

JACKALOPE DEVELOPMENT PLAN 1ST AMENDMENT

12450 SOUTH PARKER ROAD
 LOT 1, BLOCK 1 & TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1
 SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

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°49'42" W FOR A DISTANCE OF 668.82 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 SF (9.038 AC), MORE OR LESS.

BASIS OF BEARING

BEARINGS BASED ON THE EAST LINE OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, AS BEARING N 00°16'57"E, AN ASSUMED MERIDIAN.

GENERAL NOTES

- THIS SITE IS NOT WITHIN A FLOOD AREA. REFER TO FEMA MAP NO. 08035C0182G.
- NO LAND WILL BE DEDICATED TO THE TOWN OF PARKER.
- NO UNIQUE FEATURES ON SITE.

PROJECT CONTACTS:

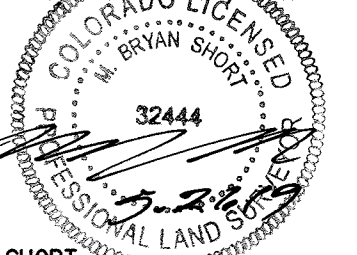
PROPERTY OWNER
 MB VENTURES-PARKER, LLC.
 12450 SOUTH PARKER ROAD
 PARKER, CO 80134
 (303) 947-0911
 CONTACT: EVERT MELLEMA

APPLICANT
 JACKALOPE PROPERTIES, LLC.
 8080 S HOLLY STREET
 CENTENNIAL, CO 80122
 (303) 912-8079
 CONTACT: MARLEY HODGSON

CIVIL ENGINEER
 RIDGETOP ENGINEERING AND CONSULTING, LLC
 5255 RONALD REAGAN BLVD, SUITE 210
 JOHNSTOWN, CO 80534
 (970) 663-4552
 CONTACT: MIKE BEACH, P.E.

SURVEYOR CERTIFICATE

I, BRYAN SHORT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

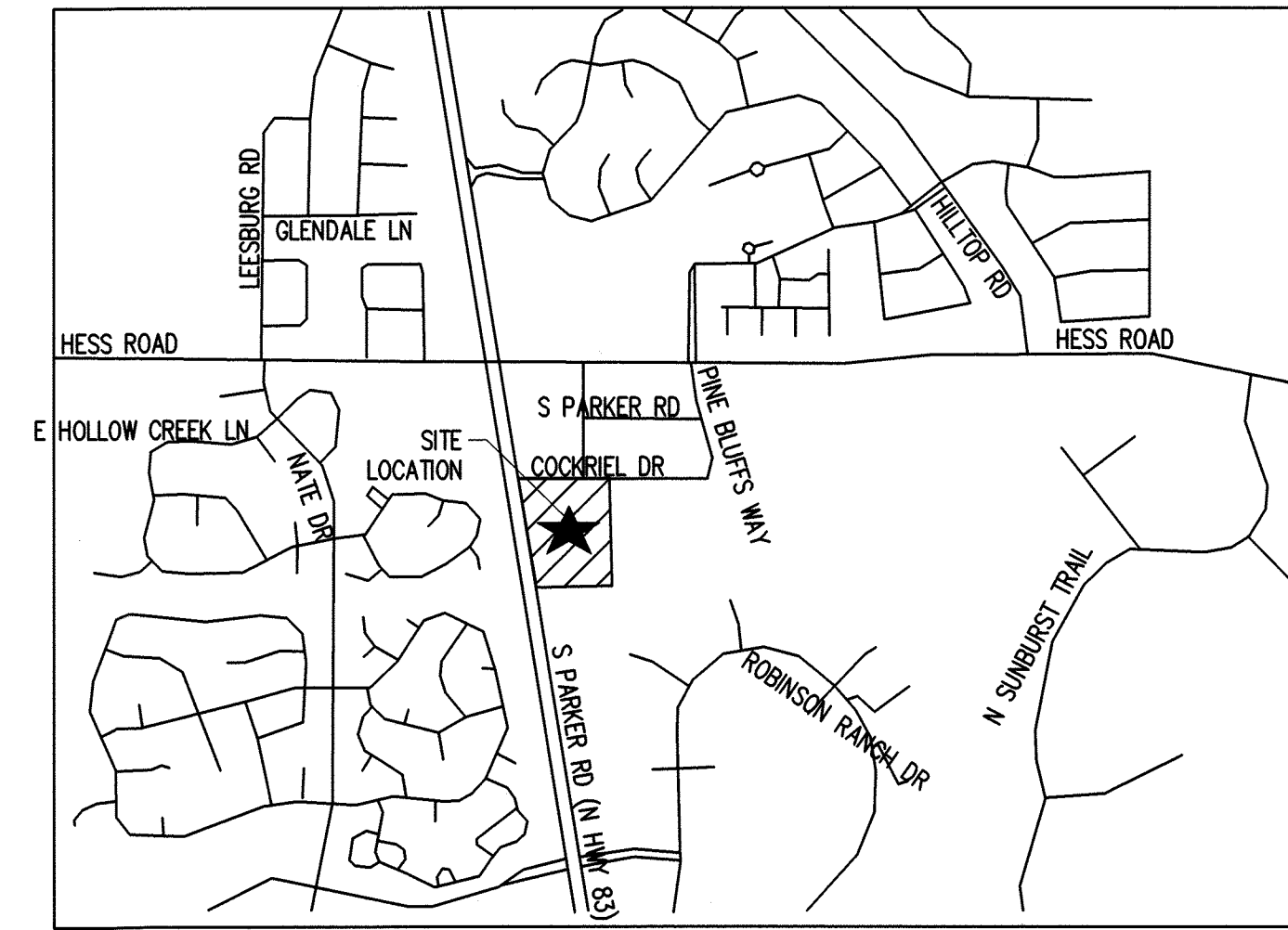


BRYAN SHORT
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 32444
 FOR AND ON BEHALF OF PLS GROUP

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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.

NOTICE:
 PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF.

VICINITY MAP



SCALE 1:1000

SHEET LIST

COVER SHEET	0.0
ZONING MAP	1.0

OWNER'S CERTIFICATE, LOT 1

I, MB VENTURES-PARKER, LLC., HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

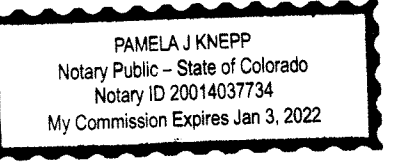
Evert Mellema
 MB VENTURES-PARKER, LLC.

STATE OF Colorado }
 COUNTY OF Douglas }
 } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF May A.D., 2019.

BY *Pamela J. Knepp* WITNESS MY HAND AND SEAL
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1/3/22



20120 E. Mainstreet
 ADDRESS

Parker CO 80138
 CITY STATE ZIP CODE

OWNER'S CERTIFICATE, TRACT A

I, MB VENTURES-PARKER, LLC., HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

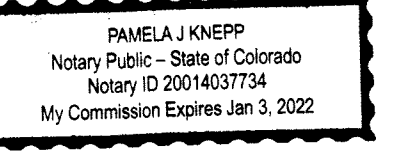
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PLANNING COMMISSION CERTIFICATE

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON MAY 9, 2019.

John Diak
 COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
 OF THE PLANNING COMMISSION 5/24/19

TOWN COUNCIL ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN OF PARKER ON THIS 3RD DAY OF JUNE 2019, FOR THE PROPERTY DESCRIBED HEREIN.

John Diak
 TOWN OF PARKER
 Mayor Pro Tem
Carael Baumgartner
 ATTEST: TOWN CLERK



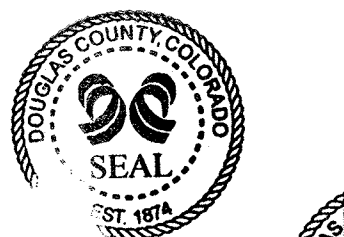
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION

THIS DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:30 PM ON THE 4th DAY OF JUNE, 2019.

RECEPTION NO. 2019031445

DOUGLAS COUNTY CLERK AND RECORDER

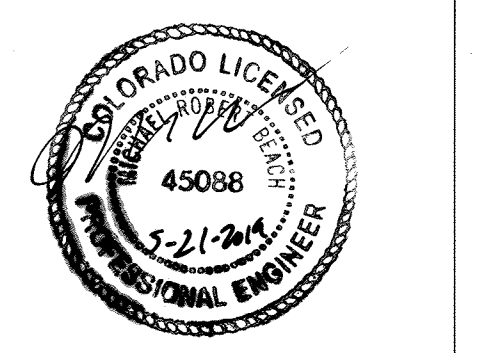
BY *Deputy*
 DEPUTY



LOGO



SEAL



PROJECT TITLE

THE BIG TOOL BOX RETAIL

12450 SOUTH PARKER ROAD
 LOT 1, BLOCK 1 & TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1
 SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PREPARED FOR

THE BIG TOOL BOX, INC.



Know what's below.
 Call before you dig.

SUBMITTAL

ZONING

DRAWN BY: ACC
 CHECKED BY: MRB

PROJECT NO.:

REVISIONS

TOWN COMMENTS 03/05/18

DATE

01/31/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

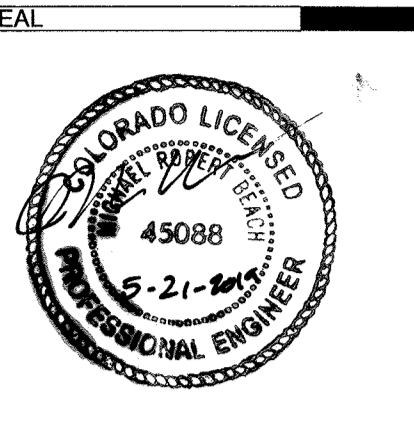
C-0.0

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LOGO

RIDGE TOP
 ENGINEERING & CONSULTING
 5255 Ronald Reagan Blvd., T (970) 663-4552
 Ste. 210 W ridge@rteng.com
 Johnstown, CO 80534



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811
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SUBMITTAL

ZONING

DRAWN BY: ACC
 CHECKED BY: MRB
 PROJECT NO.:

REVISIONS

TOWN COMMENTS	03/05/18

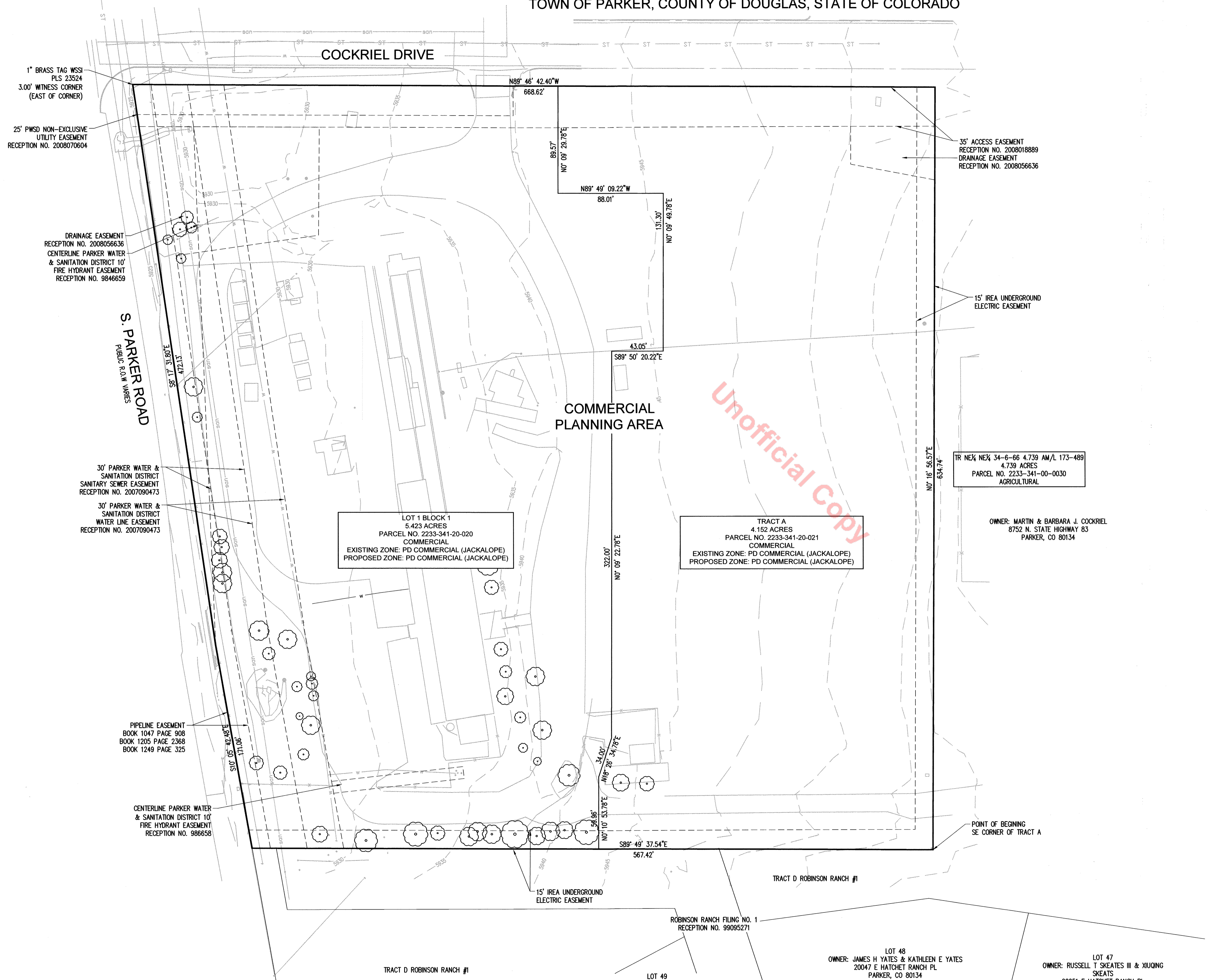
DATE
 01/31/2019

SHEET TITLE
DEVELOPMENT PLAN

SHEET INFORMATION
C-1.0

LEGEND

- PROPERTY LINE
- EX. CONCRETE CURB & GUTTER
- EASEMENT
- EX. CONTOUR



1" BRASS TAG W/SSI
 PLS 23524
 3.00' WITNESS CORNER
 (EAST OF CORNER)

25' PWSO NON-EXCLUSIVE
 UTILITY EASEMENT
 RECEPTION NO. 2008070604

DRAINAGE EASEMENT
 RECEPTION NO. 2008056636
 CENTERLINE PARKER WATER
 & SANITATION DISTRICT 10'
 FIRE HYDRANT EASEMENT
 RECEPTION NO. 9846659

S. PARKER ROAD
 PUBLIC ROW W/ VARIES

30' PARKER WATER &
 SANITATION DISTRICT
 SANITARY SEWER EASEMENT
 RECEPTION NO. 2007090473

30' PARKER WATER &
 SANITATION DISTRICT
 WATER LINE EASEMENT
 RECEPTION NO. 2007090473

PIPELINE EASEMENT
 BOOK 1047 PAGE 908
 BOOK 1205 PAGE 2368
 BOOK 1249 PAGE 325

CENTERLINE PARKER WATER
 & SANITATION DISTRICT 10'
 FIRE HYDRANT EASEMENT
 RECEPTION NO. 986658

LOT 1 BLOCK 1
 5.423 ACRES
 PARCEL NO. 2233-341-20-020
 COMMERCIAL
 EXISTING ZONE: PD COMMERCIAL (JACKALOPE)
 PROPOSED ZONE: PD COMMERCIAL (JACKALOPE)

TRACT A
 4.152 ACRES
 PARCEL NO. 2233-341-20-021
 COMMERCIAL
 EXISTING ZONE: PD COMMERCIAL (JACKALOPE)
 PROPOSED ZONE: PD COMMERCIAL (JACKALOPE)

TR NE 1/4 NE 1/4 34-6-66 4.739 AM/L 173-489
 4.739 ACRES
 PARCEL NO. 2233-341-00-0030
 AGRICULTURAL

OWNER: MARTIN & BARBARA J. COCKRIEL
 8752 N. STATE HIGHWAY 83
 PARKER, CO 80134

15' IREA UNDERGROUND
 ELECTRIC EASEMENT

ROBINSON RANCH FILING NO. 1
 RECEPTION NO. 99095271

TRACT D ROBINSON RANCH #1

LOT 49
 OWNER: DAVID B DILLON & TERRI S DILLON
 20015 E HATCHET RANCH PL
 PARKER, CO 80134

LOT 48
 OWNER: JAMES H YATES & KATHLEEN E YATES
 20047 E HATCHET RANCH PL
 PARKER, CO 80134

LOT 47
 OWNER: RUSSELL T SKEATES III & XIUQING
 SKEATES
 20051 E HATCHET RANCH PL
 PARKER, CO 80134

CASE NUMBER: Z18-0210