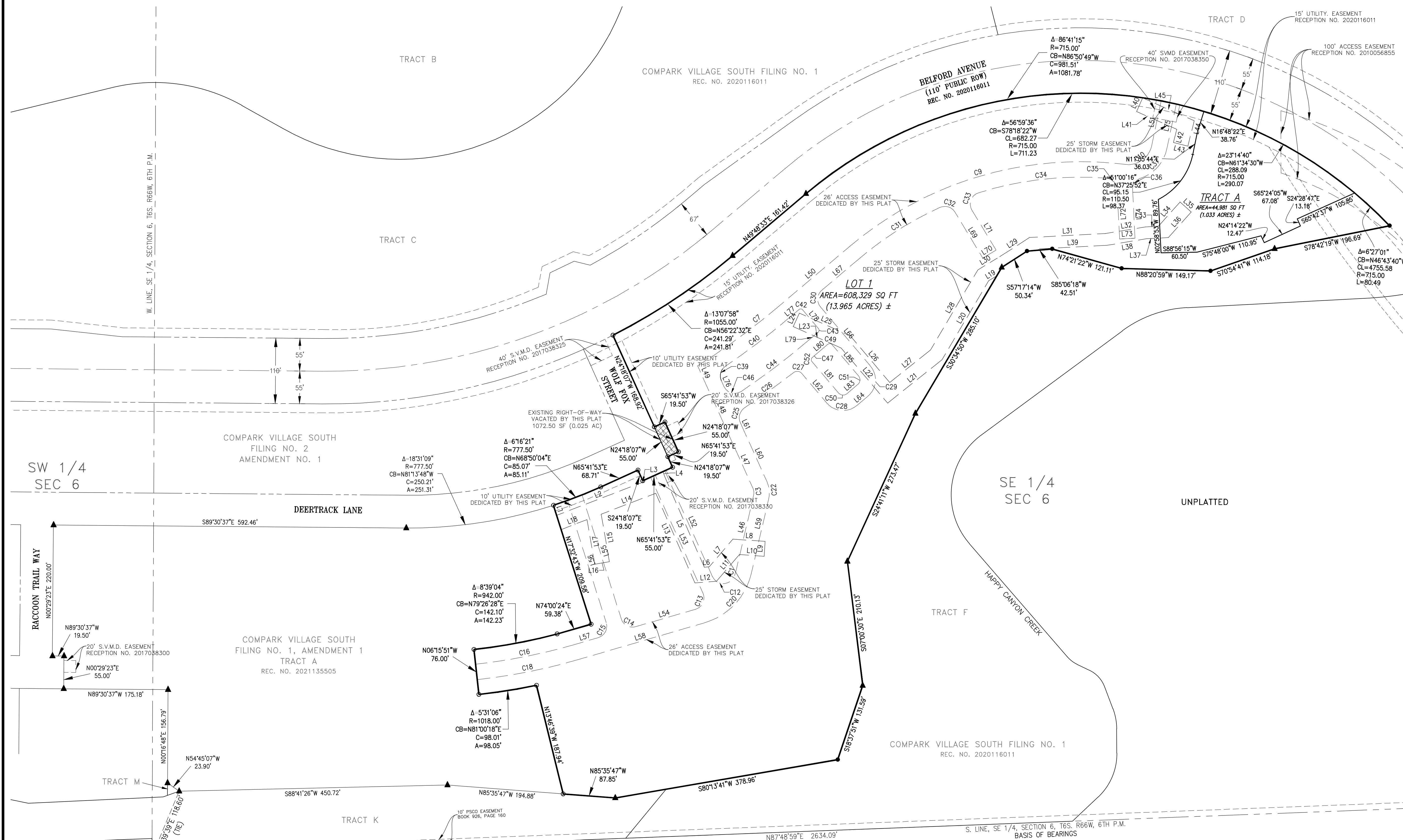
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
 AT \_\_\_\_\_ AM/PM RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_  
 DEPUTY, COUNTY CLERK AND RECORDER

SCALE	N/A	5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65120950 DATE 3/15/22		81 OF 3

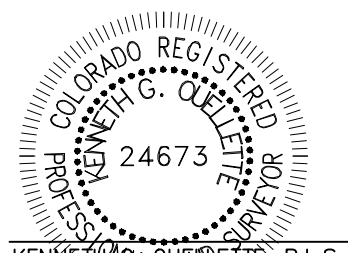
# COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

REPLAT OF TRACT B  
 ALL OF TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, 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



### MONUMENT LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
  - FOUND 1-1/4" YELLOW PLASTIC CAP FLUSH WITH THE SURFACE STAMPED: "MANHARD 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



KENNETH OUELLETTE, P.L.S. 24673  
 DATE: MARCH 15, 2022  
 JOB NO. 65120950  
 FOR AND ON BEHALF OF MERRICK & COMPANY  
 kenneth.ouellette@merrick.com

PRELIMINARY

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

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

# COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

REPLAT OF TRACT B  
ALL OF TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, 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

**STORM EASEMENT TABLE**

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N17° 32' 43"W	17.72'
L2	N68° 59' 16"E	155.86'
L3	S21° 00' 44"E	2.39'
L4	S18° 28' 17"E	9.21'
L5	S23° 36' 41"E	166.66'
L6	S85° 03' 05"W	8.23'
L7	N40° 33' 29"E	61.17'
L8	S86° 04' 26"E	54.27'
L9	S3° 55' 34"W	25.00'
L10	S86° 04' 26"E	41.70'
L11	N40° 33' 29"E	58.83'
L12	S85° 03' 05"W	36.40'
L13	S23° 36' 41"E	164.59'
L14	N68° 59' 16"E	98.06'
L15	N9° 46' 16"W	81.10'
L16	S80° 13' 44"W	25.00'
L17	N9° 46' 16"W	76.13'
L18	N68° 59' 16"E	46.56'
L19	N58° 51' 06"E	15.89'
L20	N30° 34' 19"E	154.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N51° 26' 16"E	116.58'
L22	S40° 11' 00"E	121.05'
L23	S65° 56' 24"E	88.07'
L24	S24° 03' 36"W	25.06'
L25	S65° 56' 24"E	93.79'
L26	S40° 11' 00"E	102.46'
L27	N51° 26' 16"E	87.67'
L28	N30° 34' 19"E	156.06'
L29	N57° 17' 37"E	59.59'
L30	N58° 51' 06"E	38.57'
L31	N87° 01' 07"E	127.17'
L32	N80° 35' 29"E	68.66'
L33	N87° 01' 07"E	22.26'
L34	N41° 46' 29"E	54.34'
L35	N48° 13' 31"W	25.00'
L36	N41° 46' 29"E	57.72'
L37	N87° 01' 07"E	36.52'
L38	N80° 35' 29"E	68.09'
L39	N87° 01' 07"E	112.91'
L40	S23° 53' 11"W	25.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S66° 06' 49"E	73.83'
L42	N14° 16' 25"E	22.85'
L43	N75° 43' 35"W	25.00'
L44	N14° 16' 25"E	43.97'
L45	S66° 06' 49"E	94.95'


**ACCESS EASEMENT TABLE**

LINE TABLE		
LINE #	BEARING	LENGTH
L46	N13° 07' 22"E	128.24'
L47	N24° 18' 07"W	96.27'
L48	N24° 18' 07"W	95.62'
L49	N24° 18' 07"W	33.38'
L50	N49° 48' 33"E	161.42'
L51	N11° 55' 44"E	77.12'
L52	N24° 18' 07"W	194.91'
L53	N24° 18' 07"W	213.45'
L54	N73° 44' 52"E	104.04'
L55	N17° 32' 43"W	218.29'
L56	N17° 32' 43"W	215.31'
L57	N73° 44' 52"E	42.01'
L58	N73° 44' 52"E	220.64'
L59	N13° 07' 22"E	128.24'
L60	N24° 18' 07"W	96.27'
L61	N24° 18' 07"W	12.52'
L62	S40° 11' 27"E	64.93'
L64	N49° 48' 33"E	24.11'
L66	N40° 11' 27"W	130.00'
L67	N49° 48' 33"E	84.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L69	N31° 08' 54"W	90.13'
L70	N58° 51' 06"E	26.00'
L71	N31° 08' 54"W	78.14'
L72	N2° 58' 53"W	83.47'
L73	N87° 01' 07"E	26.00'
L74	N2° 58' 53"W	80.90'
L75	N11° 55' 44"E	77.12'
L76	N24° 18' 07"W	10.14'
L77	N49° 48' 33"E	26.72'
L78	N40° 11' 27"W	41.00'
L79	N49° 48' 33"E	26.72'
L80	N49° 48' 33"E	26.22'
L81	S40° 11' 27"E	69.02'
L83	N49° 48' 33"E	24.11'
L85	N40° 11' 27"W	69.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	6° 38' 40"	87.00'	N16° 26' 42"E	10.08'	10.09'
C3	37° 25' 29"	20.00'	N5° 35' 22"W	12.83'	13.06'
C7	8° 04' 01"	1170.00'	N53° 50' 34"E	164.59'	164.73'
C9	47° 22' 09"	600.00'	N73° 29' 38"E	482.04'	496.05'
C10	85° 14' 59"	40.00'	N54° 33' 13"E	54.18'	59.52'
C12	97° 52' 49"	20.00'	S73° 14' 33"E	30.16'	34.17'
C13	98° 02' 58"	20.00'	N24° 43' 23"E	30.20'	34.23'
C14	88° 18' 31"	20.00'	S61° 41' 59"E	27.86'	30.83'
C15	85° 16' 49"	20.00'	S31° 06' 28"W	27.10'	29.77'
C16	10° 01' 03"	967.00'	N78° 45' 24"E	168.85'	169.07'
C18	10° 01' 03"	993.00'	N78° 45' 24"E	173.39'	173.62'
C20	60° 37' 30"	113.00'	N43° 26' 07"E	114.07'	119.57'
C22	37° 25' 29"	46.00'	N5° 35' 22"W	29.52'	30.05'
C25	80° 51' 50"	20.00'	N16° 07' 48"E	25.94'	28.23'
C26	4° 33' 48"	1272.00'	N54° 16' 36"E	101.28'	101.31'
C27	87° 48' 52"	10.00'	N84° 05' 52"W	13.87'	15.33'
C28	90° 00' 00"	36.00'	S85° 11' 27"E	50.91'	56.55'
C29	90° 00' 00"	36.00'	N4° 48' 33"E	50.91'	56.55'
C30	90° 00' 00"	20.00'	N4° 48' 33"E	28.28'	31.42'
C31	15° 52' 07"	574.00'	N57° 44' 37"E	158.47'	158.97'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C32	83° 10' 24"	20.00'	S72° 44' 08"E	26.55'	29.03'
C33	103° 46' 04"	20.00'	S20° 44' 09"W	31.47'	36.22'
C34	21° 37' 19"	574.00'	N83° 25' 50"E	215.33'	216.61'
C35	71° 55' 03"	20.00'	S49° 47' 59"E	23.49'	25.10'
C36	74° 39' 06"	20.00'	N34° 20' 41"E	24.25'	26.06'
C37	59° 44' 35"	66.00'	N41° 48' 01"E	65.74'	68.82'
C39	80° 17' 01"	20.00'	S15° 50' 23"W	25.79'	28.02'
C40	6° 10' 20"	1196.00'	N52° 53' 43"E	128.78'	128.84'
C42	89° 59' 57"	4.50'	N85° 11' 28"W	6.36'	7.07'
C43	89° 59' 58"	4.50'	N4° 48' 33"E	6.36'	7.07'
C44	6° 15' 08"	1246.00'	N52° 56' 07"E	135.90'	135.97'
C46	99° 38' 04"	20.00'	S74° 07' 16"E	30.56'	34.78'
C47	0° 21' 15"	1272.00'	N49° 59' 11"E	7.86'	7.86'
C49	90° 00' 00"	5.00'	N85° 11' 27"W	7.07'	7.85'
C50	90° 00' 00"	10.00'	S85° 11' 27"E	14.14'	15.71'
C51	90° 00' 00"	10.00'	N4° 48' 33"E	14.14'	15.71'
C52	90° 21' 15"	5.00'	S4° 59' 11"W	7.09'	7.88'

SCALE	1"=80'	 <p>5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741</p>
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65120950 DATE 3/15/22		84 3 OF 3