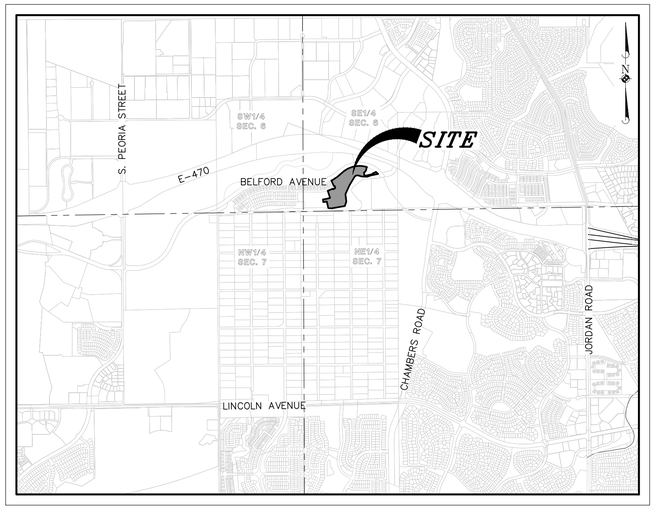
COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 10

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')

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

LEGAL DESCRIPTION – BUILDING NO. 10

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.

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. 10 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 APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20__.

_____
PLANNING DIRECTOR

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. 10 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT APRIL 16, 2025, 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 18TH DAY OF APRIL, 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

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR STACY LYNN JACOBS 38495 11/07/2025

REVISIONS		
DATE	REVISIONS	DRAWN BY

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

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 10 - CONDOMINIUM MAP

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 04/18/25
SCALE: N/A

SHEET 1 OF 5

CEC.PKC005

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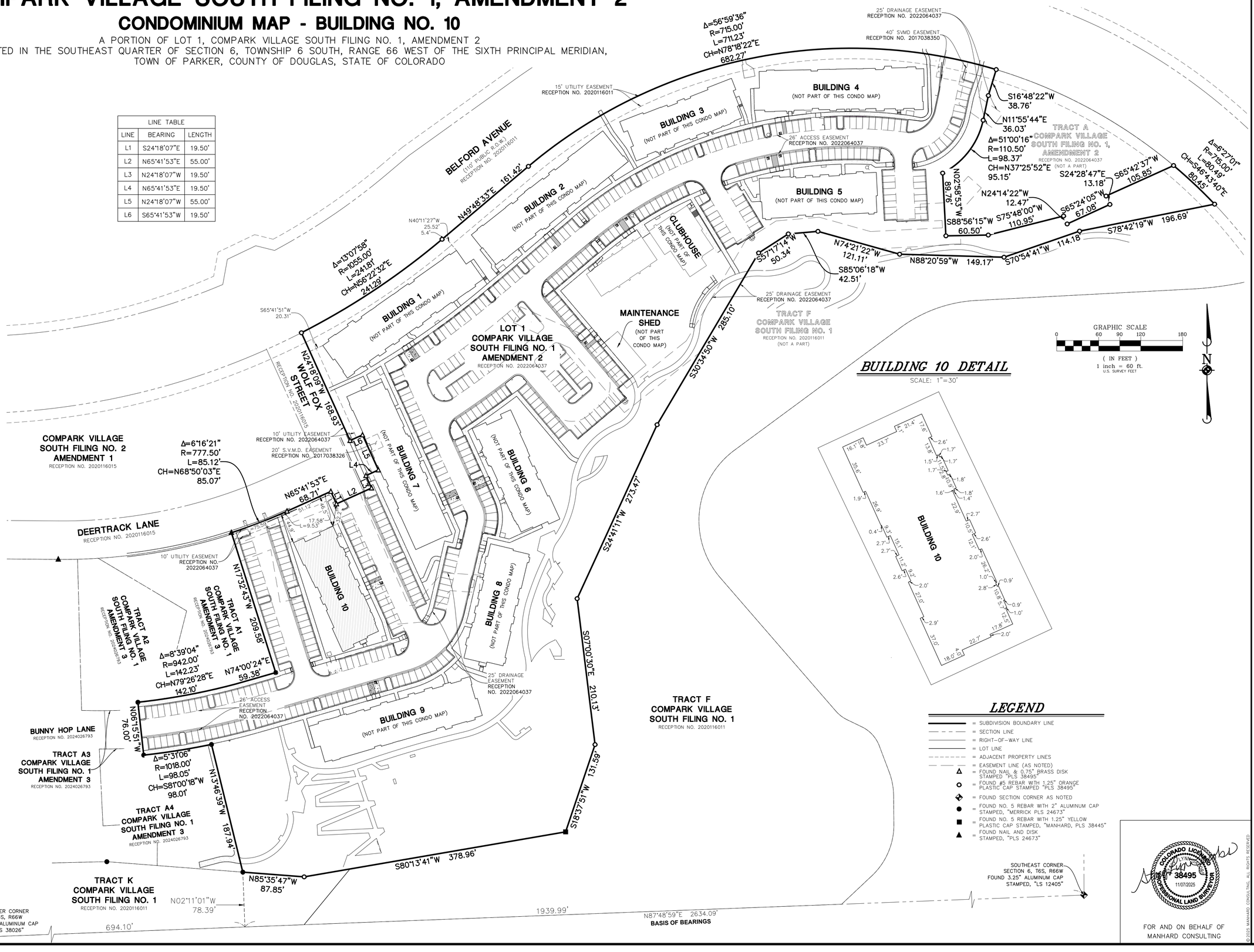
November 7, 2025 – 11:01 Dwg Name: \\mcl-shares\Projects-drv\Ceepkc005\data\Sur\Final Drawings\Condominium Plat\CEPKC005-Bldg10.dwg Updated By: cdillow

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 10

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'



COLORADO LICENSED
LYNN M. KIRKPATRICK
38495
11/07/2025
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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Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 10 - CONDOMINIUM MAP

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 04/18/25
SCALE: 1"=60'

SHEET 2 OF 5
CEC.PKC005

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

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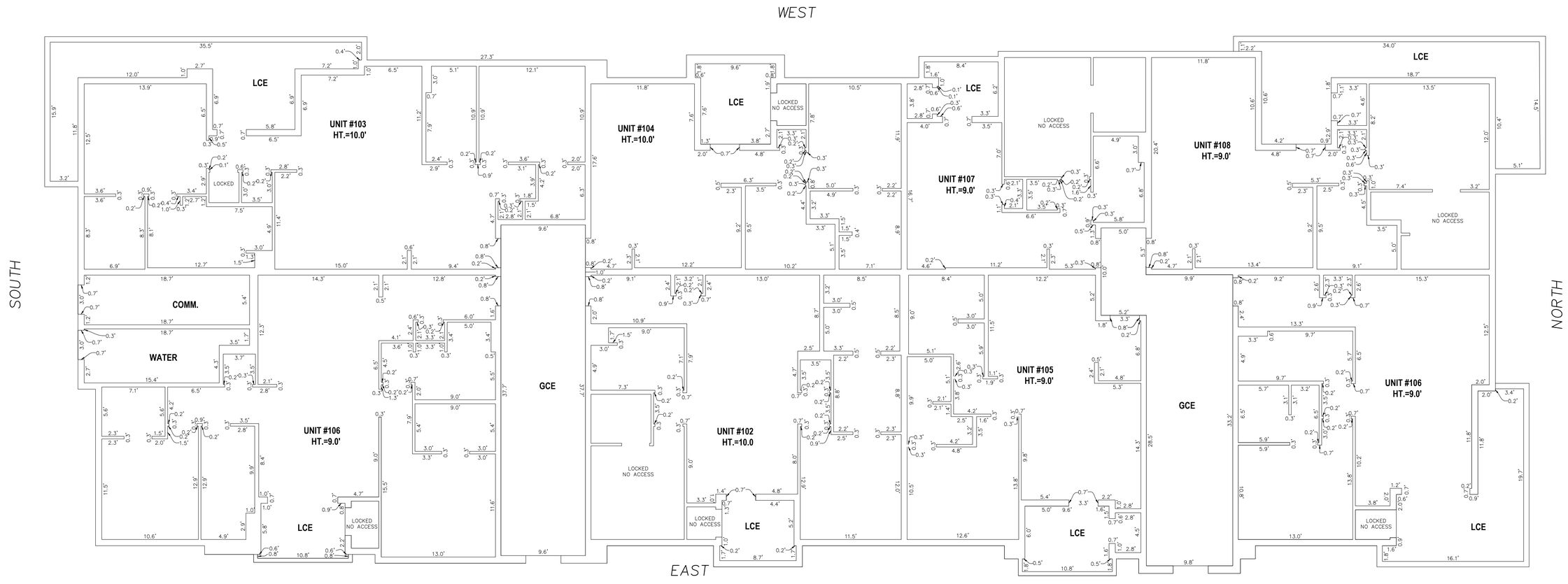

BUILDING 10 – FLOOR 1

NOT TO SCALE

DATE	REVISIONS	DRAWN BY

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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. 10 - CONDOMINIUM MAP

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 04/18/25
SCALE: NTS

SHEET 3 OF 5

CEC.PKC005

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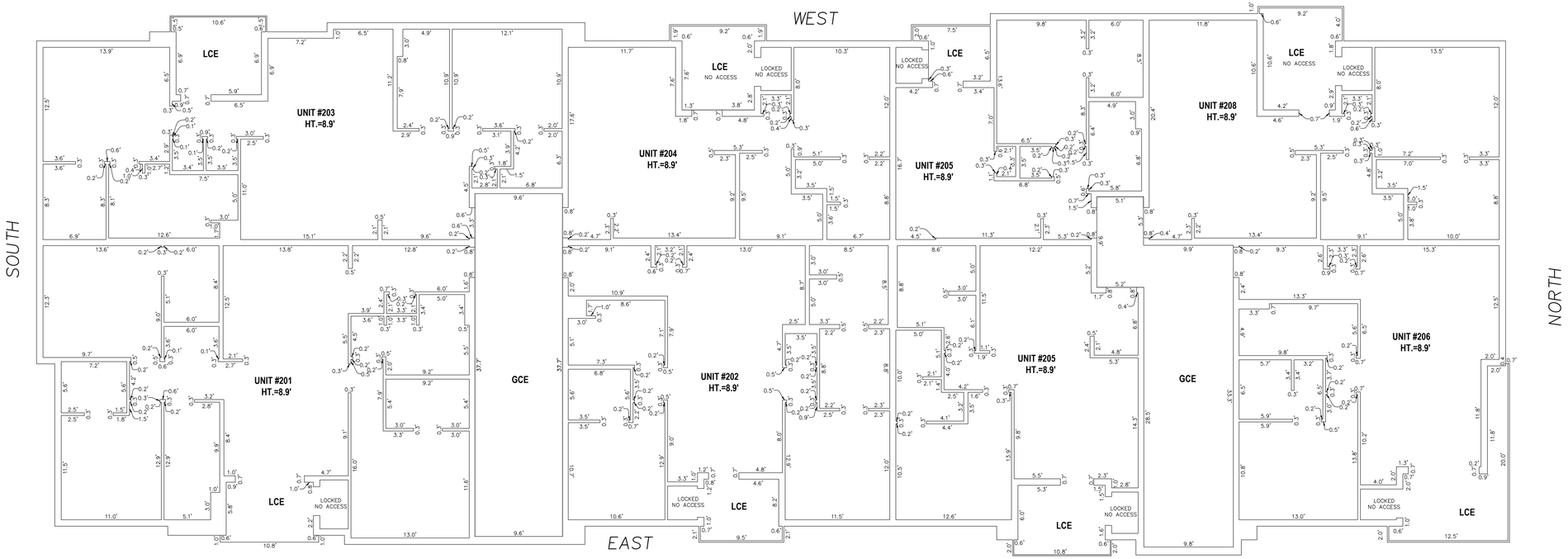
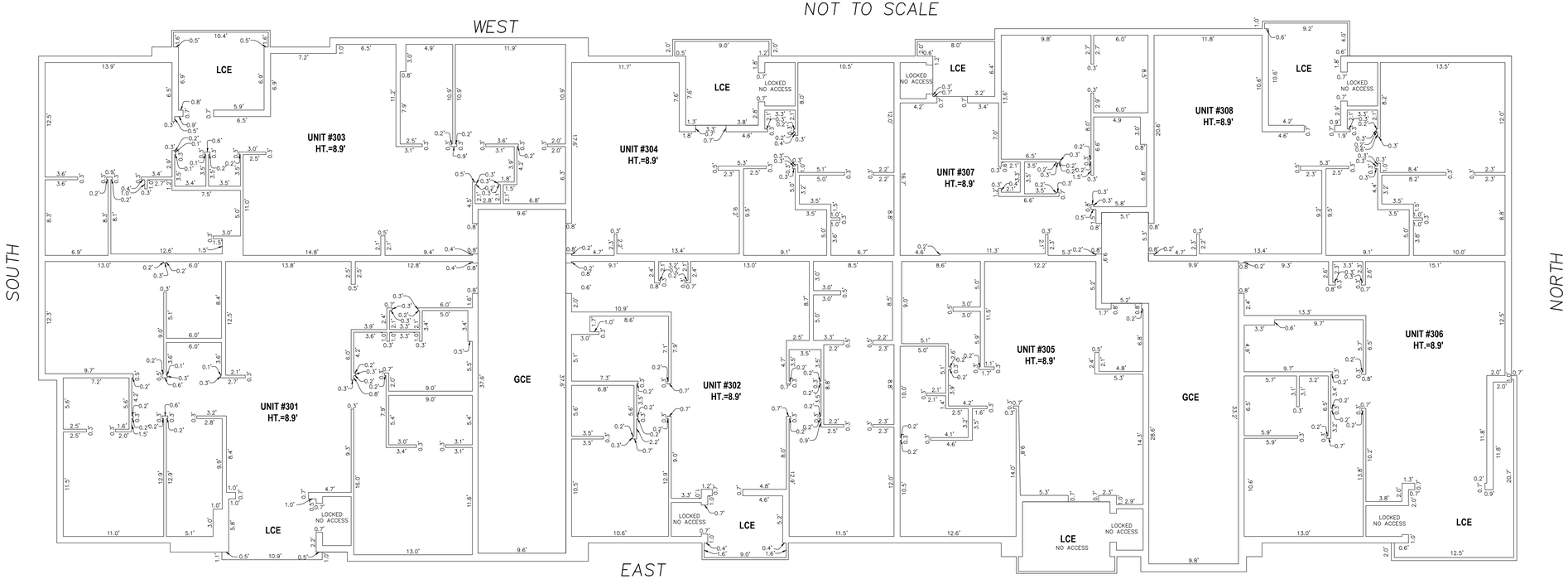


BUILDING 10 – FLOOR 2

NOT TO SCALE



BUILDING 10 – FLOOR 3

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. 10 - CONDOMINIUM MAP

PROJ. MGR.:	SLJ
PROJ. ASSOC.:	MKW
DRAWN BY:	MKW
DATE:	04/18/25
SCALE:	NTS

SHEET 4 OF 5

CEC.PKC005

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COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

CONDOMINIUM MAP - BUILDING NO. 10

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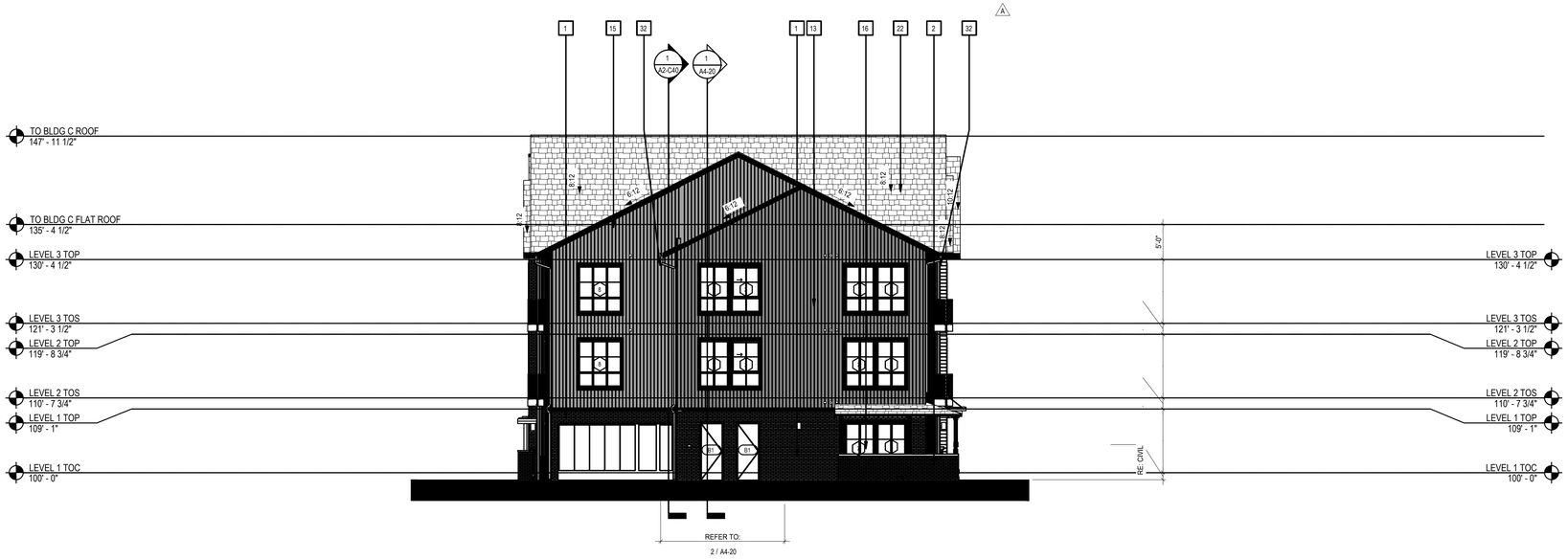

NOTE: THE ELEVATIONS AS SHOWN ARE FROM PLANS PREPARED BY KTGY ARCHITECTURE & PLANNING, KTGY PROJECT NO. 210512. FOR THE PURPOSE OF THIS CONDOMIMIUM MAP, THE ELEVATION SHEET IS NOT TO SCALE.

DATE	REVISIONS	DRAWN BY

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING NO. 10 - CONDOMINIUM MAP

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 04/18/25
SCALE: NTS

SHEET 5 OF 5
CEC.PKC005

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