COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 4

A PORTION OF LOT 1, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION – BUILDING NO. 4

A PORTION OF LOT 1, BLOCK 1, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2, AT RECEPTION NO. 2022064037, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

ACKNOWLEDGMENT STATEMENT

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.

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, AS SHOWN HEREON UNDER THE NAME OF COMPARK VILLAGE SOUTH FILING 1, AMENDMENT 2 CONDOMINIUM MAP – BUILDING NO. 4. 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). 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).

OWNER'S CERTIFICATE

CENTURY LIVING AT COMPARK, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY CERTIFY THAT COMPARK VILLAGE SOUTH FILING 1, AMENDMENT 2 CONDOMINIUM MAP – BUILDING NO. 4 HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COMPARK VILLAGE SOUTH FILING 1, AMENDMENT 2 DATED SEPTEMBER 28, 2022 AS RECORDED AT RECEPTION NUMBER 2022064037 OF THE DOUGLAS COUNTY COLORADO RECORDS.

CENTURY LIVING AT COMPARK, LLC

BY: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___,

BY _____ AS _____ OF CENTURY LIVING AT COMPARK, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

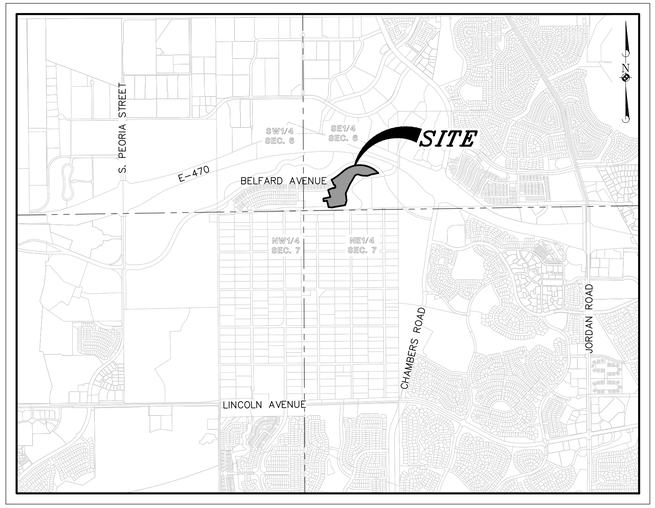
_____ _____
NOTARY PUBLIC ADDRESS

PLANNING DIRECTOR APPROVAL

THIS CONDOMINIUM UNIT MAP WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE

_____ DAY OF _____ , 20___ , FOR FILING.

_____
PLANNING DIRECTOR



VICINITY MAP

T6S, R66W OF THE 6TH P.M.
(1" = 2000')

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS CONDOMINIUM MAP IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST IS ASSUMED TO BEAR NORTH 87°48'59" EAST AS MONUMENTED AND SHOWN HEREON.
5. BENCHMARK: DOUGLAS COUNTY GIS CONTROL POINT #1.107004. RECOVERED A 3.25" ALUMINUM CAP LOCATED IN THE BACK OF CURB ON THE EAST SIDE OF 3RD STREET 420 FEET MORE OR LESS SOUTH OF ELM AVENUE ELEVATION = 5867.62 FEET (NAVD 88)
6. DIMENSIONAL TIES FROM THE BUILDING CORNERS TO THE PROPERTY LINES AS SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES. EXTERIOR BUILDING DIMENSIONS AND THE BUILDING TIES ARE TO OUTSIDE OF THE CONCRETE FOUNDATIONS WALLS.
7. GENERAL COMMON ELEMENTS ARE LABELED ON THIS CONDOMINIUM MAP AS GCE AND LIMITED COMMON ELEMENTS ARE LABELED ON THIS CONDOMINIUM MAP AS LCE AND ARE FURTHER DEFINED IN THE CONDOMINIUM DECLARATION. THESE AREAS WILL BE MAINTAINED BY THE HOA.
8. THE BOUNDARIES OF THE UNITS ARE AS DESCRIBED IN THE CONDOMINIUM DECLARATION AND AS SHOWN HEREON.
9. DECLARANT RESERVES AS A SPECIAL DECLARANT RIGHT PURSUANT TO THE DECLARATION THE RIGHT TO ALLOCATE, ASSIGN OR CONVEY, AS LIMITED COMMON ELEMENTS APPURTENANT TO A PARTICULAR UNIT, WITH OR WITHOUT CONSIDERATION, THE EXCLUSIVE RIGHT TO USE ANY PARKING SPACE OR GARAGE WHICH IS DESIGNATED OR SHOWN ON THIS CONDOMINIUM MAP AND WHICH IS NOT ALLOCATED HEREON AS A LIMITED COMMON ELEMENT TO THE USE AND BENEFIT OF A PARTICULAR UNIT. ANY PARKING SPACE OR GARAGE SO ALLOCATED, ASSIGNED OR CONVEYED SHALL BE A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS ALLOCATED, ASSIGNED OR IS CONVEYED. UPON SUCH DISPOSITION, THE PARKING SPACE OR GARAGE SHALL BE APPURTENANT TO AND FOR THE EXCLUSIVE USE AND BENEFIT OF THE UNIT TO WHICH IT HAS BEEN ALLOCATED.

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS CONDOMINIUM UNIT MAP WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE

_____ DAY OF _____ , 20___ , FOR FILING.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, 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 FOR TAXES FOR THE YEAR _____ AND SUBSEQUENT YEARS, EXCEPT AS FOLLOWS: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NO. NCS-1230913-CO, EFFECTIVE DATE AUGUST 20, 2024 AT 5:00 P.M.

DATE: _____ COMPANY NAME: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ ,

BY _____ OF _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ .

_____ _____
NOTARY PUBLIC ADDRESS

APPROVAL OF THE TOWN

THIS PLAT WAS APPROVED BY THE TOWN CONCIL OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____ , 20__ , FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

_____ ATTEST: _____
MAYOR, TOWN OF PARKER TOWN CLERK

SURVEYOR'S STATEMENT

I, STACY LYNN JACOBS, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2 CONDOMINIUM MAP – BUILDING NO. 4 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT JULY 11, 2024, 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 12TH DAY OF NOVEMBER, 2024.

STACY LYNN JACOBS
COLORADO PLS NO. 38495
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 EAST ORCHARD ROAD, SUITE 150-N,
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

COLORADO LICENSED STACY LYNN JACOBS 38495 11/12/2024 PROFESSIONAL LAND SURVEYOR

SHEET INDEX

SHEET 1:	COVER SHEET, LEGAL DESCRIPTION, NOTES & CERTIFICATIONS
SHEET 2:	OVERALL DESIGN SHEET
SHEET 3:	DETAILED DESIGN SHEETS
SHEET 4:	BUILDING SECTIONS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering & Surveying | Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 4 - CONDOMINIUM MAP

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 08/29/24
SCALE: N/A

SHEET 1 OF 4
CEC.PKC005.28

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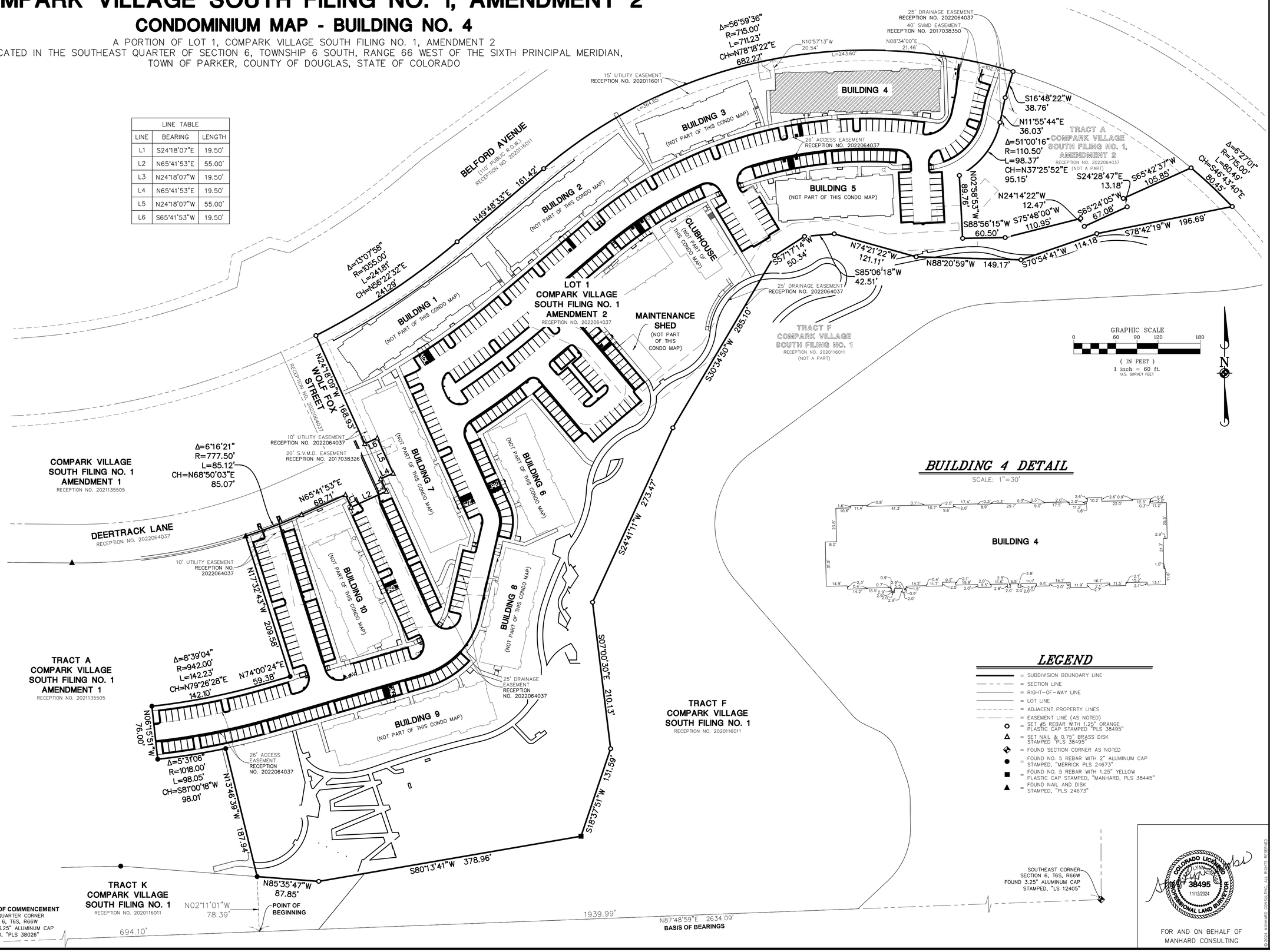
November 12, 2024 – 11:08 Dwg Name: P:\Cecpkc005\dwg\Surv\Final Drawings\Condominium Plat\CECPKC005-Bldg4.dwg Updated By: cdillow

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 4

A PORTION OF LOT 1, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°18'07"E	19.50'
L2	N65°41'53"E	55.00'
L3	N24°18'07"W	19.50'
L4	N65°41'53"E	19.50'
L5	N24°18'07"W	55.00'
L6	S65°41'53"W	19.50'



BUILDING 4 DETAIL

SCALE: 1"=30'

LEGEND

- = SUBDIVISION BOUNDARY LINE
- = SECTION LINE
- = RIGHT-OF-WAY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINES
- = EASEMENT LINE (AS NOTED)
- = SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED "PLS 38495"
- = SET NAIL & 0.75" BRASS DISK STAMPED "PLS 38495"
- = FOUND SECTION CORNER AS NOTED
- = FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED, "MERRICK PLS 24673"
- = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "MANHARD, PLS 38445"
- = FOUND NAIL AND DISK STAMPED, "PLS 24673"

COLORADO LICENSED
38495
PROFESSIONAL LAND SURVEYOR
11/12/2024

FOR AND ON BEHALF OF
MANHARD CONSULTING

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 4 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	MKW
DRAWN BY:	MKW
DATE:	08/29/24
SCALE:	1"=60'

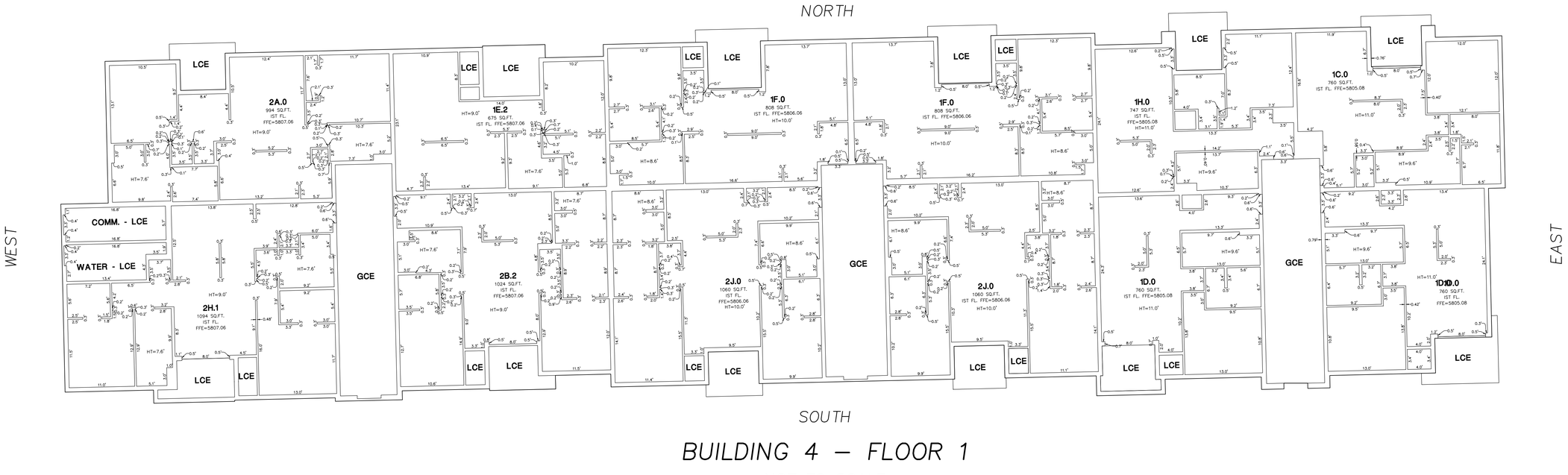
SHEET 2 OF 4
CEC.PKC0.05

November 12, 2024 - 11:05 Data Name: P:\Cecpkc05\data\Survey\Final Drawings\Condominium Plat\CECPKC0005-Bldg4.dwg Updated By: cdillow

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

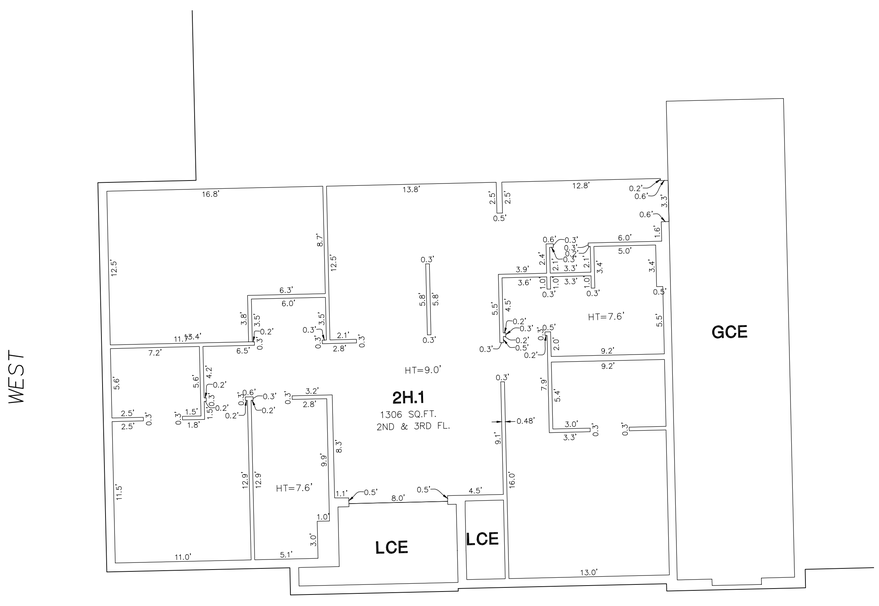
CONDOMINIUM MAP - BUILDING NO. 4

A PORTION OF LOT 1, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



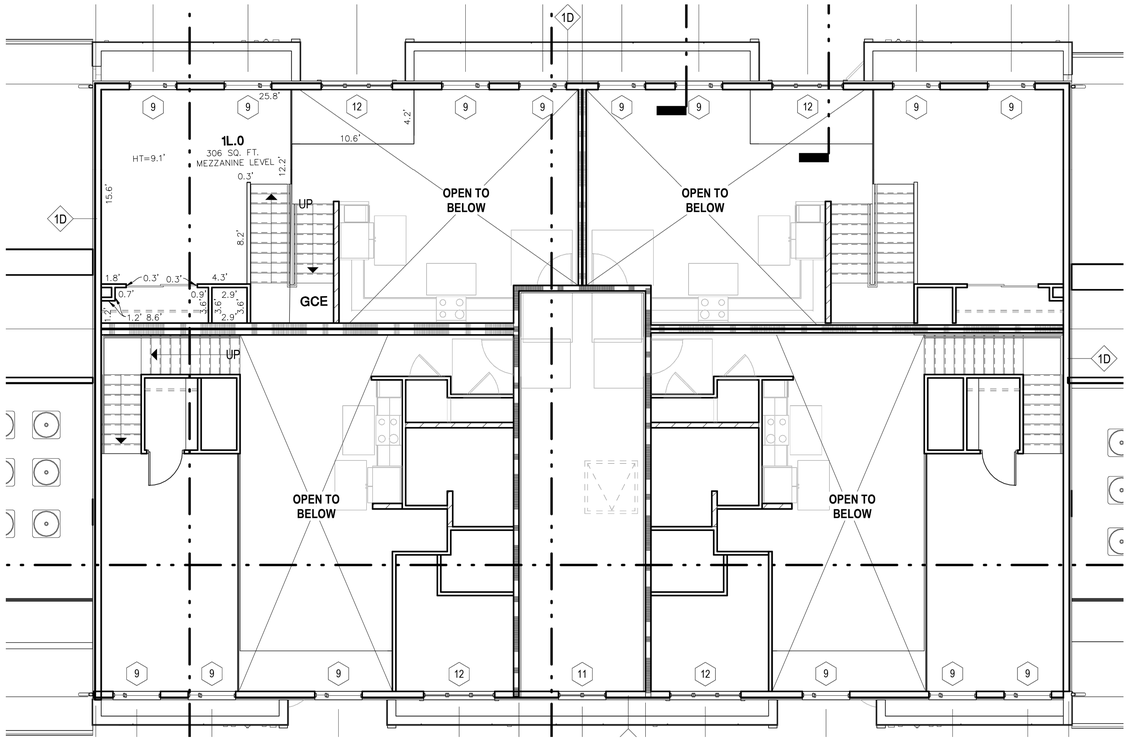
BUILDING 4 – FLOOR 1

NOT TO SCALE



BUILDING 4 – FLOOR 2 & 3

NOT TO SCALE



BUILDING 4 – MEZZANINE LEVEL

NOT TO SCALE

DATE	REVISIONS	DRAWN BY

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 5 - CONDOMINIUM MAP

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 08/29/24
SCALE: N/A

SHEET 3 OF 4

CEC.PKC005

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 4

A PORTION OF LOT 1, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTE: THE ELEVATIONS AS SHOWN ARE FROM PLANS PREPARED BY KTGY ARCHITECTURE & PLANNING, KTGY PROJECT NO. 210512. FOR THE PURPOSE OF THIS CONDOMIMIUM MAP, THE ELEVATION SHEET IS NOT TO SCALE.

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 4 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	MKW
DRAWN BY:	MKW
DATE:	08/29/24
SCALE:	N/A

SHEET 4 OF 4
CEC.PKC005

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