COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP – BUILDING NO. 6

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. 6

A PORTION OF LOT 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, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COMPARK VILLAGE SOUTH FILING 1, AMENDMENT 2 CONDOMINIUM MAP – BUILDING NO. 6.

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).

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.

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. 6 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

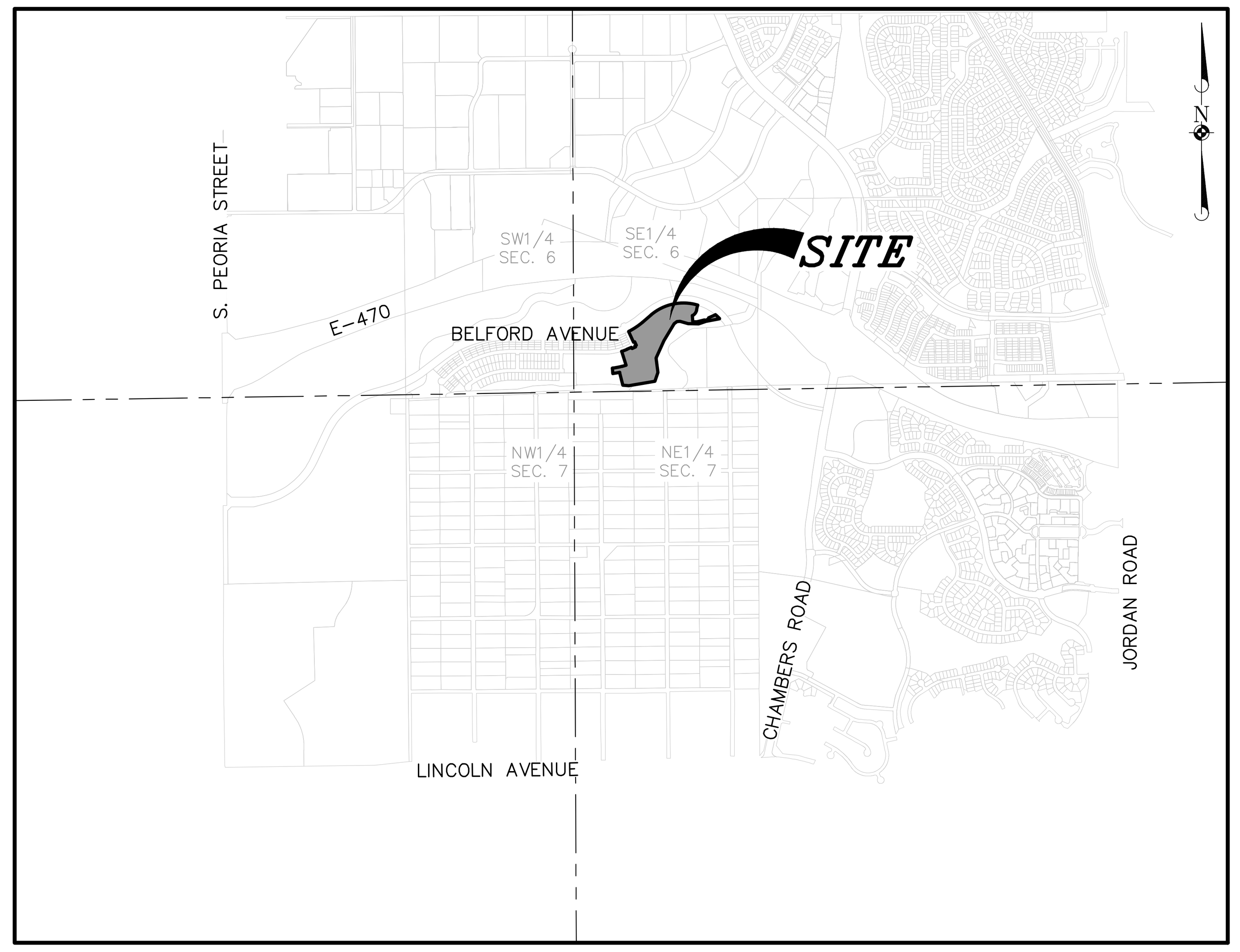
THIS CONDOMINIUM MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON THE ____ DAY OF ________, 20__.

_____________________________(SIGNATURE)
PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS DEVELOPMENT PLAN WAS REVIEWED AND ADMINISTRATIVELY APPROVED BY THE TOWN OF PARKER COMMUNITY DEVELOPMENT DIRECTOR PURSUANT TO SECTION 13.03.040(C) OF THE PARKER MUNICIPAL CODE.

_____________________________(SIGNATURE) _____________________________(DATE)
PLANNING DIRECTOR



VICINITY MAP

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

APPROVAL OF THE TOWN

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING 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.

_____________________________(SIGNATURE)
PLANNING DIRECTOR

_____________________________(SIGNATURE)
DIRECTOR OF PUBLIC WORKS/ENGINEERING

_________________________(SIGNATURE)
MAYOR, TOWN OF PARKER

ATTEST: _________________________(SIGNATURE)
TOWN CLERK

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

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

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.

10. THE TOWN COUNCIL OF THE TOWN OF PARKER HEREBY ESTABLISHES THE FOLLOWING LEGISLATIVE CONDITION TO THE APPROVAL OF THIS MINOR DEVELOPMENT PLAT TO PROMOTE THE PROMPT, EFFICIENT AND COST EFFECTIVE RESOLUTION OF DISPUTES PERTAINING TO THE DEVELOPMENT OF THE PROPERTY AS A MULTI–FAMILY PROJECT, EXCLUDING ANY PROPERTY OWNED BY THE TOWN (THE "PROPERTY"), FOR THE PURPOSE OF ENCOURAGING AND FOSTERING THE DEVELOPMENT OF AFFORDABLE HOUSING IN THE TOWN AND THE CONSTRUCTION OF OWNER–OCCUPIED MULTI FAMILY DEVELOPMENTS IN THE TOWN.

    AS A LEGISLATIVE CONDITION TO THE TOWN COUNCILS APPROVAL OF THIS MINOR DEVELOPMENT PLAT THE FOLLOWING CLAIMS INVOLVING THE PROPERTY SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW:
    ANY AND ALL CLAIMS (1) THAT ARE BETWEEN ANY TWO OR MORE OF THE FOLLOWING PERSONS OR ENTITIES: (A) ANY OWNER OF ANY PORTION OF THE PROPERTY, (B) ANY COMMON INTEREST COMMUNITY ASSOCIATION CREATED WITH RESPECT TO THE PROPERTY, (C) THE SUBDIVIDER, DEVELOPER OR ANYONE CLAIMING UNDER OR THROUGH ANY SUCH PERSONS, (D) ANY PARTY THAT CONSTRUCTS OR DESIGNS ANY PORTION OF ANY RESIDENTIAL DWELLING UNITS UPON THE PROPERTY, AND (E) ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN THE CONSTRUCTION DEFECT ACTION REFORM ACT, C.R.S. § 13–80–802.5, ET SEQ., AS AMENDED ("CADARA"), AND (2) THAT PERTAINS TO ANY OF (A) THE PROPERTY, (B) ANY DWELLING UNIT OR OTHER IMPROVEMENTS CONSTRUCTED ON THE PROPERTY OR COMMON AREA DEVELOPMENT STRUCTURE, (C) THE COMMON INTEREST COMMUNITY TO BE CREATED FOR THE PROPERTY OR ANY PORTION THEREOF, OR (D) THE DECLARATION OR OTHER DOCUMENTS GOVERNING SUCH COMMUNITY.

    THE LEGISLATIVE CONDITION SHALL NOT PRECLUDE ANY OF THE PERSONS OR ENTITIES DESCRIBED ABOVE FROM ENDEAVORING TO RESOLVE ANY SUCH CLAIM(S) THROUGH EITHER NEGOTIATION OR MEDIATION BEFORE SUBMITTING SUCH CLAIM TO BINDING ARBITRATION. ADDITIONALLY, THE PROPERTY MAY ALSO BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY IMPLEMENT AND EXPAND UPON THE REQUIREMENTS OF THIS PLAT NOTE AND THAT MAY EXEMPT CERTAIN CLAIMS FROM THE REQUIREMENT THAT SUCH CLAIMS MUST BE SUBMITTED TO BINDING ARBITRATION, INCLUDING CLAIMS BROUGHT TO FORECLOSE LIENS FILED AS A PART OF THE CONSTRUCTION PROCESS, CLAIMS BROUGHT BY A COMMON INTEREST COMMUNITY ASSOCIATION TO RECOVER UNPAID ASSESSMENTS PAYABLE TO SUCH ASSOCIATION OR TO OBTAIN A TEMPORARY RESTRAINING ORDER OR INJUNCTION FROM A COURT OF LAW PROHIBITING A VIOLATION OF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS; PROVIDED; HOWEVER, THAT ANY SUBSEQUENT AMENDMENT OR CHANGE TO SUCH DECLARATION OF COVENANTS, CONDITIONS OR RESTRICTION SHALL NOT ELIMINATE THE REQUIREMENT THAT THE CLAIMS DESCRIBED IN THIS PLAT NOTE, INCLUDING CONSTRUCTION DEFECT CLAIMS, AS MORE PARTICULARLY DEFINED BY THE CADARA, SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A JUDICIAL PROCEEDING.

    FOR PURPOSES OF THIS PLAT NOTE, BINDING ARBITRATION SHALL MEAN SUBMISSION OF ANY CLAIM DESCRIBED ABOVE BE SUBMITTED TO A SINGLE ARBITRATOR WHO MUST BE, AT A MINIMUM, A RETIRED COLORADO STATE DISTRICT COURT JUDGE OR FEDERAL DISTRICT COURT JUDGE OR THROUGH THE USE OF SUCH ORGANIZATION THAT SUCH RETIRED JUDGE MAY BE A MEMBER OF, INCLUDING SUCH ORGANIZATIONS AS THE JUDICIAL ARBITER GROUP OR ITS SUCCESSORS. IN SUCH ARBITRATION, THE COSTS AND EXPENSES OF ARBITRATION SHALL BE BORNE EQUALLY BY THE PARTIES AND SHALL BE CONDUCTED UTILIZING SUCH RULES OF PROCEDURE AS THE ARBITRATOR MAY REASONABLY ADOPT TO PROMOTE THE EFFICIENT AND ECONOMICAL RESOLUTION OF ANY SUCH CLAIM.
    ALL FUTURE PURCHASERS OF ANY INTEREST IN THE PROPERTY ARE DEEMED TO HAVE ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS PLAT NOTE, WHICH IS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE AND IS DEEMED TO BE A COVENANT RUNNING WITH THE PROPERTY.

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. 6 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 CONDOMINIUM MAP AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS 19TH DAY OF FEBRUARY, 2025.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
STACY LYNN JACOBS
38495
02/19/2025

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

DRAWN BY	REVISIONS	DATE

Manhard CONSULTING™
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 6 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	MKW
DRAWN BY:	MKW
DATE:	12/10/24
SCALE:	N/A

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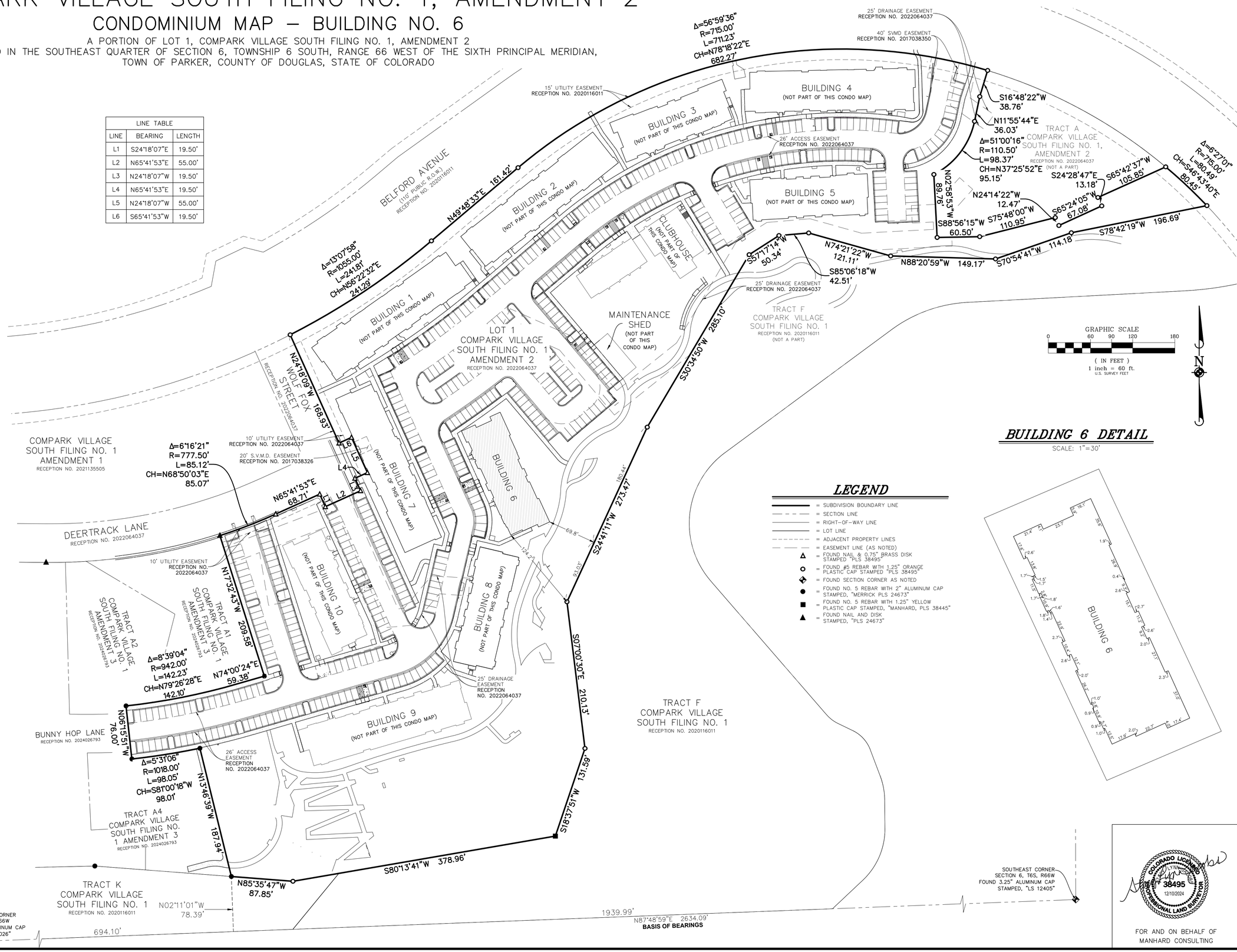
March 12, 2025 – 11:18 Dwg Name: \\mcl-dnv-nas\Projects-DNV\Cecpkco05\dwg\Surv\Final Drawings\Condominium Plat\CECPKCO05-Bldg6.dwg Updated By: cdillow

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP – BUILDING NO. 6

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 6 DETAIL

SCALE: 1"=30'

LEGEND

- = SUBDIVISION BOUNDARY LINE
- = SECTION LINE
- = RIGHT-OF-WAY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINES
- = EASEMENT LINE (AS NOTED)
- = FOUND NAIL & 0.75" BRASS DISK STAMPED "PLS 38495"
- = FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP 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
MATTHEW K. WEINKAUF
38495
12/10/2024
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
MANHARD CONSULTING

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 6 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	MKW
DRAWN BY:	MKW
DATE:	12/10/24
SCALE:	1"=60'

SHEET 2 OF 5
CEC.PKC005

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Date: 12, 2025 - 11:18 Data Name: \\mhd-drv-nas\Projects-DNV\Castle\005\dwg\Survey\Final Drawings\Condominium Plat\CEC.PKC005-Bldg6.dwg Updated By: cdillow

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

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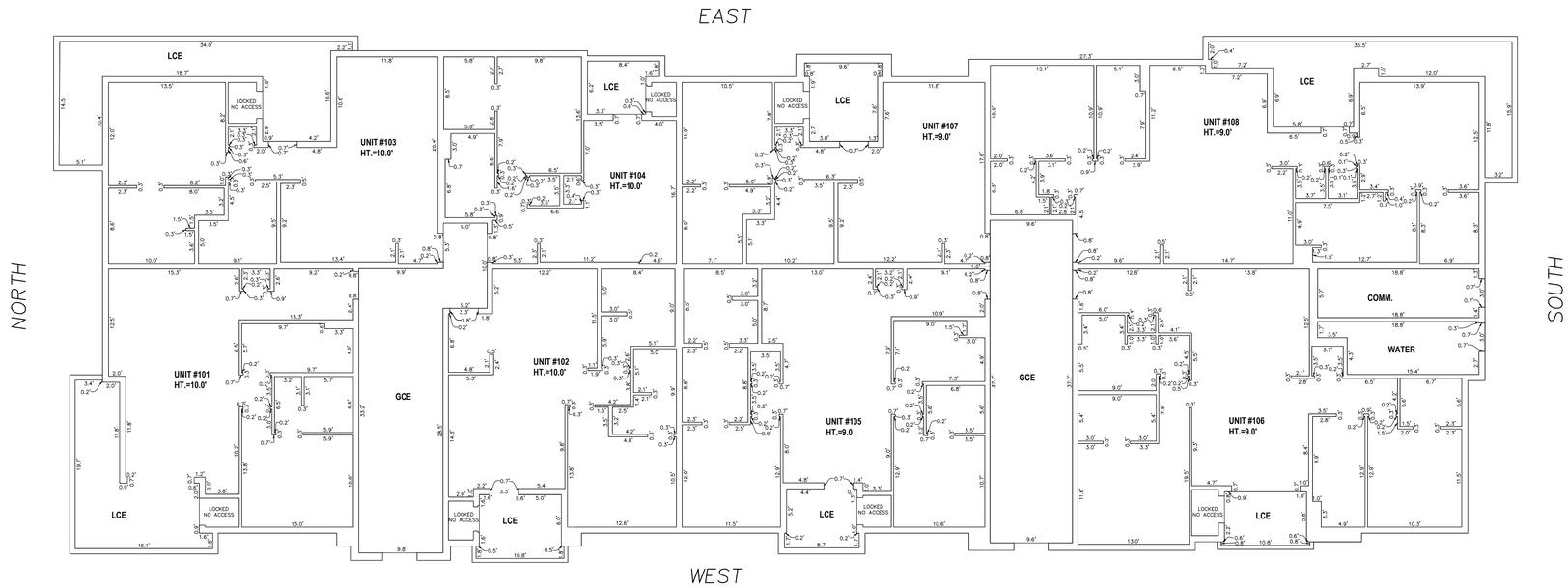
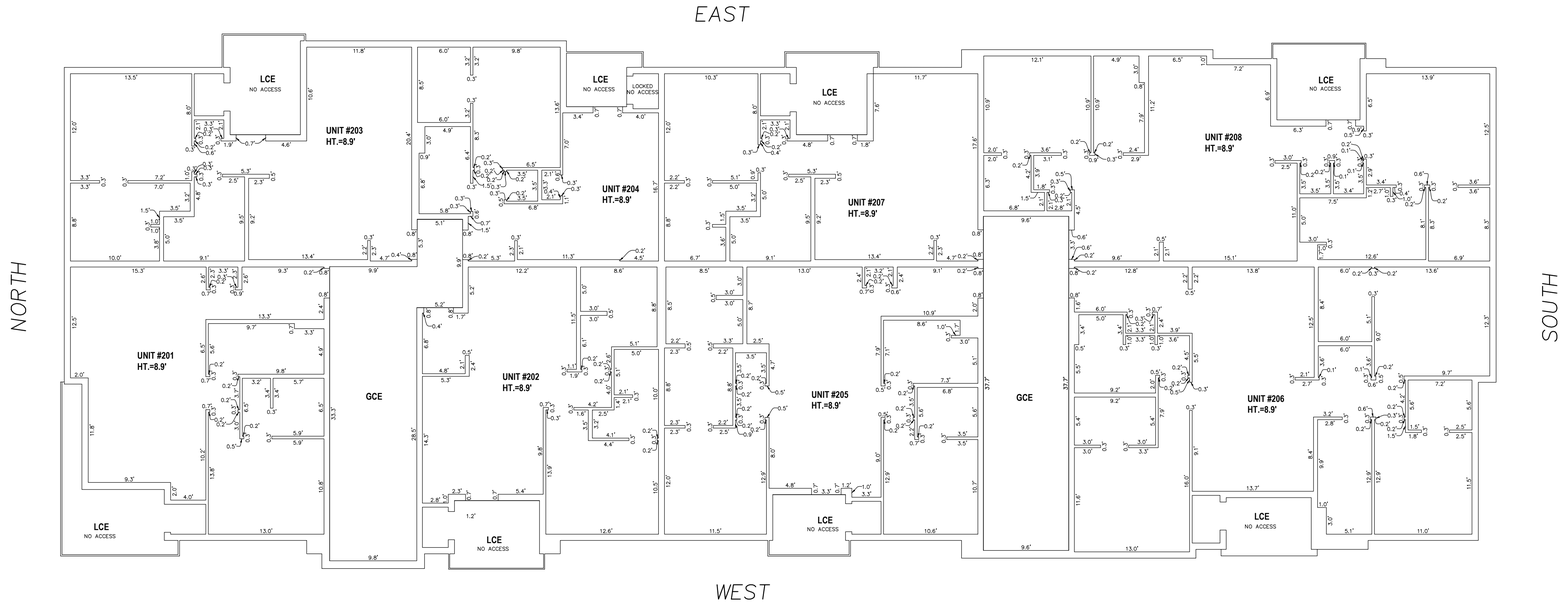


BUILDING 6 – FLOOR 1

NOT TO SCALE



BUILDING 6 – FLOOR 2

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. 6 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	MKW
DRAWN BY:	MKW
DATE:	12/10/24
SCALE:	NTS

SHEET 3 OF 5

CEC.PKC005

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP – BUILDING NO. 6

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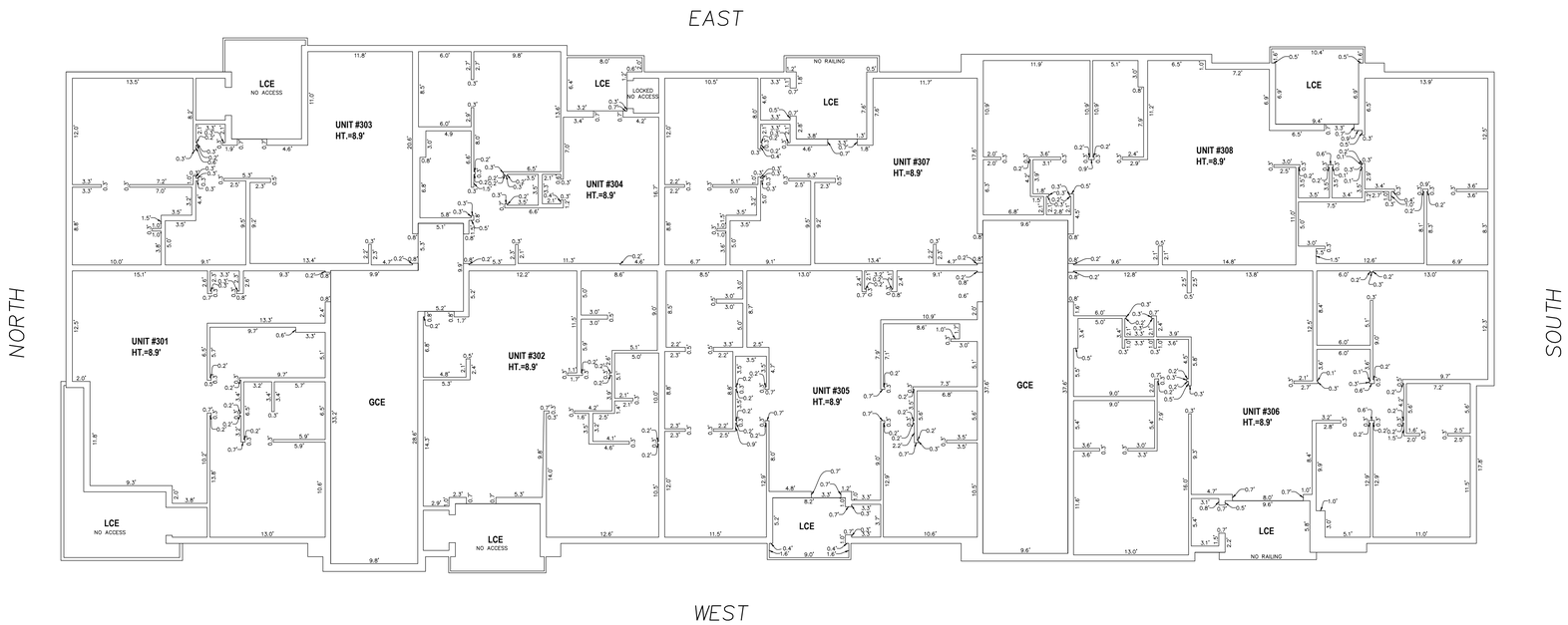
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



BUILDING 6 – FLOOR 3

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. 6 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	MKW
DRAWN BY:	MKW
DATE:	12/10/24
SCALE:	NTS

SHEET 4 OF 5

CEC.PKC005

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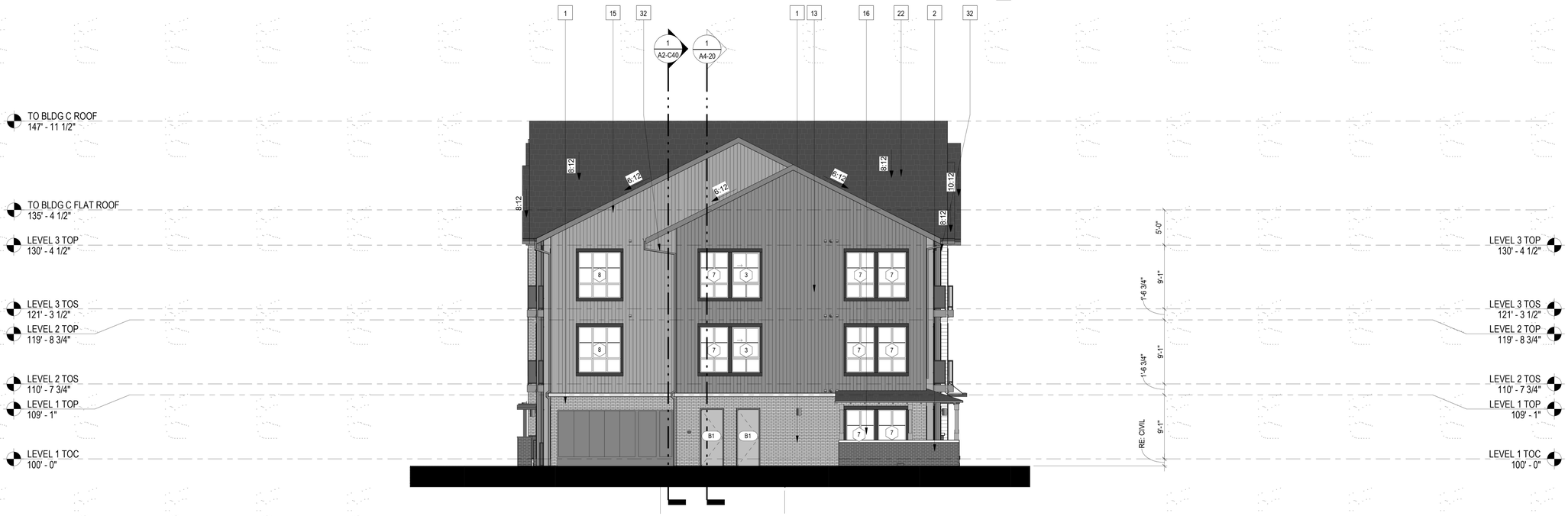
COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP – BUILDING NO. 6

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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Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 6 - CONDOMINIUM MAP

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 12/10/24
SCALE: NTS

SHEET 5 OF 5
CEC.PKC005

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