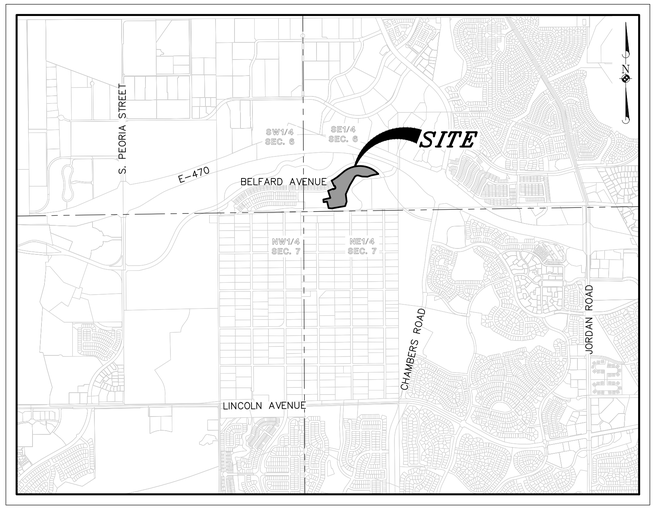
COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 3

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



VICINITY MAP

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

dedication statement ?
acknowledgment ?
legal description ?
title certification ?
planning commission certificate ?
town council certificate ?

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 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 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.

south

fix typo

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. 3 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT AUGUST 13, 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 19TH DAY OF AUGUST, 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 8/19/2024 PROFESSIONAL LAND SURVEYOR

SHEET INDEX

SHEET 1:	COVER SHEET, LEGAL DESCRIPTION, NOTES & CERTIFICATIONS
SHEET 2:	OVERALL DESIGN SHEET
SHEETS 3 – 4:	DETAILED DESIGN SHEETS
SHEET 5:	BUILDING ELEVATIONS

DRAWN BY | REVISIONS | DATE

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Water Resource Management • Construction Management

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 3 - CONDOMINIUM MPA

PROJ. MGR.: SLJ
PROJ. ASSOC.: SLJ
DRAWN BY: MKW
DATE: 08/19/24
SCALE: 1"=XX'

SHEET 1 OF 5
CEC.PKCO05.28

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 3

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

the filing 1 amendment 2 plat says this easement was dedicated by that plat - check

show the boundary monument symbols found or set per the legend below at all the angle points and the beginning and ends of all curves on the plat boundary

these 2 distances are not adequate to tie the building accurately to the plat boundary

show the adjacent street names

show these missing dimensions on the plat boundary

show the adjacent plat names and parcel lines

show a tie bearing and distance to the basis of bearings line from the plat boundary per board rules

BELFORD AVENUE
(110' PUBLIC R.O.W.)
RECEPTION NO. 2020116011

LOT 1
COMPARK VILLAGE SOUTH FILING NO. 1 AMENDMENT 2
RECEPTION NO. 2022064037

BUILDING 1 (NOT PART OF THIS CONDO MAP)
BUILDING 2 (NOT PART OF THIS CONDO MAP)
BUILDING 3
BUILDING 4 (NOT PART OF THIS CONDO MAP)
BUILDING 5 (NOT PART OF THIS CONDO MAP)
BUILDING 6 (NOT PART OF THIS CONDO MAP)
BUILDING 7 (NOT PART OF THIS CONDO MAP)
BUILDING 8 (NOT PART OF THIS CONDO MAP)
BUILDING 9 (NOT PART OF THIS CONDO MAP)
BUILDING 10 (NOT PART OF THIS CONDO MAP)
CLUBHOUSE (NOT PART OF THIS CONDO MAP)
MAINTENANCE SHED (NOT PART OF THIS CONDO MAP)

TRACT A COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2 RECEPTION NO. 2022064037 (NOT A PART)
TRACT F COMPARK VILLAGE SOUTH FILING NO. 1 RECEPTION NO. 2020116011 (NOT A PART)

15' UTILITY EASEMENT RECEPTION NO. 2020116011
10' UTILITY EASEMENT RECEPTION NO. 2022064037
20' S.V.M.D. EASEMENT RECEPTION NO. 2017038326
40' SVMD EASEMENT RECEPTION NO. 2017038350
25' DRAINAGE EASEMENT RECEPTION NO. 2022064037
26' ACCESS EASEMENT RECEPTION NO. 2022064037

Δ=13°07'58" R=1055.00' L=241.81' CH=N56°22'32"E 241.29'
N49°48'33"E 161.42'
Δ=6°16'21" R=777.50' L=85.12' CH=N68°50'03"E 85.07'
N65°41'53"E 68.71'
N24°18'09"W 168.93'
N17°52'43"W 209.58'
Δ=8°39'04" R=942.00' L=142.23' CH=N79°26'28"E 142.10'
N74°00'24"E 59.38'
N06°15'51"W 76.00'
Δ=5°31'06" R=1018.00' L=98.05' CH=S81°00'18"W 98.01'
N13°46'59"W 187.94'
N85°35'47"W 87.85'
S80°13'41"W 378.96'
S18°37'51"W 131.59'
S07°00'30"E 210.13'
S24°41'11"W 273.47'
S30°34'50"W 285.10'
S57°17'14"W 50.34'
N74°21'22"W 121.11'
N88°20'59"W 149.17'
S70°54'41"W 114.18'
S78°42'19"W 196.69'
Δ=56°59'36" R=715.00' L=711.23' CH=N78°18'22"E 682.27'
L=388.29'
L=345.94'
S16°48'22"W 38.76'
N11°55'44"E 36.03'
Δ=51°00'16" R=110.50' L=98.37' CH=N37°25'52"E 95.15'
N02°58'53"W 89.76'
S24°28'47"E 13.18'
S65°42'37"W 105.85'
N24°14'22"W 12.47'
S65°24'05"W 67.08'
S75°48'00"W 110.95'
S88°56'15"W 60.50'
Δ=6°27'01" R=715.00' L=80.49' CH=S46°43'40"E 80.45'

SOUTH QUARTER CORNER SECTION 6, T6S, R66W
FOUND 3.25" ALUMINUM CAP STAMPED, "PLS 38026"

SOUTHEAST CORNER SECTION 6, T6S, R66W
FOUND 3.25" ALUMINUM CAP STAMPED, "LS 12405"

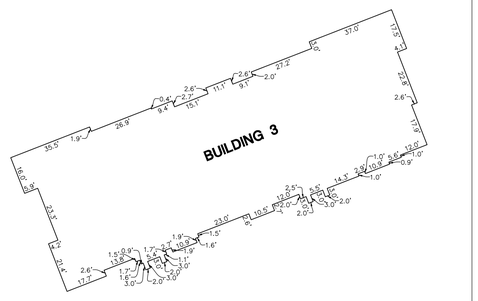
N87°48'59"E 2634.09'
BASIS OF BEARINGS

GRAPHIC SCALE
0 60 90 120 180
(IN FEET)
1 inch = 60 ft.
U.S. SURVEY FEET

N

BUILDING 3 DETAIL

SCALE: 1"=30'



LEGEND

- = SUBDIVISION BOUNDARY LINE
- = SECTION LINE
- = RIGHT-OF-WAY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINES
- = EASEMENT LINE (AS NOTED)
- = 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
8/19/2024
PROFESSIONAL LAND SURVEYOR

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. 3 - CONDOMINIUM MPA

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	SLJ
DRAWN BY:	MKW
DATE:	08/19/24
SCALE:	1"=60'

SHEET
2 OF 5
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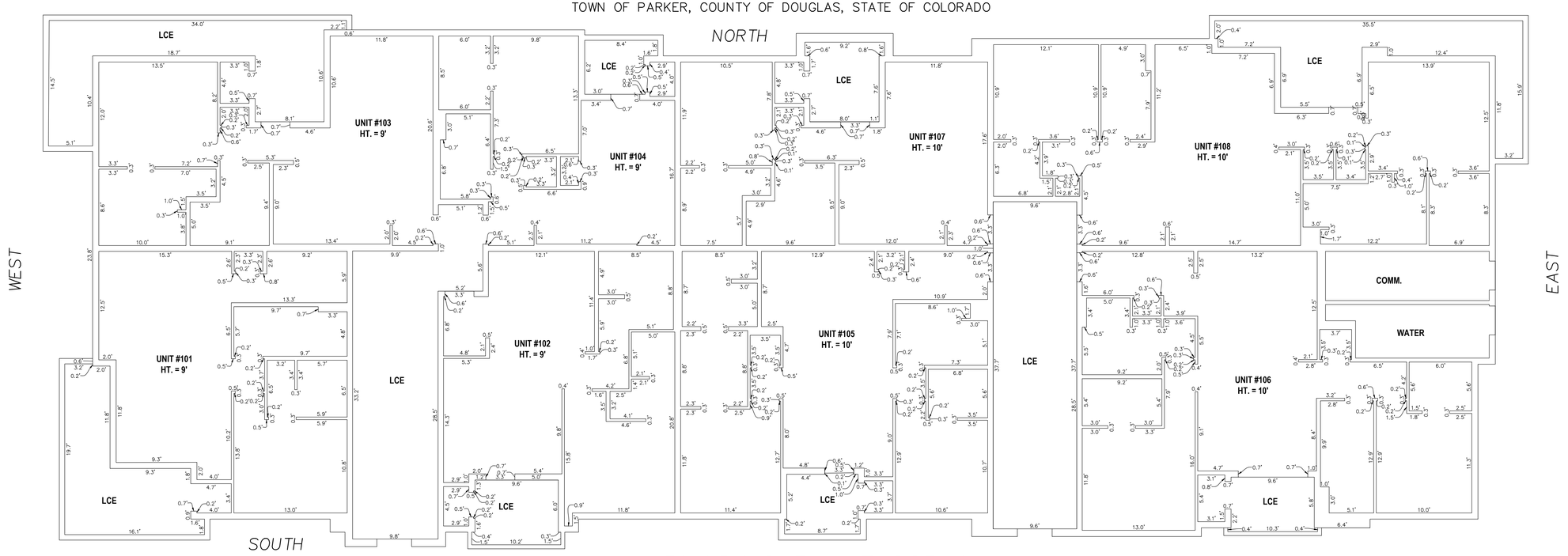
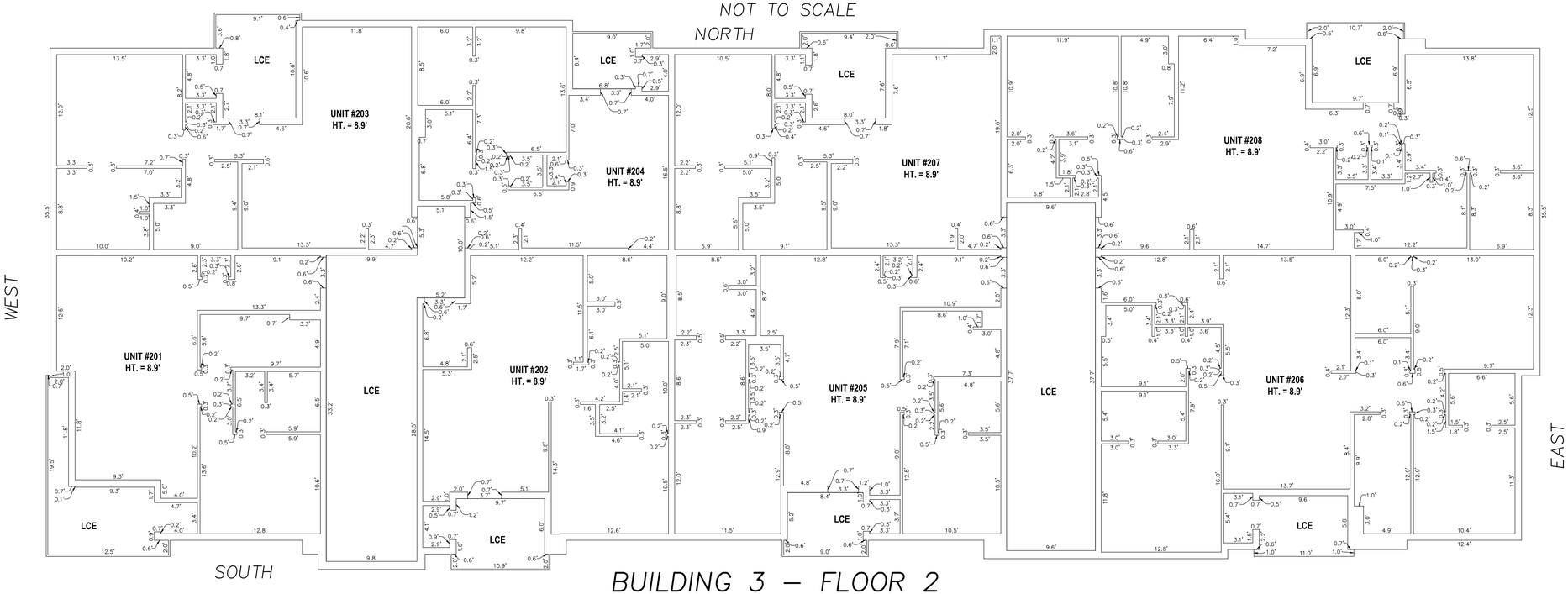


BUILDING 3 – FLOOR 1

NOT TO SCALE



BUILDING 3 – FLOOR 2

NOT TO SCALE

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PROJ. ASSOC.:	SLJ
DRAWN BY:	MKW
DATE:	08/19/24
SCALE:	N/A

SHEET 3 OF 5

CEC.PKC005.28

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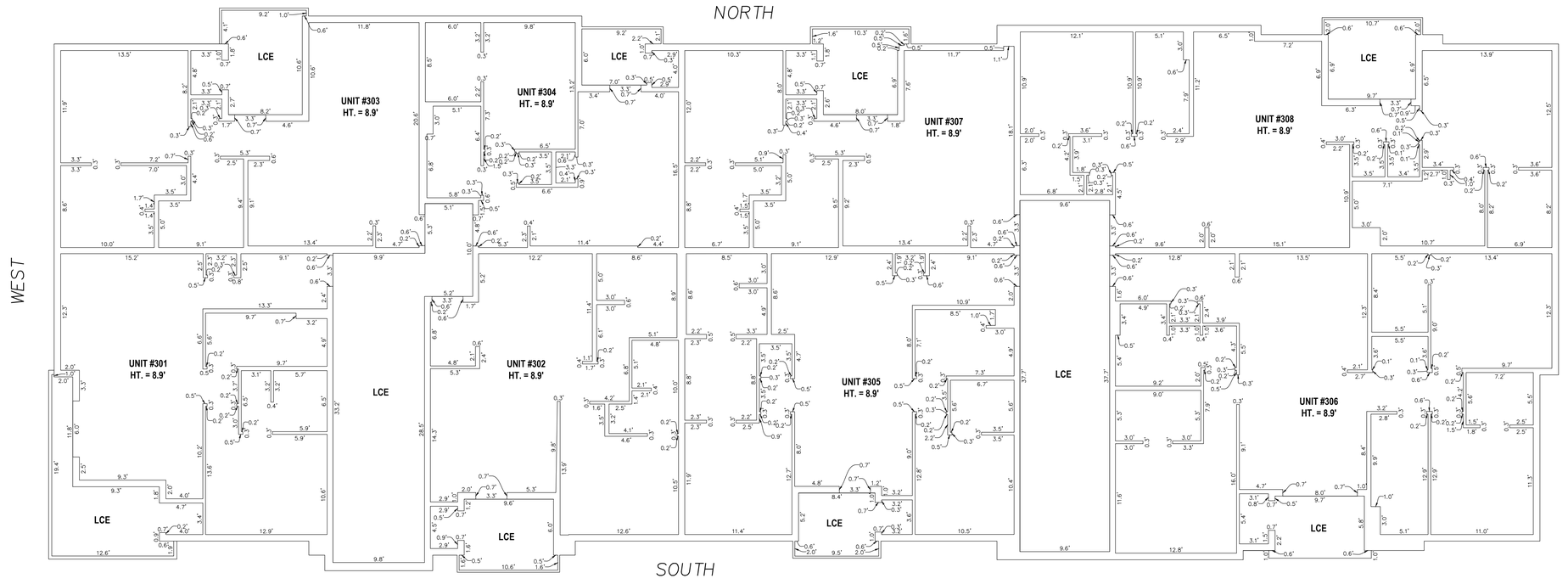

BUILDING 3 – FLOOR 3

NOT TO SCALE

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DATE: 08/19/24
SCALE: N/A

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4 OF 5
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LAYOUT C - ELEVATION | SCALE: 1/8" = 1'-0" | 2

LAYOUT C - ELEVATION | SCALE: 1/8" = 1'-0" | 1

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.

DRAWN BY | REVISIONS | DATE

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SHEET 5 OF 5
CEC.PKC005.28

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