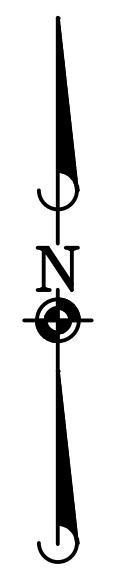
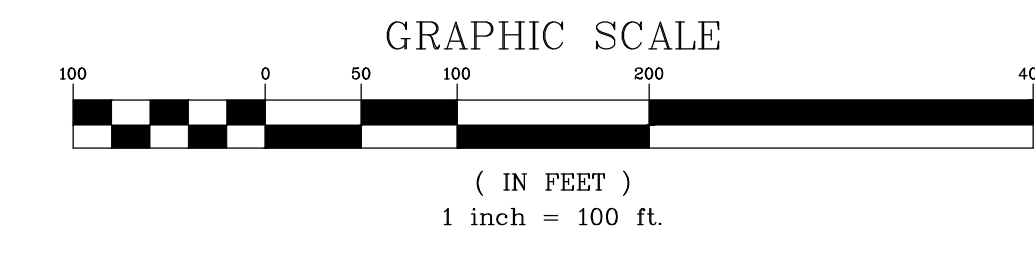


COMPARK VILLAGE SOUTH FILING NO. 1

MINOR DEVELOPMENT PLAT

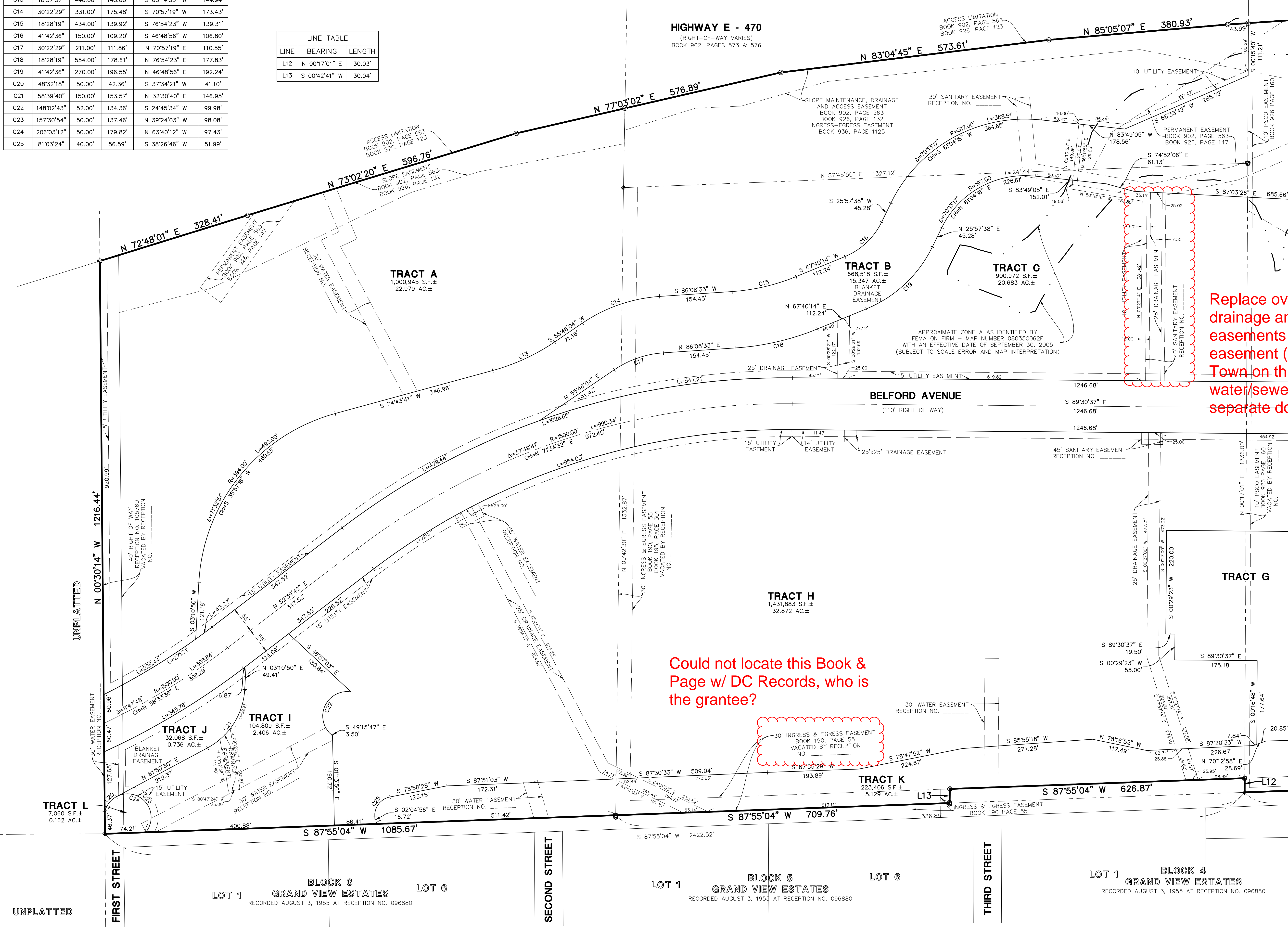
PLANNING AREAS 13-18 (COMPARK VILLAGE PD - FOURTH AMENDMENT)

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
12 TRACTS - 150.119 ACRES



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	18°57'37"	440.00'	145.60'	S 65°14'53" W	144.94'
C14	30°22'29"	331.00'	175.48'	S 70°57'19" W	173.43'
C15	18°28'19"	434.00'	139.92'	S 76°54'23" W	139.31'
C16	41°42'36"	150.00'	109.20'	S 46°48'56" W	106.80'
C17	30°22'29"	211.00'	111.86'	N 70°57'19" E	110.55'
C18	18°28'19"	554.00'	178.61'	N 76°54'23" E	177.83'
C19	41°42'36"	270.00'	196.55'	N 46°48'56" E	192.24'
C20	48°32'18"	50.00'	42.36'	S 37°34'21" W	41.10'
C21	58°39'40"	150.00'	153.57'	N 32°30'40" E	146.95'
C22	148°02'43"	52.00'	134.36'	S 24°45'34" W	99.98'
C23	157°30'54"	50.00'	137.46'	N 39°24'03" W	98.08'
C24	206°03'12"	50.00'	179.82'	N 63°40'12" W	97.43'
C25	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'

LINE	BEARING	LENGTH
L12	N 00°17'01" E	30.03'
L13	S 00°42'41" W	30.04'



LEGEND	
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	EX. LOT LINE
---	EX. FLOOD ZONE LIMITS
○	SECTION CORNER
○	FOUND NO. 5 REBAR AS NOTED
○	FOUND 1" PIPE
○	FOUND NAIL & 0.75" BRASS DISC
○	FOUND NO. 5 REBAR
○	FOUND NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
○	BOUNDARY DIMENSION
○	LOT DIMENSION

Replace overlapping exclusive drainage and sanitary easements with 50' Multi-Use easement (dedicated to the Town on this plat and to water/sewer provider by separate document if desired)

Could not locate this Book & Page w/ DC Records, who is the grantee?



PROJ. MGR.: JMR
PROJ. ASSOC.: BJP

DRAWN BY: GDP/BJP
DATE: 11/23/15

SCALE: 1" = 100'
SHEET 3 OF 4

TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT

COMPARK VILLAGE SOUTH FILING NO. 1
MINOR DEVELOPMENT PLAT

MANHARD CONSULTING LTD.
38445

FOR AND ON BEHALF OF MANHARD CONSULTING
00C.LCPK3.03

April 8, 2016 -- 16:26 Dwg Name: P:\cprk3\Compark3-ultimate\Belford_Ava\Drawn\Surv\Final\Drawn\Plat of Subdivision 01-00C.LCPK3.03-FS.dwg Updated By: BJP

