





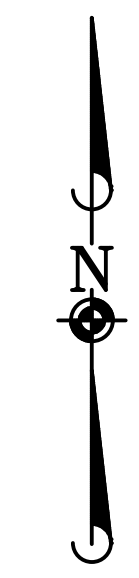
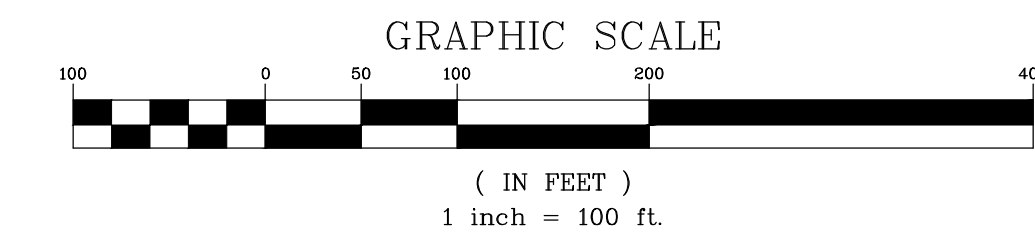


# COMPARK VILLAGE SOUTH FILING NO. 1

## MINOR DEVELOPMENT PLAT

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

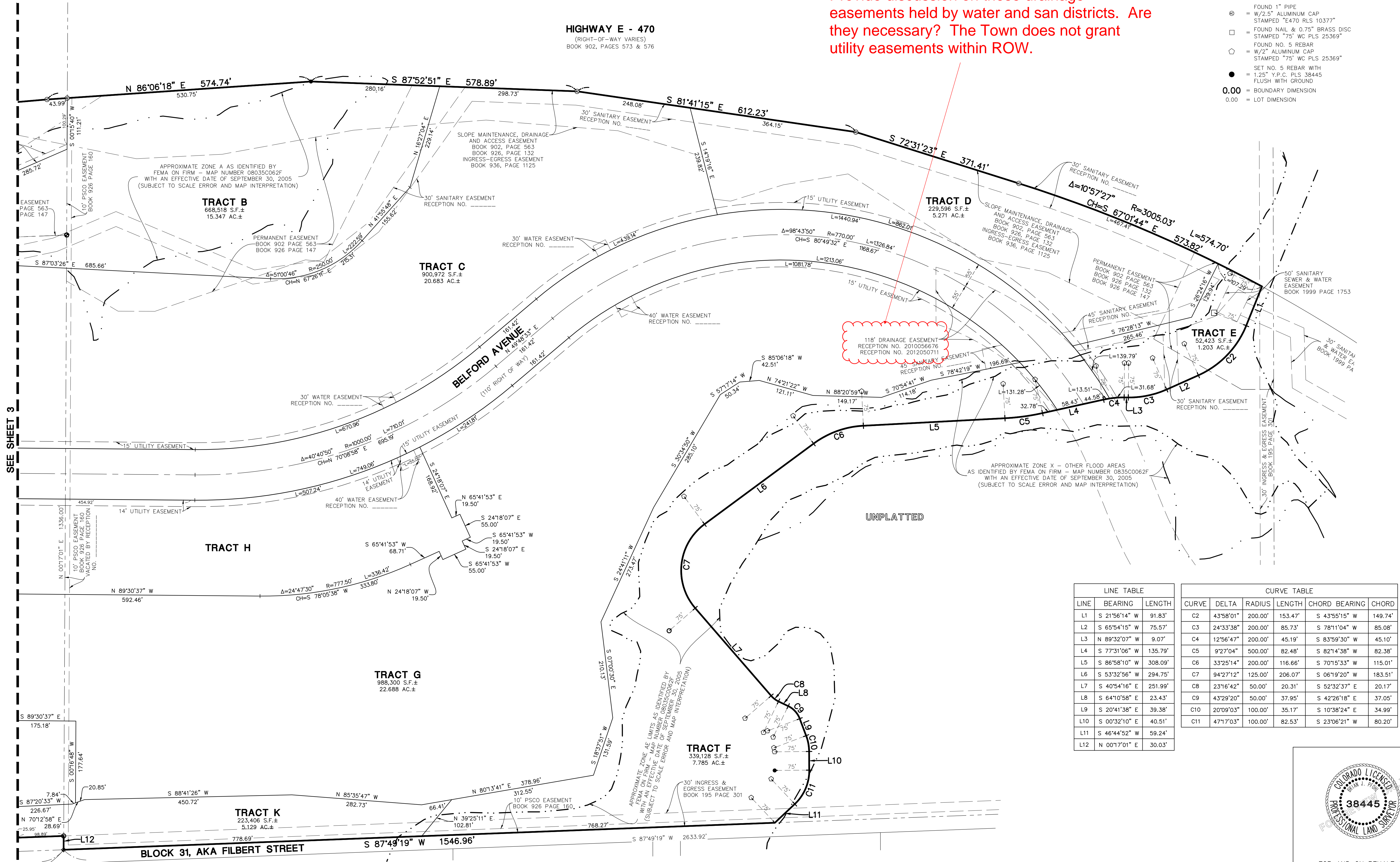
PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
12 TRACTS - 150.119 ACRES



The drainage easement will be vacated by separate document

Provide discussion on these drainage easements held by water and san districts. Are they necessary? The Town does not grant utility easements within ROW.

- 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



**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'



**Manhard CONSULTING LTD.**  
 888 E. Hampden Street, Suite 100, Aurora, CO 80010  
 303.733.8888  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1  
 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.LCPK3.03

FOR AND ON BEHALF OF  
 MANHARD CONSULTING

April 8, 2016 16:26 Dwg Name: P:\ccheck3\ComparkSouth\Ultimate\Belford\Awa\Awa\Sur\A\Final\Drawn\Compark\01-00C.LCPK3.03-FS.dwg Updated By: BPHon