

PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO 1

A REPLAT OF LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1, SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

7.45526 ACRES - 4 LOTS

COVER SHEET

LEGAL DESCRIPTION:

LOTS 7 THROUGH 14, INCLUSIVE, PARKER POINTE SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, 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 PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT 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.

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. § 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:

PARKER AND STROH, LLC, A COLORADO LIMITED LIABILITY COMPANY

Bradley C. Willett MGR.
BRADLEY C. WILLETT, MANAGER

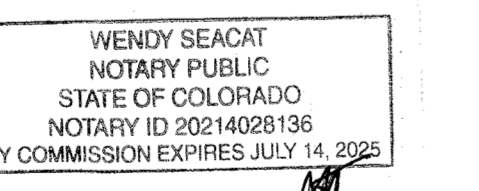
NOTARY:

STATE OF Colorado)
COUNTY OF Douglas) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF July, 2024, BY BRADLEY C. WILLETT.

WITNESS MY HAND AND OFFICIAL SEAL:

Wendy Seacat
NOTARY PUBLIC



MY COMMISSION EXPIRES July 14, 2025

MORTGAGE HOLDER: American National Bank and Trust

Matt Tucker SVP
SIGNATURE PRINT NAME AND TITLE

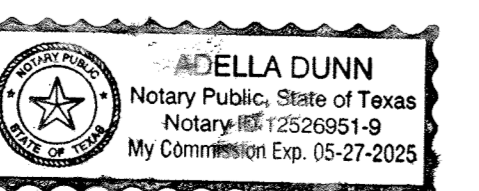
NOTARY:

STATE OF Texas)
COUNTY OF Tarrant) SS

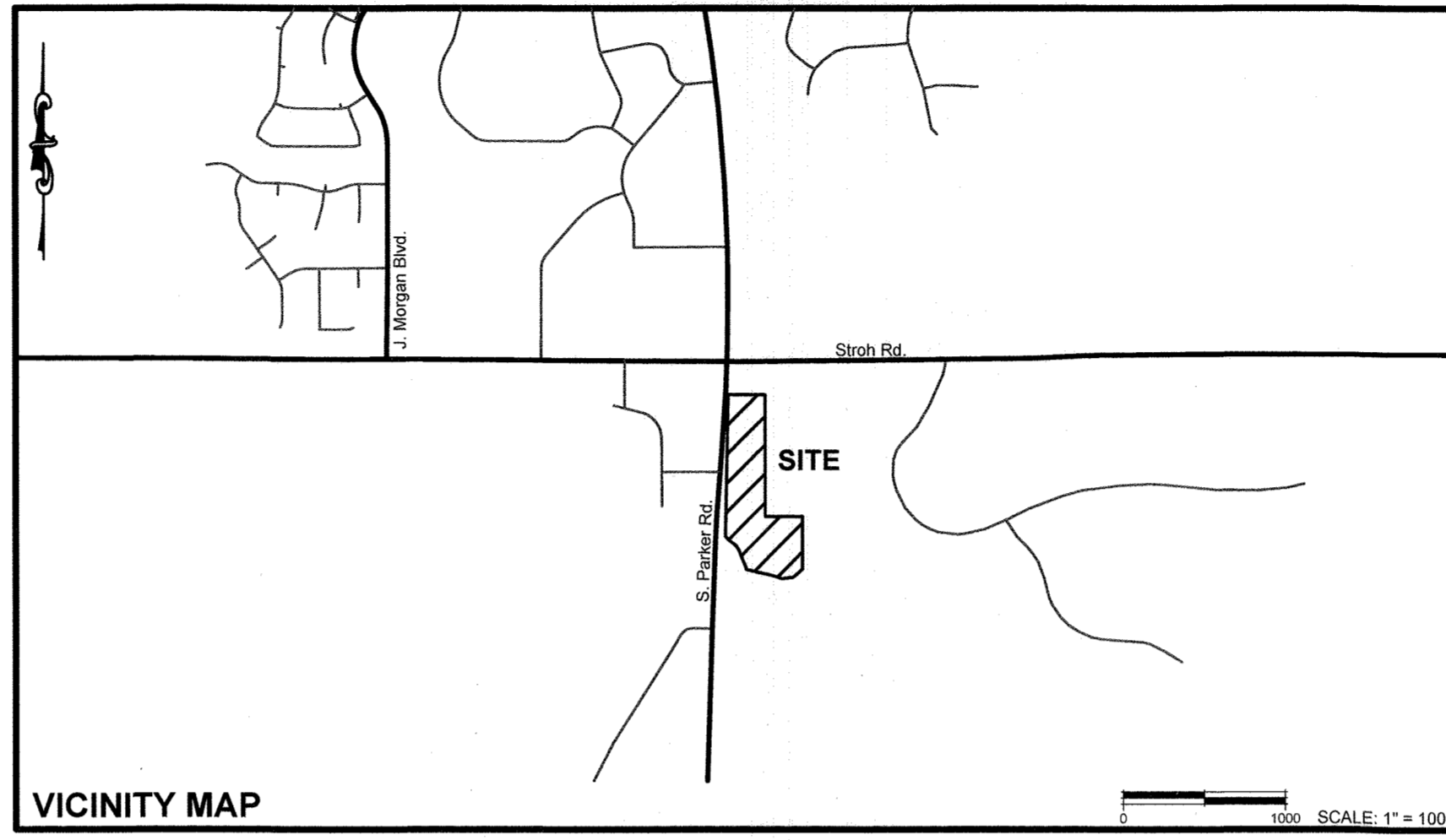
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July, 2024, BY Matt Tucker

WITNESS MY HAND AND OFFICIAL SEAL:

Adella Dunn
NOTARY PUBLIC



MY COMMISSION EXPIRES 5-27-2025



SHEET	TITLE
1	COVER SHEET
2	LOT AND EASEMENT VACATION SHEET
3	PLAT SHEET
4	ADDITIONAL EASEMENTS SHEET

GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT IS TO RE-SUBDIVIDE LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1 INTO FOUR FEE SIMPLE LOTS AND TO DEDICATE NEW EASEMENTS.
- THIS PLAT WAS BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER NCS-1153865P-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF MARCH 21, 2024 AT 5:00 P.M. AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°59'29"W PER COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983. MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22581" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2008, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0182G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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 THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- 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.
- 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.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBABLY ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
- ACCESS EASEMENT 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.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITHIN THE PROPERTY SHOWN HEREIN. THE OWNERS OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- AN ACCESS AGREEMENT TO THE BENEFIT OF THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2019025163. THIS AGREEMENT CODIFIES THE OFFSITE ACCESS ROAD ON THE ADJACENT PROPERTY SERVING THIS DEVELOPMENT.
- A DRAINAGE CULVERT AND DETENTION POND EASEMENT AFFECTING THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2019014604. THIS AGREEMENT OBLIGATES THE PROPERTY OWNER, AND SUCCESSORS, TO OPERATE AND MAINTAIN THE OFFSITE DETENTION POND AND ASSOCIATED APPURTENANCES THAT SERVE THIS PROPERTY. THE TOWN OF PARKER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITHIN THIS EASEMENT SHOULD THE PROPERTY OWNER FAIL TO DO SO, IN ACCORDANCE WITH THIS EASEMENT.

SURVEYOR CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 11TH DAY OF FEBRUARY, 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 16th DAY OF July, 2024

CHARLES N. BECKSTROM
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



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(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, OTHER THAN THOSE SHOWN IN TITLE COMMITMENT NUMBER NCS-1153865P-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

Joseph Koseck
FIRST AMERICAN TITLE INSURANCE COMPANY

July 23, 2024
DATE

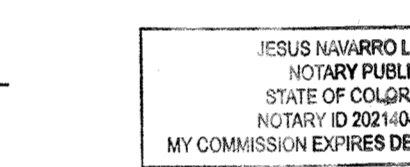
NOTARY:

STATE OF Colorado)
COUNTY OF Denver) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 2024, BY Joseph Koseck OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

Jesus Navarro Lujan
NOTARY PUBLIC



MY COMMISSION EXPIRES 12-2-2025

TOWN CERTIFICATE:

LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1 IS HEREWIT AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2022001733.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTERS, 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 THE TOWN REGULATIONS. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOILS CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY NOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

John P. Pinner 7/30/24
PLANNING DIRECTOR PUBLIC WORKS / ENGINEERING DIRECTOR

OWNER / APPLICANT:

PARKER AND STROH, LLC
ATTN: BRADLEY WILLETT
PO BOX 867
CRESTED BUTTE, COLORADO 81224
PHONE: (970) 966-1271

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
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engineerserviceco.com

Revision Dates:
8/28/2023
12/8/2023
1/17/2024
5/3/2024
5/28/2024
7/17/2024

Survey No: 23-039-P Project No: 1440.70.1 Date: 6/12/2023 Plat Book No: N.A. Sheet No: 1 OF 4

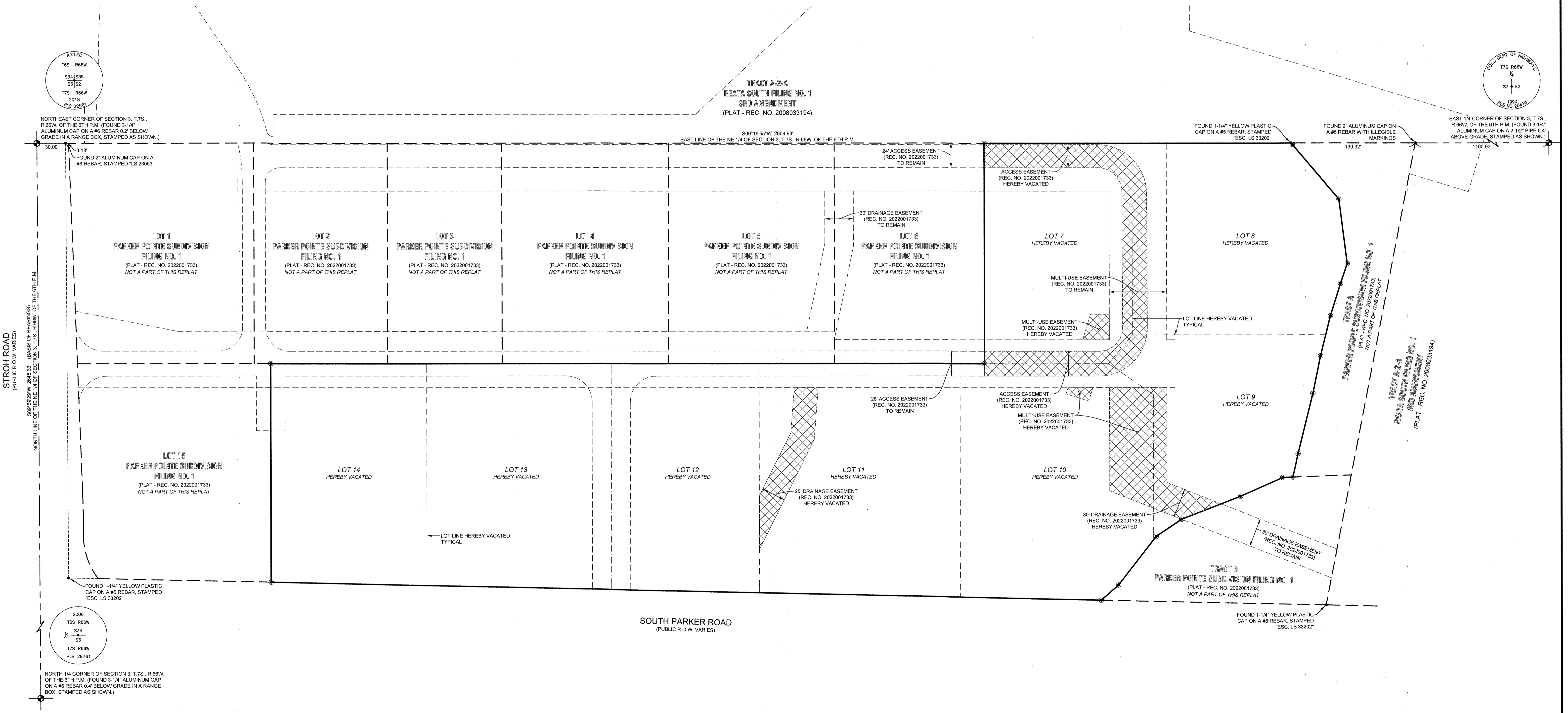
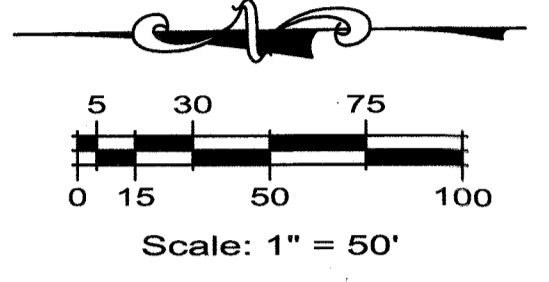
PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO 1

A REPLAT OF LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 4

7.45526 ACRES - 4 LOTS

LOT AND EASEMENT VACATION SHEET

LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	EXISTING LOT LINE HEREBY VACATED
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT HEREBY VACATED
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE
	C.D.O.T. RIGHT-OF-WAY
	I.R.E.A. RIGHT-OF-WAY
	R.O.W. RIGHT-OF-WAY
	BK. PG. BOOK AND PAGE
	REC. NO. RECEIPTION NUMBER
	ALIQUOT CORNER
	SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	FOUND MONUMENT AS DESCRIBED



AZTEC
T6S R66W
S34 S35
S3 S2
T7S R66W
2018
PLS 2291A

COD. DEPT. OF HIGHWAYS
T7S R66W
1/4
S3 S2
1990
PLS NO 2501B

STROH ROAD
(PUBLIC R.O.W. VARIES)

SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)

NORTHEAST CORNER OF SECTION 3, T.7S.,
R.66W. OF THE 6TH P.M. (FOUND 3-1/4"
ALUMINUM CAP ON A #6 REBAR 0.2' BELOW
GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

500°16'55"W 2604.92'
EAST LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.

FOUND 1-1/4" YELLOW PLASTIC
CAP ON A #6 REBAR, STAMPED
"ESC. LS 33202"

FOUND 2" ALUMINUM CAP ON
A #6 REBAR WITH ILLEGIBLE
MARKINGS

EAST 1/4 CORNER OF SECTION 3, T.7S.,
R.66W. OF THE 6TH P.M. (FOUND 3-1/4"
ALUMINUM CAP ON A 2-1/2" PIPE 0.4'
ABOVE GRADE, STAMPED AS SHOWN.)

3.18'

FOUND 2" ALUMINUM CAP ON A
#6 REBAR, STAMPED "LS 23053"

LOT 1
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

LOT 2
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

LOT 3
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

LOT 4
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

LOT 5
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

LOT 6
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

LOT 7
HEREBY VACATED

LOT 8
HEREBY VACATED

LOT 15
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

LOT 14
HEREBY VACATED

LOT 13
HEREBY VACATED

LOT 12
HEREBY VACATED

LOT 11
HEREBY VACATED

LOT 10
HEREBY VACATED

LOT 9
HEREBY VACATED

FOUND 1-1/4" YELLOW PLASTIC
CAP ON A #6 REBAR, STAMPED
"ESC. LS 33202"

25' DRAINAGE EASEMENT
(REC. NO. 2022001733)
HEREBY VACATED

ACCESS EASEMENT
(REC. NO. 2022001733)
HEREBY VACATED

MULTI-USE EASEMENT
(REC. NO. 2022001733)
HEREBY VACATED

30' DRAINAGE EASEMENT
(REC. NO. 2022001733)
HEREBY VACATED

30' DRAINAGE EASEMENT
(REC. NO. 2022001733)
TO REMAIN

TRACT B
PARKER POINTE SUBDIVISION FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

FOUND 1-1/4" YELLOW PLASTIC
CAP ON A #6 REBAR, STAMPED
"ESC. LS 33202"

TRACT A
PARKER POINTE SUBDIVISION FILING NO. 1
(PLAT - REC. NO. 2022001733)
NOT A PART OF THIS REPLAT

TRACT A-2-A
REATA SOUTH FILING NO. 1
3RD AMENDMENT
(PLAT - REC. NO. 2008033194)



 ESC ENGINEERING SERVICE COMPANY <small>Creative Solutions Since 1954</small> <small>14190 East Evans Avenue</small> <small>Aurora, Colorado 80014</small> <small>P 303.337.1393</small> <small>F 303.337.7481</small> <small>T/F 1.877.273.0659</small> <small>engineerserviceco.com</small>	14190 East Evans Avenue Aurora, Colorado 80014 P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	8/28/2023 1/17/2024 5/3/2024 5/28/2024 7/17/2024
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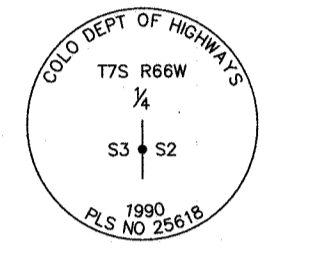
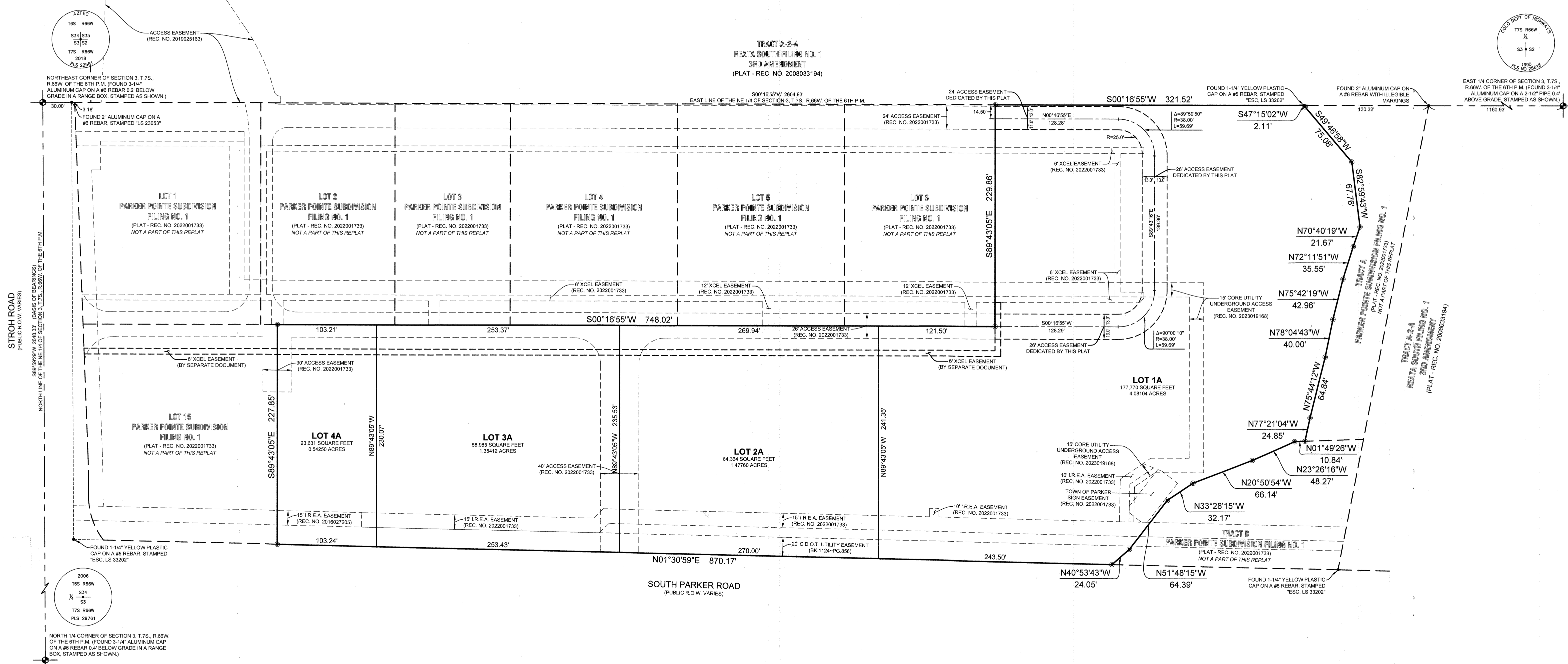
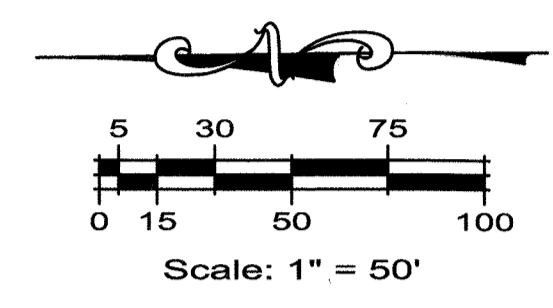
PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO 1

A REPLAT OF LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 4

7.45526 ACRES - 4 LOTS

ADDITIONAL EASEMENTS SHEET

LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	EXISTING LOT LINE HEREBY VACATED
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT HEREBY VACATED
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE
	C.D.O.T. COLORADO DEPARTMENT OF TRANSPORTATION
	I.R.E.A. INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
	R.O.W. RIGHT-OF-WAY
	BK. PG. BOOK AND PAGE
	REC. NO. RECEPTION NUMBER
	ALIQUOT CORNER
	SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC. LS 33202"
	FOUND MONUMENT AS DESCRIBED



<p>ENGINEERING SERVICE COMPANY Creative Solutions Since 1984 engineering@servicesco.com</p>	14190 East Evans Avenue Aurora, Colorado 80014	Revision Dates: 8/28/2023 12/8/2023 1/17/2024 5/3/2024 5/28/2024 7/17/2024
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	Survey No. 23-039-P Project No. 1440.70.1 Date 8/12/2023 Field Book No. N/A	Sheet No. 4 OF 4