



Development Review Division

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

M E M O R A N D U M

TO: Troy Bales, Rick Engineering
FROM: Ashley Chasez, Planner I
DATE: November 27, 2023
SUBJECT: Douglas 234 F6, AMD 2
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: Ashley Chasez

EMAIL: achasez@parkeronline.org

PHONE: 303.805.3331

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](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
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 is intended to supplement and clarify the review comments of this memorandum.
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.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

1. Please see the attached redlines for additional information.

Comment Addressed: ☐ Yes ☐ No

Response:

2. Please see the attached dedication statement language and example.

Comment Addressed: ☐ Yes ☐ No

Response:

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

Staff Comments 02
Sub23-012
Douglas 234 F6, AMD 2
11/27/2023

Property Owner

Date

Project Representative

Date

LEGAL DESCRIPTION

LOTS 8, 9 & 10A
DOUGLAS 234 FILING NO. 6 AMENDMENT 1
RECEPTION NO. 2022004920
COUNTY OF DOUGLAS,
STATE OF COLORADO

BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 8, 9, AND 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EAST LINE OF DOUGLAS 234 FILING NO. 6, AMENDMENT 1, RECEPTION NO. 2022004920 BEARING SOUTH 01°02'54" EAST, AS SHOWN ON THE PLAT THEREOF, A DISTANCE OF 464.32 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE NORTHEAST CORNER OF LOT 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1, BEING A SET #5x18" REBAR AND 1.5" YELLOW PLASTIC CAP, PLS 34580

– THE SOUTHEAST CORNER OF LOT 8, DOUGLAS 234 FILING NO. 6, AMENDMENT 1, BEING A SET #5x18" REBAR AND 1.5" YELLOW PLASTIC CAP, PLS 34580.

BEGINNING AT SAID NORTHEAST CORNER OF LOT 10A;

THENCE ALONG THE EAST LINE OF SAID RECEPTION NO. 2022004920 SOUTH 01°02'54" EAST, A DISTANCE OF 464.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE ALONG THE NORTHERLY LINES OF TRACTS "A" AND "B" OF SAID RECEPTION NO. 2022004920 THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. THENCE SOUTH 88°57'06" WEST, A DISTANCE OF 199.65 FEET;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 77°55'45", WHOSE CHORD BEARS NORTH 52°05'01" WEST A DISTANCE OF 157.21 FEET, FOR AN ARC DISTANCE OF 170.02 FEET;
3. THENCE NORTH 1°37'09" WEST, A DISTANCE OF 308.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 10A;

THENCE ALONG THE NORTH LINE OF SAID LOT 10A NORTH 79°36'39" EAST, A DISTANCE OF 391.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,971 SQUARE FEET OR 3.397 ACRES, MORE OR LESS.

TITLE VERIFICATION

WE COMMONWEALTH LAND TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATE COMMONWEALTH LAND TITLE INSURANCE COMPANY

STATE OF _____)
)SS
COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES–MINUTES–SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

4.) COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT NUMBER 450–HS0814446–412, EFFECTIVE DATE MARCH 1, 2023 AT 12:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

5.) RICK ENGINEERING CO. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6.) BEARINGS ARE BASED ON THE EAST LINE OF DOUGLAS 234 FILING NO. 6, AMENDMENT 1, RECEPTION NO. 2022004920 BEARING SOUTH 01°02'54" EAST, AS SHOWN ON THE PLAT THEREOF, A DISTANCE OF 464.32 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

7.) 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.

8.) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.

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.) NO EASEMENTS AS SHOWN ON THE PLAT OF DOUGLAS 234 FILING 6 OR DOUGLAS 234 FILING 6 AMENDMENT 1 ARE CHANGED BY THIS PLAT.

12.) ACCESS EASMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.

DOUGLAS 234 FILING 6, AMENDMENT 2
A REPLAT OF LOTS 8, 9 AND 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1
BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3

DEDICATION

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 DOUGLAS 234 FILING 6, 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). NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER–FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

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 OBTAIN 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.

VR SLICEROO, LLC. A COLORADO LIMITED LIABILITY COMPANY

BY: _____
GRANT NELSON

TITLE: MANAGER

ATTEST:

SECRETARY

NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF TRUST HOLDER'S ACKNOWLEDGEMENT

THE INTERESTS OF THE UNDERSIGNED LIEN HOLDER IN THE PROPERTY PLATTED HEREBY ARE SUBORDINATED TO SUCH FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS TO THE TOWN OF PARKER AS ARE DEPICTED OR REFERENCED HEREON.

BY: _____ DATE: _____

COMPANY: ALPINE BANK, A COLORADO BANKING CORPORATION

NOTARY

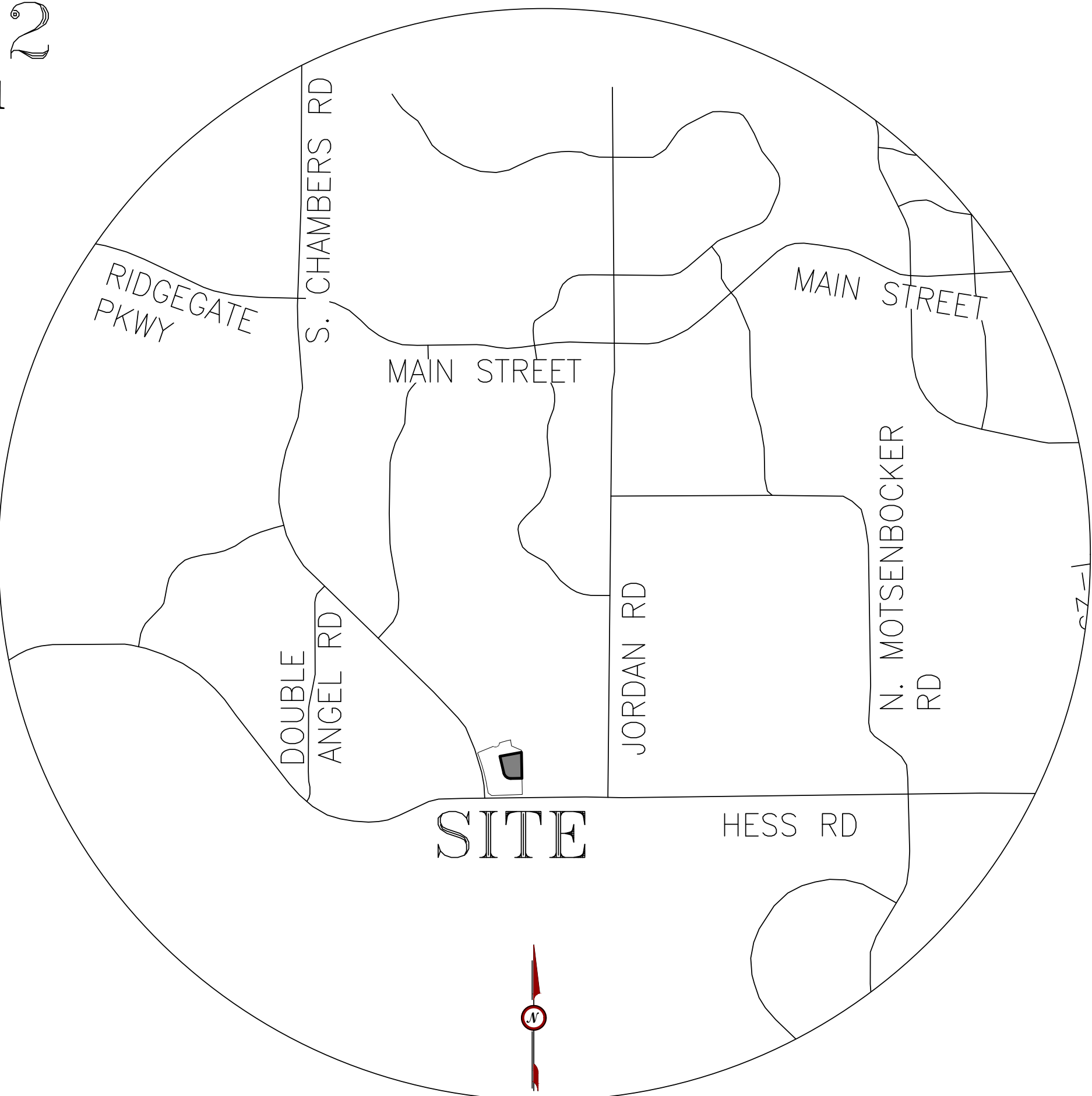
STATE OF _____)
)SS
COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE:1"=2000'

TOWN COUNCIL

LOTS 8, 9, AND 10A, DOUGLAS 234 FILING #6 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 PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #2022004920. 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

PUBLIC WORKS DIRECTOR

SURVEYORS CERTIFICATE

I, ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF DOUGLAS 234 FILING 6, AMENDMENT 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 8TH DAY OF MARCH, 2023, 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 _____, 20____.

ROBERT J. HENNESSY, P.L.S. 34580,
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF RICK ENGINEERING CO.
RHENNESSY@RICKENGINEERING.COM

CLERK AND RECORDER

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____
A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER



DOUGLAS 234 FILING 6 AMENDMENT 2

A REPLAT OF LOTS 8, 9 AND 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1

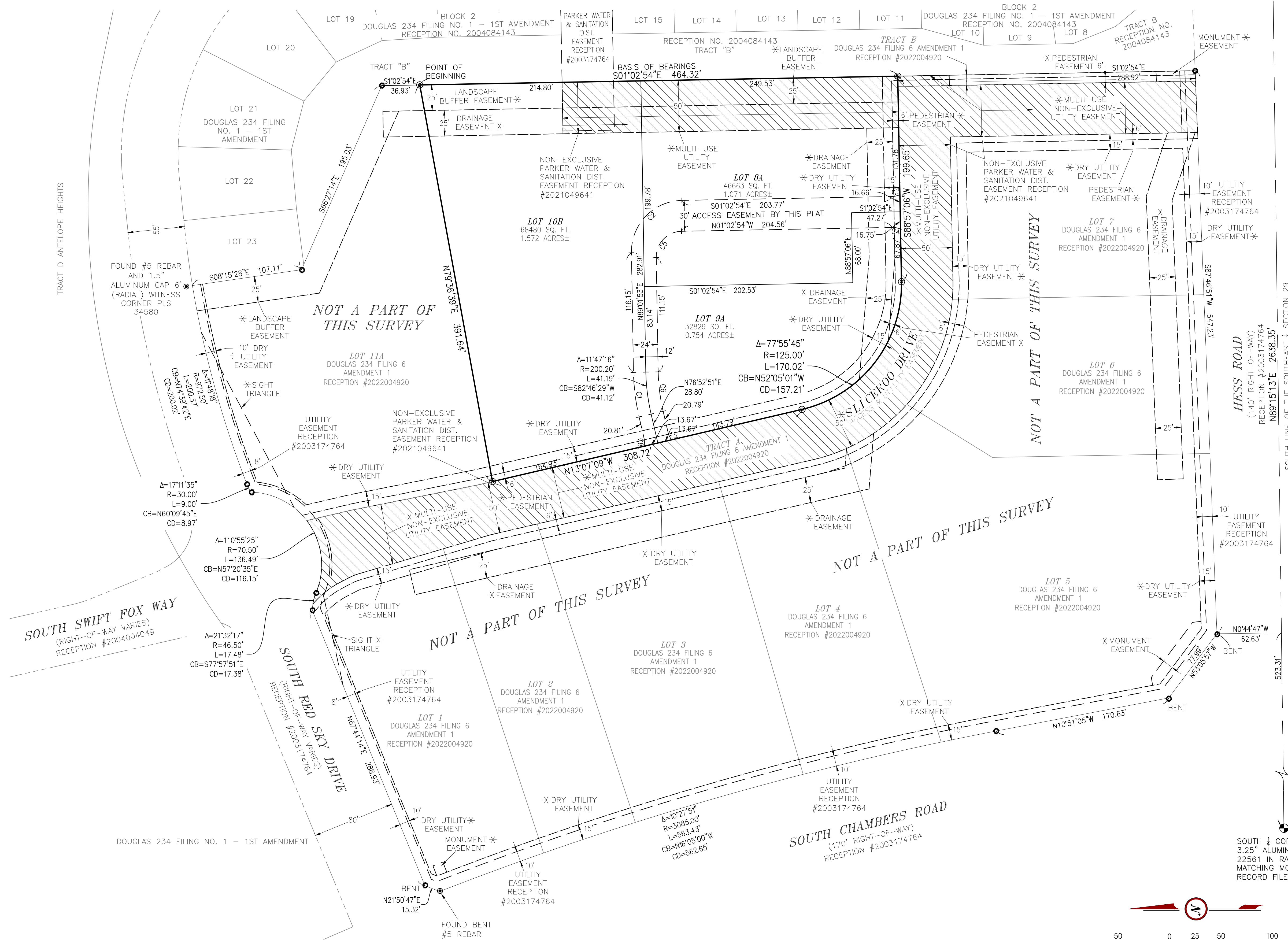
BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29,

TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 3

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



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	43.68'	215.08'	011°38'08"	S82°46'49"W
C2	78.54'	50.00'	090°00'00"	N46°02'54"W
C3	8.24'	20.00'	023°36'01"	S12°49'35"E
C4	8.39'	20.00'	024°02'53"	N10°59'52"E
C5	39.21'	25.00'	089°52'24"	N45°59'06"W
C6	38.70'	191.08'	011°36'10"	S82°46'08"W
C7	8.23'	20.00'	023°34'41"	S65°05'31"W
C8	8.23'	20.00'	023°34'41"	N88°40'12"E

LEGEND

FOUND ALIQUOT CORNER AS DESCRIBED

FOUND #5 REBAR & YELLOW PLASTIC CAP PLS 35593

SET #5X18" REBAR AND 1.5" YELLOW PLASTIC CAP PLS 34580

BOUNDARY LINE

SECTION LINE

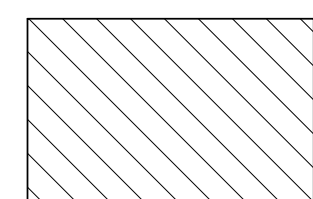
LOT LINE

ADJOINER LOT LINE

RIGHT-OF-WAY

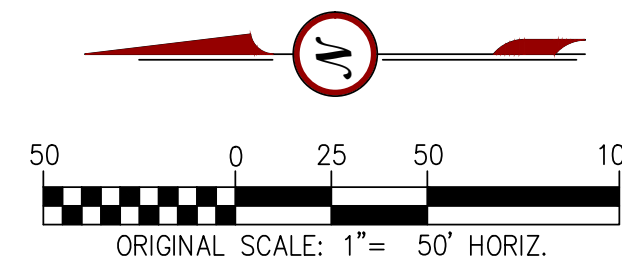
EASEMENT

EXISTING EASEMENT



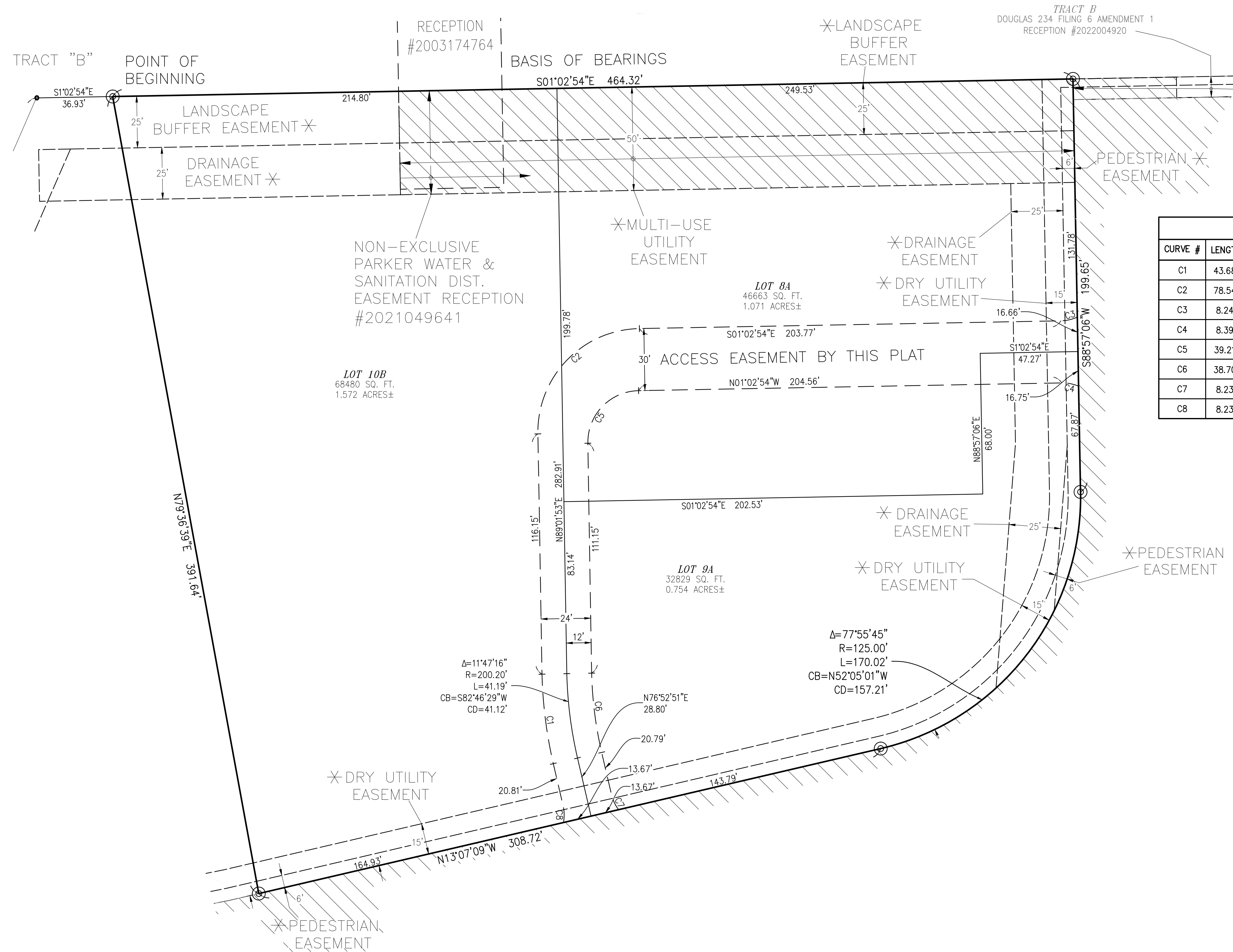
NON-EXCLUSIVE MULTI-USE UTILITY EASEMENT

*=PER RECEPTION #2022004920



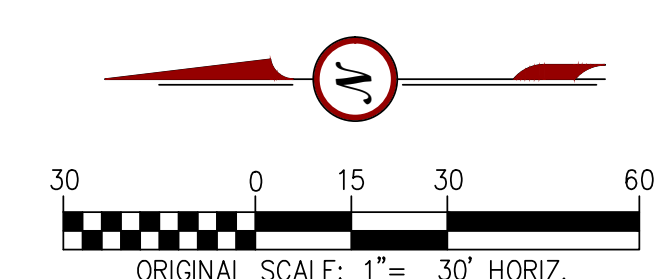
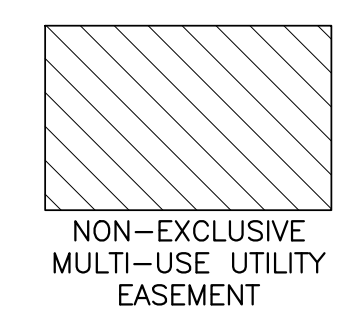
SOUTH 1/4 CORNER FOUND 3.25" ALUMINUM CAP PLS 22561 IN RANGE BOX MATCHING MONUMENT RECORD FILED 4/30/13

DOUGLAS 234 FILING 6 AMENDMENT 2
A REPLAT OF LOTS 8, 9 AND 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1
BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.68'	215.08'	011°38'08"	S82°46'49"W	43.60'
C2	78.54'	50.00'	090°00'00"	N46°02'54"W	70.71'
C3	8.24'	20.00'	023°36'01"	S12°49'35"E	8.18'
C4	8.39'	20.00'	024°02'53"	N10°59'52"E	8.33'
C5	39.21'	25.00'	089°52'24"	N45°59'06"W	35.32'
C6	38.70'	191.08'	011°36'10"	S82°46'08"W	38.63'
C7	8.23'	20.00'	023°34'41"	S65°05'31"W	8.17'
C8	8.23'	20.00'	023°34'41"	N88°40'12"E	8.17'

- LEGEND**
- FOUND ALIQUOT CORNER AS DESCRIBED
 - FOUND #5 REBAR & YELLOW PLASTIC CAP PLS 35593
 - SET #5X18" REBAR AND 1.5" YELLOW PLASTIC CAP PLS 34580
 - BOUNDARY LINE
 - SECTION LINE
 - LOT LINE
 - ADJOINER LOT LINE
 - RIGHT-OF-WAY
 - EASEMENT
 - EXISTING EASEMENT



RICK
ENGINEERING COMPANY
8678 CONCORD CENTER DRIVE, UNIT 200,
ENGLEWOOD, CO 80112
PH. (303) 537-8020



Project Reviews Town of Parker



Project Number: SUB23-012

Description: Douglas 234 F6, AMD 2

Applied: 3/17/2023

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: UNDER REVIEW 2

Applicant: Troy Bales

Parent Project: SUB21-022

Owner: VR SLICEROO LLC

Contractor: <NONE>

Details:

The applicant, Andy Trietley, is proposing a replat to adjust lot lines in the Douglas 234 Filing 6 subdivision. The site is located on the northeast corner of Chambers Road and Hess Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/21/2023	4/11/2023	3/28/2023	COMPLETENESS REVIEW	Ashley Chasez	REVISIONS REQUIRED	
Notes:						
Emailed applicant on 4/3 to ask for Title Commitment and to pay fees. Still waiting for fees to be paid 4/11						
4/11/2023	4/26/2023	4/25/2023	COMPLETENESS REVIEW	Ashley Chasez	COMPLETED	
Notes:						
Review Group: AUTO						
3/17/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
3/17/2023	3/30/2023	3/31/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
Review Group: FP 1ST 20						
4/26/2023	5/31/2023	5/24/2023	ADDRESS PLAT 20	Ashley Chasez	NOT APPLICABLE	
Notes:						
4/26/2023	5/5/2023	5/24/2023	BUILDING 20	Randy Sale	APPROVED	No bldg comments
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



4/26/2023		5/24/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
Notes:						
4/26/2023	4/26/2023	5/24/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
Notes: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-012, Douglas 234 F6, AMD 2 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.						
4/26/2023		5/24/2023	COMCAST 20	Butch Buster		
Notes:						
4/26/2023	5/10/2023	5/24/2023	COMPREHENSIVE PLANNING 20	Mary Munkata	COMPLETED	01 Review. See Notes.
Notes: The proposed Douglas 234 F6 AMD2 replat of lots 8, 9 and 10A does not conflict with the Parker 2035 Master Plan.						
4/26/2023	5/18/2023	5/24/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	APPROVED	
Notes: No Environmental Concerns						
4/26/2023	5/31/2023	5/24/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	NO COMMENT	See Notes
Notes: Clarification on the intent of the replat provided by applicant. All engineering reviews will be provided following receipt of site plan applications for the newly divided lots.						
4/26/2023		5/24/2023	CONSTRUCTION PLANS - TRAFFIC	Alex Mestdagh		
Notes:						
4/26/2023	5/15/2023	5/24/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
Notes:						



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Project Reviews Town of Parker



4/26/2023		5/24/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
Notes:						
4/26/2023		5/24/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals		
Notes:						
4/26/2023		5/24/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		
Notes:						
4/26/2023	5/31/2023	5/24/2023	DRAINAGE REPORT - CIVIL	Michael Walton	NO COMMENT	See Notes
Notes: Clarification on the intent of the replat provided by applicant. All engineering reviews will be provided following receipt of site plan applications for the newly divided lots.						
4/26/2023	5/1/2023	5/24/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
4/26/2023	5/31/2023	5/24/2023	FINAL PLAT 20	Ashley Chasez	REVISIONS REQUIRED	
Notes:						
4/26/2023	5/15/2023	5/24/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: The northeast access (east of Lot 10 and north of lot 8) exceeds the max distance allowed per 503.1 of the 2021 International Fire Code. Measuring from the end of this access to the mid point of the intersection shows that the access is approximately 225 feet... about 75 feet longer than is allowed per code. This issue will need to be addressed for the current building configuration shown.						
4/26/2023	5/31/2023	5/24/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	NOT APPLICABLE	
Notes:						
4/26/2023	5/15/2023	5/24/2023	IREA 20	Brooks Kaufman	APPROVED	
Notes:						



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4/26/2023	5/31/2023	5/24/2023	LANDSCAPE COST ESTIMATE 20	Ashley Chasez	NOT APPLICABLE	
Notes:						
4/26/2023	5/31/2023	5/24/2023	MASTER LANDSCAPE AND STREET TREE PLAN 20	Ashley Chasez	NOT APPLICABLE	
Notes:						
4/26/2023	5/31/2023	5/24/2023	PLAT - CIVIL	Michael Walton	NO COMMENT	See Notes
Notes: Clarification on the intent of the replat provided by applicant. All engineering reviews will be provided following receipt of site plan applications for the newly divided lots.						
4/26/2023		5/24/2023	POLICE 20	Greg Epp		
Notes:						
4/26/2023		5/24/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		
Notes:						
4/26/2023	5/18/2023	5/24/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
4/26/2023		5/24/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
4/26/2023	5/31/2023	5/24/2023	SUBDIVISION AGREEMENT 20	Ashley Chasez	NOT APPLICABLE	
Notes:						
4/26/2023	5/16/2023	5/24/2023	SURVEY - AZTEC 20	Dean Cates	REVISIONS REQUIRED	
Notes:						
4/26/2023	5/22/2023	5/24/2023	TOWN OF PARKER RECREATION 20	Brett Collins	NO COMMENT	
Notes:						



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Project Reviews Town of Parker



4/26/2023	8/1/2023	5/24/2023	TRAFFIC IMPACT STUDY	Michael Walton	NO COMMENT	See Notes
Notes: Clarification on the intent of the replat provided by applicant. All engineering reviews will be provided following receipt of site plan applications for the newly divided lots.						
4/26/2023	5/23/2023	5/24/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	
Notes: We have no comments on the referenced project. Please let us know if you have any questions.						
Review Group: FP 1ST 20 ADD						
4/26/2023	5/22/2023	5/24/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	ADVISORY COMMENTS	See Notes
Notes: Please note PWSD has Sanitary services installed into the existing lots, These services will need to be used or removed at the Main. Please provide a complete set of plans directly to PWSD.						
Review Group: FP 2ND 15						
10/24/2023		11/15/2023	FINAL PLAT 15	Ashley Chasez		02 Review 15
Notes:						
10/24/2023	10/27/2023	11/15/2023	FIRE LIFE SAFETY 15	Randy Capra	APPROVED	02 Review 15
Notes:						
10/24/2023	11/3/2023	11/15/2023	SURVEY - AZTEC 15	Dean Cates	ADVISORY COMMENTS	02 Review 15
Notes: Just the 1 comment under the surveyor certification which I believe should say "...Amendment 2" otherwise no comments. This minor revision can be made when printing the mylar. DEC						
Review Group: PROJECT						
5/16/2023	5/16/2023	5/17/2023	SURVEY - AZTEC 10	Dean Cates	REVISIONS REQUIRED	
Notes:						

ORDINANCE NO. 3.286.4, Series of 2023

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.07.130(h) OF THE PARKER MUNICIPAL CODE CONCERNING DEDICATION STATEMENTS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Subsection 13.07.130(h) of the Parker Municipal Code is amended to read as follows:

13.07.130 Certifications.

* * *

(h) 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 _____.

Rights-of-way.

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.

Utility easements.

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems, fiber, 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. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, decks, stairs, window wells, air conditioning units, and other objects that may interfere with the utility facilities or use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of

prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

Drainage and Stormwater.

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 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).

Sight easements.

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. Should the owner(s) or adjacent owners fail to adequately maintain such sight easements, the Town may perform or cause to be performed the necessary maintenance, operation and reconstruction shall be at the cost of the owner(s).

Sidewalks.

The undersigned hereby dedicates sidewalk easements as shown hereon, which sidewalks shall remain open for public use. The undersigned grants the Town the perpetual rights of ingress and egress upon the adjacent property for the operation, maintenance, and reconstruction of the sidewalks. The Town shall also have the right to remove any obstruction that would adversely affect the operation and maintenance of the sidewalks, as determined by the Town.

(Owners/Mortgagee)

By: _____
Title: _____

ATTEST:

Secretary

Subscribed and sworn to before me this ____ day of _____,
20____, by* (name printed).

WITNESS my hand and official seal.

Notary Public

My commission expires: _____.

* Signatures of officers signing for a Corporation shall be acknowledged as follows: "(Print name as President/Vice-President and (print name) as Secretary/ Treasurer, of (name of corporation), a (State) corporation."

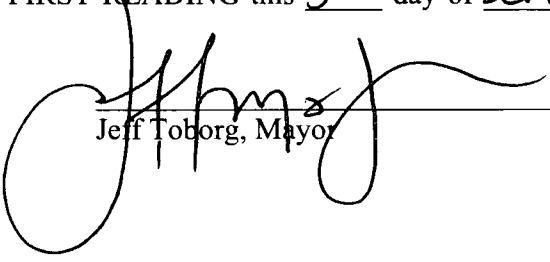
NOTE: Include signature lines and notary lines for all owners/mortgagees.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

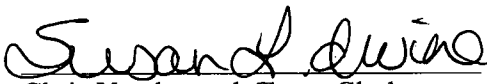
Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this 5TH day of SEPTEMBER
2023.



Jeff Toborg, Mayor

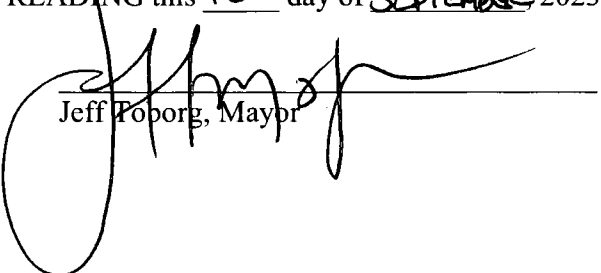
ATTEST:



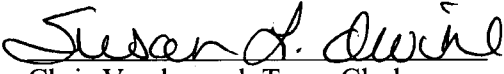
Chris Vanderpool, Town Clerk

SUSAN L. IRVINE, DEPUTY TOWN CLERK

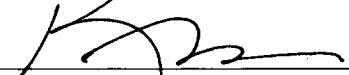
ADOPTED ON SECOND AND FINAL READING this 18th day of ~~SEPTEMBER~~ 2023.


Jeff Poporg, Mayor

ATTEST:


~~Chris Vanderpool, Town Clerk~~
SUSAN L. DEVINE, DEPUTY TOWN CLERK

APPROVED AS TO FORM:


Kristin Hoffmann, Town Attorney

LEGAL DESCRIPTION

LOT 2, VANTAGE POINT SUBDIVISION FILING NO. 1, FIRST AMENDMENT, RECORDED JUNE 2, 2016 AT RECEPTION NO. 2016034965 TOGETHER WITH TRACT B, KINGS POINT WAY–WEST RIGHT–OF–WAY SUBDIVISION EXEMPTION PLAT RECORDED AT RECEPTION NO. 2023024155, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE TOWN OF PARKER IN SPECIAL WARRANTY DEED RECORDED JUNE 17, 2019 UNDER RECEPTION NO. 2019034591.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, MONUMENT BY A NAIL WITH AN ILLEGIBLE 1" DISK;

THENCE ON THE WEST LINE OF SAID LOT 2, N00°27'41"W A DISTANCE OF 561.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, MONUMENTED BY A NAIL WITH AN ILLEGIBLE 1" DISK;

THENCE ALONG THE NORTH LINE OF SAID LOT 2, AND ALONG THE NORTH LINE OF SAID TRACT B N89°31'01"E, A DISTANCE OF 662.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT B;

THENCE ON THE EAST LINE OF SAID TRACT B, ALSO BEING THE WEST RIGHT OF WAY LINE FOR KINGS POINT WAY THE FOLLOWING 4 COURSES;

1. THENCE S00°07'05"E, A DISTANCE OF 122.27 FEET;
2. THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 11°58'08", A DISTANCE OF 73.11 FEET, A CHORD BEARING OF S05°51'59"W WITH A CHORD DISTANCE OF 72.98 FEET;
3. THENCE S11°51'02"W, A DISTANCE OF 139.42 FEET TO A NON-TANGENT CURVE;
4. THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 11°58'47", A DISTANCE OF 33.45 FEET, A CHORD BEARING OF S05°51'43"W WITH A CHORD DISTANCE OF 33.39 FEET TO THE NORTHERLY MOST POINT OF A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019034591 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WEST LINE OF SAID SPECIAL WARRANTY DEED FOR THE FOLLOWING 5 COURSES;

1. THENCE ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 822.00 FEET, A CENTRAL ANGLE OF 08°14'48", A DISTANCE OF 118.31 FEET, A CHORD BEARING OF S04°00'19"W WITH A CHORD DISTANCE OF 118.21 FEET;
2. THENCE S00°07'05"E, A DISTANCE OF 92.31 FEET;
3. THENCE S49°21'34"W, A DISTANCE OF 17.61 FEET;
4. THENCE N81°47'52"W, A DISTANCE OF 16.91 FEET;
5. THENCE S08°12'08"W, A DISTANCE OF 9.22 FEET TO THE NORTH RIGHT OF WAY LINE OF COTTONWOOD DRIVE RECORDED AT RECEPTION NO. 2000073641 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING 2 COURSES;

1. THENCE ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2798.00 FEET, A CENTRAL ANGLE OF 08°59'00", A DISTANCE OF 438.70 FEET, A CHORD BEARING OF N86°22'46"W WITH A CHORD DISTANCE OF 438.25 FEET;
 2. THENCE S89°07'44"W, A DISTANCE OF 141.36 FEET TO THE POINT OF BEGINNING.
- PARCEL CONTAINS 361,792 SQUARE FEET OR 8.306 ACRES, MORE OR LESS.

DEDICATION

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 KINGS POINT SUBDIVISION FILING NO. 1.

RIGHTS-OF-WAY
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.

UTILITY EASEMENTS
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES 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. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

DRAINAGE AND STORMWATER
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 OWNERS OF THE LANDS DESCRIBED HEREIN SHALL BE 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).

SIGHT EASEMENTS
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. NO SOLID STRUCTURES, TREES, OR LANDSCAPING TALLER THAN TWO FEET SHALL BE INSTALLED WITHIN SIGHT EASEMENTS. 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, TREES, 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 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. SHOULD THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE TOWN MAY PERFORM OR CAUSE TO BE PERFORMED THE NECESSARY MAINTENANCE, OPERATION OR RECONSTRUCTION AT THE COST OF THE OWNER(S).

SIDEWALKS
THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN HEREON, WHICH SIDEWALKS SHALL REMAIN OPEN FOR PUBLIC USE. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE ADJACENT PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE SIDEWALKS. THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALKS, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

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 OBTAIN 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

OWNER: KPS RETAIL LLC

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202____.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

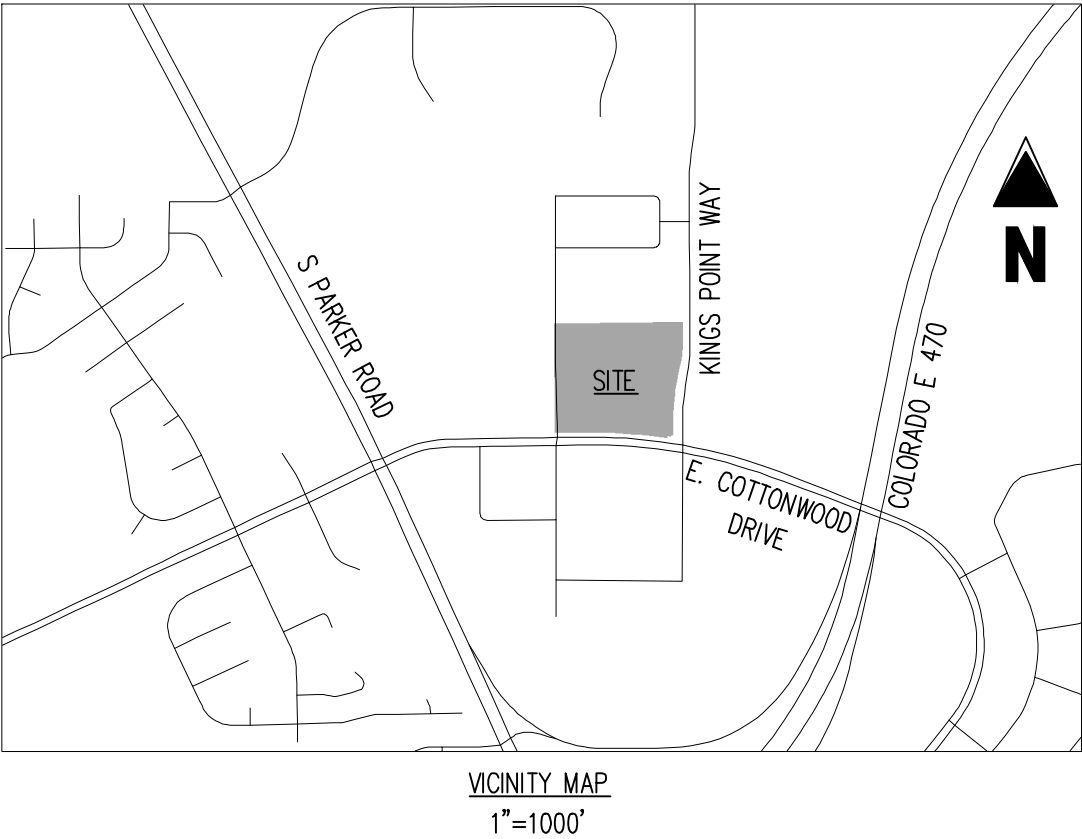
MY COMMISSION EXPIRES: _____

KINGS POINT SUBDIVISION FILING NO.1

A REPLAT BEING MOST OF LOT 2, VANTAGE POINT SUBDIVISION FILING NO. 1, 1ST AMENDMENT AND TRACT B, KINGS POINT WAY–WEST RIGHT–OF–WAY SUBDIVISION EXEMPTION PLAT LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, T. 6 S, R. 66 W., OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL CONTAINS 361,792 SQUARE FEET OR 8.306 ACRES, MORE OR LESS
CONTAINING 2 LOTS.

SHEET 1 OF 7



UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

NOTES

- 1) FIELD WORK WAS COMPLETED ON: SEPTEMBER 2, 2022.
- 2) BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF LOT 2, WHICH IS ASSUMED TO BEAR N00°27'41"W, MONUMENTED ON THE SOUTH END OF THE LINE BY FOUND NAIL AND ILLEGIBLE 1" DISK, AND ON THE NORTH END OF THE LINE BY FOUND A NAIL AND ILLEGIBLE 1" DISK AS SHOWN HEREON.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 0803500676, HAVING A REVISION DATE OF MARCH 16, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE 'X'. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET
- 5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 6) THIS PLAT CONSISTS OF 3 LOTS.
- 7) OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT.
- 8) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. 100--N0036894--010--T02, WITH A COMMITMENT DATE OF FEBRUARY 11, 2022.
- 9) THE PURPOSE OF THIS REPLAT IS TO CREATE LOTS 1, 2 AND 3 SHOWN HEREON.
- 10) 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 THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- 11) 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.
- 12) NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT TOWN.
- 13) PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- 14) THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- 15) 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.
- 16) THE PRIVATE DETENTION FACILITY PROPOSED IN THE ASSOCIATED SITE PLAN WILL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER AND MUST BE MAINTAINED ACCORDING TO "[OPERATIONS AND MAINTENANCE MANUAL TITLE]. THE TOWN OF PARKER WILL NOT BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THIS FACILITY.
- 17) THE 90 FOOT WIDE DRAINAGE EASEMENT IN LOT 2, AS SHOWN ON THE PLAT, **VANTAGE POINT SUBDIVISION FILING NO. 1, 1ST AMENDMENT**, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #2016034965 IS HEREBY VACATED BY THIS PLAT AND A 70' WIDE DRAINAGE EASEMENT IS DEDICATED IN ITS PLACE BY THIS PLAT.
- 18) THE PLAT OF VANTAGE POINT SUBDIVISION FILING NO. 1, 1ST AMENDMENT, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 2016034965, DEPICTS A 30-FOOT-WIDE MAGELLAN EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT AND HAS NO REFERENCE TO THAT DOCUMENT. NO EVIDENCE OF THIS DOCUMENT WAS FOUND THROUGH THE TITLE COMPANY OR RESEARCH AT THE COUNTY. IN A WRITTEN STATEMENT FROM THE TOWN OF PARKER:

"NO RELOCATION OF THE MAGELLAN PIPELINE WAS PERFORMED WITH THE CONSTRUCTION OF KINGS POINT WAY. THE ROADWAY WAS INSTEAD REALIGNED TO THE EAST QUICKLY AFTER THE INTERSECTION AT COTTONWOOD DRIVE TO MINIMIZE THE CONFLICT BETWEEN ROADWAY AND PIPELINE. TO MY KNOWLEDGE, NO NEW EASEMENT WAS DEDICATED TO MAGELLAN ON THE WEST SIDE OF THE ROADWAY RIGHT-OF-WAY".

WITH THIS STATEMENT AND UTILITY LOCATES CONFIRMING THAT THERE IS A GASLINE IN THE 30 FOOT EASEMENT RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 2005097771 (ALSO SHOWN ON SAID PLAT) AND NO GASLINE FOUND/LOCATED IN THE EASEMENT IN QUESTION, IN MY PROFESSIONAL OPINION THERE IS NOT ENOUGH EVIDENCE TO SUPPORT THAT THIS EASEMENT EXISTS OR THAT RECEPTION NO. 2005097771 WAS VACATED AS APPEARS TO BE INTENDED.

- 19) THE ART PAD EASEMENT AS SHOWN IS HEREBY DEDICATED AS A EXCLUSIVE EASEMENT TO THE TOWN OF PARKER, COLORADO FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING AN ART SCULPTURE.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION AND NOTES
SHEET 2	REPLAT DESIGN
SHEET 3	EASEMENT DETAILS

SURVEYOR'S CERTIFICATE

I, KEVIN W. REYNOLDS, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **KINGS POINT SUBDIVISION FILING NO. 1**, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 202____, 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 _____, 20____.

KEVIN W. REYNOLDS, P.L.S. # 34581
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

TITLE VERIFICATION

WE, OLD REPUBLIC 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:

BY _____

DATE: _____ COMPANY NAME: _____

STATE OF _____)
COUNTY OF _____) SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202____.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL OF TOWN COUNCIL

LOT 2, VANTAGE POINT SUBDIVISION FILING NO. 1, 1ST AMENDMENT, 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. 2016034965, AND TRACT B KINGS POINT WAY–WEST RIGHT–OF–WAY SUBDIVISION EXEMPTION PLAT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2023024155.

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: _____

PUBLIC WORKS DIRECTOR: _____

CLERK AND RECORDERS 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 _____, 202____ A.D., AT _____ O' CLOCK ____M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER: _____



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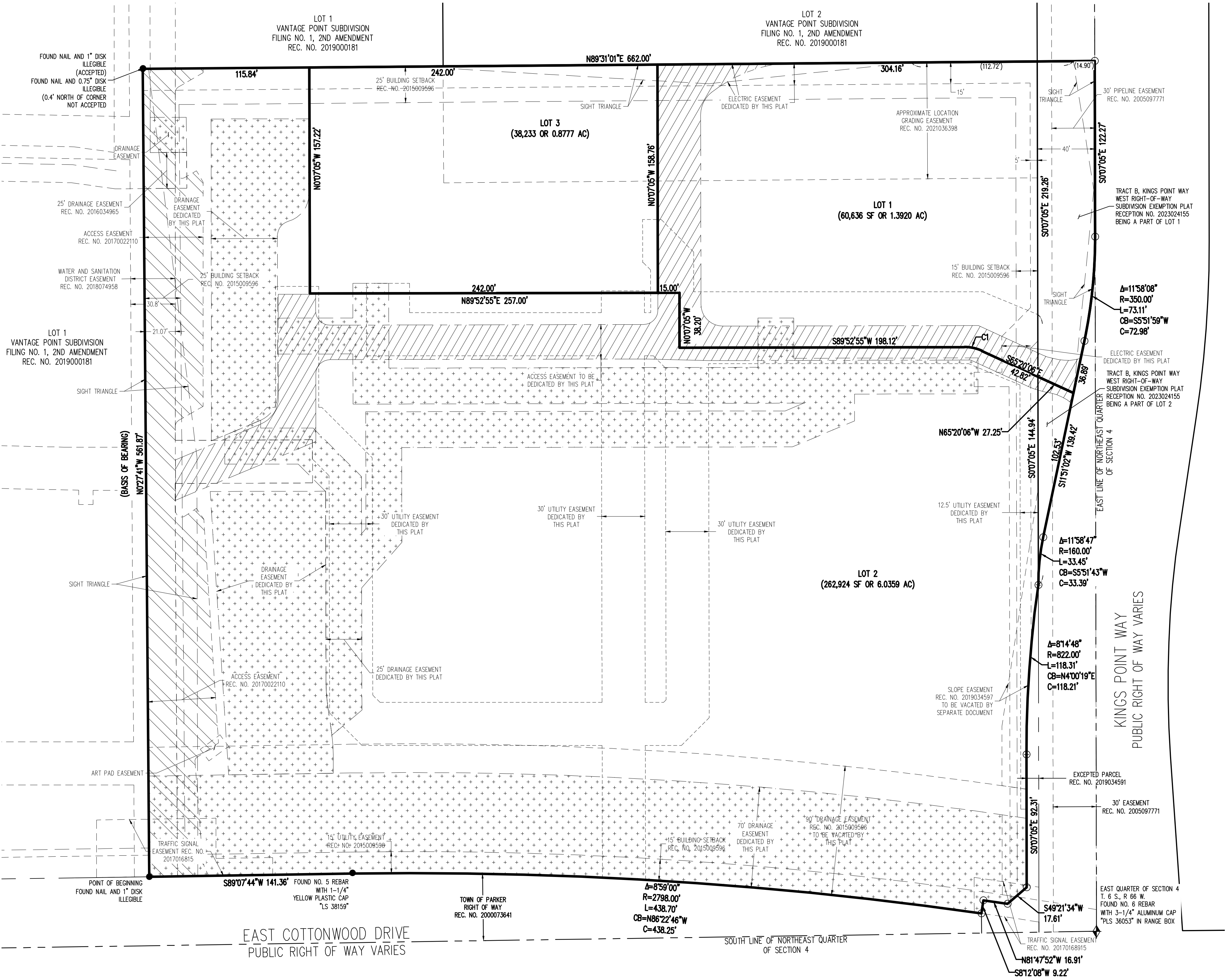
Project No:	KPS.001
Drawn By:	ANR/C
Checked By:	KWR
Date:	09.01.23
1 SHEET 1 OF 7	

KINGS POINT SUBDIVISION FILING NO. 1

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AND TRACT B, KINGS POINT WAY-WEST RIGHT-OF-WAY SUBDIVISION EXEMPTION PLAT
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL CONTAINS 361,792 SQUARE FEET OR 8.306 ACRES, MORE OR LESS
CONTAINING 2 LOTS.

SHEET 2 OF 7

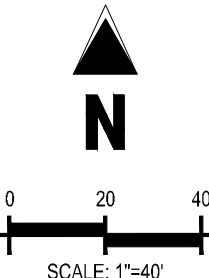


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EXISTING EASEMENT LINE
- UTILITY EASEMENT LINE
- DRAINAGE EASEMENT LINE
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR 24" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 34581" UNLESS OTHERWISE DESCRIBED
- REC. NO. RECEPTION NUMBER
- SF SQUARE FEET
- AC ACRES
- (DIM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
- DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- ACCESS EASEMENT DEDICATED BY THIS PLAT
- ACCESS EASEMENT BY SEPARATE DOCUMENT

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	24°48'59"	12.54	28.00	N77°43'35"W	12.45



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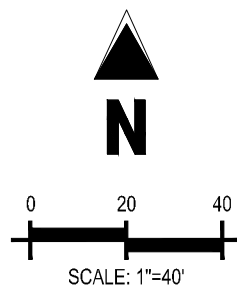
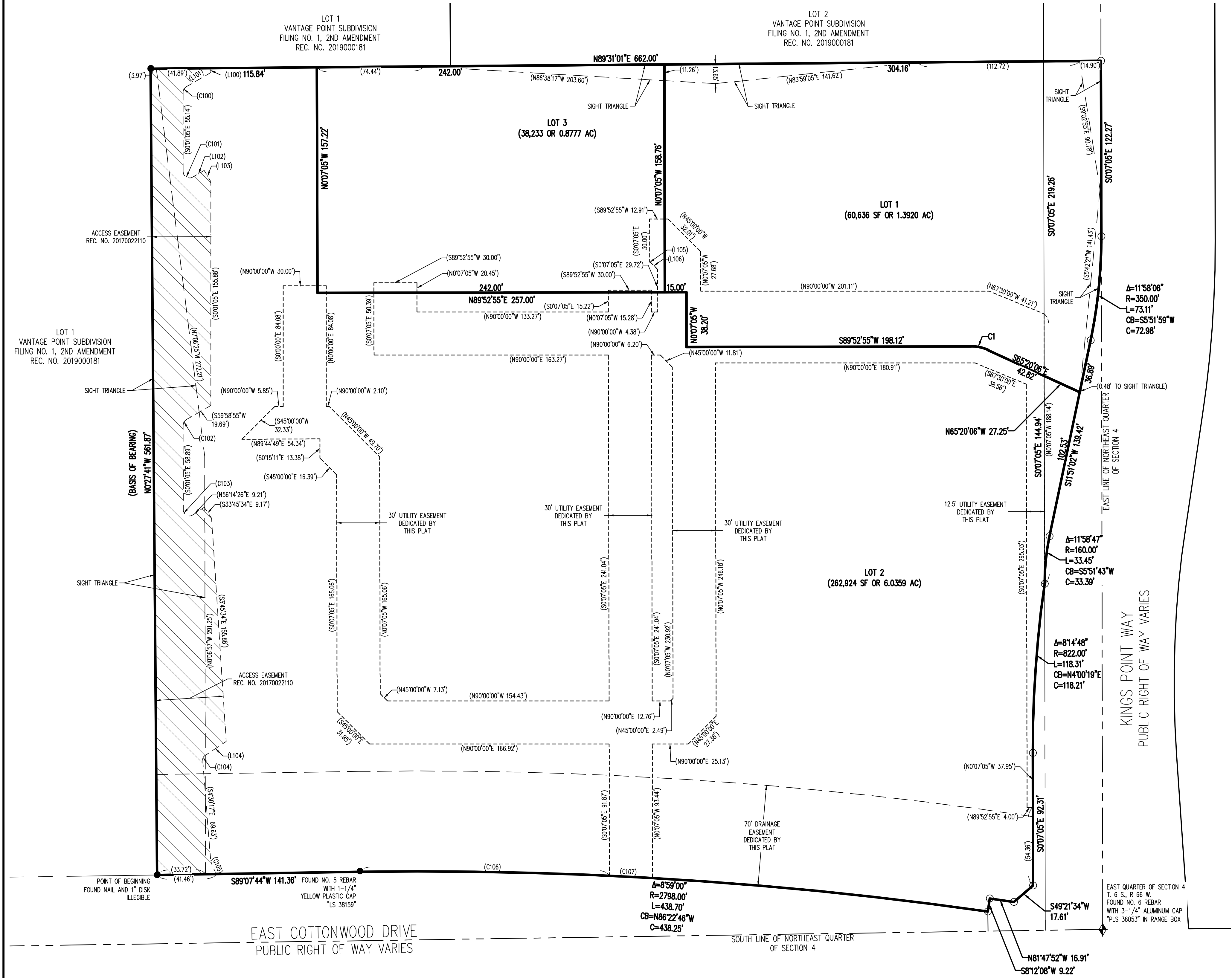
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Drawn By:	ANRCE
Checked By:	KWR
Date:	09.01.23

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SHEET 3 OF 7



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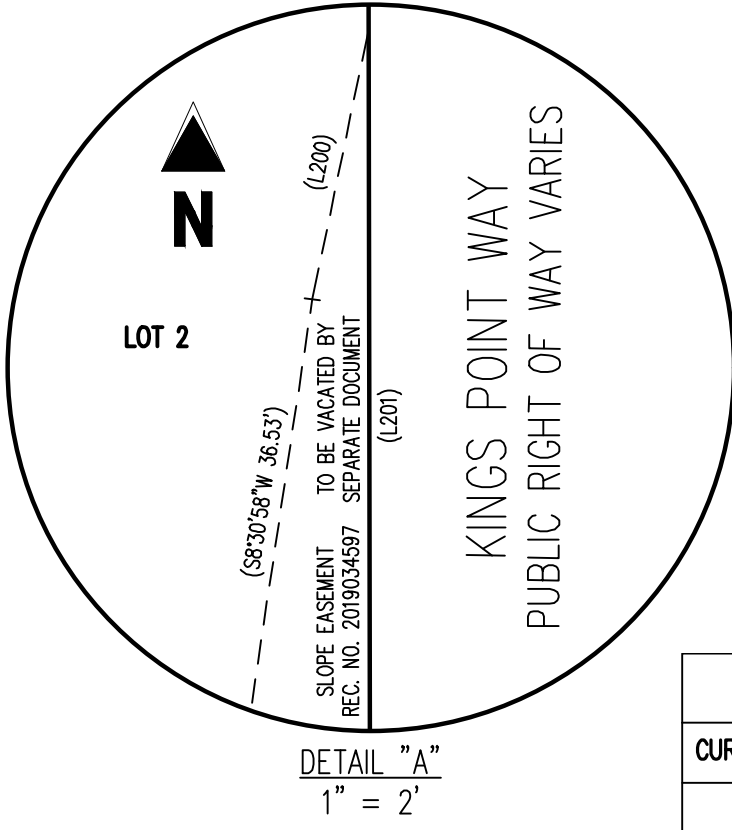
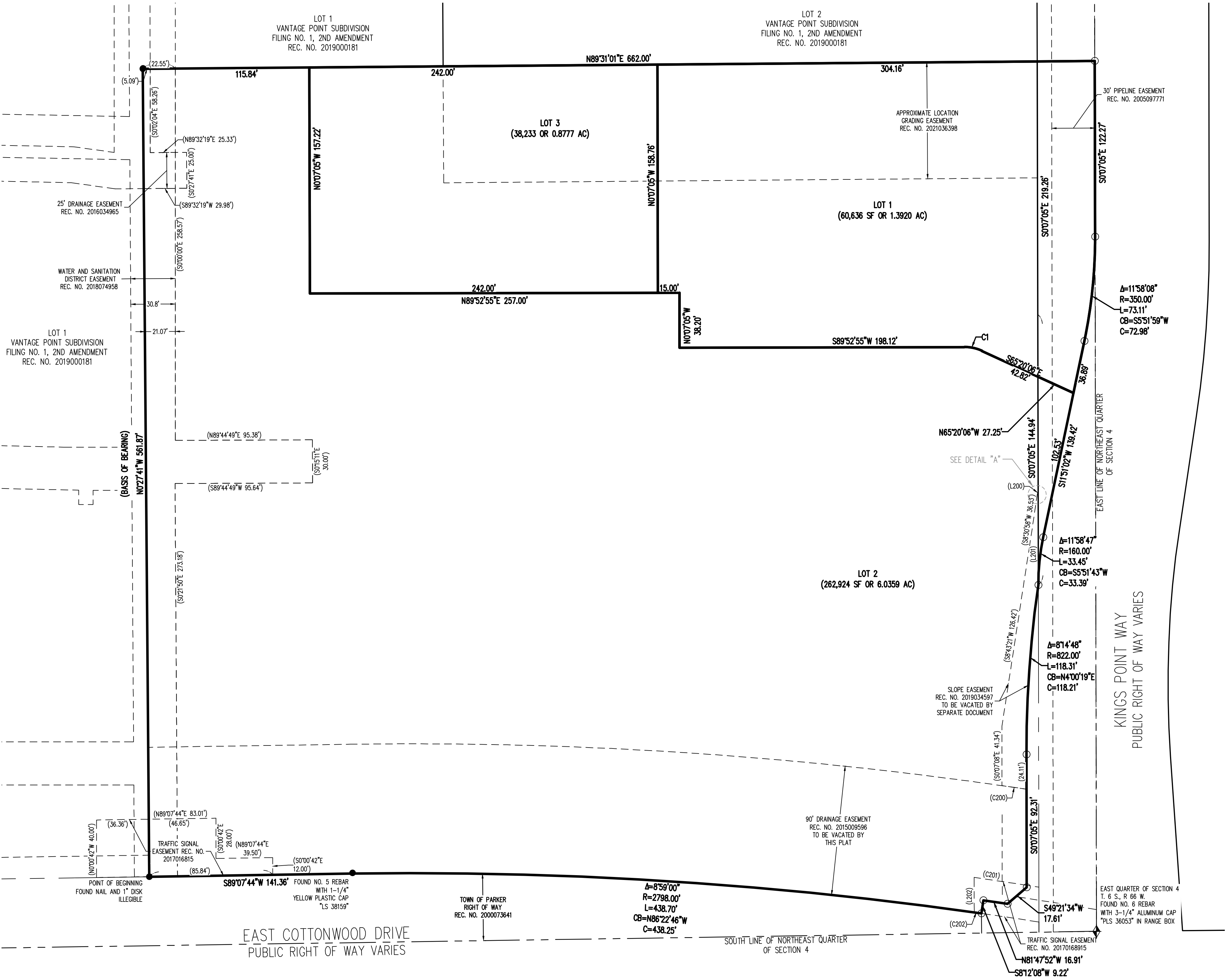
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Drawn By: ANRCE
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SHEET 4 OF 7



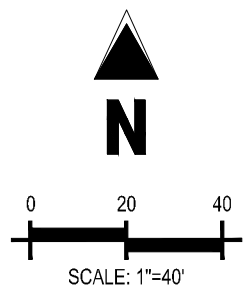
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PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	24°46'59"	12.54	29.00	N77°43'35"W	12.45

EASEMENT CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C200)	0°20'28"	17.19	2888.00	S81°41'09"E	17.19
(C201)	0°44'33"	36.91	2848.00	S81°36'48"E	36.91
(C202)	0°06'16"	5.10	2798.00	N81°36'28"W	5.10

EASEMENT LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L200)	S11°49'57"W	2.86
(L201)	N07°07'05"W	65.68
(L202)	N07°07'05"W	24.30



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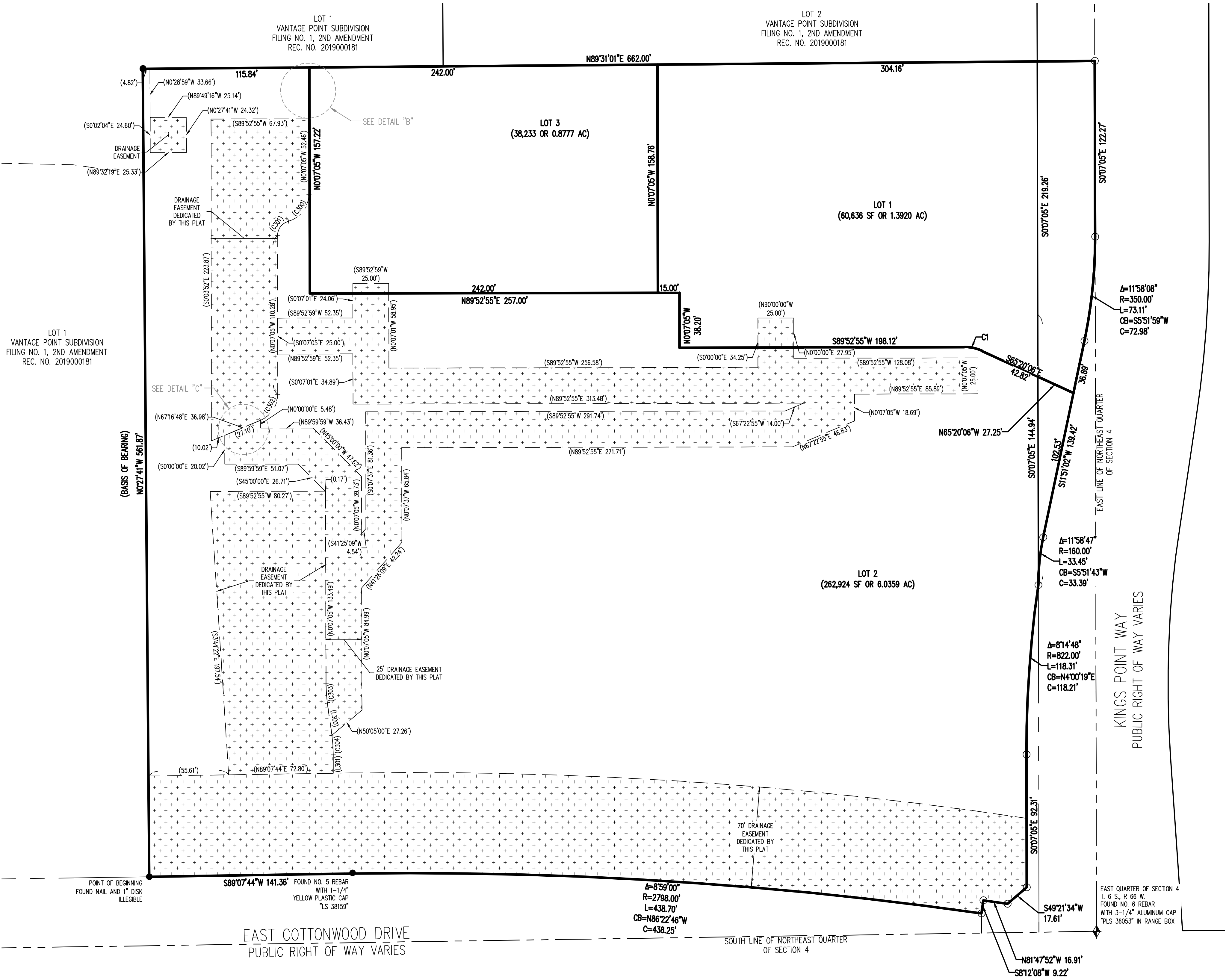
Project No:	KPS.001
Drawn By:	ANRCE
Checked By:	KWR
Date:	09.01.23
4 SHEET 4 OF 7	

KINGS POINT SUBDIVISION FILING NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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SHEET 5 OF 7



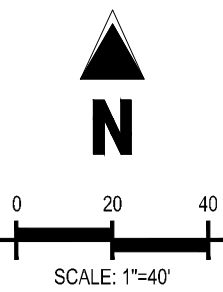
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- AC
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PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	24°46'58"	12.54	28.00	N77°43'35"W	12.45

EASEMENT CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C300)	74°32'02"	25.37	19.50	N37°06'56"E	23.62
(C301)	74°32'02"	13.66	10.50	N37°06'56"E	12.72
(C302)	67°23'53"	22.94	19.50	N33°34'52"E	21.64
(C303)	75°2'48"	13.82	100.50	N4°03'29"W	13.81
(C304)	75°2'48"	13.68	99.50	N4°03'30"W	13.67

EASEMENT LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L300)	N75°54'54"W	22.69
(L301)	N0°07'05"W	12.80



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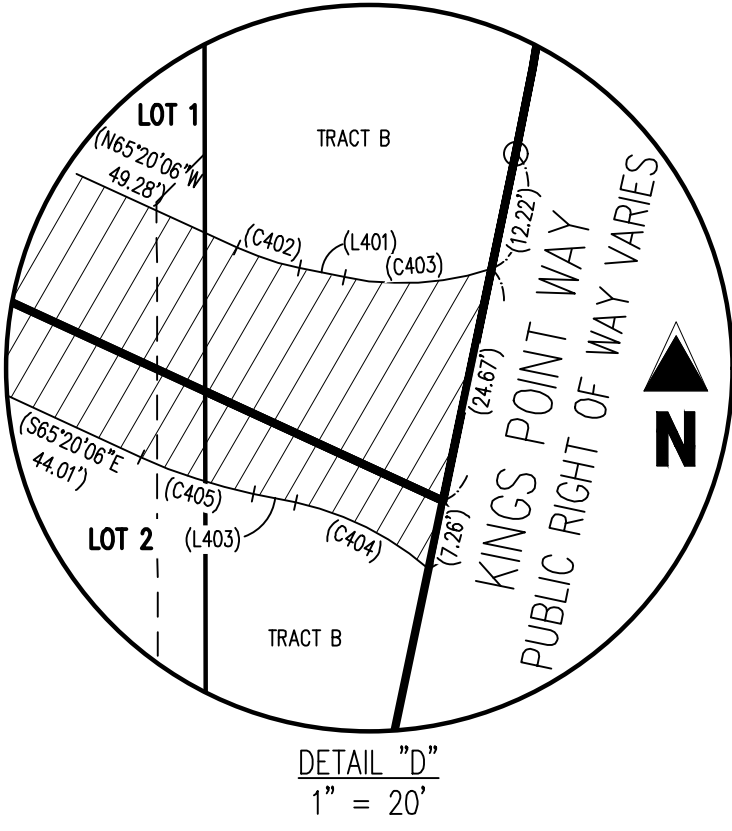
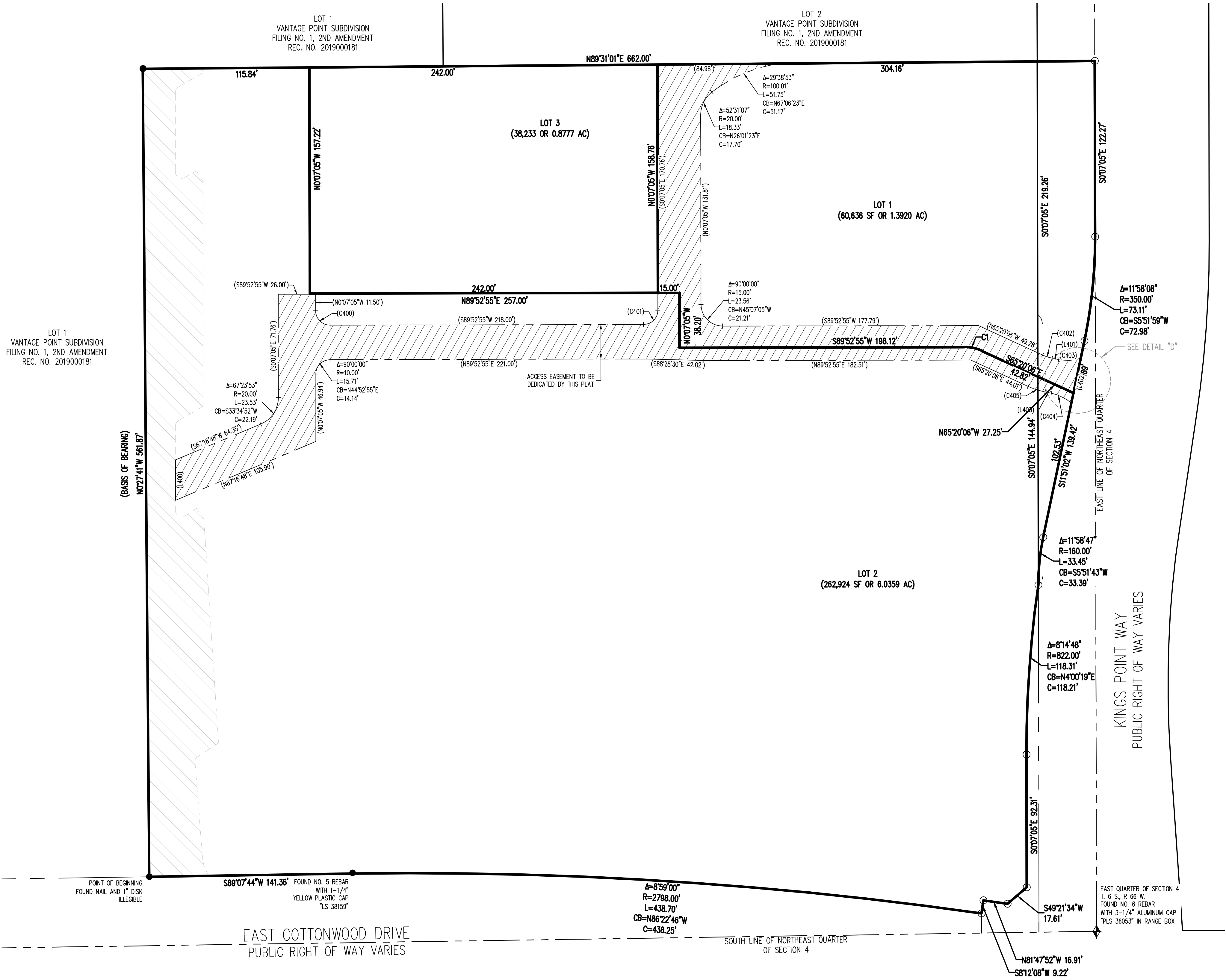
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KINGS POINT SUBDIVISION FILING NO. 1

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PARCEL CONTAINS 361,792 SQUARE FEET OR 8.306 ACRES, MORE OR LESS
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SHEET 6 OF 7

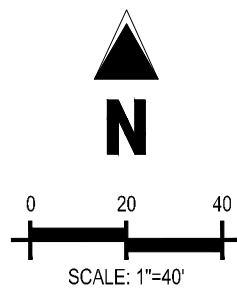


- LEGEND
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PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	24°46'59"	12.54	29.00	N77°43'35"W	12.45

EASEMENT CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C400)	90°00'00"	15.71	10.00	N45°07'05"W	14.14
(C401)	90°00'00"	15.71	10.00	S44°52'55"W	14.14
(C402)	13°04'58"	6.85	30.00	N71°52'35"W	6.84
(C403)	29°29'54"	15.53	30.17	S86°41'57"W	15.36
(C404)	29°53'22"	15.65	30.00	S83°28'22"E	15.47
(C405)	13°04'47"	12.33	54.00	S71°51'02"E	12.30

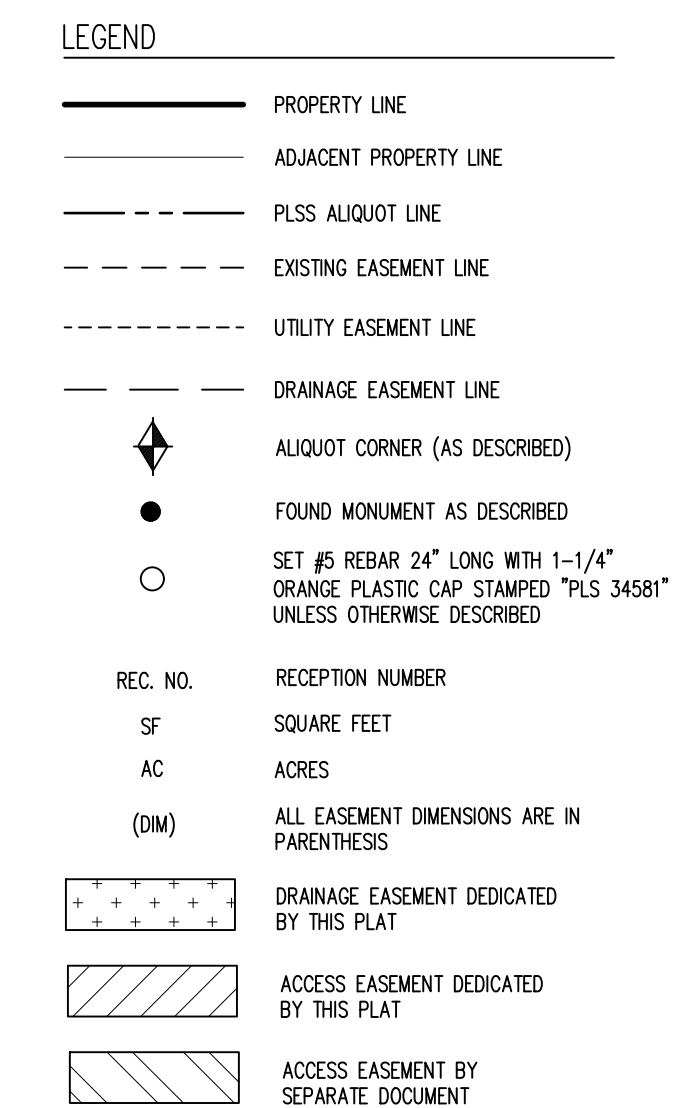
EASEMENT LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L400)	S07°01'05"E	28.18
(L401)	N78°25'04"W	4.75
(L402)	N11°51'02"E	31.94
(L403)	S78°25'04"E	4.50



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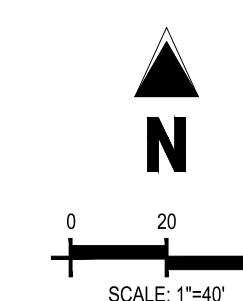
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SHEET 7 OF 7



PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
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EASEMENT CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C501)	517°20"	75.88	822.00	N2°31'35"E	75.85



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Project No: KPS 001

Drawn By: AN/RCE

Checked By:	KWR
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Date: 09.01.23

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— 17 —

SHEET 7 OF 7