

# LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 1

POINT OF COMMENCEMENT  
NW CORNER SECTION 15  
FOUND 3.5" ALUM. CAP  
STAMPED: T6S S.C. R66W  
S9 S10 S15 S16  
LS 19003 1999

NORTH QTR CORNER SECTION 15  
FOUND 3.25" ALUM. CAP  
STAMPED: JR ENG T6S R66W  
1/4 S10 S15 LS 30109

BASIS OF BEARINGS NORTH LINE NW 1/4 SEC 15 S89°29'00"W 2643.60'

LINCOLN AVE  
(100' R.O.W.)

N89°29'00"E 371.25'

N04°33'21"W 15.04'

POINT OF BEGINNING

L=49.23'  
R=30.00'  
Δ=94°01'51"  
ChB=N42°27'27"E  
ChL=43.89'

14.81' SLOPE EASEMENT  
REC. NO. 9763454

15' TELECOM  
EASEMENT REC.  
NO. 99018172

EXCEPTION PARCEL  
REC. NO. 2002088425

11964 DRANSFELDT RD  
PARCEL CONTAINS  
190,643 SQ. FT. OR  
4.38 AC. ±

EXISTING ZONING: A1 - AGRICULTURAL ONE DOUGLAS COUNTY

PROPOSED ZONING: COMMERCIAL

UNPLATTED

UNPLATTED

18900 E. LINCOLN AVE  
OWNER: LINCOLN PROFESSIONAL PARK LP  
EXISTING ZONING: COMMERCIAL

S02°18'01"E 467.18'

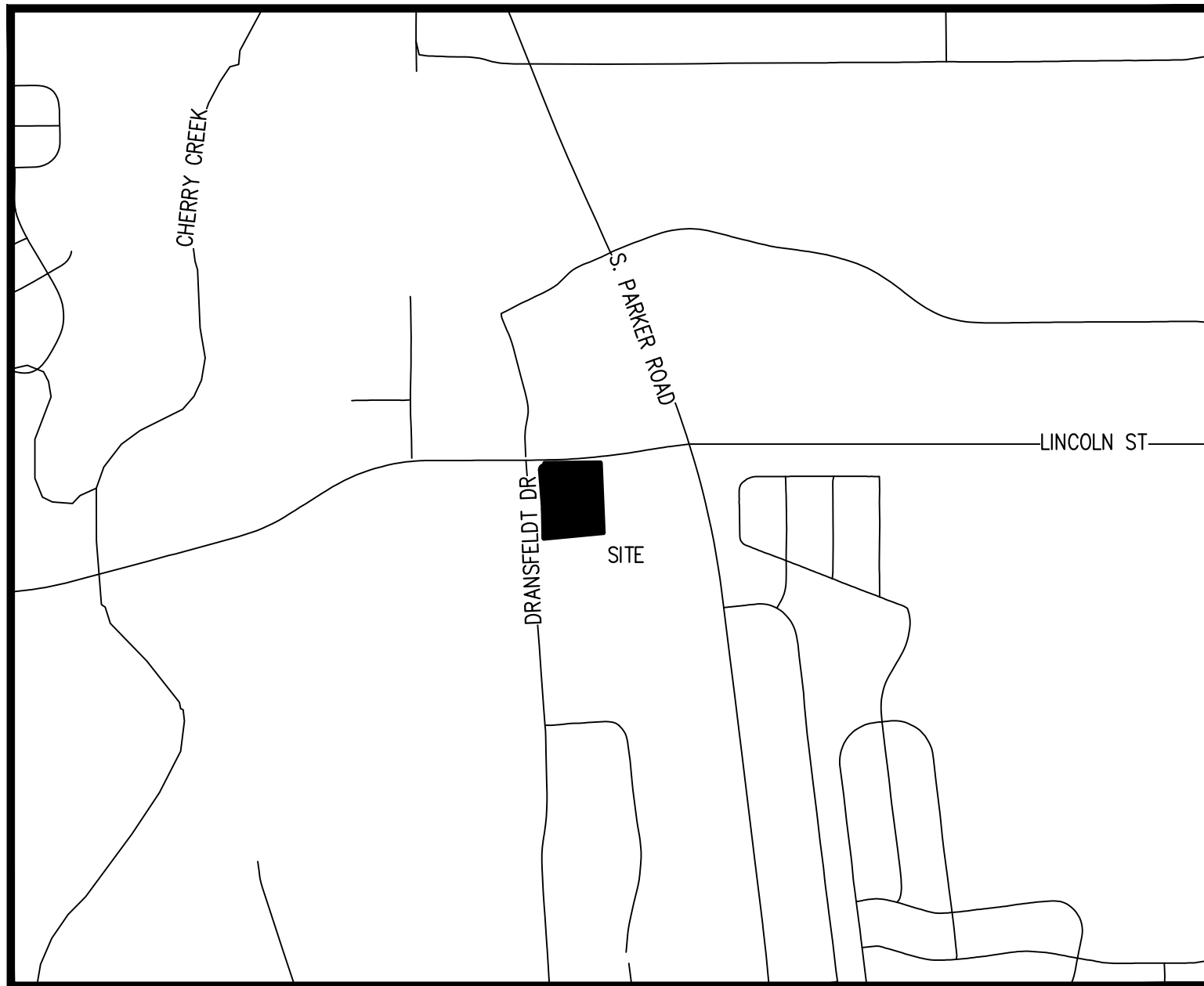
25' PARKER WATER AND  
SANITATION DISTRICT ESMT.  
BK. 342 PG. 897

L=25.79'  
R=660.00'  
Δ=2°14'19"  
ChB=N02°20'42"W  
ChL=25.79'

S84°51'34"W 395.93'

LOT 1, BLOCK 1  
E.T. TECHNOLOGIES INC.  
MINOR DEVELOPMENT PLAT  
REC. NO. 2002063891

WEST QTR COR SECTION 15  
FOUND 3.25" ALUM. CAP  
STAMPED: T6S R66W S16 S15  
PLS 12405 1997



VICINITY MAP

SCALE: 1" = 800'

## LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;  
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°29'00" EAST, A DISTANCE OF 371.25 FEET;  
THENCE SOUTH 02°18'01" EAST, A DISTANCE OF 467.18 FEET TO A POINT ON THE NORTH LINE OF LOT 1, E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;  
THENCE SOUTH 84°51'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 395.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DECEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:  
ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;  
1) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;  
2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;  
3) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;  
4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;  
5) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

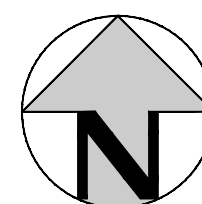
SAID PARCEL CONTAINS 190,643 SQUARE FEET OR 4.38 ACRES, MORE OR LESS.

## NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1003894-KCTY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT 5:00 P.M. **THE SURVEYED PROPERTY IS A PORTION OF THE ABOVE REFERENCED TITLE COMMITMENT.**
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THIS WAS PREPARED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED AS A BOUNDARY SURVEY OR LAND SURVEY PLAT.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

## ZONING SUMMARY TABLE

|                 |                                      |
|-----------------|--------------------------------------|
| EXISTING ZONING | A1 - AGRICULTURAL ONE DOUGLAS COUNTY |
| PROPOSED ZONING | COMMERCIAL                           |



30 0 30 60  
SCALE: 1" = 30'

PREPARED BY:

PROJECT #: 200829

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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PLOT FILE: HED041421.08.SSA BY: JEREMY FELDER