Ref #2022064037, Date: 9/28/2022 2:19 PM, Pages: 1 of 4 ,RECORDING $43.00
Electronically Recorded Douglas County, CO. Merlin Klotz, Clerk and Recorder

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, AMENDMENT 1, RECORDED NOVEMBER 25, 2020, AT RECEPTION NO. 2020116015, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT B;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT B AND THE NORTHEASTERLY RIGHT-OF-WAY OF WOLF FOX STREET S24°18'07"E A DISTANCE OF 185.92 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE SOUTHWESTERLY LINES OF SAID TRACT B AND THE NORTHEASTERLY RIGHT-OF-WAY OF WOLF FOX STREET THE FOLLOWING THREE (3) COURSES:
1. N65°41'53"E A DISTANCE OF 19.50 FEET,
2. THENCE S24°18'07"E A DISTANCE OF 55.00 FEET,
3. THENCE S65°41'53"W A DISTANCE OF 19.50 FEET,
THENCE N24°18'07"W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING

CONTAINING 1,073 SQUARE FEET (0.025 ACRES), MORE OR LESS

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. 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:
CENTURY AT COMPARK VILLAGE SOUTH LLC

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: _____

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-1133558-CO, WITH A COMMITMENT DATE OF JUNE 21, 2022 AT 5:00 PM

BY _____ DATE: _____

TITLE _____

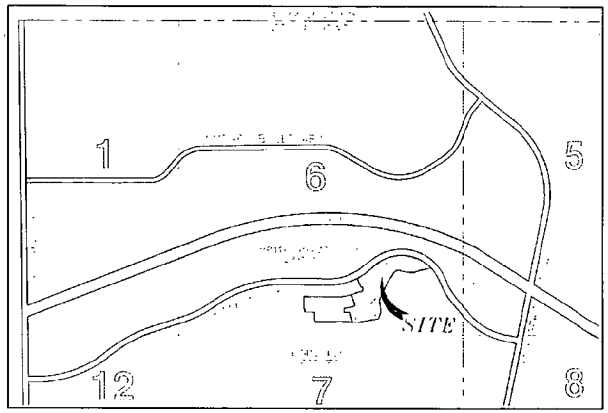
STATE OF COLORADO)
)ss
COUNTY OF DOUGLAS)

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'

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, AND A PORTION OF WOLF FOX STREET, COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT 1, IS HEREWITH 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 PLATS 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, 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

_____ ATTEST _____
MAYOR, TOWN OF PARKER DEPUTY TOWN CLERK

SURVEYOR'S CERTIFICATION:

I, KENNETH G. DUELLETTE, 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 1ST DAY OF AUGUST, 2022

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24873 LS

_____
KENNETH G. DUELLETTE, P.L.S. 24873
DATE: AUGUST 1, 2022
JOB NO. 65129950
FOR AND ON BEHALF OF MERRICK & COMPANY
kenneth.duellette@merrick.com

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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS 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 N87°48'55"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

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 EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD, MERRICK & COMPANY RELIED UPON REPORT NUMBER NCS-1133558-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: JUNE 21, 2022

6. 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

7. 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.

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. 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 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

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, 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

LAND USE SUMMARY TABLE

PARCEL	LAND USAGE	OWNERSHIP/MAINTENANCE	SQ. FT.	ACRES
TRACT A	DRAINAGE TRACT	CENTURY AT COMPARK VILLAGE SOUTH LLC	46,801	1.075
LOT 1	FUTURE BUILDABLE LOTS	CENTURY AT COMPARK VILLAGE SOUTH LLC	606,109	13.923
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
DRAWN	KGO
CHECKED	JAW
APPROVED	KGO

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

JOB 65129950 DATE 8/1/22 SH 1 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
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, AMENDMENT 1, RECORDED NOVEMBER 25, 2020, AT RECEPTION NO. 2020116015, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT B;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT B AND THE NORTHEASTERLY RIGHT-OF-WAY OF WOLF FOX STREET S24°18'07"E A DISTANCE OF 188.92 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE SOUTHWESTERLY LINES OF SAID TRACT B AND THE NORTHEASTERLY RIGHT-OF-WAY OF WOLF FOX STREET THE FOLLOWING THREE (3) COURSES:
1. N65°41'53"E A DISTANCE OF 19.50 FEET,
2. THENCE S24°18'07"E A DISTANCE OF 55.00 FEET,
3. THENCE S65°41'53"W A DISTANCE OF 19.50 FEET,
THENCE N24°18'07"W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING

CONTAINING 1,073 SQUARE FEET (0.025 ACRES), MORE OR LESS

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. 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:
CENTURY AT COMPARK VILLAGE SOUTH LLC

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. _____

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-1133558-CO, WITH A COMMITMENT DATE OF JUNE 21, 2022 AT 5:00 PM

BY _____ DATE: _____

TITLE _____

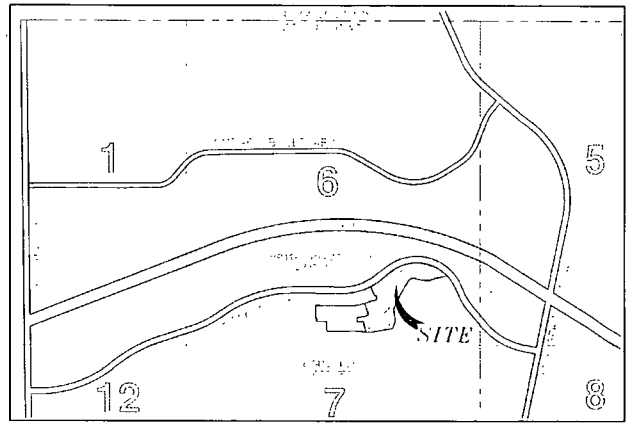
STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

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'

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, AND A PORTION OF WOLF FOX STREET, COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT 1, IS HEREWITH 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 PLATS 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, 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

_____ ATTEST _____
MAYOR, TOWN OF PARKER DEPUTY TOWN CLERK

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 1ST DAY OF AUGUST, 2022

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24873

_____
KENNETH G. OUELLETTE, PLS 24873
DATE: AUGUST 1, 2022
JOB NO. 65129950
FOR AND ON BEHALF OF MERRICK & COMPANY
kenneth.ouellette@merrick.com

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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS 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 N87°48'55"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

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 EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER NCS-1133558-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: JUNE 21, 2022

6. 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

7. 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.

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. 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 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

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, 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

LAND USE SUMMARY TABLE

PARCEL	LAND USE	OWNERSHIP / MAINTENANCE	SQ. FT.	ACRES
TRACT A	DRAINAGE TRACT	CENTURY AT COMPARK VILLAGE SOUTH LLC	44,981	1.033
LOT 1	FUTURE BUILDABLE LOTS	CENTURY AT COMPARK VILLAGE SOUTH 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

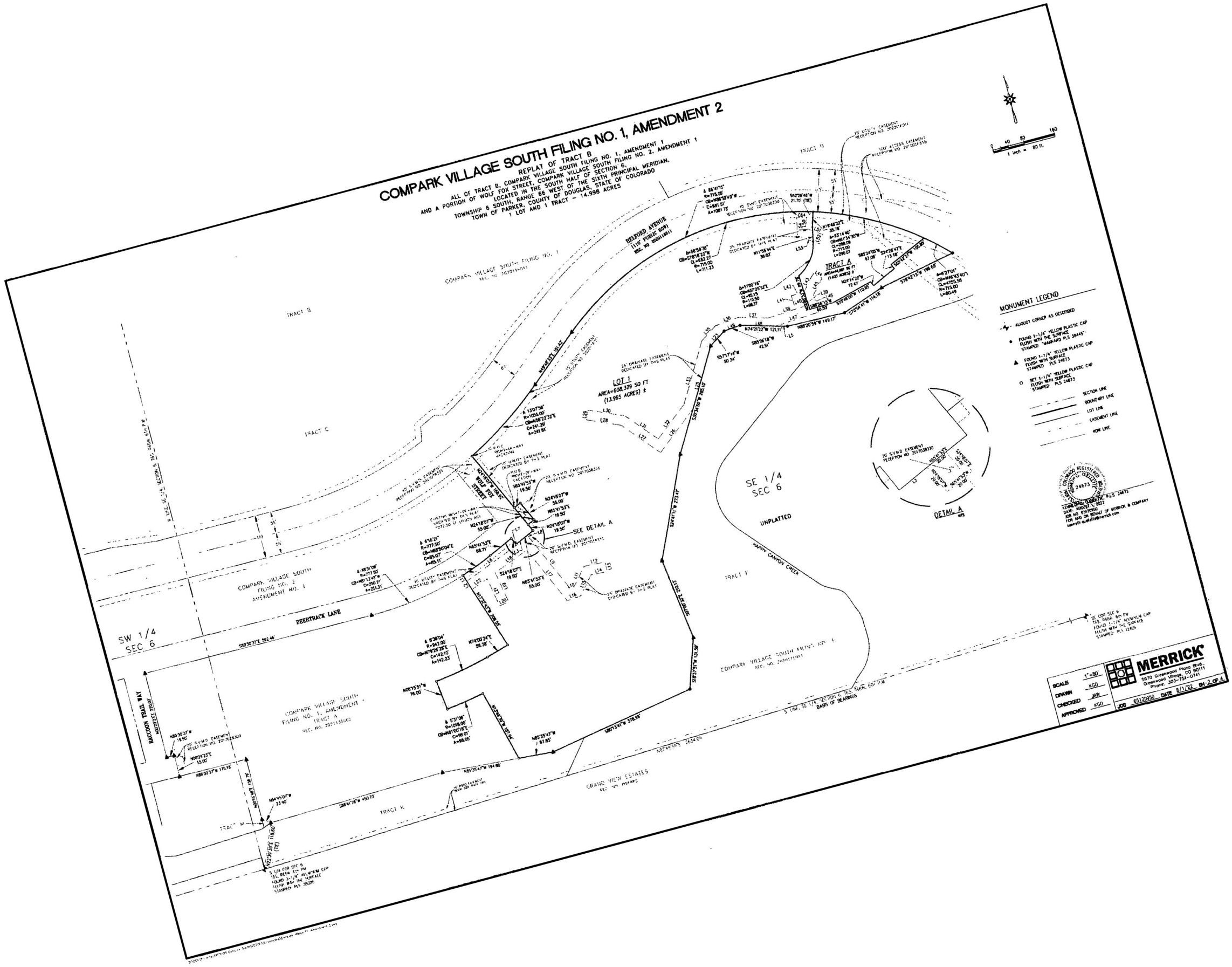
SCALE	N/A
DRAWN	KGO
CHECKED	JAW
APPROVED	KGO

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

JOB 65129950 DATE 8/1/22 SH 1 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
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



COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

REPLAT 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 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1 LOT AND 1 TRACT – 14.998 ACRES

BELFORD AVENUE
(110' PUBLIC ROW)
REC. NO. 2020114011

COMPARK VILLAGE SOUTH FILING NO. 1
REC. NO. 2020114011

TRACT B

TRACT C

LOT 1
AREA=608,329 SQ.FT
(13.965 ACRES) ±

TRACT A
AREA=44,881 SQ FT
(1.033 ACRES) ±

WOLF FOX STREET

COMPARK VILLAGE SOUTH
FILING NO. 2
AMENDMENT NO. 1

DEERTRACK LANE

COMPARK VILLAGE SOUTH
FILING NO. 1, AMENDMENT 1
TRACT A
REC. NO. 2021135562

RACCOON TRAIL WAY

TRACT M

TRACT D

TRACT I

UNPLATTED

COMPARK VILLAGE SOUTH FILING NO. 1
REC. NO. 2020114011

GRAND VIEW ESTATES
REC. NO. 0000000

HAPPY CANYON CREEK

SE 1/4
SEC 6

SW 1/4
SEC 6

S 1/4 COR SEC 6
185. REBAR, 3¼" FH
FOUND 3-1/4" ALUM/BRASS CAP
FLUSH WITH THE SURFACE
STAMPED PLS 38206

SE COR SEC 6
185. REBAR, 3¼" FH
FOUND 3-1/4" ALUM/BRASS CAP
FLUSH WITH THE SURFACE
STAMPED PLS 12405

BASIS OF BEARINGS
S LINE, SE 1/4 SECTION 6, T6S, R68W, 6TH P.M.
N89°48'59"E 2634.01'

1 inch = 80 ft

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

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- IRON LINE
- SIGHT DISTANCE TRIANGLE WITHIN ROW
- SIGHT DISTANCE TRIANGLE EASEMENT DEDICATED BY THIS PLAT

COLORADO REGISTERED
KEVIN O'GRADY LAMBTIE, PLS 24673
DATE: AUGUST 1, 2022
FOR AND ON BEHALF OF MERRICK & COMPANY

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

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

JOB 65120390 DATE 8/1/22 SH 1 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
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

ACCESS EASEMENT TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L56	N65° 41' 53"E	14.44'
L57	N65° 41' 53"E	26.00'
L58	N65° 41' 53"E	14.56'
L59	S17° 32' 43"E	216.80'
L61	S73° 44' 52"W	42.01'
L63	S17° 32' 43"E	218.29'
L65	N73° 44' 52"E	104.04'
L67	N24° 18' 07"W	213.45'
L68	S24° 18' 07"E	194.91'
L70	N13° 07' 22"E	135.99'
L72	N24° 18' 07"W	96.27'
L73	N24° 18' 07"W	95.62'
L74	N6° 16' 46"W	25.00'
L75	N6° 14' 05"W	26.00'
L76	N6° 16' 46"W	25.00'
L77	N24° 18' 07"W	33.38'
L79	N49° 48' 33"E	151.42'
L82	N11° 55' 44"E	77.12'
L83	N73° 44' 52"E	220.64'
L84	N13° 07' 22"E	128.24'

LINE TABLE		
LINE #	BEARING	LENGTH
L85	N24° 18' 07"W	108.79'
L87	S40° 11' 27"E	64.93'
L88	N49° 48' 33"E	24.11'
L89	N40° 11' 27"W	130.00'
L90	N49° 48' 33"E	84.20'
L136	S31° 08' 54"E	90.13'
L137	N58° 51' 06"E	26.00'
L138	N31° 08' 54"W	78.14'
L139	S2° 58' 53"E	83.47'
L140	N87° 01' 07"E	26.00'
L141	N2° 58' 53"W	80.90'
L142	N11° 55' 44"E	77.12'
L143	N49° 48' 33"E	28.72'
L144	S40° 11' 27"E	41.00'
L145	S49° 48' 33"W	26.72'
L146	N24° 18' 07"W	10.14'
L147	S49° 48' 33"W	26.22'
L150	S40° 11' 27"E	69.02'
L152	N49° 48' 33"E	24.11'
L154	N40° 11' 27"W	69.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L156	N88° 59' 17"E	310.08'
L157	S67° 56' 45"E	198.66'

STORM EASEMENT TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N17° 32' 43"W	17.72'
L2	S17° 32' 43"E	25.05'
L3	N65° 41' 53"E	22.96'
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° 35' 41"E	169.66'
L10	N85° 03' 05"E	8.23'
L11	N40° 33' 29"E	61.17'
L12	S86° 04' 26"E	54.27'
L13	S3° 55' 34"W	25.00'
L14	N86° 04' 26"W	41.70'
L15	S40° 33' 29"W	58.83'
L16	S85° 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	S80° 13' 44"W	25.00'

LINE TABLE		
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 TABLE		
LINE #	BEARING	LENGTH
L41	N2° 58' 53"W	25.00'
L42	N87° 01' 07"E	34.85'
L43	N41° 48' 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	S85° 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' 58"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	86° 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' 27"W	12.83'	13.06'
C11	8° 04' 01"	1170.00'	N53° 50' 34"E	164.59'	164.75'
C12	47° 22' 09"	600.00'	N73° 29' 38"E	482.04'	496.05'
C13	85° 14' 59"	40.00'	N54° 33' 13"E	54.18'	59.52'
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"	45.00'	N5° 35' 27"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"	35.00'	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° 46' 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"	1198.00'	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	30.56'	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 TABLE					
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'

KENNETH L. QUARLES JR., P.L.S. 24673
DATE AUGUST 1, 2022
JOB NO. 65120950
FOR AND ON BEHALF OF MERRICK & COMPANY
kenneth.quarles@merrick.com

SCALE	1"=80'
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JOB 65120950 DATE 8/1/22 SH 4 OF 4