

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

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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 THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 THE UNIT OR 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.

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.

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.

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. 9 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)

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

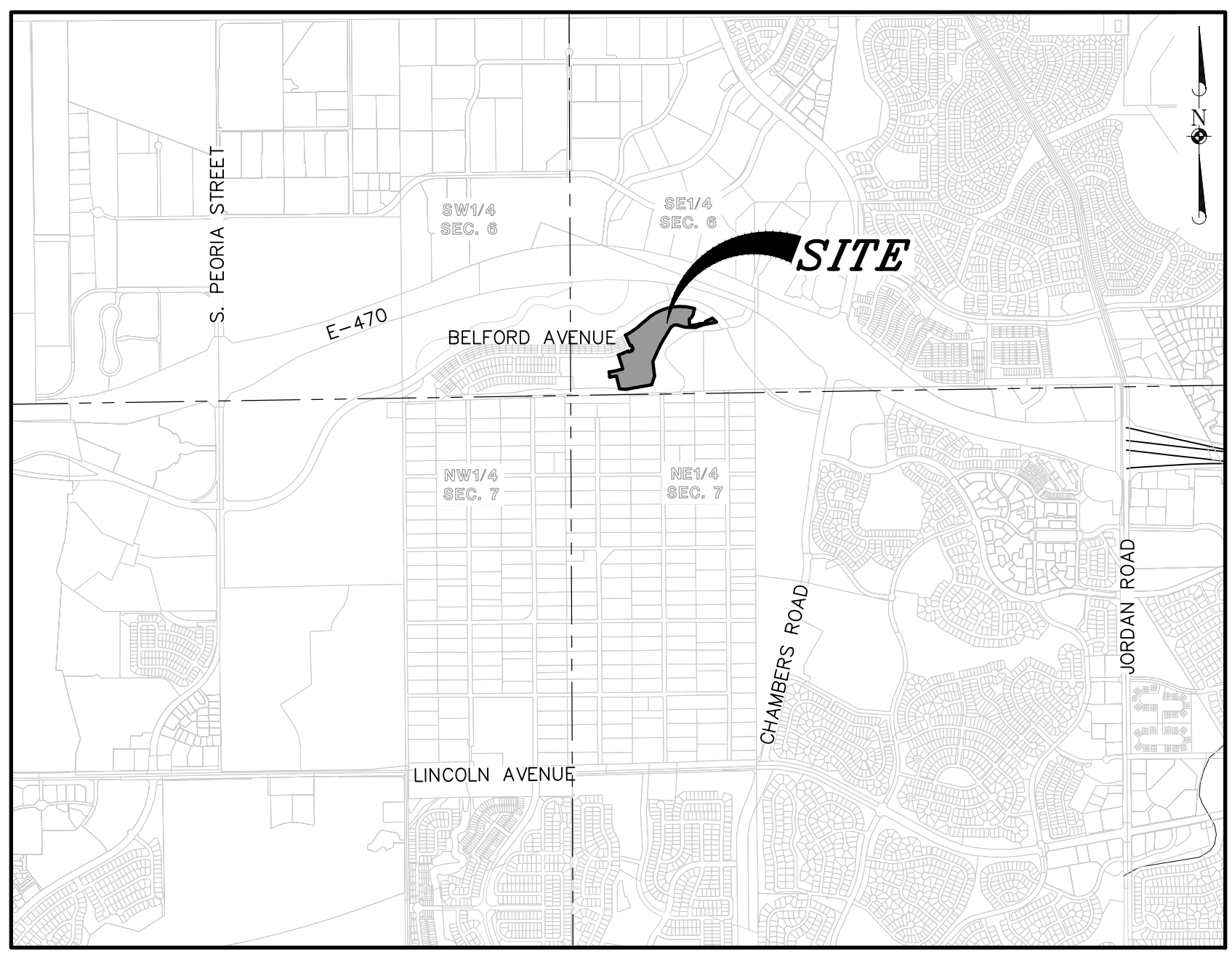
ADDRESS

THIS CONDOMINIUM MAP WAS REVIEWED AND RECOMMENDED FOR APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20__.

PLANNING DIRECTOR

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

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



1, STACY LYNN JACOBS, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COMPAK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2, CONDOMINIUM MAP - BUILDING NO. WAS MADE BY ME DIRECTLY UNDER MY SUPERVISION ON OR ABOUT MARCH 1, 2014, AND THAT THE SAME IS BEING PREPARED BY ME KNOWLEDGEABLY, TRULY, AND WITHOUT ANY CONCEALED DEFECTS 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, DIMENSIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, THAT THIS TOWN SUBDIVISION REGULATION DOES NOT PROVIDE A GUARANTEE OF ACCURACY EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID CONDOMINIUM MAP AND THE SURVEY THEREOF.

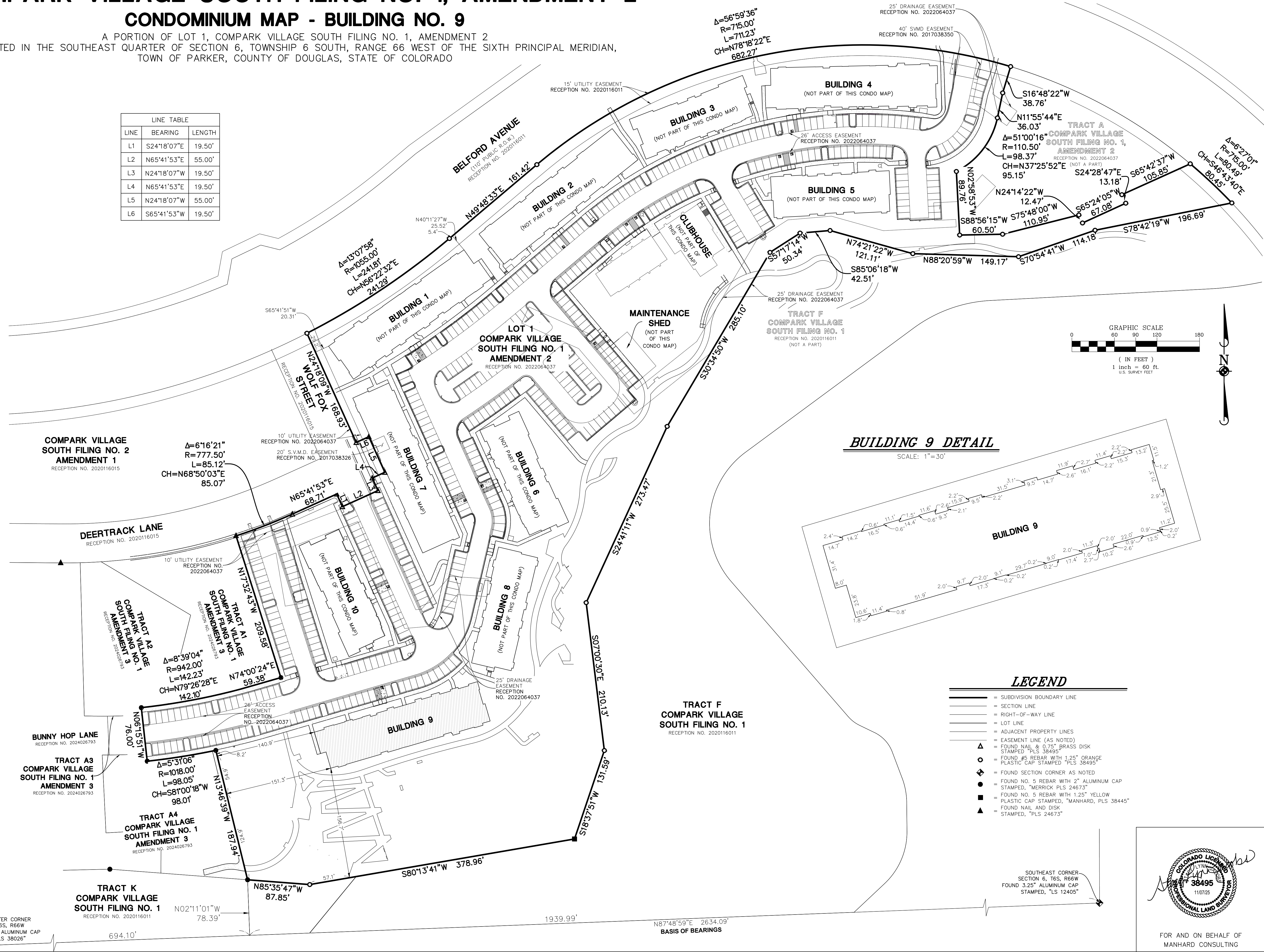
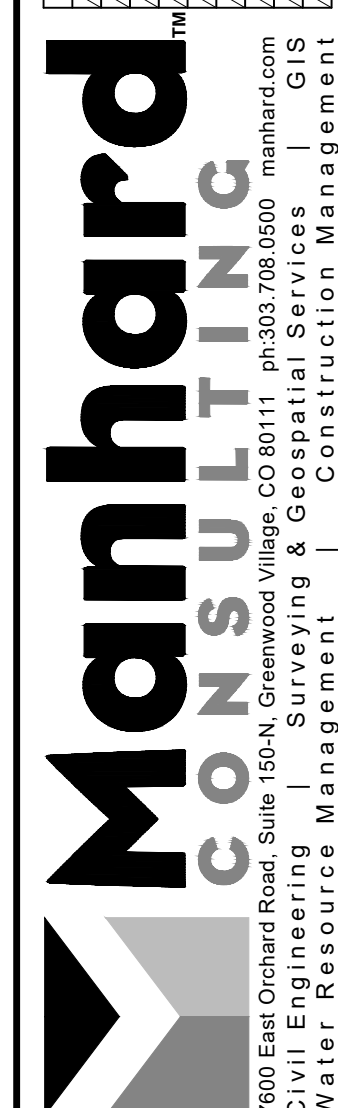
I ATTEST THE ABOVE ON THIS 28TH DAY OF MARCH, 2025.

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



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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'

[illegible]

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 9 - CONDOMINIUM MAP

2023 MANHATTAN CONSULTING, ALL RIGHTS RESERVED			
PROJ. MGR.: <u>SLJ</u>			
PROJ. ASSOC.: <u>MKW</u>			
DRAWN BY: <u>MKW</u>			
DATE: <u>03/28/25</u>			
SCALE: <u>1"=60'</u>			
SHEET			
2 OF 5			
CEC.PK005			

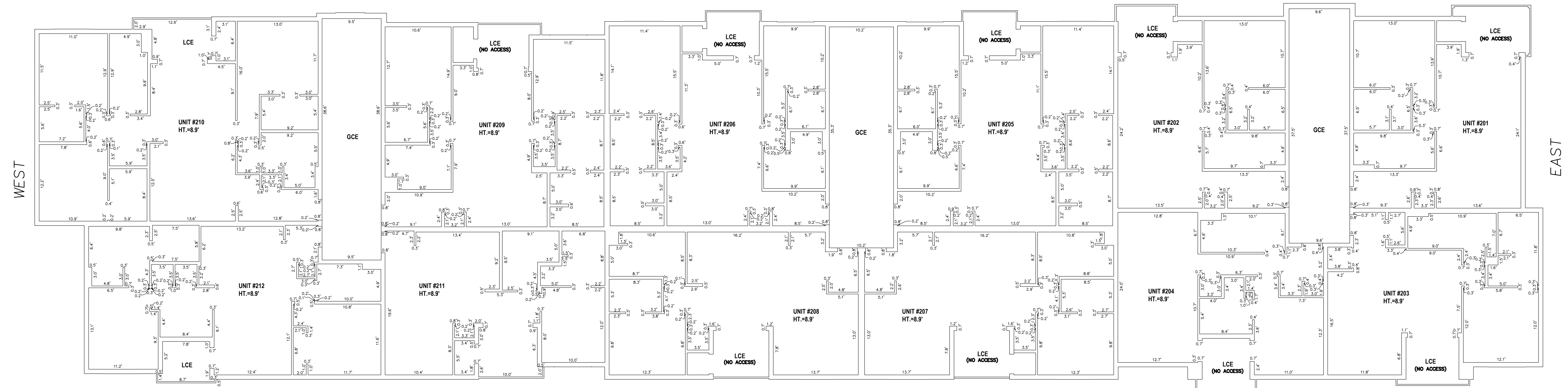
November 7, 2025 - 10:55 Dwg Name: \\mcl-vh-nas\Projects-dnv\Cecpkco05\dwg\Surv\Final Drawings\Condominium Plot\CECPKC005-Bldg9.dwg Updated By: cdillow

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SOUTH

NORTH

BUILDING 9 – FLOOR 2
NOT TO SCALE



EAST

[illegible]

Manhard
CONSULTING

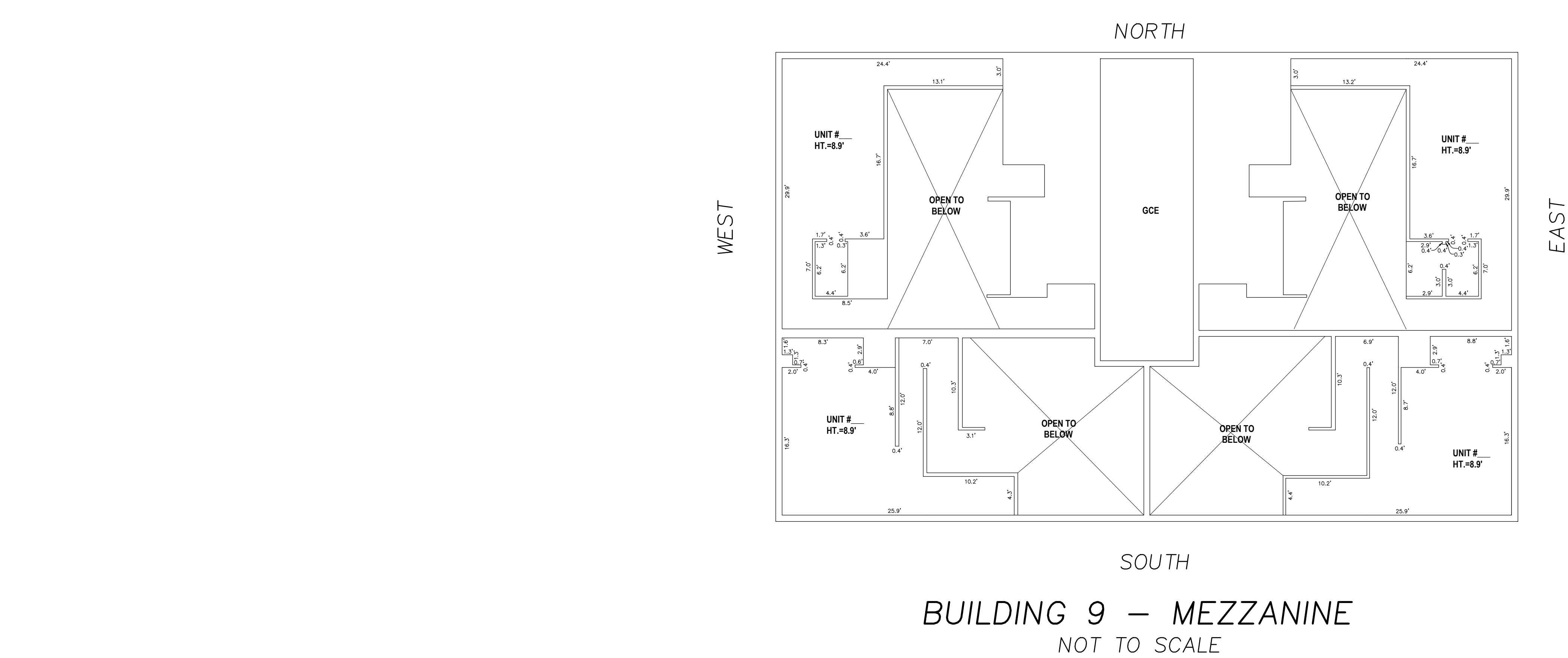
7690 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph 303.708.4500 manhard.com

Civil Engineering Surveying & Geospatial Services GIS
Water Resource Management Construction Management

BUILDING NO. 9 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ	
PROJ. ASSOC.:	MKW	
DRAWN BY:	MKW	
DATE:	03/28/25	
SCALE:	NTS	
SHEET		
3 OF 5		
CEC.PKC005		

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[illegible]

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING NO. 9 - CONDOMINIUM MAP

ROJ. MGR.: SLJ
 ROJ. ASSOC.: MKW
 DRAWN BY: MKW
 DATE: 03/28/25
 SCALE: NTS

SHEET

3 OF **5**

CEC.PKC005

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[illegible]

ManhardTM
CONSULTING
7690 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph-303.788.0500 manhard.com
Civil Engineering Surveying & Geospatial Services GIS
Water Resource Management Construction Management

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING NO. 9 - CONDOMINIUM MAP

J. MGR.: SLJ
 J. ASSOC.: MKW
 OWN BY: MKW
 E: 03/28/25
 LE: NTS

SHEET

3 OF 5

CEC.PKCO05

November 7, 2025 - 10:55 Dwg Name: \\mcl-vh-nas\Projects-dnv\Ceppkco05\dwg\Surv\Final Drawings\Condominium Plot\CECPKCO05-Bldg9.dwg Updated By: cdillow