

Jackalope Development Plan 1st Amendment

Lot 1, Block 1 and Tract A, Jackalope Subdivision, Filing No. 1
 Part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M.
 Town of Parker, County of Douglas, State of Colorado



vicinity map
 scale 1"=1200'

- SURVEYOR'S NOTES:**
- There is a blanket ditch easement over Section 34, Township 6 South, Range 6 West of the 6th P.M., recorded at Book Q, Page 334, public records of Douglas County, State of Colorado, for The Rowley Ditch that can not be plotted.
 - There is a blanket utility easement over the North 1/2 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 34, Page 389, public records of Douglas County, State of Colorado, for The Colorado Telephone Company that can not be plotted.
 - There is a blanket pipeline easement over the North 1/2 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 83, Page 81, public records of Douglas County, State of Colorado, for Ford, Bacon & Davis Inc. that can not be plotted.
 - There is a blanket utility easement over the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 83, Page 840, public records of Douglas County, State of Colorado, for The Mountain States Telephone and Telegraph Company that can not be plotted.
 - Reception Number 9806159 (Book 1507, Page 635) does not provide any exhibits that are referenced within the document, therefore not shown.
 - This is not an ALTA/NSPS Land Title Survey.
 - No wetlands determinations were made this date.
 - Bearings are based on the East line of Tract A of JACKALOPE SUBDIVISION FILING NO. 1, assumed to bear N 00°16'57" E and monumented as shown hereon.
 - Address: 12450 South Parker Road, Parker, Colorado 80134
 - Distances shown are in U.S. Survey Feet.
 - The total area contains 393,711 square feet (9.038 acres) more or less.

SURVEYOR'S CERTIFICATE:

I, M. Bryan Short, a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of JACKALOPE DEVELOPMENT PLAN 1ST AMENDMENT was made by me or directly under my supervision on or about the 18th day of September, 2018, 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 ___ day of _____, 20__.

 M. Bryan Short, P.L.S. #32444
 For and on behalf of PLS Corporation

APPLICANT: Jackalope Properties, LLC. 8080 S Holly Street Centennial, CO 80122 (303) 912 - 8079 Contact: Marley Hodgson	DEVELOPER: Jackalope Properties, LLC. 8080 S Holly Street Centennial, CO 80122 (303) 912 - 8079 Contact: Marley Hodgson	ENGINEER: RidgeTop Engineering & Consulting Services 5255 Ronald Reagan Boulevard, Suite 210 Johnstown, Colorado 80534 (970) 663-4552	SURVEYOR: PLS Corporation 532 West 66th Street, Loveland, Colorado 80538 (970) 669-2100
---	---	--	--

LEGAL DESCRIPTION:

Lot 1, Block 1,
 and
 Tract A,

Jackalope Subdivision Filing No. 1, Except that portion conveyed to the Town of Parker, as contained in Special Warranty Deed recorded August 21, 2013, under Reception No. 2013070277, County of Douglas, State of Colorado.

Being more particularly described as:

A portion of Lot 1, Block 1 and a portion of Tract A, JACKALOPE SUBDIVISION, FILING NO. 1, Public Records of Douglas County, Colorado being more particularly described as follows:

Considering the East line of Tract A, JACKALOPE SUBDIVISION, FILING NO. 1, Public Records of Douglas County, Colorado as bearing N 00°16'57" E with all bearings contained herein relative thereto.

BEGIN at the Southeast corner of Tract A, JACKALOPE SUBDIVISION, FILING NO. 1, Public Records of Douglas County, Colorado;
 thence N 00°16'57" E for a distance of 634.74 feet along the East line of said Tract A to the South line of Reception No. 2013070277;
 thence N 89°46'42" W for a distance of 668.62 feet along said South line to the Easterly right-of-way line of State Highway 83 as described in Book 1047, Page 908, also being the West line of Lot 1, Block 1, said JACKALOPE SUBDIVISION, FILING NO. 1;
 thence S 08°17'32" E for a distance of 472.13 feet along said West line;
 thence S 10°05'42" E for a distance of 171.06 feet along said West lot line to the South line of said Lot 1;
 thence S 89°49'38" E for a distance of 567.42 feet to the Point of Beginning.

Containing 393,711 sq. ft. (9.038 ac), more or less.

revise subdivision plat name

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 JACKALOPE DEVELOPMENT PLAN 1ST AMENDMENT. 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 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. 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 of 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).

By: _____
 Title: _____

ATTEST:

 Secretary

Subscribed and sworn to before me this _____ day of _____, 20__ by _____
 (printed name)

WITNESS my hand and official seal.

 Notary Public
 My commission expires: _____

TITLE VERIFICATION:

I/We (name), a (choose one: qualified title insurance company, title attorney or attorney-at-law), do hereby certify that I/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 as follows:

Date _____	Company Name _____
STATE OF COLORADO)	SS _____
COUNTY OF DOUGLAS)	

ACKNOWLEDGMENT:

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.

By: _____
 Title: _____

ATTEST:

 Secretary

Subscribed and sworn to before me this ___ day of _____, 20__ by _____
 (printed name)

WITNESS my hand and official seal.

 Notary Public
 My commission expires: _____

town council certification

Lot 1, Block 1 and Tract A of JACKALOPE SUBDIVISION, Filing #1 is herewith amended by this plat which is hereby approved by the Town Council of the Town of Parker, Colorado, 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 # _____.

 Mayor, Town of Parker

Attest: _____
 Town Clerk

PLANNING COMMISSION:

The Preliminary Plan for this plat was reviewed by the Planning Commission on _____.

 Planning Director, on behalf of the Planning Commission

CLERK AND RECORDER CERTIFICATE:

I hereby certify that this plat was filed in my office on this ___ day of _____, 20__ A.D., at ___ a.m./p.m., and was recorded at Reception Number _____.

 County Clerk and Recorder

floodplain note or delineation per Town requirements

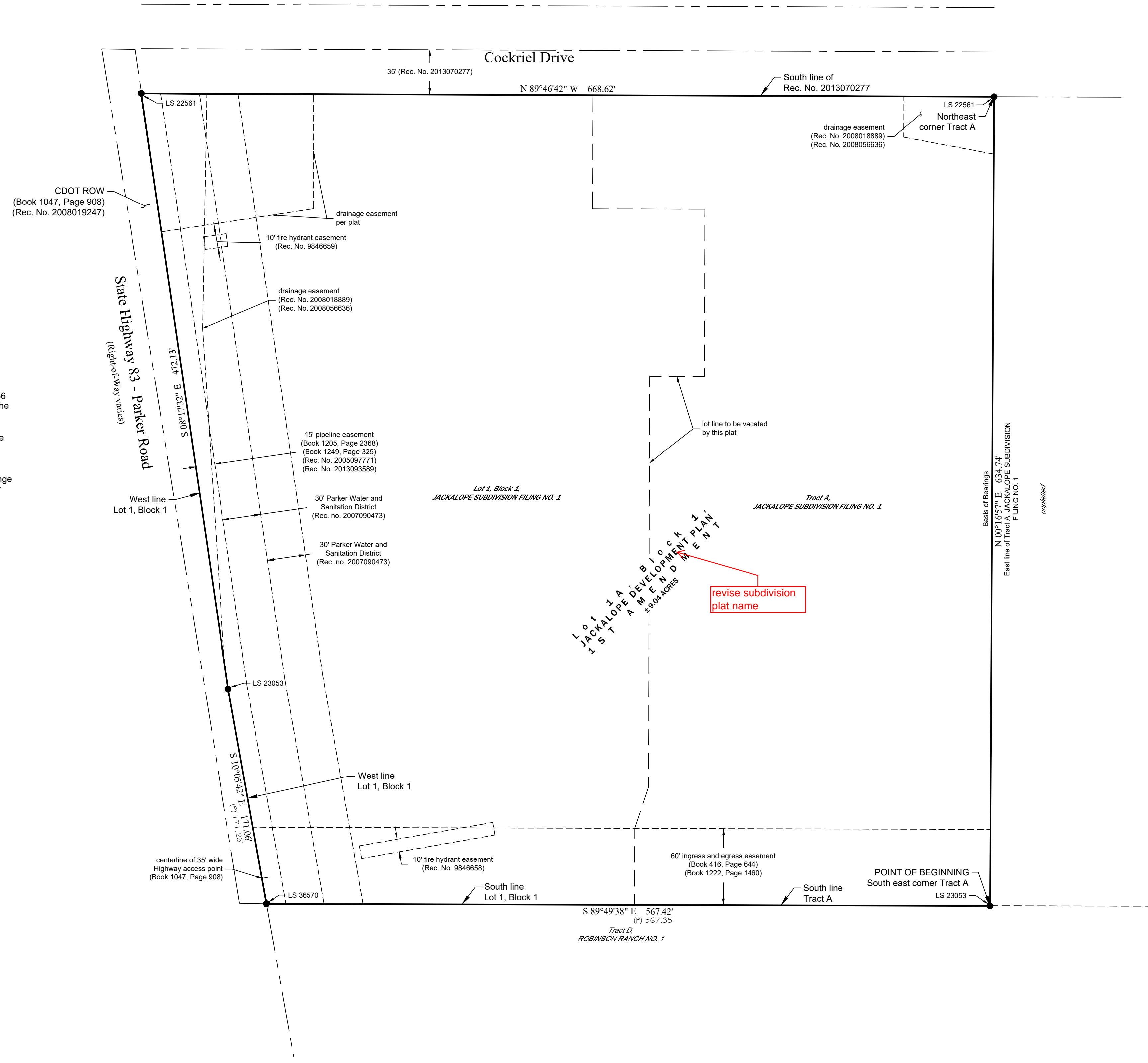
revise subdivision plat name

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.

REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		Field Date <u>Sept. 18, 2018</u> ST <u>MDG</u> Party Chief <u>ADS</u> PM <u>MBS</u> Print Date <u>March 21, 2019</u> PLS <u>MBS</u>	CLIENT RidgeTop Engineering & Consulting Services	PLS Corporation 532 West 66th Street, Loveland, Colorado 80538 Phone: 970.669.2100 Fax: 970.669.3652	TITLE Final Plat Jackalope Development Plan 1st Amendment Section 34, Township 6 South, Range 66 West, 6th P.M., City of Parker, County of Douglas, State of Colorado	PROJECT NO. 18097.004	SHEET NO. 1	NO. OF SHEETS 2
--	--	---	---	--	--	---------------------------------	-----------------------	---------------------------

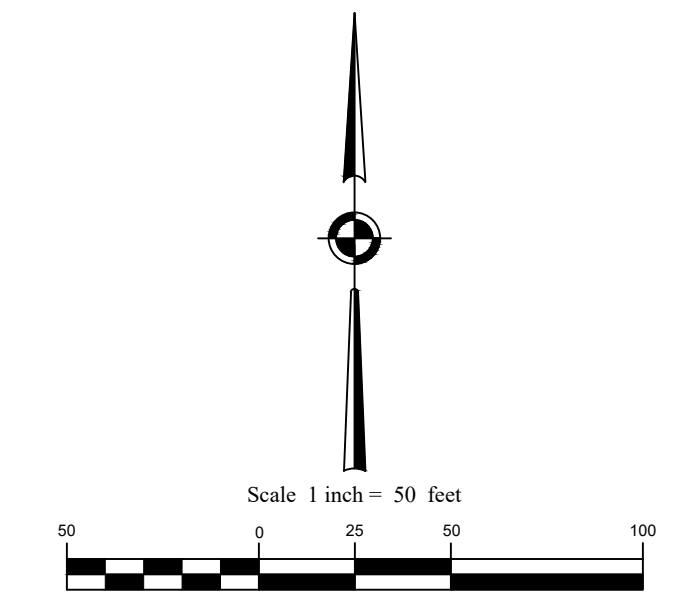
Jackalope Development Plan 1st Amendment

Lot 1, Block 1 and Tract A, Jackalope Subdivision, Filing No. 1
 Part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M.
 Town of Parker, County of Douglas, State of Colorado



SURVEYOR'S NOTES:

- There is a blanket ditch easement over Section 34, Township 6 South, Range 6 West of the 6th P.M., recorded at Book Q, Page 334, public records of Douglas County, State of Colorado, for The Rowley Ditch that can not be plotted.
- There is a blanket utility easement over the North 1/2 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 34, Page 389, public records of Douglas County, State of Colorado, for The Colorado Telephone Company that can not be plotted.
- There is a blanket pipeline easement over the North 1/2 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 83, Page 81, public records of Douglas County, State of Colorado, for Ford, Bacon & Davis Inc. that can not be plotted.
- There is a blanket utility easement over the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 93, Page 340, public records of Douglas County, State of Colorado, for The Mountain States Telephone and Telegraph Company that can not be plotted.
- Reception Number 9808159 (Book 1507, Page 635) does not provide any exhibits that are referenced within the document, therefore not shown.
- This is not an ALTA/NSPS Land Title Survey.
- No wetlands determinations were made this date.
- Bearings are based on the East line of Tract A of JACKALOPE SUBDIVISION FILING NO. 1, assumed to bear N 00°16'57" E and monumented as shown hereon.
- Address: 12450 South Parker Road, Parker, Colorado 80134
- Distances shown are in U.S. Survey Feet.
- The total area contains 393,711 square feet (9.038 acres) more or less.



Legend:
 ● found 0.5" iron rod with 1.0" plastic cap marked as described
 (P) platted distance

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.

F:\Project20\1618007\dwg\16097.dwg March 21, 2019 - 12:27pm

REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		Field Date <u>Sept. 18, 2018</u> ST <u>MDG</u> Party Chief <u>ADS</u> PM <u>MBS</u> Print Date <u>March 21, 2019</u> PLS <u>MBS</u>	CLIENT RidgeTop Engineering & Consulting Services	PLS Corporation 532 West 66th Street, Loveland, Colorado 80538 Phone: 970.669.2100 Fax: 970.669.3652	TITLE Final Plat Jackalope Development Plan 1st Amendment Section 34, Township 6 South, Range 66 West, 6th P.M., City of Parker, County of Douglas, State of Colorado	PROJECT NO. 18097.004	SHEET NO. 2	NO. OF SHEETS 2
--	--	---	---	--	---	---------------------------------	-----------------------	---------------------------