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KRISTEN D. BEAR  
WILLIAM P. ANKELE, JR.  
JENNIFER GRUBER TANAKA  
CLINT C. WALDRON  
KRISTIN BOWERS TOMPKINS  
ROBERT G. ROGERS

OF COUNSEL:  
GEORGE M. ROWLEY  
BLAIR M. DICKHONER



SEAN ALLEN  
NEIL RUTLEDGE  
ZACHARY P. WHITE  
MEGAN L. TAGGART  
CASEY K. LEKAHAL  
TRISHA K. HARRIS  
HEATHER L. HARTUNG  
MEGAN J. MURPHY  
AINSLEY E. BOCHNIAK  
MARC D. SARMIENTO

December \_\_, 2016

**VIA ELECTRONIC SUBMISSION**  
**AND ELECTRONIC MAIL**

Division of Local Government  
*E-filed via [www.dola.colorado.gov/e-filing](http://www.dola.colorado.gov/e-filing)*

Douglas County Clerk & Recorder  
[recording@douglas.co.us](mailto:recording@douglas.co.us)  
[elections@douglas.co.us](mailto:elections@douglas.co.us)

Douglas County Assessor  
[assessors@douglas.co.us](mailto:assessors@douglas.co.us)

**Re: Parker Automotive Metropolitan District (LGID#: 65257)**  
**Map Filing Pursuant to §32-1-306, C.R.S. - No Change in Boundaries**

To Whom It May Concern:

Section 32-1-306, C.R.S., requires special districts to provide a current, accurate map of their boundaries to the Division of Local Government, County Clerk and Recorder and County Assessor by January 1 of each year. This letter is to inform you that the map that is currently on file with your office for the above-referenced District is the most current and accurate map. A copy of the current map is attached for your convenience.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

Allison L. Hanson  
Paralegal

Attachment

# PARKER AUTO PLAZA FILING NO. 3

## MINOR DEVELOPMENT PLAT

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH

PRINCIPAL MERIDIAN

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

5.92 ACRES 1 LOT AND 1 TRACT

### LEGAL DESCRIPTION:

BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 2157 AT PAGE 1708 OF THE DOUGLAS COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, BEING AN ASSUMED BEARING OF NORTH 00°17'51" EAST, 2689.21 FEET, MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC 59/510 PLS 22661 2008" AT THE NORTHERN TERMINUS AND BY A 3.25" ALUMINUM CAP STAMPED "PLS 18003 1999" AT THE SOUTHERN TERMINUS.

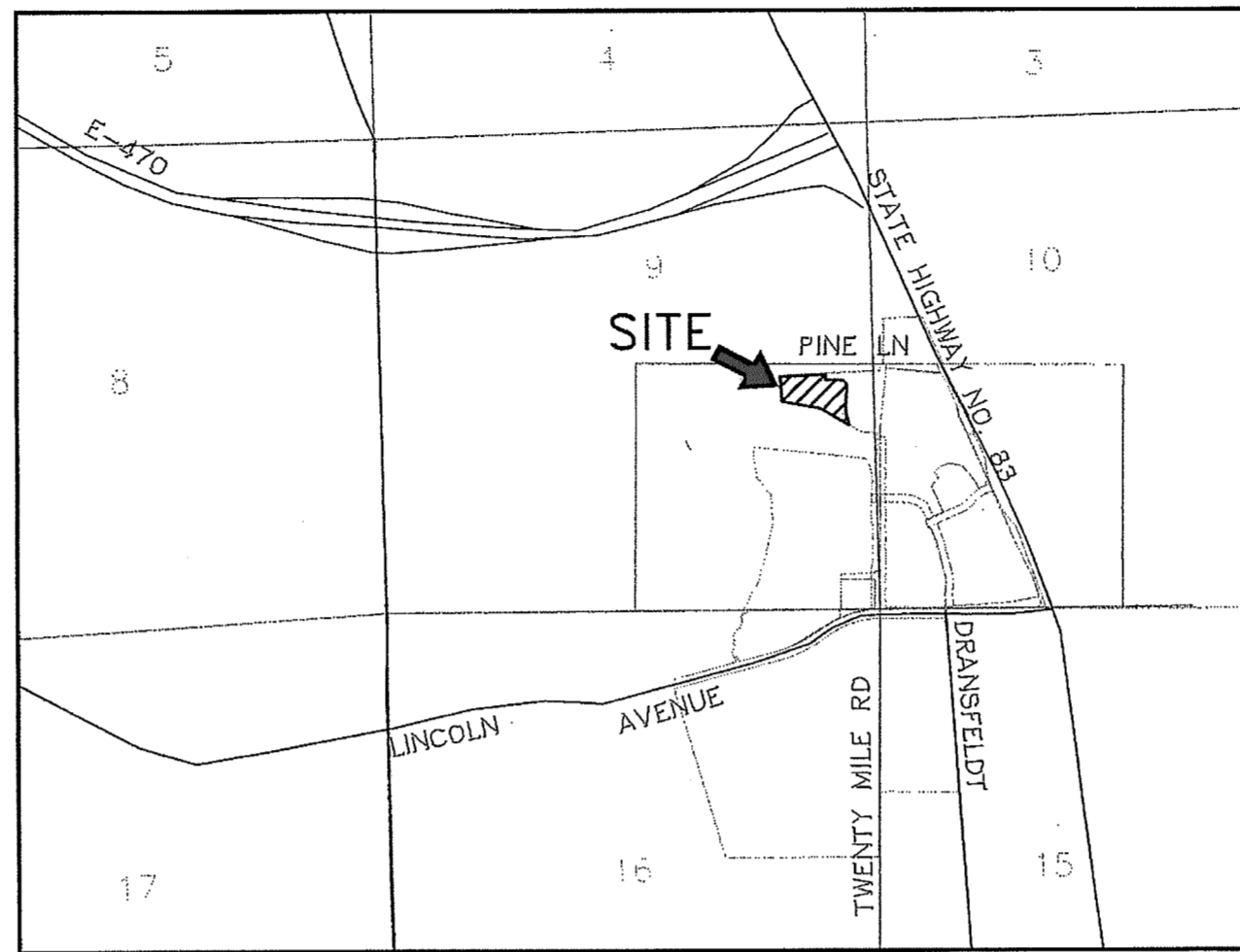
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00°17'51" WEST, 34.14 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PINE LANE, AS SHOWN ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1, RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PINE LANE, THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 00°17'51" WEST, 37.68 FEET;  
2) SOUTH 87°29'10" WEST, 559.07 FEET TO THE NORTHWEST CORNER OF SAID PARKER AUTO PLAZA FILING NO. 1, AND THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO THE TOWN OF PARKER IN THE DEED RECORDED AT RECEPTION NO. 2007012383 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID PARKER AUTO PLAZA FILING NO. 1, ALSO BEING THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID PINE LANE AND THE WESTERLY RIGHT-OF-WAY LINE OF TWENTY MILE ROAD, PER SAID PLAT, THE FOLLOWING SEVEN (7) COURSES:  
1) SOUTH 00°04'57" EAST, 67.78 FEET TO THE TRUE POINT OF BEGINNING;  
2) NORTH 89°55'03" EAST, 164.85 FEET TO A POINT OF TANGENT CURVATURE;  
3) SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 00°04'58" EAST, A RADIUS OF 83.00 FEET, THRU A CENTRAL ANGLE OF 95°32'13", AN ARC LENGTH OF 138.40 FEET, WHOSE CHORD BEARS SOUTH 42°18'50" EAST A LENGTH OF 122.91 FEET;  
4) SOUTH 05°27'18" WEST, 142.04 FEET TO A POINT OF TANGENT CURVATURE;  
5) SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°32'44" EAST, A RADIUS OF 741.00 FEET, THRU A CENTRAL ANGLE OF 16°10'22", AN ARC LENGTH OF 209.16 FEET, WHOSE CHORD BEARS SOUTH 02°37'55" EAST A LENGTH OF 208.47 FEET;  
6) NORTH 85°37'09" EAST, 6.05 FEET TO A POINT OF NON-TANGENT CURVATURE;  
7) SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 79°13'17" EAST, A RADIUS OF 735.00 FEET, THRU A CENTRAL ANGLE OF 06°55'57", AN ARC LENGTH OF 88.93 FEET, WHOSE CHORD BEARS SOUTH 14°14'42" EAST A LENGTH OF 88.88 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 891 AT PAGE 273 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 891 AT PAGE 273 THE FOLLOWING THREE (3) COURSES:  
1) NORTH 60°15'29" WEST, 402.14 FEET;  
2) NORTH 79°49'10" WEST, 438.52 FEET;  
3) NORTH 02°51'54" WEST, 248.84 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE TOWN OF PARKER IN THE DEED RECORDED AT RECEPTION NO. 2007012981 OF THE DOUGLAS COUNTY RECORDS;

THENCE NORTH 89°55'03" EAST, 521.64 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, CONTAINING 257,680 SQUARE FEET OR 5.9155 ACRES, MORE OR LESS.



VICINITY SKETCH

1"=2000'

### 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, BLOCKS, OPEN SPACE TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "PARKER AUTO PLAZA FILING NO. 3". THE UTILITY EASEMENTS AND OPEN SPACE TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES 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 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 OF PARKER. 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.

### ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LAND 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 SECTION 7 AND 9 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.

### OWNER

PARKER AUTOMOTIVE PLAZA, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: LGC MANAGEMENT, INC., GENERAL PARTNER

BY: John H. Held  
PRINT NAME: John H. Held  
TITLE: Senior Vice President

STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF Feb, 2009, BY John H. Held AS Senior Vice President

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/11/2010

OWNER

Lloyd G. Chavez, Jr.  
PRINT NAME: LLOYD G. CHAVEZ, JR.

STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF Feb, 2009, BY LLOYD G. CHAVEZ, JR.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/11/2010

OWNER

John H. Held  
PRINT NAME: JOHN H. HELD  
STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF Feb, 2009, BY JOHN H. HELD.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/11/2010

OWNER

Robin J. Helms  
PRINT NAME: ROBIN J. HELMS  
STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF Feb, 2009, BY ROBIN J. HELMS.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/11/2010

OWNER

Gary Harrison  
PRINT NAME: GARY HARRISON  
STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF Feb, 2009, BY GARY HARRISON.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/11/2010

OWNER

John A. Murray  
PRINT NAME: JOHN A. MURRAY  
STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF Feb, 2009, BY JOHN A. MURRAY.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/11/2010

OWNER

Lloyd G. Chavez, Jr.  
PRINT NAME: LLOYD G. CHAVEZ, JR.  
STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF Feb, 2009, BY LLOYD G. CHAVEZ, JR.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/11/2010

### LIEN HOLDER

CAPITAL AUTOMOTIVE FINANCE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY

BY: CAPITAL AUTOMOTIVE REAL ESTATE SERVICES, INC.,  
A DELAWARE CORPORATION,  
ITS MANAGER

BY: John M. Weaves  
PRINT NAME: John M. Weaves

TITLE: SVP

STATE OF COLORADO )  
COUNTY OF Arapahoe )

SUBSCRIBED AND SWORN TO ME THIS 24th DAY OF March, 2009, BY John M. Weaves

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/31/2012

### TITLE VERIFICATION:

WE, SECURITY TITLE GUARANTY COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE COMMITMENT NO. 50245728, AMEND. NO. 1, DATED FEBRUARY 4, 2008 AND EXAMINED TITLE TO ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNER FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON SAID COMMITMENT.

DATED: March 26, 2009

BY: John F. Ellis  
SECURITY TITLE GUARANTY COMPANY

STATE OF COLORADO )  
COUNTY OF Denver )

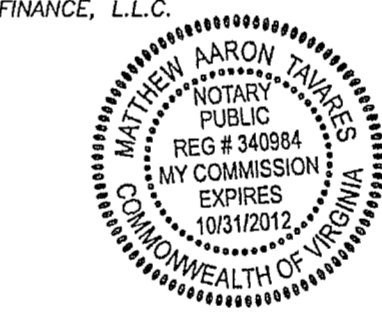
SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF March, 2009,

BY: John F. Ellis AS Vice President OF SECURITY TITLE GUARANTY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/1/10



### SURVEYOR'S CERTIFICATE:

I, LEE LOVELL, 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 DURING THE MONTH OF February, 2009, 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 CONCERNING MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND, AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 26th DAY OF February, 2009.

FOR AND ON BEHALF OF WESTERN STATES SURVEYING, INC.

Lee Lovell  
LEE L. LOVELL, PLS 24950



### PLANNING COMMISSION:

THIS MINOR DEVELOPMENT PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON THIS 07th DAY OF April, 2009.

Julia  
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

### TOWN COUNCIL:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ON THE 20th DAY OF April, 2009. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

Mayor Pro Tem  
Mayor Pro Tem of the Town of Parker

ATTEST: Clara  
TOWN CLERK



### NOTES:

- NO TREES OR STRUCTURES ARE ALLOWED WITHIN PARKER WATER AND SANITATION DISTRICT EASEMENTS OR WITHIN 8 FEET OF A DISTRICT WATER/SEWER MAIN THAT IS IN A RIGHT-OF-WAY.
- 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.
- EASEMENT LOCATIONS AND DEDICATIONS ARE SHOWN ON SHEET 3 OF 3.
- WITHIN SIGHT TRIANGLES, AS SHOWN, LANDSCAPING SHALL BE ALLOWED, BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE BUT NOT BE LIMITED TO SOLID FENCES AND UTILITY BOXES, SHRUBS AND PLANTING SHALL BE NO TALLER THAN 3 FEET, AND TREE CANOPIES SHALL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA SHALL BE MAINTAINED BY THE LANDOWNER.
- TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- THE LINEAL MEASUREMENTS SHOWN ON THIS SURVEY ARE U.S. SURVEY FEET.  
1 METER = 39.37 U.S. SURVEY FOOT INCHES
- TRACT A IS HEREBY DEDICATED TO THE TOWN OF PARKER. THE USE IS FOR DRAINAGE AND DETENTION AND WILL BE OWNED AND MAINTAINED BY THE TOWN OF PARKER.
- THE SUBJECT PROPERTY LIES WITHIN THE AIRPORT INFLUENCE AREA AND IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT RECORDED IN BOOK 545 AT PAGE 650 OF THE DOUGLAS COUNTY RECORDS.

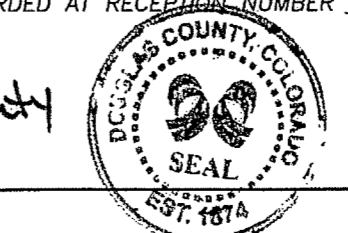
### CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 27th DAY OF April, 2009.

A.D., AT 4:02 P.M., AND WAS RECORDED AT RECEPTION NUMBER 2009030060.

Brigette  
COUNTY CLERK AND RECORDER



DEVELOPER NAME & ADDRESS: LGC Management, Inc., 10301 E. Arapahoe Road, Centennial, CO 80112  
APPLICANT: Parker Auto Plaza, LLLP, c/o LGC Management, Inc., 10301 E. Arapahoe Road, Centennial, CO 80112

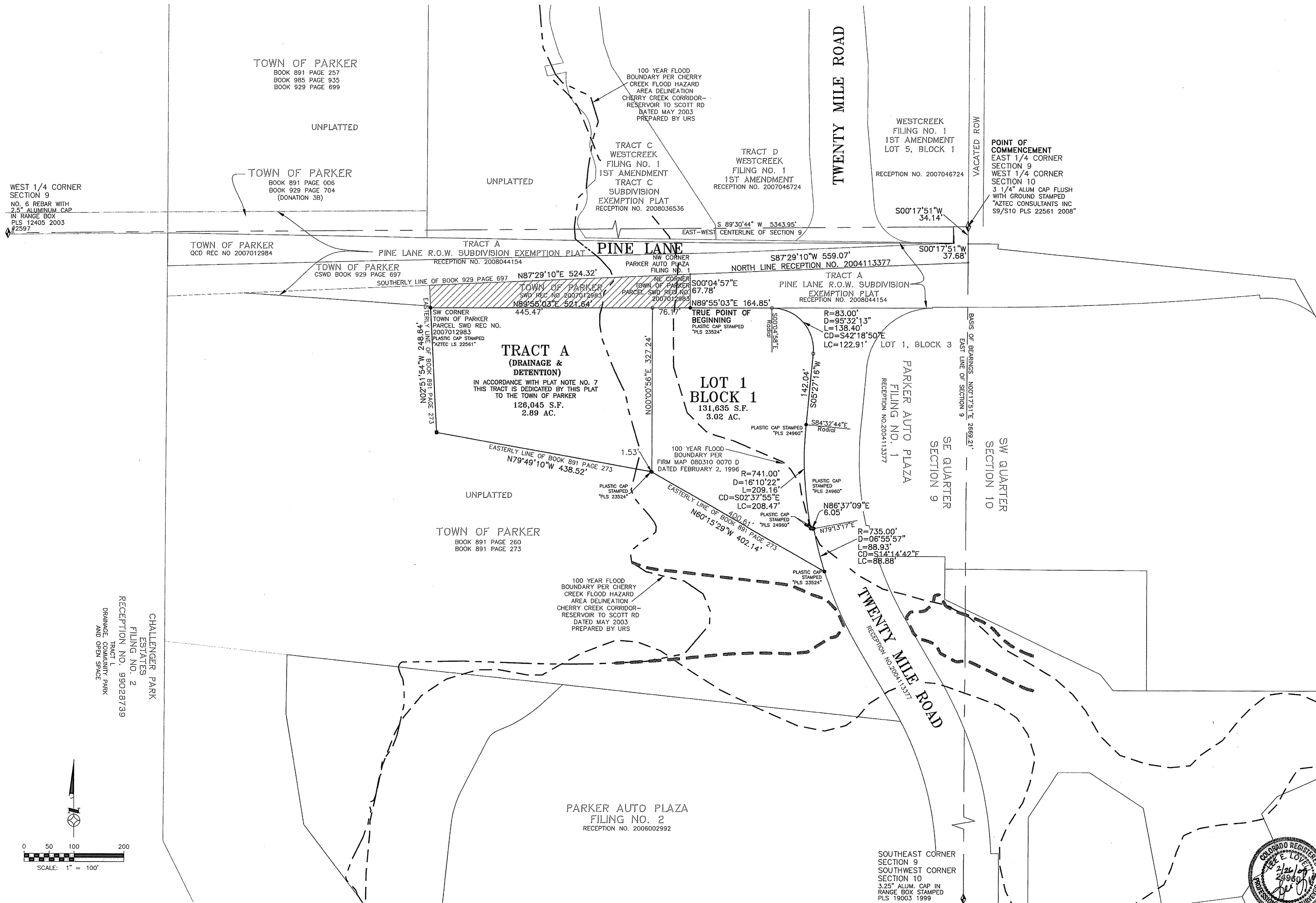
MINOR DEVELOPMENT PLAT PARKER AUTO PLAZA FILING NO. 3 LOT 1 AND TRACT A		
DRAWN BY: KBD	CHECKED BY: LEL	SCALE: 100'
REVISIONS	BY	DATE
REVISED LOT 1 AND EASEMENTS	CFS	02/11/08
REVISED NOTES, ADDED RECORDING INFORMATION	CFS	11/07/08
REVISED OWNERS AND DATES	CFS	12/02/08
REV. NOTES, OWNERS, EASEMENT AND MONUMENT CFS		02/11/09

**WESTERN STATES SURVEYING, INC.**  
12723 SOUTH PARKER ROAD, SUITE 205  
PARKER, CO 80134-5480 (303) 841-7436  
PREPARATION DATE: JUNE 7, 2005  
REVISED DATE: DECEMBER 2, 2008  
PROJECT NO. 9958-002.20  
SHEET 1 OF 3

# PARKER AUTO PLAZA FILING NO. 3

## MINOR DEVELOPMENT PLAT

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH  
PRINCIPAL MERIDIAN  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
5.92 ACRES 1 LOT AND 1 TRACT



**LEGEND**

- SET NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPED PLS 24960
- END NO. 4 REBAR WITH 1" PLASTIC CAP STAMPED AS NOTED HEREON
- END NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED PLS 11330
- ◇ ALIQUOT CORNER

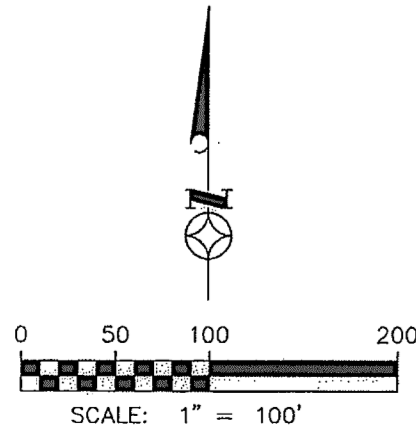
THIS PLAT IS BASED ON A PRIOR LAND SURVEY PLAT PREPARED BY PLS 24960, DEPOSITED AT DOUGLAS COUNTY.

LAND AREA SUMMARY	
LOT 1	3.02 ACRES
TRACT A	2.89 ACRES
<b>TOTAL</b>	<b>5.91 ACRES</b>

MINOR DEVELOPMENT PLAT  
PARKER AUTO PLAZA FILING NO. 3  
LOT 1 AND TRACT A

DRAWN BY: KBD	CHECKED BY: LEL	SCALE: 100'
REVISIONS	BY	DATE
REVISED LOT 1 AND EASEMENTS	CFS	02/11/08
REVISED NOTES, ADDED RECORDING INFORMATION	CFS	11/07/08
REVISED OWNERS AND DATES	CFS	12/02/08
REV. NOTES, OWNERS, EASEMENT AND MONUMENT	CFS	02/11/09

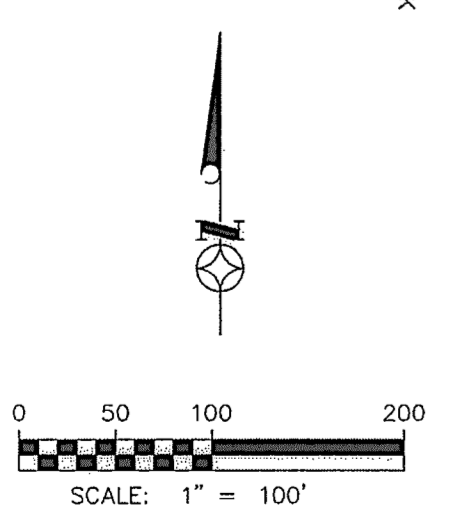
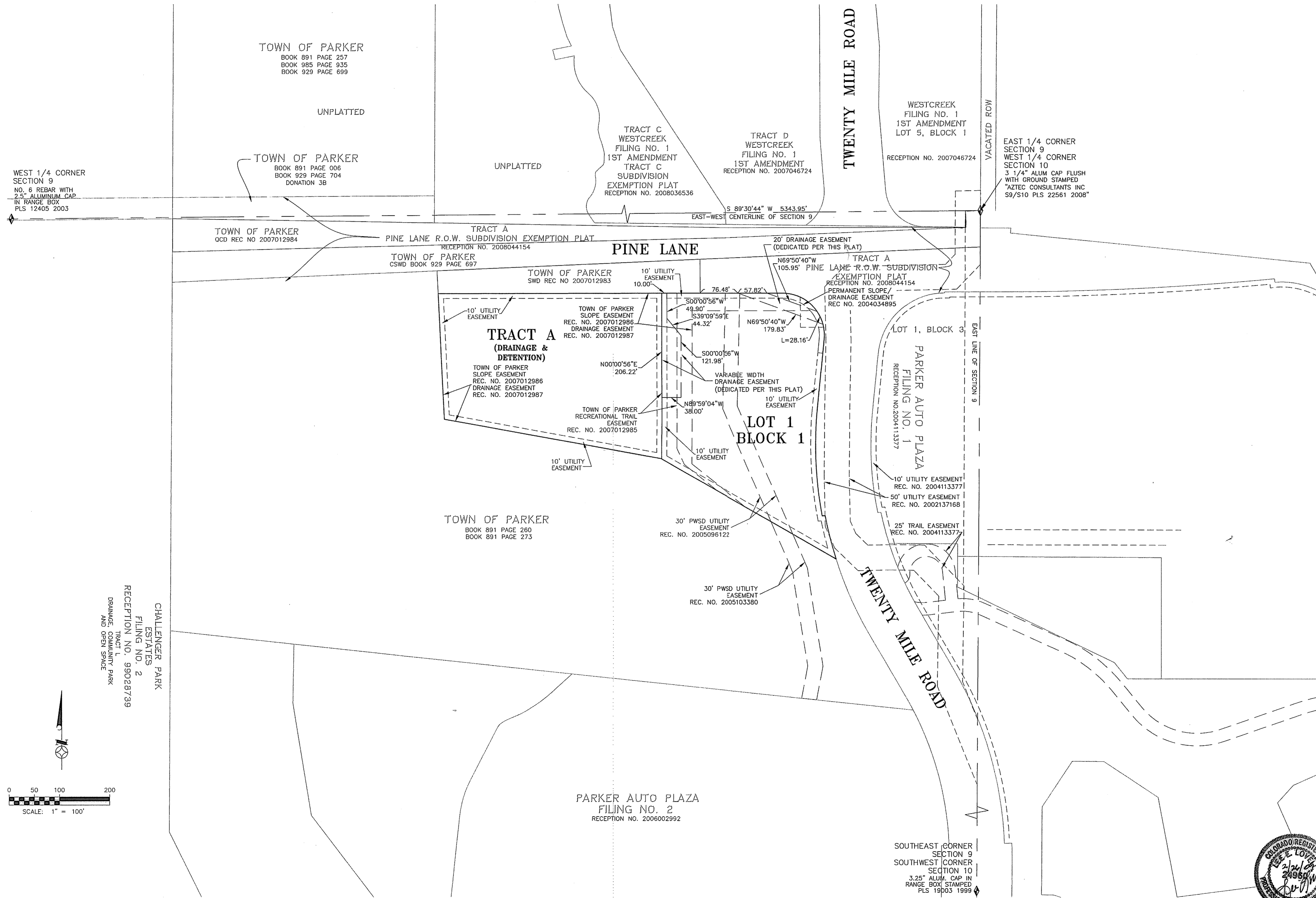
**Western States Surveying, Inc.**  
12753 SOUTH PARKER ROAD, SUITE 205  
PARKER, CO 80134-3486 (303) 841-7436  
PREPARATION DATE: JUNE 7, 2005  
REVISION DATE: FEBRUARY 11, 2008  
PROJECT NO. 9958-002.20  
SHEET 2 OF 3



# PARKER AUTO PLAZA FILING NO. 3

## MINOR DEVELOPMENT PLAT

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH  
 PRINCIPAL MERIDIAN  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 5.92 ACRES 1 LOT AND 1 TRACT  
 UTILITY/EASEMENT MAP



CHALLENGER PARK  
 ESTATES  
 FILING NO. 2  
 RECEPTION NO. 99028739  
 TRACT L  
 DRAINAGE, COMMUNITY PARK  
 AND OPEN SPACE

PARKER AUTO PLAZA  
 FILING NO. 2  
 RECEPTION NO. 2006002992

SOUTHEAST CORNER  
 SECTION 9  
 SOUTHWEST CORNER  
 SECTION 10  
 3.25" ALUM. CAP IN  
 RANGE BOX STAMPED  
 PLS 19903 1999



MINOR DEVELOPMENT PLAT PARKER AUTO PLAZA FILING NO. 3 LOT 1 AND TRACT A			
DRAWN BY: KBD	CHECKED BY: LEL	SCALE: 100'	
REVISIONS		BY	DATE
REVISED LOT 1 AND EASEMENTS		CFS	02/11/08
REVISED NOTES, ADDED RECORDING INFORMATION		CFS	11/07/08
REVISED OWNERS AND DATES		CFS	12/02/08
REV. NOTES, OWNERS, EASEMENT AND MONUMENT CFS			02/11/09

**WESTERN STATES SURVEYING, Inc.**  
 12753 SOUTH PARKER ROAD, SUITE 205  
 PARKER, CO 80134-3486 (303) 841-7436  
 PREPARATION DATE: AUGUST 22, 2005  
 REVISED DATE: FEBRUARY 11, 2008  
 PROJECT NO. 9958-002.20  
 SHEET 3 OF 3

S:\095800220\MINOR DEVELOPMENT PLAT\3 SHEET 3 EASEMENTS.dwg 2/26/09 6:47:00