

To: Stacy Nerger, Associate Planner, Town of Parker
Brooks Kaufman, IREA

Date: May 2nd, 2017

From: Gary Iwata, Manhard Consulting LLC

Subject: Compark Village Filing 3, Amendment 4 – IREA 1st Review Comment Response

Thank you for your review of the first submittal of the plans for Compark Village Filing 3, Amendment 4. Below are the responses to the comments received on April 14th, 2017.

IREA

1. The Association has an existing transmission line facilities on the subject property. The Association will maintain these existing utility easements and facilities. The Association will require that all structures and landscaping maintain adequate clearances to the transmission line and allow for the Association to access the transmission line for maintenance purposes. In addition the association will require a grading profile if any grading work is to be done which could affect clearances or access to the transmission line. All planting must have a twenty foot clearance from any transmission pole and only approve vegetation maybe planted within 75' IREA transmission line easement. (Attached Guidelines)

Acknowledged. Any trees not allowed within the IREA easement have been substituted with a smaller species.

2. The Association is requesting utility easements to accommodate the installation of rear-lot design for electric facilities in this project. A ten-foot (10') easement on all rear lot lines will be required. The Association may require utility easements along the front of some lots in the project. The Association will request any necessary side lot or additional easements during the Association's electric design phase. The additional easements will be granted by separate IREA document by the applicant

The rear lot easements have been changed to 10'.

COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4

A REPLAT OF OF TRACT D, COMPARK VILLAGE FILING NO. 3, AMENDMENT NO. 3
 LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 70 LOTS, 3 TRACTS - 10.9375 ACRES

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
 SHEET 2: OWNERSHIP, DEED OF TRUST HOLDER
 SHEETS 3-6: DETAILED DESIGN SHEETS

LEGAL DESCRIPTION

TRACT D, COMPARK VILLAGE FILING NO. 3, AMENDMENT NO. 3
 LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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 FILING NO. 3 AMENDMENT NO. 4.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND 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. 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).

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. 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 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).

THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS DESCRIBED HEREIN AND AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

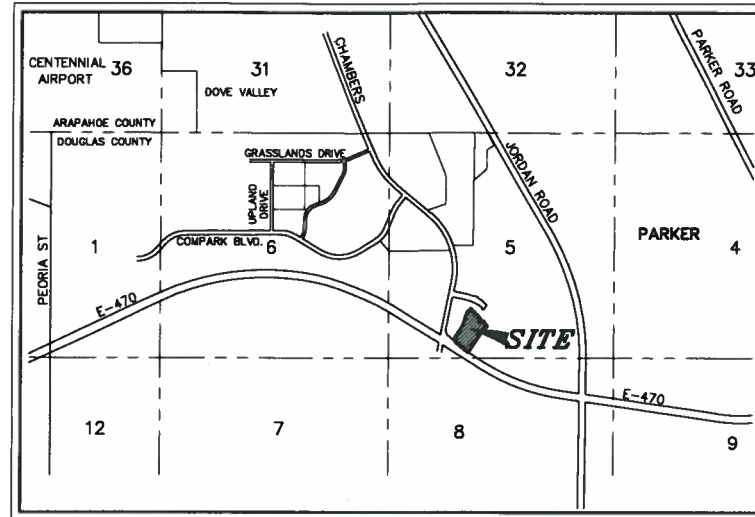
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 1531, et seq., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

LOT SIZE SUMMARY TABLE

| | |
|-------------------|--------------------------|
| MINIMUM LOT SIZE: | 3,500 S.F. (0.080 ACRES) |
| MAXIMUM LOT SIZE: | 6,698 S.F. (0.154 ACRES) |
| AVERAGE LOT SIZE: | 4,194 S.F. (0.096 ACRES) |

LAND USE SUMMARY TABLE

| LAND USE | AREA (S.F.) | AREA (AC.) | % OF TOTAL AREA |
|---------------------|-------------|------------|-----------------|
| RESIDENTIAL LOTS | 293,556 | 6.739 | 68.84% |
| PUBLIC RIGHT-OF-WAY | 97,654 | 2.2418 | 22.80% |
| OPEN SPACE | 35,227 | 1 | 8.26% |
| OVERALL SITE TOTAL: | 426,437 | 9.981 | 100% |



VICINITY MAP

(1" = 2000')

NOTES

- 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.
- 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 18-4-506, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT NUMBER NCS-826498-CO WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2016.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 89°08'44" WEST AS MONUMENTED AND SHOWN HEREON.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08035C0066G WITH AN EFFECTIVE DATE OF MARCH 16, 2016.
- OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE TOWN OF PARKER, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
- THIS PLAT CONSISTS OF 70 LOTS AND 3 TRACTS WITHIN THE PROPOSED ±10.9352 ACRE DEVELOPMENT.
- THIS SUBDIVISION IS SUBJECT TO THE AVIGATION AND HAZARD EASEMENT RECORDED IN BOOK 418 AT PAGE 436 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B AND C, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT C & J LAND INVESTMENTS, LLC, ETAL, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER TRACTS A, B, AND C IS ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.

TRACT SUMMARY TABLE

| TRACT | AREA (S.F.) | AREA (AC.) | USAGE | OWNERSHIP |
|-------|-------------|------------|---|-------------------------|
| A | 49,441 | 1.135 | OPEN SPACE (LANDSCAPE, TRAIL, UTILITY & DRAINAGE) | HOME OWNERS ASSOCIATION |
| B | 27,792 | 0.638 | OPEN SPACE (LANDSCAPE, TRAIL, UTILITY & DRAINAGE) | HOME OWNERS ASSOCIATION |
| C | 7,994 | 0.184 | OPEN SPACE (LANDSCAPE, TRAIL, UTILITY & DRAINAGE) | HOME OWNERS ASSOCIATION |
| TOTAL | 85,227 | 1.957 | | |

SURVEYOR'S CERTIFICATE

I, BRIAN J. PFOHL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 27TH DAY OF MARCH, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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.

I ATTEST THE ABOVE ON MARCH 6, 2017.

BRIAN J. PFOHL
 COLORADO PLS. NO. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING
 8008 E. ARAPAHOE COURT, SUITE 110
 CENTENNIAL, COLORADO 80112
 (303) 708-0500



TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, 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 FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-826498-CO WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2016 AT 5:00 P.M.

BY: _____

STATE OF COLORADO }
 COUNTY OF _____ } SS

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 TOWN COUNCIL

TRACT D OF COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 3 IS HEREBY AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND ENGINEERING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. _____ THE DEDICATIONS ARE HEREBY ACCEPTED.

TOWN OF PARKER, COLORADO PLANNING DIRECTOR _____

TOWN OF PARKER, COLORADO ENGINEERING DIRECTOR _____

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____, AND WAS RECORDED AT RECEPTION NO. _____

 COUNTY CLERK AND RECORDER

| | |
|---------------------------------|--|
| COVER SHEET | |
| OWNERSHIP, DEED OF TRUST HOLDER | |
| DETAILED DESIGN SHEETS | |

Manhard CONSULTING LTD.
 8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112
 (303) 708-0500
 Professional Land Surveyors • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 FINAL PLAT

PROJ. NO. _____
 PROJ. AREA: _____
 DATE: 03/06/17
 SCALE: N/A

SHEET
1 OF **5**
 CLC.PKC003.08

COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4

A REPLAT OF OF TRACT D, COMPARK VILLAGE FILING NO. 3, AMENDMENT NO. 3
LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
70 LOTS, 3 TRACTS - 10.9375 ACRES

OWNER

OWNER: C & J LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: _____
STATE OF COLORADO }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY CLAY CARLSON, AS MANAGER
OF C & J LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____
ADDRESS _____

OWNER

OWNER: S & L LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: _____
STATE OF COLORADO }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY SCOTT L. CARLSON, AS MANAGER
OF S & L LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____
ADDRESS _____

OWNER

OWNER: K & H LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: _____
STATE OF COLORADO }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY KENT D. CARLSON, AS MANGER
OF K & H LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

OWNER

OWNER: COLORADO VENTURES III, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
STATE OF _____ }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY DONNA FUDGE, AS MANAGING MEMBER
OF COLORADO VENTURES III, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____
ADDRESS _____

OWNER

OWNER: COLORADO VENTURES I, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
STATE OF _____ }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY DONNA FUDGE, AS MANAGING MEMBER
OF COLORADO VENTURE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____
ADDRESS _____

OWNER

OWNER: PARKWOOD EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: _____
STATE OF _____ }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY CLAY CARLSON, AS MANAGER
OF PARKWOOD EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

OWNER

OWNER: CLAY CARLSON, KENT CARLSON AND SCOTT CARLSON, AS THEIR INTERESTS MAY APPEAR
BY: _____
CLAY CARLSON
BY: _____
KENT CARLSON
BY: _____
SCOTT CARLSON
STATE OF _____ }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY CLAY CARLSON, SCOTT CARLSON AND KENT CARLSON AS INDIVIDUALS.
WITNESS MY HAND AND OFFICIAL SEAL.



FOR AND ON BEHALF OF
MANHARD CONSULTING

| | |
|----------|--|
| DATE | |
| TIME | |
| REVISION | |

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
8009 E. Arapahoe Court, Suite 110, Denver, CO 80118 • 303.750.0200 • 303.750.0400 • manhard.com

COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. NO. 13-01
PROJ. ASSOC. J.R.P.
DRAWN BY: J.C.P.
DATE: 03/06/12
SCALE: N/A
SHEET
2 OF 5
CLC.PK003.08

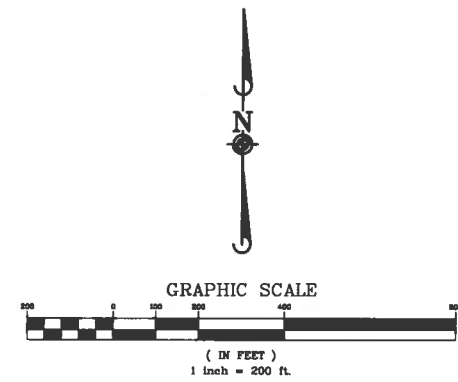
March 6, 2012 08:56 File Name: P:\Projects\03\Compark Village\Drawings\Final\03-06-12\Compark_Village_Amendment_No_4.dwg Colorado Plat System Registered By: CP010111

COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4

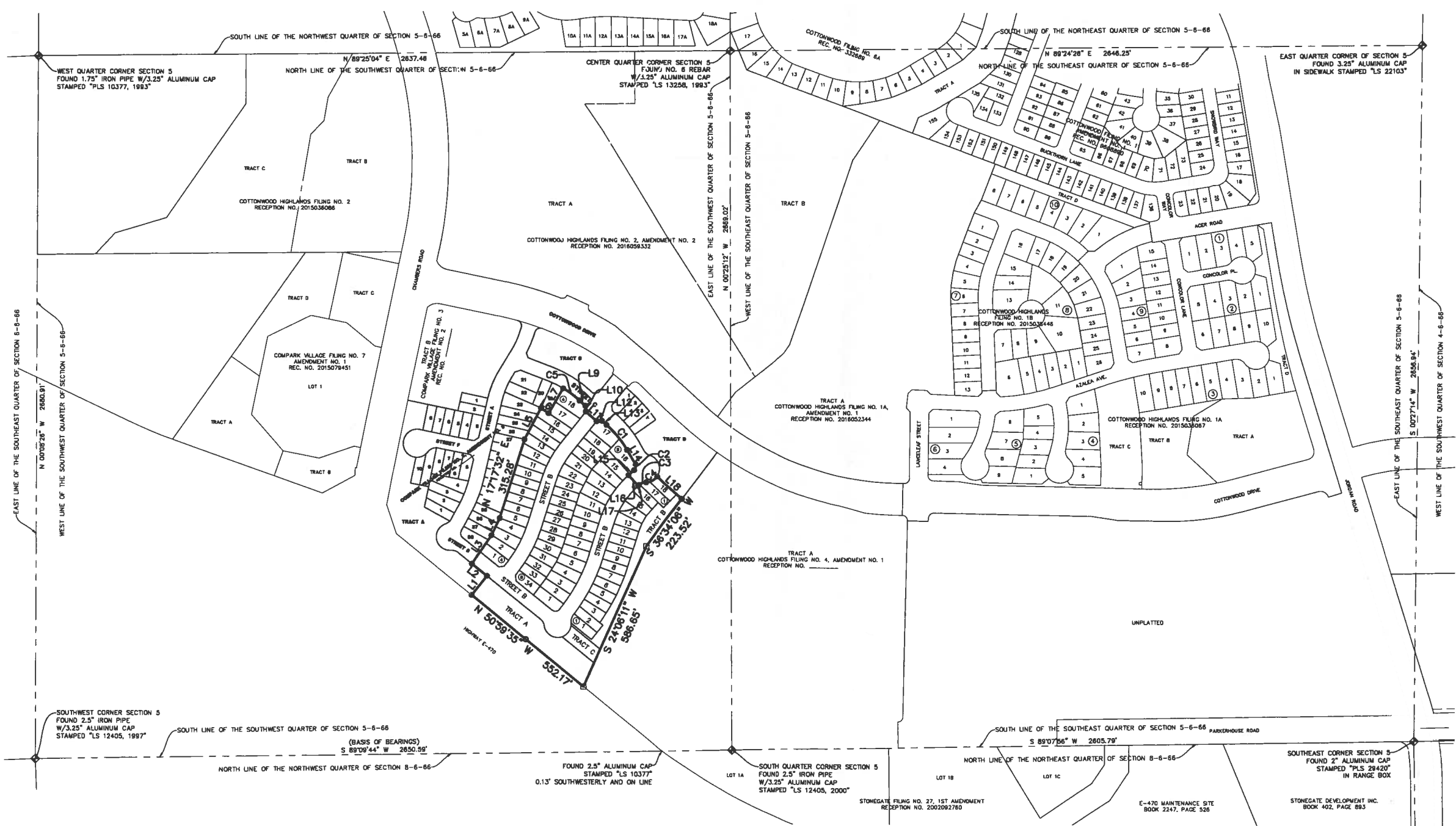
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 70 LOTS, 3 TRACTS - 10.9375 ACRES

| CURVE TABLE | | | | | |
|-------------|-----------|---------|---------|---------------|---------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 17°49'17" | 397.50' | 123.84' | S 39°24'28" E | 123.14' |
| C2 | 78°30'28" | 19.50' | 28.72' | S 08°45'24" W | 24.88' |
| C3 | 42°48'10" | 40.00' | 29.88' | N 69°24'43" E | 29.19' |
| C5 | 117°8'30" | 397.50' | 78.45' | S 53°58'21" E | 78.33' |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N 38°46'10" E | 93.40' |
| L2 | N 51°3'50" W | 73.98' |
| L3 | N 34°14'48" E | 131.79' |
| L4 | N 25°48'51" E | 71.88' |
| L5 | N 27°39'57" E | 134.88' |
| L6 | S 56°08'43" E | 35.00' |
| L7 | N 30°22'24" E | 109.48' |
| L8 | S 48°19'08" E | 30.50' |
| L10 | S 04°48'06" E | 21.78' |
| L11 | S 48°19'08" E | 55.08' |
| L12 | N 85°10'54" E | 20.65' |
| L14 | S 30°29'48" E | 80.96' |
| L15 | S 48°00'38" W | 28.78' |
| L16 | S 41°58'22" E | 55.00' |
| L18 | S 48°54'40" E | 125.78' |



- LEGEND**
- - - - - EX. PROPERTY LINE
 - - - - - EX. SECTION LINE
 - - - - - EX. LOT LINE
 - - - - - EX. EASEMENT LINE
 - - - - - EX. ACCESS LIMITATION LINE
 - - - - - PR. LOT LINE
 - ◊ SECTION CORNER
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LS 25389" FLUSH WITH GROUND
 - FOUND 24" NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION



Manhard CONSULTING

38445
 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
 MANHARD CONSULTING

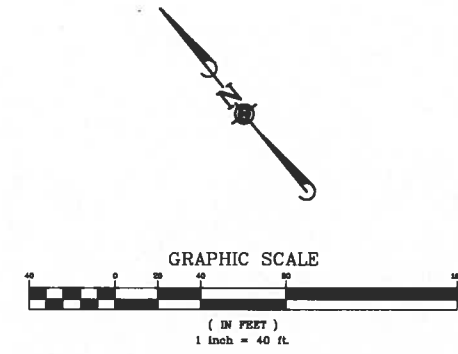
COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 FINAL PLAT

DATE: 03/09/17
 SCALE: 1" = 200'

SHEET
3 OF **5**
 CLC.PK0003.08

COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4

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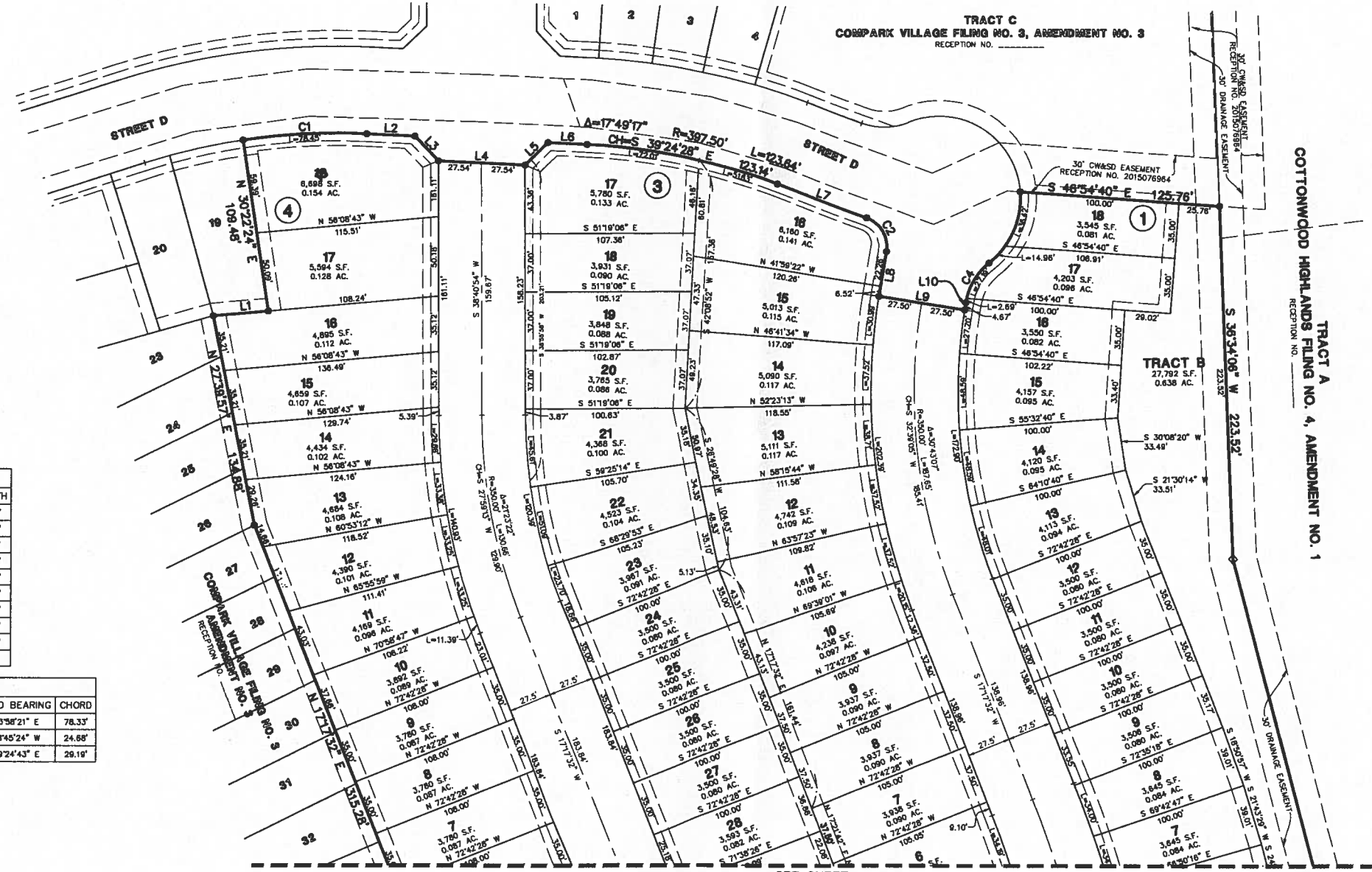
- LEGEND**
- EX. PROPERTY LINE
 - - - EX. SECTION LINE
 - - - EX. LOT LINE
 - - - EX. EASEMENT LINE
 - - - EX. ACCESS LIMITATION LINE
 - - - PR. LOT LINE
 - ◆ SECTION CORNER
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LS 25369" FLUSH WITH GROUND
 - FOUND 24" NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "LS 38445" FLUSH WITH GROUND
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 58°08'43" E | 35.00' |
| L2 | S 48°19'08" E | 30.30' |
| L3 | S 04°49'08" E | 21.78' |
| L4 | S 48°19'08" E | 55.08' |
| L5 | N 85°10'54" E | 20.65' |
| L6 | S 48°19'08" E | 24.02' |
| L7 | S 30°29'49" E | 60.88' |
| L8 | S 48°00'38" W | 28.78' |
| L9 | S 41°59'22" E | 55.00' |
| L10 | N 48°00'38" E | 4.67' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-------|-----------|---------|--------|---------------|--------|
| C1 | 111°8'30" | 397.50' | 78.45' | S 53°58'21" E | 78.33' |
| C2 | 78°30'28" | 19.50' | 28.72' | S 08°45'24" W | 24.88' |
| C4 | 42°48'10" | 40.00' | 28.88' | N 89°24'43" E | 29.19' |



SEE SHEET 5

Manhard CONSULTING LTD.
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 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT



FOR AND ON BEHALF OF
 MANHARD CONSULTING

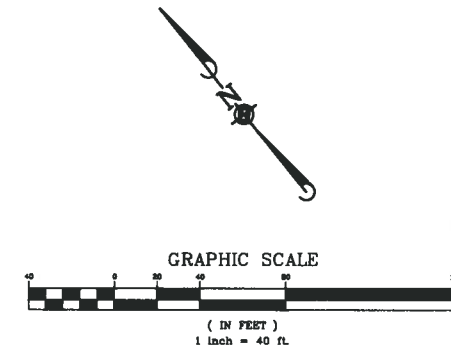
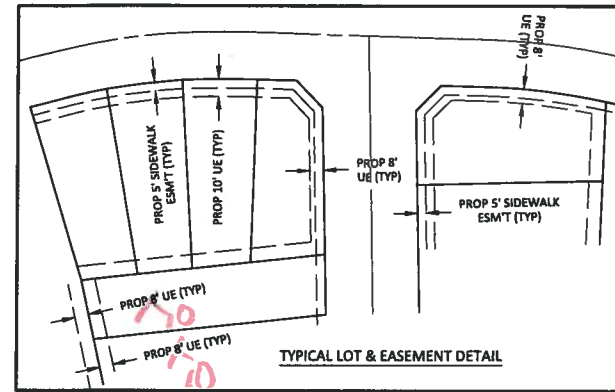
PROJ. NO.: 384
 PROJ. ASSOC.: B.P.
 DRAWN BY: G.P.
 DATE: 03/28/17
 SCALE: 1" = 40'
 SHEET
4 OF 5
 CLC.PK0003.08

COMPARK VILLAGE FILING NO. 3 AMENDMENT NO. 4

A REPLAT OF OF TRACT D, COMPARK VILLAGE FILING NO. 3, AMENDMENT NO. 3
 LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 70 LOTS, 3 TRACTS - 10.9375 ACRES

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L11 | N 82°46'10" E | 20.84' |
| L12 | S 07°13'50" E | 21.58' |

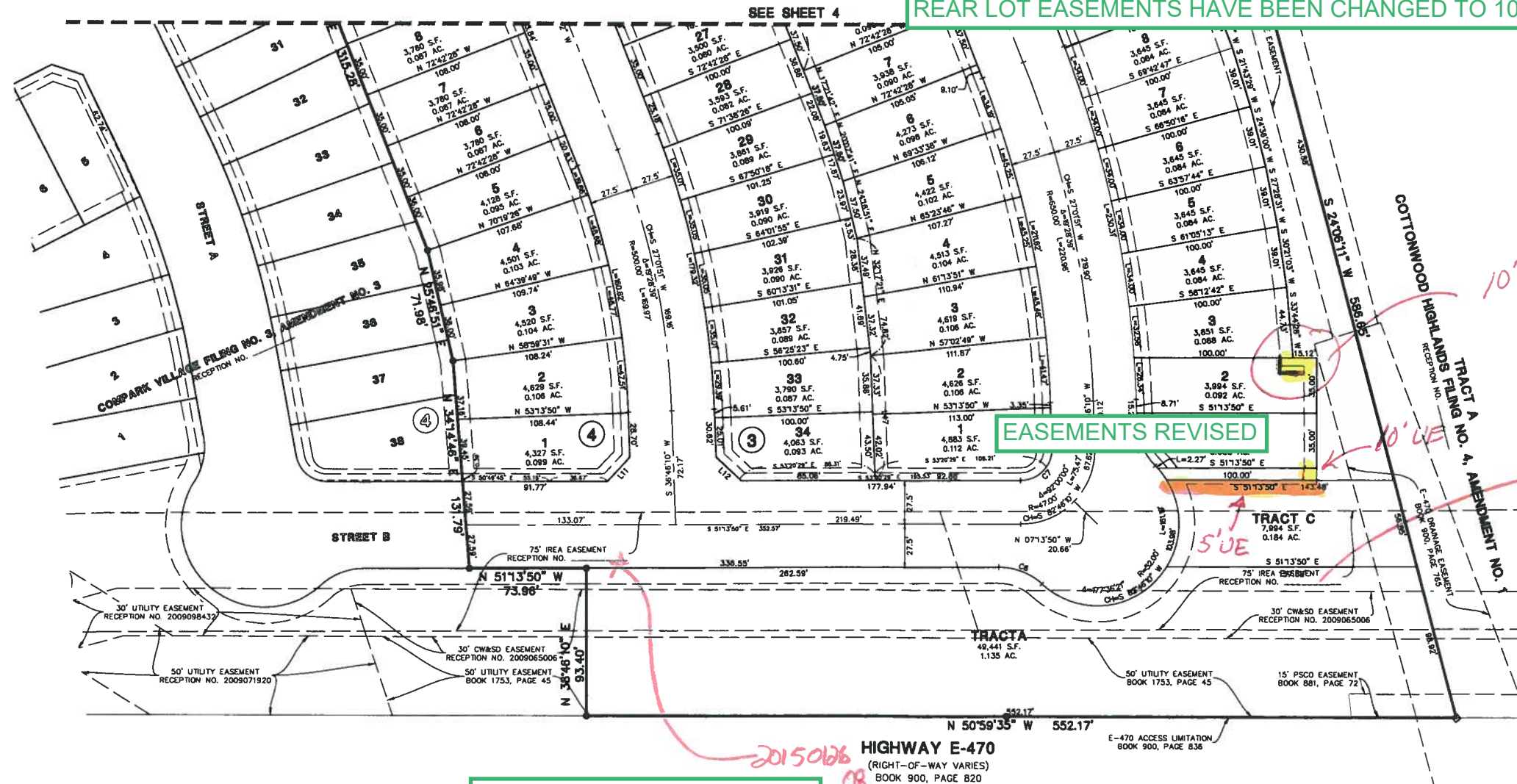
| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|---------------|--------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C5 | 42°48'10" | 40.00' | 28.88' | S 15°22'09" W | 28.19' |
| C6 | 42°48'10" | 40.00' | 28.88' | N 28°49'45" W | 29.19' |
| C7 | 92°00'00" | 18.50' | 31.31' | N 82°46'10" E | 28.05' |



- LEGEND
- EX. PROPERTY LINE
 - EX. SECTION LINE
 - EX. LOT LINE
 - EX. EASEMENT LINE
 - EX. ACCESS LIMITATION LINE
 - PR. LOT LINE
 - SECTION CORNER
 - FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "S 2536P" FLUSH WITH GROUND
 - FOUND 24" NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 3844S" FLUSH WITH GROUND
 - 0.00 BOUNDARY DIMENSION
 - 0.00 LOT DIMENSION

Change 8' UE to 10' UE REAR LOT

REAR LOT EASEMENTS HAVE BEEN CHANGED TO 10'



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 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 FINAL PLAT

COLORADO LICENSED
 38445
 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
 MANHARD CONSULTING

DATE: 03/08/17
 SHEET: 5 OF 5
 C.L.C.PK0003.08