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
13 TRACTS – 150.119 ACRES

SHEET INDEX

SHEET 1:	COVER SHEET, LEGAL DESCRIPTION, NOTES & CERTIFICATES
SHEET 2:	OWNERSHIP CERTIFICATES
SHEET 3:	OVERALL BOUNDARY
SHEETS 4–5:	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°56'10" 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.

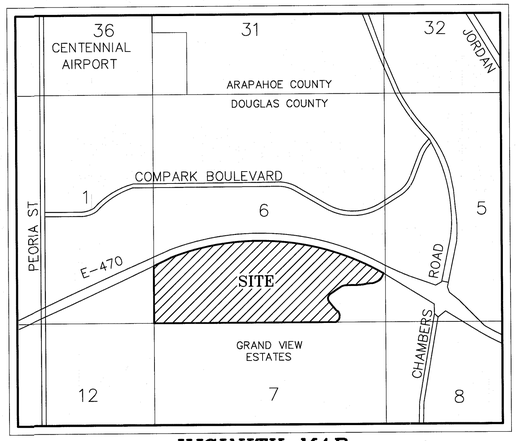
DEDICATION STATEMENT

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 THIRTEEN TRACTS, ONE STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **COMPARK VILLAGE SOUTH FILING NO. 1.**

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 EASEMENTS AND RELATED 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).



VICINITY MAP

(NOT TO SCALE)

TITLE VERIFICATION

I, Shari Jacobs, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE 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 2016 AND SUBSEQUENT YEARS, EXCEPT FOR ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY OF RECORD, AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 766290–A, EFFECTIVE DATE AUGUST 15, 2016 AT 5:00 P.M.

BY: Shari Jacobs

TITLE: Title Officer

BRENDA MARY DYCHE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154007075
MY COMMISSION EXPIRES FEBRUARY 19, 2019

SATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF September , 2016 ,

BY Shari Jacobs OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 2-19-2019 .

Brenda Mary Dyche
NOTARY PUBLIC

1125 17th Street Ste 500 Denver Co 80202
ADDRESS

PLANNING COMMISSION

THIS MINOR DEVELOPMENT PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____ .

_____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

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.

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 SEPTEMBER 2, 2016.

COLORADO LICENSED
BRIAN J. PFOHL
38445
9/7/16
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 FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 766290–A WITH AN EFFECTIVE DATE OF AUGUST 15, 2016 AT 5:00 P.M.
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. **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.
7. **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, FOR 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 08035C0062G AND 08035C0066G, BOTH WITH AN EFFECTIVE DATE OF OF MARCH 16, 2016.
8. 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 DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS B AND J, FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIP RAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
9. 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.
10. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACTS B, D, E, F, I, J AND K ARE TO BE CONVEYED SEPARATELY BY SEPARATE WARRANTY DEED TO BELFORD SOUTH METROPOLITAN DISTRICT, ANOTHER METROPOLITAN DISTRICT, ANOTHER QUASI–GOVERNMENTAL ENTITY OR OWNER'S ASSOCIATION.
11. AFTER RECORDING THIS PLAT, OWNERSHIP OF TRACT L IS TO BE CONVEYED SEPARATELY BY A SPECIAL WARRANTY DEED TO DOUGLAS COUNTY.
12. THE PRIVATE DETENTION FACILITIES PROPOSED IN THE ASSOCIATED CONSTRUCTION PLANS WILL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER AND MUST BE MAINTAINED ACCORDING TO "STORMWATER MANAGEMENT FACILITY OPERATION AND MAINTENANCE MANUAL". THE TOWN OF PARKER WILL BE NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THIS FACILITY.
13. 470 COMPARK LLC/PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS OF RIGHT–OF–WAY DEDICATED BY THIS PLAT UNTIL THE ROADWAYS LOCATED WITHIN THEM HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE TOWN OF PARKER.

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.

FIRST STREET IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE GREEN ACRES SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 105460.

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.

_____
MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE OF ON THIS _____ DAY OF _____ ,

20____ AT _____ O'CLOCK ____M. RECEPTION NO. _____ .

_____
COUNTY CLERK AND RECORDER

DRAWN BY	REVISIONS	DATE
BJP	1ST SUBMITTAL COMMENTS	04/08/16
GDP	2ND SUBMITTAL COMMENTS	06/27/16
BJP	ATTORNEY COMMENTS	09/02/16

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resources 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:	BJP
DATE:	11/23/15
SCALE:	N/A

SHEET 1 OF 5
00C.LCPKC3.03

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

September 2, 2016 – 14:28 Dwn Name: P:\Clcpkc3\Com\Sht03–ultimate Belford Ave\dwg\Surv\Vind Drawings\Plat of Subdivision\00-00C.LCPKC3.03–PS.dwg Updated By: BPfohl

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
13 TRACTS – 150.119 ACRES

OWNER

OWNER: MICHAEL P. VICKERS

BY: Michael Vickers

STATE OF COLORADO)
) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2016, BY MICHAEL P. VICKERS AS AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9/16/2020.

Rita A. Stanko
NOTARY PUBLIC
2233 S. Xenia St #101
ADDRESS Aurora, Co 80014

OWNER

OWNER: ERNEST PETER ELZI, JR.

BY: Ernest Peter Elzi Jr

STATE OF COLORADO)
) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2016, BY ERNEST PETER ELZI, JR. AS AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9/16/2020.

Rita A. Stanko
NOTARY PUBLIC
2233 S. Xenia St #101
ADDRESS Aurora, Co 80014

OWNER

OWNER: THOMAS M. LIST

BY:

STATE OF COLORADO)
) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2016, BY THOMAS M. LIST AS AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9/16/2020.

Rita A. Stanko
NOTARY PUBLIC
2233 S. Xenia St #101
ADDRESS Aurora, Co 80014

OWNER

470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Michael Vickers
NAME: MICHAEL P. VICKERS
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO)
) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2016, BY MICHAEL P. VICKERS, AS AN AUTHORIZED SIGNATORY OF 470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9/16/2020.

Rita A. Stanko
NOTARY PUBLIC
2233 S. Xenia St #101
ADDRESS Aurora, Co 80014

DEED OF TRUST HOLDER

PINEWOOD CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:
NAME: BRIAN PAULS
TITLE: AUTHORIZED SIGNATORY

SATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2016, BY BRIAN PAULS AS AN AUTHORIZED SIGNATORY OF PINEWOOD CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 07/14/2019.

REBECCA TALADAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024020980
MY COMMISSION EXPIRES 07/14/2019

Rebecca Taladay
NOTARY PUBLIC
c/o 100 St. Paul St. #300, Denver, CO 80206
ADDRESS

LAND USE SUMMARY TABLE

LAND USE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
FUTURE DEVELOPMENT TRACTS	4,245,415	97.462	64.93%
PUBLIC RIGHT-OF-WAY	577,013	13.246	8.82%
PUBLIC ACCESS (FIRST STREET)	7,060	0.162	0.11%
OPEN SPACE	949,566	21.799	14.52%
DETENTION POND/DRAINAGE	760,131	17.450	11.62%
OVERALL SITE TOTAL:	6,539,185	150.119	100%

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	989,570	22.718	FUTURE DEVELOPMENT	470 COMPARK, LLC
B	728,063	16.714	DETENTION POND (LANDSCAPE, UTILITY & DRAINAGE)	METROPOLITAN DISTRICT
C	835,866	19.189	FUTURE DEVELOPMENT	470 COMPARK, LLC
D	229,596	5.271	OPEN SPACE (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	METROPOLITAN DISTRICT
E	52,423	1.203	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	METROPOLITAN DISTRICT
F	339,128	7.785	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	METROPOLITAN DISTRICT
G	988,095	22.688	FUTURE DEVELOPMENT	470 COMPARK, LLC
H	1,431,883	32.872	FUTURE DEVELOPMENT	470 COMPARK, LLC
I	104,809	2.406	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	METROPOLITAN DISTRICT
J	32,068	0.736	DRAINAGE (LANDSCAPE, UTILITY & DRAINAGE)	METROPOLITAN DISTRICT
K	223,406	5.129	OPEN SPACE (LANDSCAPE, UTILITY & DRAINAGE)	METROPOLITAN DISTRICT
L	7,060	0.162	PUBLIC ACCESS, UTILITY & DRAINAGE	DOUGLAS COUNTY
M	204	0.005	OPEN SPACE (BELFORD SOUTH METROPOLITAN DISTRICT DIRECTORS PARCEL)	MICHAEL P. VICKERS, ERNEST PETER ELZI, JR., THOMAS M. LIST
TOTAL	5,962,173	136.873		

COLORADO LICENSED
38445
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
MANHARD CONSULTING

©2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

DATE	REVISIONS	DRAWN BY
09/02/16	ATTORNEY COMMENTS	BJP
09/01/16	NEW TITLE COMMITMENT	GSP
06/27/16	2ND SUBMITTAL COMMENTS	GSP
04/29/16	1ST SUBMITTAL COMMENTS	BJP

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
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: BJP
DATE: 11/23/15
SCALE: N/A

SHEET 2 OF 5
00C.LCPKC3.03

September 2, 2016 - 13:37 Dwg Name: P:\Projekc3\ComSouth03--Ultimate Belford Ave\Ues\Surv\Final Drawings\Plat of Subdivision\01-00C.LCPKC3.03-PS.dwg Updated By: BPfohl

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
13 TRACTS – 150.119 ACRES

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

N

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'

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

WEST QUARTER CORNER SECTION 6, T6S, R66W
FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP
STAMPED "LS 16406, 1997"

1150.99'

N 87°36'24" E 2459.15'

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T6S, R66W

1308.15'

CENTER QUARTER CORNER SECTION 6, T6S, R66W
FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP
STAMPED "PLS 38445, 2015"

N 87°36'23" E 2615.01'

COMPARK BOULEVARD

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, T6S, R66W

EAST QUARTER CORNER SECTION 6, T6S, R66W
FOUND 1.75" PIPE W/3.25" ALUMINUM CAP
STAMPED "RLS 10377, 1993"

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

N 01°04'57" E 1333.21'

N 00°15'40" E 1335.83'

EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, T6S, R66W

S 00°18'28" E 2650.91'

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T6S, R66W

(BASIS OF BEARINGS)
N 00°30'14" W 2657.22'

FOUND 0.23' WEST AND ON LINE

N 85°05'07" E 380.93'

N 86°06'18" E 574.74'

S 87°52'51" E 578.89'

S 81°41'15" E 612.23'

S 72°31'23" E 371.41'

FOUND 0.14' WEST AND ON LINE

N 83°04'45" E 573.61'

FOUND 0.08' NORTH & 0.42' WEST

FOUND 0.15' WEST AND ON LINE

N 77°03'02" E 576.89'

FOUND 0.15' WEST AND ON LINE

N 73°02'20" E 596.76'

N 72°48'01" E 328.41'

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

FOUND NO. 5 REBAR W/1.5" ALUMINUM CAP STAMPED "RLS 10377" 0.14' NORTH & 0.11' EAST

N 87°45'50" E 1327.12'

SOUTHWEST SIXTEENTH CORNER SECTION 6, T6S, R66W
FOUND NO. 6 REBAR
W/2" ALUMINUM CAP
STAMPED "LS 8141, 1996"

NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 6, T6S, R66W

SOUTH CENTER SIXTEENTH CORNER SECTION 6, T6S, R66W
FOUND NO. 6 REBAR
W/2" ALUMINUM CAP
STAMPED "LS 8141, 1996"

RECEPTION NO. 2010056842

RECEPTION NO. 2010056677

158.57' 149.52'

L1 L2 L3 L4 L5 L6 L7

C1 C2 C3 C4 C5 C6 C7

C8 C9 C10 C11

L8 L9 L10 L11

BELFORD AVENUE

N 00°30'14" W 1216.44'

N 00°42'30" E 1332.87'

WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 6, T6S, R66W

EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T6S, R66W

N 00°17'01" E 1336.00'

FOUND NO. 5 REBAR W/2" ALUMINUM CAP STAMPED "1.0' WC PLS 25369" 0.95' NORTH & 0.17' EAST

FOUND NO. 5 REBAR W/O CAP 0.22' EAST AND ON LINE

SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 6, T6S, R66W

WEST SIXTEENTH CORNER SECTIONS 6/7, T6S, R66W
FOUND NO. 5 REBAR
W/1.25" ALUMINUM CAP
STAMPED "RLS 10377"

SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 6, T6S, R66W

30' RIGHT-OF-WAY PARCEL BOOK 195, PAGE 510

SOUTH QUARTER CORNER SECTION 6, T6S, R66W
FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP
STAMPED "PLS 38026, 2009"

SOUTHEAST CORNER SECTION 6, T6S, R66W
FOUND 2.5" IRON PIPE
W/3.25" ALUMINUM CAP
STAMPED "PLS 12405, 1997"

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, T6S, R66W

FOUND NO. 5 REBAR
W/1" ALUMINUM CAP
STAMPED "6935"
3.77' SOUTH AND ON LINE

1085.67'

1336.85'

L13 L12

S 87°55'04" W 626.87'

S 87°49'19" W 1546.96'

S 87°49'19" W 2633.92'

BLOCK 31, AKA FILBERT STREET

POINT OF BEGINNING
SOUTHWEST CORNER SECTION 6, T6S, R66W
FOUND NO. 5 REBAR
W/2" ALUMINUM CAP
STAMPED "LS 28286, 2001"

BLOCK 31, AKA FILM

S 87°55'04" W 1085.67'

S 87°55'04" W 709.76'

S 87°55'04" W 2422.52'

LOT 11 BLOCK 4

LOT 10 LOT 11 LOT 6

FIRST STREET

SECOND STREET

THIRD STREET

FOURTH STREET

FIFTH STREET

SIXTH STREET

LOT 1 LOT 6
BLOCK 6
GRAND VIEW ESTATES
RECORDED AUGUST 3, 1955 AT RECEPTION NO. 096880
LOT 2 LOT 7

LOT 1 LOT 6
BLOCK 5
GRAND VIEW ESTATES
RECORDED AUGUST 3, 1955 AT RECEPTION NO. 096880
LOT 2 LOT 7

FOUND NO. 5 REBAR W/1" ALUMINUM CAP STAMPED "6935" 1.77' SOUTH & 0.25' EAST

LOT 1 LOT 6
BLOCK 4
GRAND VIEW ESTATES
RECORDED AUGUST 3, 1955 AT RECEPTION NO. 096880
LOT 2 LOT 7

LOT 1 LOT 6
BLOCK 3
GRAND VIEW ESTATES
RECORDED AUGUST 3, 1955 AT RECEPTION NO. 096880
LOT 2 LOT 7

LOT 1 LOT 6
BLOCK 2
GRAND VIEW ESTATES
RECORDED AUGUST 3, 1955 AT RECEPTION NO. 096880
LOT 2 LOT 7

LOT 6 LOT 1
BLOCK 1
LOT 2

REVISIONS	DATE	DRAWN BY
NEW TITLE COMMITMENT	09/01/16	GDP
2ND SUBMITTAL COMMENTS	06/27/16	GDP
1ST SUBMITTAL COMMENTS	04/08/16	BJP

Manhard CONSULTING LTD
8008 E Arapahoe Court, Suite 100, Centennial, CO 80112 Phone: 303.708.0500 Fax: 303.708.0400
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" = 200'

SHEET 3 OF 5
00C.LCPKC3.03

COLORADO LICENSED 38445 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF MANHARD CONSULTING

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

September 2, 2016 - 1:49:02 Dwg Name: P:\Cindy's Work\Compark\Compark Village South\03-Ultimate Belford Ave\Dwgs\Surv\Final Drawings\Plat of Subdivision\01-00C.LCPKC3.03-PS.dwg Updated By: BPrahl

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
13 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'
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'
C26	12°53'27"	552.00'	124.19'	N 79°41'49" E	123.93'
C27	25°03'54"	268.00'	117.24'	N 38°29'34" E	116.31'

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

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 00°15'40" 75.85'

ACCESS LIMITATION BOOK 902, PAGE 563 BOOK 926, PAGE 123
SLOPE EASEMENT BOOK 902, PAGE 563 BOOK 926, PAGE 132
PERMANENT EASEMENT BOOK 902, PAGE 563 BOOK 926, PAGE 147
30' S.V.M.D. EASEMENT RECEPTION NO. _____
SLOPE MAINTENANCE, DRAINAGE AND ACCESS EASEMENT BOOK 902, PAGE 563 BOOK 926, PAGE 132 INGRESS-EGRESS EASEMENT BOOK 936, PAGE 1125
30' S.V.M.D. EASEMENT RECEPTION NO. _____

TRACT A
989,571 S.F.±
22.717 AC.±

TRACT B
728,063 S.F.±
16.714 AC.±

TRACT C
835,866 S.F.±
19.189 AC.±

DETAIL "A"
SEE SHEET 4

BLANKET DRAINAGE EASEMENT

APPROXIMATE ZONE A AS IDENTIFIED BY FEMA ON FIRM – MAP NUMBER 08035C062G WITH AN EFFECTIVE DATE OF MARCH 16, 2016 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

25' DRAINAGE EASEMENT
15' UTILITY EASEMENT
10' UTILITY EASEMENT
50' DRAINAGE EASEMENT HEREBY GRANTED 50' S.V.M.D. EASEMENT RECEPTION NO. _____

BELFORD AVENUE
(110' RIGHT OF WAY)

S 89°30'37" E 1246.68'
S 83°47'59" E 120.60'
S 89°30'37" E 45.00'
S 50°54'04" E 27.24'
N 35°45'14" E 35.52'
238.21'
465.96'
345.75'

TRACT H
1,431,883 S.F.±
32.872 AC.±

TRACT G

TRACT I
104,809 S.F.±
2.406 AC.±

TRACT J
32,068 S.F.±
0.736 AC.±

TRACT K
223,406 S.F.±
5.129 AC.±

TRACT L
7,060 S.F.±
0.162 AC.±

UNPLATTED

N 00°30'14" W 1216.44'
40' RIGHT OF WAY DEDICATED HEREON AND HEREBY BY THIS PLAT

S 74°43'41" W 346.96'
S 55°46'04" W 71.16'
S 86°08'33" W 154.45'
S 87°40'14" W 112.24'
N 25°57'38" E 45.28'
S 25°57'38" W 45.28'
N 87°45'50" E 1327.12'
N 76°21'35" E 161.40'
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°12'58" E 28.69'
S 87°55'04" W 626.87'
S 87°55'04" W 709.76'
S 87°55'04" W 1085.67'
S 87°55'04" W 2422.52'
1336.85'

N 86°08'33" E 98.38'
N 73°15'06" E 161.97'
N 55°20'55" E 172.10'
N 81°09'48" E 98.29'
S 80°27'13" E 27.32'
N 61°56'48" E 45.00'
N 06°52'03" E 34.91'
N 51°01'31" E 85.08'
S 89°30'37" E 1246.68'
N 00°17'01" E 1336.00'
N 00°42'50" E 1332.87'
S 00°29'23" W 220.00'
S 89°30'37" E 19.50'
S 89°30'37" E 175.18'
S 00°29'23" W 55.00'
S 00°16'48" W 156.79'
S 87°51'03" W 172.31'
S 78°58'28" W 123.15'
S 02°04'56" E 16.72'
511.42'
513.11'
S 87°30'33" W 509.04'
273.63'
N 03°10'50" E 49.41'
S 49°15'47" E 3.50'
N 61°50'30" E 219.37'
S 03°10'50" W 121.16'
S 55°39'42" E 347.52'
N 52°39'42" E 347.52'
S 46°57'03" E 190.84'
S 01°13'56" E 190.72'
S 87°47'24" W 25.00'
N 00°30'14" W 920.99'
S 00°30'14" E 60.96'
N 00°30'14" W 60.47'
S 00°30'14" E 127.85'
S 00°30'14" E 46.37'
74.21'
400.88'
86.41'

L=492.00' R=304.00' Δ=71°03'57" CH=S 38°57'16" W 460.63'
L=240.75' R=1500.00' Δ=37°49'41" CH=N 77°34'32" E L=990.34' 972.45'
L=954.03'
L=203.51'
L=25.00'
L=228.44' R=1500.00' Δ=17°47'48" CH=N 56°33'36" E L=345.76'
L=27.17'
L=43.27'
L=308.84' 308.29'
L=362.72'
L=394.74'
L=32.02'
L=388.51' 364.65' R=317.00' Δ=70°15'17" CH=S 61°04'16" W
L=286.25' 262.20' R=199.00' Δ=82°25'00" CH=N 67°16'09" E
L=39.32' 168.95' R=300.00' Δ=42°58'03" CH=S 82°09'23" E
L=369.14' 366.49'
L=130.82' 130.72' R=1500.00' Δ=5°00'00" CH=S 87°03'36" W 130.78'
L=469.55' R=476.17' Δ=56°30'05" CH=S 28°45'58" E 450.78'
L=25.00' R=16.00' Δ=89°51'31" CH=S 44°01'03" E 22.60

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

13 TRACTS – 150.119 ACRES

GRAPHIC SCALE

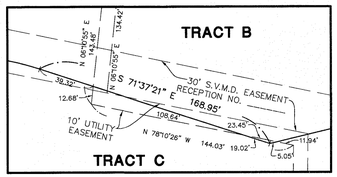
100 0 50 100 200 400

(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



DETAIL "A"
1"=50'

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

N 86°06'18" E 574.74'
S 87°52'51" E 578.89'
S 81°41'15" E 612.23'
S 72°31'23" E 371.41'
Δ=10°57'27" R=3005.03' CH=S 67°01'44" E L=487.81' L=574.70' 573.82'

APPROXIMATE ZONE A AS IDENTIFIED BY FEMA ON FIRM – MAP NUMBER 08035C062G WITH AN EFFECTIVE DATE OF MARCH 16, 2016 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

SLOPE MAINTENANCE, DRAINAGE AND ACCESS EASEMENT BOOK 902, PAGE 563 BOOK 926, PAGE 132 INGRESS-EGRESS EASEMENT BOOK 936, PAGE 1125

30' S.V.M.D. EASEMENT RECEPTION NO. _____

40' S.V.M.D. EASEMENT RECEPTION NO. _____

15' UTILITY EASEMENT

20' S.V.M.D. EASEMENT RECEPTION NO. _____

PERMANENT EASEMENT BOOK 902 PAGE 563 BOOK 926 PAGE 147

50' SANITARY SEWER & WATER EASEMENT BOOK 1999 PAGE 1753

30' SANITARY SEWER & WATER EASEMENT BOOK 1999 PAGE 1762

30' INGRESS, & EGRESS EASEMENT BOOK 261 PAGE 518

118' DRAINAGE EASEMENT RECEPTION NO. 2010056676 RECEPTION NO. 2012050711

APPROXIMATE ZONE X – OTHER FLOOD AREAS AS IDENTIFIED BY FEMA ON FIRM – MAP NUMBER 08035C0062G WITH AN EFFECTIVE DATE OF MARCH 16, 2016 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

APPROXIMATE ZONE AE LIMITS IS IDENTIFIED BY FEMA ON FIRM MAP NUMBER 08035C0062G WITH AN EFFECTIVE DATE OF MARCH 16, 2016 (SUBJECT TO SCALE ERROR AND MAP INTERPRETATION)

TRACT B 728,063 S.F.± 16.714 AC.±

TRACT C 835,866 S.F.± 19.189 AC.±

TRACT D 229,596 S.F.± 5.271 AC.±

TRACT E 52,423 S.F.± 1.203 AC.±

TRACT F 339,128 S.F.± 7.785 AC.±

TRACT G 988,095 S.F.± 22.684 AC.±

TRACT H

TRACT K 223,406 S.F.± 5.129 AC.±

TRACT M 204 S.F. 0.005 AC.

UNPLATTED

BELFORD AVENUE (110' RIGHT OF WAY) N 49°45'55" E 161.42'

BLOCK 31, AKA FILBERT STREET S 87°49'19" W 1546.96'

10' PSCO EASEMENT BOOK 926 PAGE 160 VACATED BY RECEPTION NO. _____

10' PSCO EASEMENT BOOK 926 PAGE 160

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	85.08'
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'

REVISIONS	DATE	DRAWN BY
NEW TITLE COMMITMENT & UTILITY EASEMENTS	09/01/16	GDP
2ND SUBMITTAL COMMENTS	06/27/16	GDP
1ST SUBMITTAL COMMENTS	04/08/16	BJP

Manhard CONSULTING LTD
8008 E Arapahoe Court, Suite 110, Centennial, CO 80112 ph: 303.708.0500 fx: 303.708.0400 www.manhard.com
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 5 OF 5
00C.LCPKC3.03

COLORADO LICENSED JOSHUA T. MARTIN 38445 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF MANHARD CONSULTING

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Saturday, November 21, 2015 - 10:53 Dwg Name: G:\Group\Projects\00C\LCPKC\03-Utilities Belford Ave\Civil\Final Plat of Subdivision\03-00C.LCPKC3.03-PLAT.dwg Updated By: BPohl