

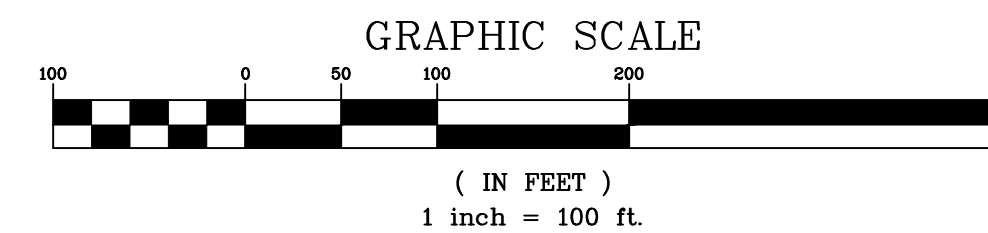




# COMPARK VILLAGE SOUTH

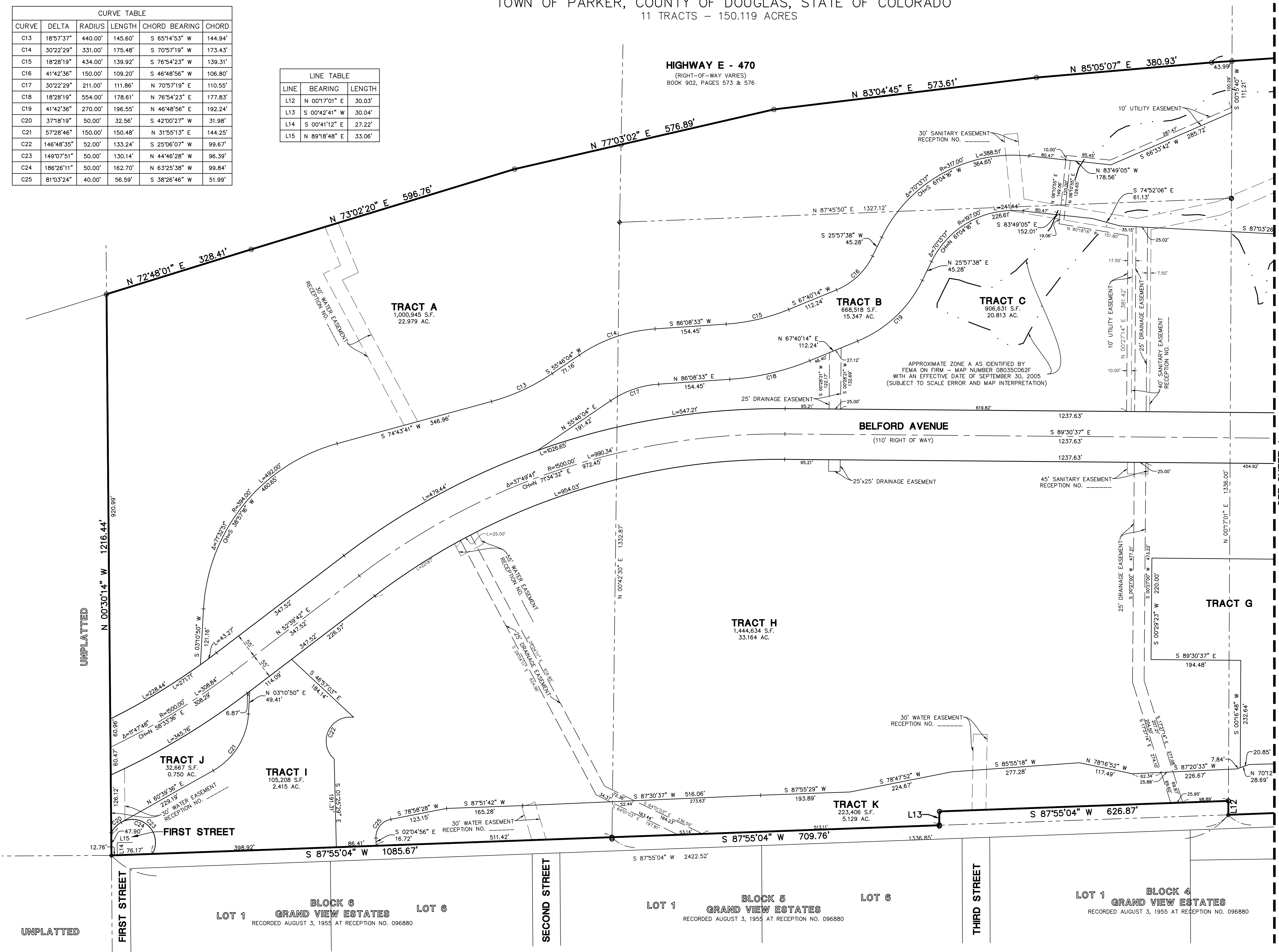
## MINOR DEVELOPMENT PLAT

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



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	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'



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

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 The text has been moved for clarity.

Adjust VP  
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 The text has been moved for clarity.



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  
**3** OF **4**  
 OOC.LCPK3.03

November 23, 2015 - 08:54 Dwg Name: P:\Cprojects\Compark\03-Ultimate\Belford\_Ava\03a\Sur\Final\Drawings\Plat\_of\_Subdivision\_03-LCPK3.03-FS.dwg Updated By: BPR/rl

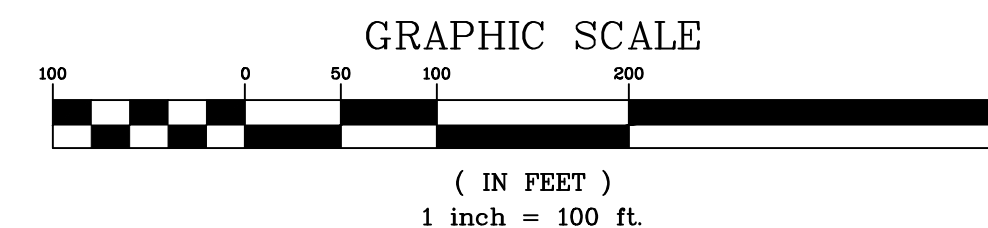
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# COMPARK VILLAGE SOUTH

## MINOR DEVELOPMENT PLAT

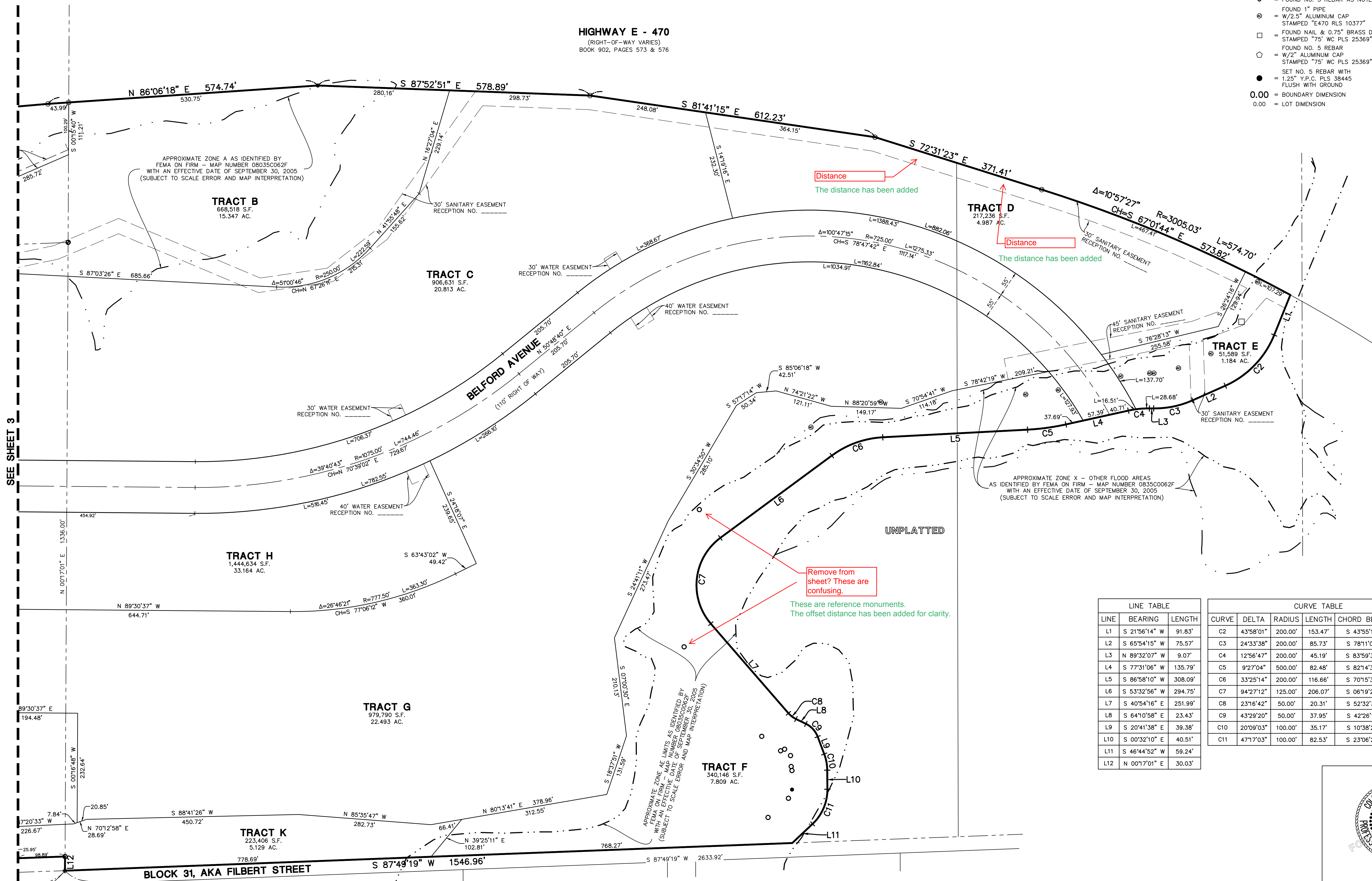
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PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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11 TRACTS - 150.119 ACRES



- LEGEND**
- = EX. PROPERTY LINE
  - - - = EX. SECTION LINE
  - - - = EX. LOT LINE
  - - - = EX. FLOOD ZONE LIMITS
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  - = FOUND NO. 5 REBAR AS NOTED
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  - ⊙ = W/2.5" ALUMINUM CAP STAMPED "E470 RLS 10377"
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  - ⊙ = 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



SEE SHEET 3

**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	85.06'
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'



FOR AND ON BEHALF OF  
MANHARD CONSULTING

REVISIONS

NO.	DATE	DESCRIPTION

**Manhard CONSULTING LTD.**  
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COMPARK VILLAGE SOUTH  
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO  
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**4 OF 4**  
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November 23, 2015 - 08:54 Dwg Name: P:\Projects\Compark\03-Ultimate\Belford\_Ave\03-Ultimate\Belford\_Ave.dwg (Subdivision)03-00C.LCPK3.03-PS.dwg Updated By: BPR/rl