COMPARK VILLAGE SOUTH

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

11 TRACTS – 150.119 ACRES

SHEET INDEX

SHEET 1:	COVER SHEET, LEGAL DESCRIPTION, NOTES & CERTIFICATES
SHEET 2:	OVERALL BOUNDARY
SHEETS 3–4:	DETAILED DESIGN SHEET

LEGAL DESCRIPTION

PART OF LOTS 19, AND 20, ALL OF LOTS 21, 22, AND 23, AND THAT 40–FOOT RIGHT OF WAY, GREEN ACRES SUBDIVISION RECORDED IN BOOK 1152 AT PAGE 883, AT RECEPTION NO. 105760 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE 1216.44 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF HIGHWAY E–470 AS DESCRIBED IN BOOK 902 AT PAGE 573 AND AT BOOK 902 AT PAGE 576 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE THE FOLLOWING TEN (10) COURSES:

1) NORTH 72°48'01" EAST A DISTANCE OF 328.41 FEET;
2) NORTH 73°02'20" EAST A DISTANCE OF 596.76 FEET;
3) NORTH 77°03'02" EAST A DISTANCE OF 576.89 FEET;
4) NORTH 83°04'45" EAST A DISTANCE OF 573.61 FEET;
5) NORTH 85°05'07" EAST A DISTANCE OF 380.93 FEET;
6) NORTH 86°06'18" EAST A DISTANCE OF 574.74 FEET;
7) SOUTH 87°52'51" EAST A DISTANCE OF 578.89 FEET;
8) SOUTH 81°41'15" EAST A DISTANCE OF 612.23 FEET;
9) SOUTH 72°31'23" EAST A DISTANCE OF 371.41 FEET TO A POINT ON A CURVE;
10) ALONG A NON–TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°57'27", A RADIUS OF 3005.03 FEET, AN ARC LENGTH OF 574.70 FEET, THE CHORD OF WHICH BEARS SOUTH 67°01'44" EAST, A DISTANCE OF 573.82 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056842 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING NINE (9) COURSES:

1) SOUTH 21°56'14" WEST, A DISTANCE OF 91.83 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°58'01", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 153.47 FEET, THE CHORD OF WHICH BEARS SOUTH 43°55'15" WEST, A DISTANCE OF 149.74 FEET;
3) SOUTH 65°54'15" WEST, A DISTANCE OF 75.57 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°33'38", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 85.73 FEET, THE CHORD OF WHICH BEARS SOUTH 78°11'04" WEST, A DISTANCE OF 85.08 FEET;
5) NORTH 89°32'07" WEST, A DISTANCE OF 9.07 FEET TO A POINT OF CURVATURE;
6) ALONG THE ARC OF A CURVE TO THE THE LEFT HAVING A CENTRAL ANGLE OF 12°56'47", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 45.19 FEET, THE CHORD OF WHICH BEARS SOUTH 83°59'30" WEST, A DISTANCE OF 45.10 FEET;
7) SOUTH 77°31'06" WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;
8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH 82°14'38" WEST, A DISTANCE OF 82.38 FEET;
9) SOUTH 86°58'10" WEST, A DISTANCE OF 149.52 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056677 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THIRTEEN (13) COURSES:

1) SOUTH 86°58'10" WEST, A DISTANCE OF 158.57 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 116.66 FEET THE CHORD OF WHICH BEARS SOUTH 70°15'33" WEST, A DISTANCE OF 115.01 FEET;
3) SOUTH 53°32'56" WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH 06°19'20" WEST, A DISTANCE OF 183.51 FEET;
5) SOUTH 40°54'16" EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;
6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°16'42", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH 52°32'37" EAST, A DISTANCE OF 20.17 FEET;
7) SOUTH 64°10'58" EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;
8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH 42°26'18" EAST, A DISTANCE OF 37.05 FEET;
9) SOUTH 20°41'38" EAST, A DISTANCE OF 39.38 FEET TO A POINT OF CURVATURE;
10) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°09'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH 10°38'24" EAST, A DISTANCE OF 34.99 FEET;
11) SOUTH 00°32'10" EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;
12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH 23°06'21" WEST, A DISTANCE OF 80.20 FEET;
13) SOUTH 46°44'52" WEST, A DISTANCE OF 59.24 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 87°49'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT RIGHT–OF–WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

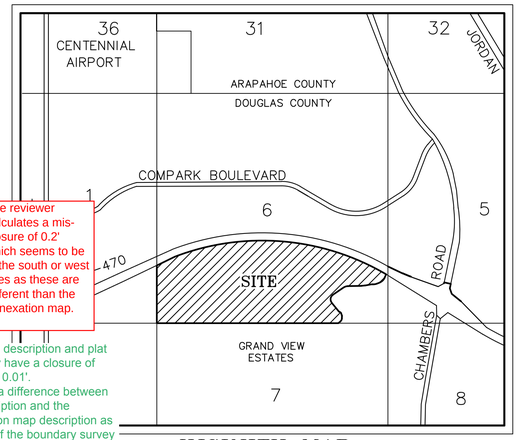
THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1) NORTH 00°17'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30.03 FEET;
2) SOUTH 87°55'04" WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 626.87 FEET;
3) SOUTH 00°42'41" WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 709.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 1085.67 FEET TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 6,539,184 SQUARE FEET OR 150.119 ACRES, MORE OR LESS.



The reviewer calculates a mis-closure of 0.2' which seems to be in the south or west lines as these are different than the annexation map.

The legal description and plat boundary have a closure of less than 0.01'.
There is a difference between this discription and the annexation map description as a result of the boundary survey completed August 3, 2015.

VICINITY MAP

(NOT TO SCALE)

TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT 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 FOR TAXES FOR THE YEAR _____ AND SUBSEQUENT YEARS, EXCEPT FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. F231491, EFFECTIVE DATE JULY 16, 2015 AT 7:30 A.M.

DATE: _____ COMPANY NAME: _____

SATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ ,

BY _____ OF _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ .

_____ _____
NOTARY PUBLIC ADDRESS

PLANNING COMMISSION

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____ .

_____
PLANNING DIRECTOR,ON BEHALF OF THE PLANNING COMMISSION

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 TEN TRACTS, ONE STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **COMPARK VILLAGE SOUTH**.

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 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 OR 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).

ACKNOWLEDGEMENT

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, 16U.S.C. 1§ 531, et seq., AS AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

OWNER: 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ ATTEST: _____
NAME: _____ NAME: _____
TITLE: PRESIDENT TITLE: SECRETARY/TREASURER

SATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20___ , BY _____ , AS PRESIDENT AND _____ AS SECRETARY/TREASURER OF 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____ .

_____ _____
NOTARY PUBLIC ADDRESS

SURVEYOR'S CERTIFICATION

I, BRIAN J. PFOHL, 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 ON AUGUST 3, 2015, 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 DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON NOVEMBER 23, 2015.

COLORADO LICENSED BRIAN J. PFOHL 38445 PROFESSIONAL LAND SURVEYOR

BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
(303) 708–0500

NOTES

1. **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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. F231491 WITH AN EFFECTIVE DATE OF JULY 16, 2015 AT 7:30 AM.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. UTILITY LOCATIONS WERE DERIVED FROM OBSERVED SURFACE EVIDENCE.
7. **BASIS OF BEARINGS:** THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°30'14" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
8. **FLOODPLAIN:** A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOODWAY AREA IN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND WHERE THE FLOODWAY OF THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS; A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE A, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED; A PORTION OF THE SURVEYED PROPERTY IS LOCATED IN ZONE X, OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) – MAP NUMBERS 08035C0062F AND 08035C0066F, BOTH WITH AN EFFECTIVE DATE OF OF SEPTEMBER 30, 2005.
9. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF PARKER AS SHOWN HEREON, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIP RAP, DETENTION BASINS, FOREBAYS, MICRO–POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT 470 COMPARK LLC, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. THE INGRESS/EGRESS EASEMENTS OVER AND ACROSS THE SUBDIVISION ARE ALSO GRANTED TO THE TOWN OF PARKER, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
10. A REGIONAL STORM WATER DETENTION AND WATER QUALITY POND FOR THE BENEFIT OF ALL TRACTS, WILL BE CONSTRUCTED ON TRACTS B AND J. A BLANKET UTILIY/DRAINAGE EASEMENT IS HEREBY GRANTED OVER AND ACROSS TRACTS B AND J, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIP RAP, DETENTION BASINS, FOREBAYS, MICRO–POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY "FACILITIES") IN THE EVENT COMPARK INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
11. TRACTS A, C, G AND H ARE HEREBY ESTABLISHED AS PARCELS TO BE REPLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THESE TRACTS, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACTS SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO STAKING, EARTHWORK, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL SITE PLAN APPROVAL IS OBTAINED.
12. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS B, D AND E ARE TO BE CONVEYED SEPARATELY BY A SPECIAL WARRANTY DEED TO BELFORD NORTH METROPOLITAN DISTRICT.
13. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS F, I, J AND K ARE TO BE CONVEYED SEPARATELY BY A SPECIAL WARRANTY DEED TO BELFORD SOUTH METROPOLITAN DISTRICT.

APPROVAL OF TOWN COUNCIL

THIS PLAT IS HEREBY APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____ , 20___, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER. 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.

_____ ATTEST: _____
MAYOR, TOWN OF PARKER TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____ , 20___ AT _____ O'CLOCK ___M.

RECEPTION NO. _____

BY: _____
DEPUTY

BY: _____
COUNTY CLERK AND RECORDER

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	BJP
DATE:	11/23/15
SCALE:	N/A

SHEET 1 OF 4

00C.LCPKC3.03

November 23, 2015 – 09:49 Data Name: P:\Corps3\Comp\Dsn03-Ultimate Belford Ave\Data\Surv\Final Drawings\Plat of Subdivision\01-00C.LCPKC3.03-PS.dwg Updated By: BPfohl

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COMPARK VILLAGE SOUTH

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

11 TRACTS – 150.119 ACRES

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

N

TRACT SUMMARY TABLE				
TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	1,000,945	22.979	FUTURE DEVELOPMENT	470 COMPARK, LLC
B	668,518	15.347	DETENTION POND (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD NORTH METROPOLITAN DISTRICT
C	906,631	20.813	FUTURE DEVELOPMENT	470 COMPARK, LLC
D	217,236	4.987	OPEN SPACE (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	BELFORD NORTH METROPOLITAN DISTRICT
E	51,589	1.184	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD NORTH METROPOLITAN DISTRICT
F	340,146	7.809	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
G	979,790	22.493	FUTURE DEVELOPMENT	470 COMPARK, LLC
H	1,444,634	33.164	FUTURE DEVELOPMENT	470 COMPARK, LLC
I	105,208	2.415	DRAINAGE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
J	32,667	0.750	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
K	223,406	5.129	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	BELFORD SOUTH METROPOLITAN DISTRICT
TOTAL	5,970,770	137.070		

North

The text has been revised.

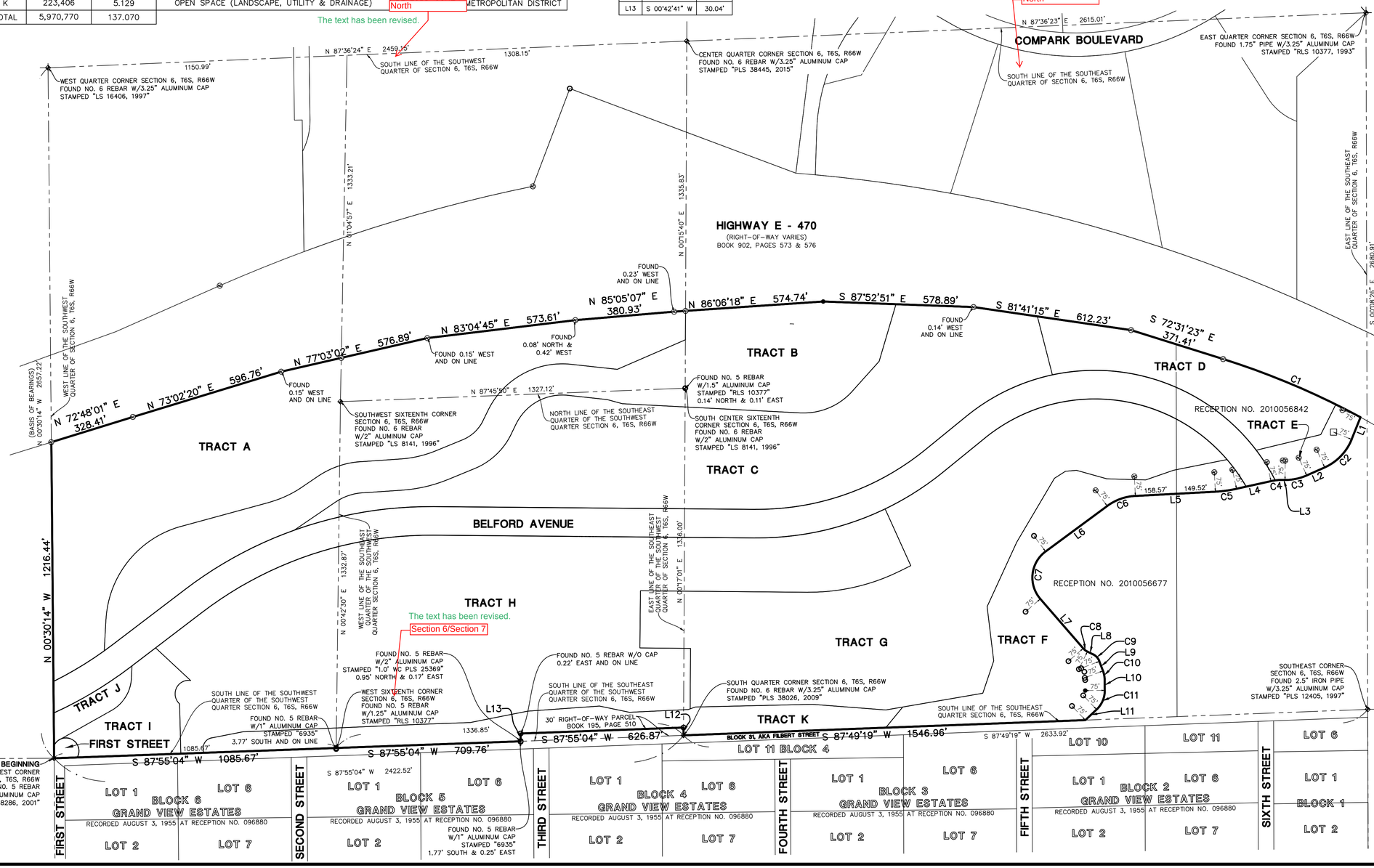
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 21°56'14" W	91.83'
L2	S 65°54'15" W	75.57'
L3	N 89°32'07" W	9.07'
L4	S 77°31'06" W	135.79'
L5	S 86°58'10" W	308.09'
L6	S 53°32'56" W	294.75'
L7	S 40°54'16" E	251.99'
L8	S 64°10'58" E	23.43'
L9	S 20°41'38" E	39.38'
L10	S 00°32'10" E	40.51'
L11	S 46°44'52" W	59.24'
L12	N 00°17'01" E	30.03'
L13	S 00°42'41" W	30.04'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°57'27"	3005.03'	574.70'	S 67°01'44" E	573.82'
C2	43°58'01"	200.00'	153.47'	S 43°55'15" W	149.74'
C3	24°33'38"	200.00'	85.73'	S 78°11'04" W	85.08'
C4	12°56'47"	200.00'	45.19'	S 83°59'30" W	45.10'
C5	9°27'04"	500.00'	82.48'	S 82°14'38" W	82.38'
C6	33°25'14"	200.00'	116.66'	S 70°15'33" W	115.01'
C7	94°27'12"	125.00'	206.07'	S 06°19'20" W	183.51'
C8	23°16'42"	50.00'	20.31'	S 52°32'37" E	20.17'
C9	43°29'20"	50.00'	37.95'	S 42°26'18" E	37.05'
C10	20°09'03"	100.00'	35.17'	S 10°38'24" E	34.99'
C11	47°17'03"	100.00'	82.53'	S 23°06'21" W	80.20'

The text has been revised.

North

LAND USE SUMMARY TABLE			
LAND USE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
FUTURE DEVELOPMENT TRACTS	4,332,000	99.449	66.25%
PUBLIC RIGHT-OF-WAY	568,414	13.049	8.69%
OPEN SPACE	937,585	21.524	14.34%
DETENTION POND/DRAINAGE	701,185	16.097	10.72%
OVERALL SITE TOTAL:	6,539,184	150.119	100%



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 W/2.5" ALUMINUM CAP STAMPED "E470 RLS 10377"
- = FOUND NAIL & 0.75" BRASS DISC STAMPED "75' WC PLS 25369"
- = FOUND NO. 5 REBAR W/2" ALUMINUM CAP STAMPED "75' WC PLS 25369"
- = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

COLORADO LICENSED BRIAN T. PHILLIPS 38445 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF MANHARD CONSULTING

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November 23, 2015 – 09:49 Data Name: P:\Projects\Vcom\Docs\03-Ultimate Belford Ave\Data\Dara\Final Drawings\Visit of Subdivision\01-00c\LCPKC3.03-PS.dwg Updated By: BPilon

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	GDP/BJP
DATE:	11/23/15
SCALE:	1" = 200'

SHEET 2 OF 4

00C.LCPKC3.03

COMPARK VILLAGE SOUTH

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
11 TRACTS – 150.119 ACRES

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

N

CURVE TABLE					
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	37°18'19"	50.00'	32.56'	S 42°00'27" W	31.98'
C21	57°28'46"	150.00'	150.48'	N 31°55'13" E	144.25'
C22	146°48'35"	52.00'	133.24'	S 25°06'07" W	99.67'
C23	149°07'51"	50.00'	130.14'	N 44°46'28" W	96.39'
C24	186°26'11"	50.00'	162.70'	N 63°25'38" W	99.84'
C25	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N 00°17'01" E	30.03'
L13	S 00°42'41" W	30.04'
L14	S 00°41'12" E	27.22'
L15	N 89°18'48" E	33.06'

HIGHWAY E - 470
(RIGHT-OF-WAY VARIES)
BOOK 902, PAGES 573 & 576

N 72°48'01" E 328.41'
N 73°02'20" E 596.76'
N 77°03'02" E 576.89'
N 83°04'45" E 573.61'
N 85°05'07" E 380.93'
S 87°03'26" E 43.99'
S 06°15'40" W 111.21'

30' WATER EASEMENT RECEPTION NO. _____

TRACT A
1,000,945 S.F.
22.979 AC.

TRACT B
668,518 S.F.
15.347 AC.

TRACT C
906,631 S.F.
20.813 AC.

APPROXIMATE ZONE A AS IDENTIFIED BY FEMA ON FIRM – MAP NUMBER 08035C0062F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

10' UTILITY EASEMENT
30' SANITARY EASEMENT RECEPTION NO. _____
40' SANITARY EASEMENT RECEPTION NO. _____
25' DRAINAGE EASEMENT
S 66°33'42" W 285.72'
N 83°49'05" W 178.56'
S 74°52'06" E 61.13'
S 83°49'05" E 152.01'
N 87°45'50" E 1327.12'
S 25°57'38" W 45.28'
N 25°57'38" E 45.28'
N 67°40'14" E 112.24'
S 67°40'14" W 112.24'
S 86°08'33" W 154.45'
N 86°08'33" E 154.45'
S 55°46'04" W 71.16'
N 55°46'04" E 191.42'
S 74°43'41" W 346.96'
S 03°10'50" E 121.16'
N 03°10'50" E 49.41'
S 46°57'01" E 184.14'
N 60°39'36" E 229.19'
S 02°04'56" E 16.72'
S 87°51'42" W 165.28'
S 78°58'28" W 123.15'
S 87°30'37" W 516.06'
S 87°55'29" W 193.89'
S 78°47'52" W 224.67'
S 85°55'18" W 277.28'
N 78°16'52" W 117.49'
S 87°20'33" W 226.67'
N 70°12 28.69'
S 87°55'04" W 1085.67'
S 87°55'04" W 709.76'
S 87°55'04" W 626.87'
S 87°55'04" W 2422.52'
N 00°30'14" W 1216.44'
S 00°42'30" E 1332.87'
N 00°17'01" E 1336.00'
S 00°29'23" W 220.00'
S 89°30'37" E 194.48'
S 00°16'48" W 232.64'
S 89°30'37" E 1237.63'
S 89°30'37" E 1237.63'
1237.63'
95.21'
619.82'
1336.85'
454.92'
513.11'
398.92'
86.41'
12.76'
920.99'
60.98'
60.47'
126.12'
47.90'
76.17'
191.31'
347.52'
226.57'
L=228.44'
L=271.71'
L=308.84'
L=345.76'
L=547.21'
L=1026.65'
L=479.44'
L=954.03'
L=990.34'
L=492.00'
L=43.27'
L=25.00'
L=388.51'
L=241.44'
L=197.00'
L=317.00'
L=25.00'
R=394.00'
R=1600.00'
R=317.00'
R=197.00'
Δ=71°32'51"
Δ=37°49'41"
Δ=70°13'17"
Δ=117°47'48"
CH=S 38°57'16" W 460.65'
CH=N 77°34'32" E 972.45'
CH=S 61°04'16" W 364.65'
CH=N 61°04'16" E 226.61'
CH=N 58°33'36" E 306.29'
S 87°03'26" E 1336.00'
N 00°17'01" E 1336.00'
S 00°16'48" W 232.64'
S 89°30'37" E 1237.63'
S 89°30'37" E 1237.63'
1237.63'
95.21'
25.00'
454.92'
513.11'
398.92'
86.41'
12.76'
920.99'
60.98'
60.47'
126.12'
47.90'
76.17'
191.31'
347.52'
226.57'
L=25.00'
L=25.00'
L=25.00

COMPARK VILLAGE SOUTH

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
11 TRACTS – 150.119 ACRES

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

N

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 W/2.5" ALUMINUM CAP STAMPED "E470 RLS 10377"
= FOUND NAIL & 0.75" BRASS DISC STAMPED "75' WC PLS 25369"
= FOUND NO. 5 REBAR W/2" ALUMINUM CAP STAMPED "75' WC PLS 25369"
= SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
0.00 = BOUNDARY DIMENSION
0.00 = LOT DIMENSION

HIGHWAY E - 470
(RIGHT-OF-WAY VARIES)
BOOK 902, PAGES 573 & 576

N 86°06'18" E 574.74'
530.75'
43.99'
S 00°15'42" W 111.21'
100.00'
285.12'
280.16'
S 87°52'51" E 578.89'
298.73'
248.08'
S 81°41'15" E 612.23'
364.15'
S 72°31'23" E 371.41'
Δ=10°57'27" R=3005.03' CH=S 67°01'44" E L=574.70' L=467.41' 573.82'
L=107.29'
S 14°19'16" E 232.30'
N 18°27'04" E 229.14'
S 87°03'26" E 685.66'
Δ=51°00'46" R=250.00' L=222.58' CH=N 67°28'16" E 215.31'
N 41°55'46" E 155.62'
30' SANITARY EASEMENT RECEPTION NO. _____

APPROXIMATE ZONE A AS IDENTIFIED BY FEMA ON FIRM – MAP NUMBER 08035C062F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

TRACT B
668,518 S.F.
15.347 AC.

TRACT C
906,631 S.F.
20.813 AC.

TRACT D
217,236 S.F.
4.987 AC.

Distance
The distance has been added

Distance
The distance has been added

30' SANITARY EASEMENT RECEPTION NO. _____

30' WATER EASEMENT RECEPTION NO. _____
L=368.67'
L=1388.43'
L=882.06'
Δ=100°47'15" R=725.00' CH=S 78°47'42" E L=1275.33' 1117.14'
L=1034.91'
L=162.84'
40' WATER EASEMENT RECEPTION NO. _____

55'
55'

45' SANITARY EASEMENT RECEPTION NO. _____
S 26°24'16" W 139.94'
S 76°28'13" W 255.58'

TRACT E
51,589 S.F.
1.184 AC.

L=137.70'
L=16.51'
L=127.93'
37.69'
57.39'
40.71'
L=28.68'
C2
C3
C4
L2
L3
L4
L5
C5
30' SANITARY EASEMENT RECEPTION NO. _____

S 78°42'19" W 209.21'

BELFORD AVENUE
(110' RIGHT OF WAY)
N 50°48'40" E 205.70'
205.70'
205.70'
L=266.10'
L=706.37'
Δ=39°40'43" R=1075.00' CH=N 70°39'02" E L=744.46' 729.67'
L=782.55'
L=516.45'
454.92'
30' WATER EASEMENT RECEPTION NO. _____
40' WATER EASEMENT RECEPTION NO. _____

SEE SHEET 3

S 85°06'18" W 42.51'
S 57°17'14" W 50.34'
N 74°21'22" W 121.11'
N 88°20'59" W 149.17'
S 70°54'41" W 114.18'
S 30°34'50" W 285.10'
S 24°41'11" W 273.47'
S 18°37'51" W 131.59'
S 07°09'50" E 210.13'
S 24°18'07" E 239.85'
S 63°43'02" W 49.42'
N 00°17'01" E 1336.00'
N 89°30'37" W 644.71'
Δ=26°46'21" R=777.50' CH=S 77°06'12" W L=363.30' 360.01'

TRACT H
1,444,634 S.F.
33.164 AC.

TRACT G
979,790 S.F.
22.493 AC.

TRACT F
340,146 S.F.
7.809 AC.

TRACT K
223,406 S.F.
5.129 AC.

UNPLATTED

APPROXIMATE ZONE X – OTHER FLOOD AREAS AS IDENTIFIED BY FEMA ON FIRM – MAP NUMBER 0835C0062F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

APPROXIMATE ZONE AE LIMITS AS IDENTIFIED BY FEMA ON FIRM – MAP NUMBER 08035C0062F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

Remove from sheet? These are confusing.

These are reference monuments.
The offset distance has been added for clarity.

C6 C7 C8 C9 C10 C11 L6 L7 L8 L9 L10 L11

89°30'37" E 194.48'
S 00°16'48" W 232.64'
20.85'
7.84'
7°20'33" W 226.67'
N 70°12'58" E 28.69'
S 88°41'26" W 450.72'
N 85°35'47" W 282.73'
N 80°13'41" E 378.96' 312.55'
66.41'
N 39°25'11" E 102.81'
768.27'
S 87°49'19" W 2633.92'
25.95'
98.89'
L12
778.69'
BLOCK 31, AKA FILBERT STREET
S 87°49'19" W 1546.96'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 21°56'14" W	91.83'
L2	S 65°54'15" W	75.57'
L3	N 89°32'07" W	9.07'
L4	S 77°31'06" W	135.79'
L5	S 86°58'10" W	308.09'
L6	S 53°32'56" W	294.75'
L7	S 40°54'16" E	251.99'
L8	S 64°10'58" E	23.43'
L9	S 20°41'38" E	39.38'
L10	S 00°32'10" E	40.51'
L11	S 46°44'52" W	59.24'
L12	N 00°17'01" E	30.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	43°58'01"	200.00'	153.47'	S 43°55'15" W	149.74'
C3	24°33'38"	200.00'	85.73'	S 78°11'04" W	85.08'
C4	12°56'47"	200.00'	45.19'	S 83°59'30" W	45.10'
C5	9°27'04"	500.00'	82.48'	S 82°14'38" W	82.38'
C6	33°25'14"	200.00'	116.66'	S 70°15'33" W	115.01'
C7	94°27'12"	125.00'	206.07'	S 06°19'20" W	183.51'
C8	23°16'42"	50.00'	20.31'	S 52°32'37" E	20.17'
C9	43°29'20"	50.00'	37.95'	S 42°26'18" E	37.05'
C10	20°09'03"	100.00'	35.17'	S 10°38'24" E	34.99'
C11	47°17'03"	100.00'	82.53'	S 23°06'21" W	80.20'

COLORADO REGISTERED BRIAN J. PFUHL 38445 PROFESSIONAL LAND SURVEYOR

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT

PROJ. MGR.:	JMR
PROJ. ASSOC.:	BJP
DRAWN BY:	GDP/BJP
DATE:	11/23/15
SCALE:	1" = 100'

SHEET 4 OF 4
00C.LCPKC3.03

November 23, 2015 - 08:54 Dwg Name: P:\Projects\CommSouth03-Ultimate Belford Ave\Vols\Vol4\Final Drawings\Plat of Subdivision\03-00C-LCPKC3.03-PS.dwg Updated By: BPfuhl