SALISBURY NORTH MINOR DEVELOPMENT PLAT, 1ST AMENDMENT

~~EXEMPTION PLAT~~ ← Relabel Replat

A PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
91.307 ACRES – 3 LOTS

LEGAL DESCRIPTION

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NO. N0038118–010–T02–ES, WITH AN EFFECTIVE DATE OF APRIL 29, 2022 AT 8:00 A.M.

LOTS 1 AND 2,
SALISBURY NORTH MINOR DEVELOPMENT PLAT,
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 **SALISBURY NORTH MINOR DEVELOPMENT PLAT, 1ST AMENDMENT** EXEMPTION PLAT. 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).

TOWN OF PARKER

BY: _____

TITLE: _____

ATTEST:

_____
SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20_____, BY

_____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 OBVIATE 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.

TOWN OF PARKER

BY: _____

TITLE: _____

ATTEST:

_____
SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20_____, BY

_____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION

WE, FIDELITY NATIONAL 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(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

_____
ATTORNEY DATE

_____
FIDELITY NATIONAL TITLE INSURANCE COMPANY DATE

TOWN COUNCIL CERTIFICATE

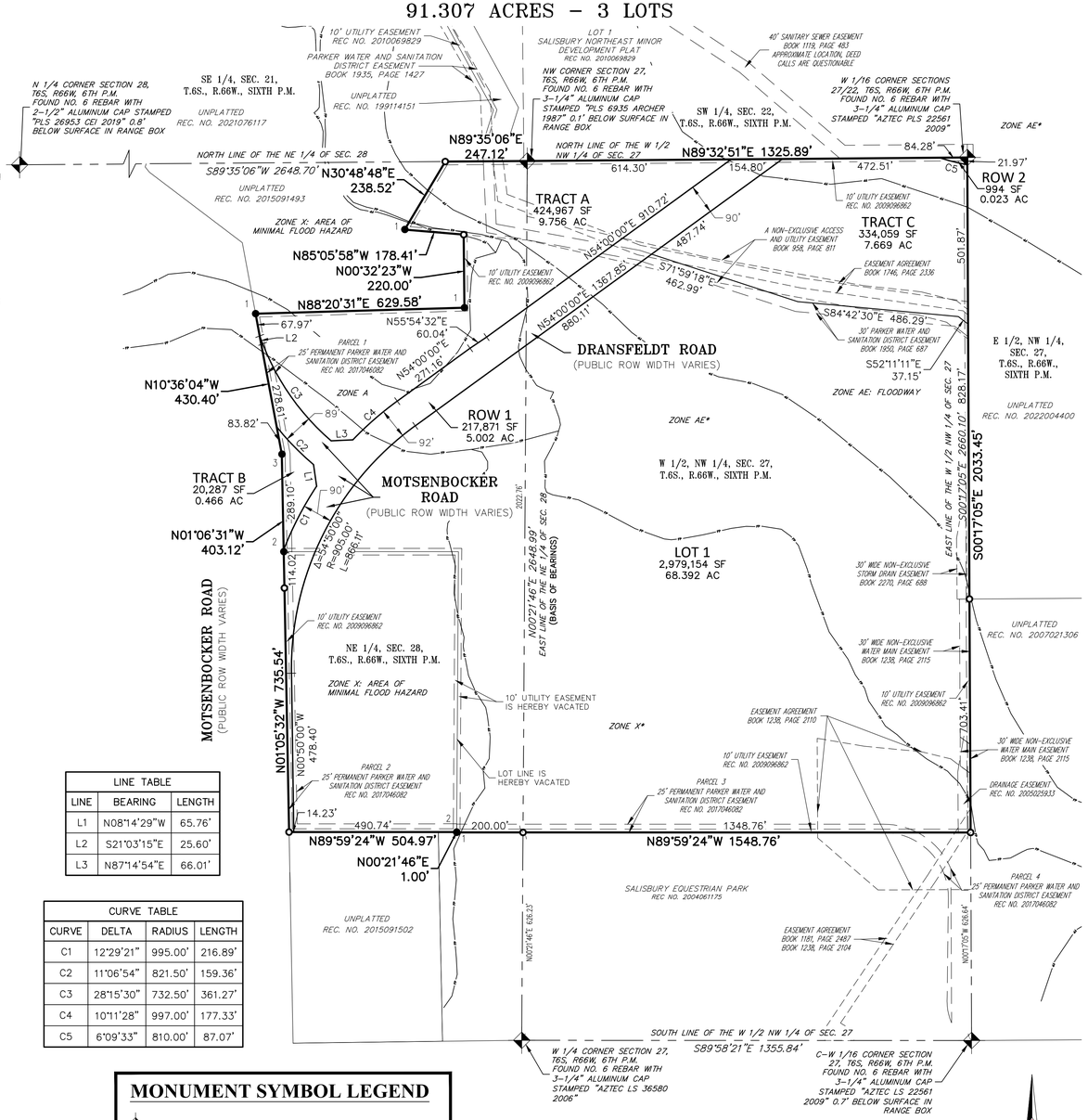
LOTS 1 & 2, SALISBURY NORTH MINOR DEVELOPMENT PLAT IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2009096862.

_____
MAYOR, TOWN OF PARKER

Add two signature lines side by side

Planning Director, Town of Parker Public Works Director, Town of Parker

ATTEST: _____
TOWN CLERK



LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°14'29"W	65.76'
L2	S21°03'15"E	25.60'
L3	N87°14'54"E	66.01'

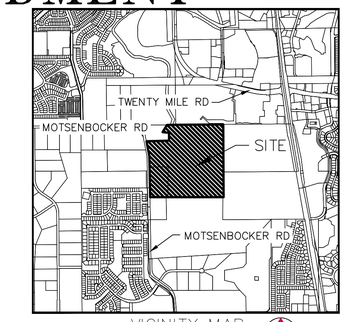
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°29'21"	995.00'	216.89'
C2	11°06'54"	821.50'	159.36'
C3	28°15'30"	732.50'	361.27'
C4	10°11'28"	997.00'	177.33'
C5	6°09'33"	810.00'	87.07'

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- SET NO. 5 X 18" REBAR WITH 1–1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691"
- 1 FOUND NO. 5 REBAR WITH 1–1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 22561"
- 2 FOUND NO. 5 REBAR WITH 1–1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 15606"
- 3 FOUND NO. 5 REBAR WITH 1–1/2" ALUMINUM CAP STAMPED "PLS 12405"
- —FP— FLOOD PLAIN BOUNDARIES

LAND USE SUMMARY TABLE

PARCEL DESIGNATION	AREA (SF)	AREA (AC)	LAND USAGE
TRACT A	424,967	9.756	PARKS, OPEN SPACE, TRAILS, DRAINAGE, RIPARIAN CONSERVATION ZONE
TRACT B	20,287	0.466	PARKS, OPEN SPACE, LANDSCAPING, PUBLIC SIGNAGE
TRACT C	334,059	7.669	OPEN SPACE, TRAILS, DRAINAGE, RIPARIAN CONSERVATION ZONE
LOT 1	2,979,154	68.392	FUTURE DEVELOPMENT
TOTALS	3,758,467	86.283	



VICINITY MAP
SCALE 1" = 1,000'

FLOOD ZONE

THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATELY AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS PANEL NUMBER 69 OF 495 MAP NUMBER 08035C0069F DATED SEPTEMBER 30, 2005.

OTHER AREAS ZONE X IN THE LEGEND OF ABOVE MENTIONED MAP IS DESCRIBED AS OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OTHER FLOOD AREAS ZONE X (ZONE X* ON THIS SURVEY) IN THE LEGEND OF ABOVE MENTION MAP IS DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE IN THE LEGEND OF ABOVE MENTIONED MAP IS DESCRIBED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

FLOODWAY AREAS IN ZONE AE (ZONE AE* ON THIS SURVEY) IN THE LEGEND OF ABOVE MENTIONED MAP IS DESCRIBED AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREA.

GENERAL NOTES

1. BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°21'46" EAST, A DISTANCE OF 2,648.99 FEET.
2. 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.
3. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NO. N0038118–010–T02–ES WITH AN EFFECTIVE DATE OF APRIL 29, 2022 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)–OF–WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
4. 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 MISDEMEANOR PURSUANT TO 18–4–508 CRS.

SURVEYOR'S CERTIFICATE

I, KARL D. SZYSZKOSKI, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SALISBURY NORTH FINAL PLAT, AMENDMENT NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 21ST DAY OF APRIL, 2022, 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

FOR REVIEW

KARL D. SZYSZKOSKI, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 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 1.6.B.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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____ 2022, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____,

_____
DOUGLAS COUNTY CLERK AND RECORDER

AzTec CONSULTANTS, INC.
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Littleton, Colorado 80122
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Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24922–07 Drawn By: GLW

DEVELOPER
THE TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, COLORADO
(303) 841–2332

DATE OF PREPARATION:	05/20/2022
SCALE:	1" = 200'
SHEET 1 OF 1	