

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

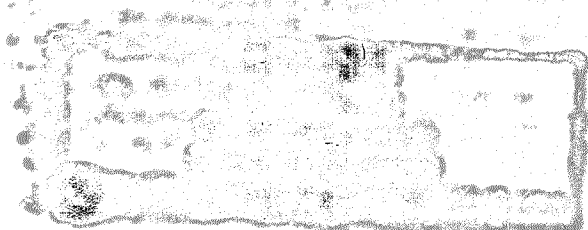
STATE OF COLORADO)
COUNTY OF Adams) SS

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. Shanks
NOTARY PUBLIC
2953 S. Fenwick St #101
ADDRESS ADAMS, CO 80014



OWNER

OWNER: ERNEST PETER ELZI, JR.

BY: Ernest Peter Elzi, Jr.

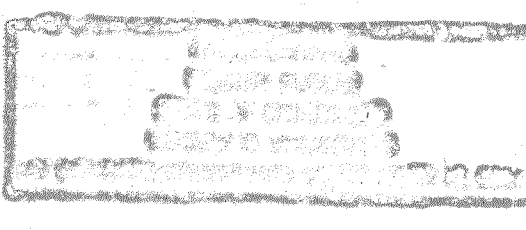
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COUNTY OF Adams) SS

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OWNER

OWNER: THOMAS M. LIST

BY: Thomas M. List

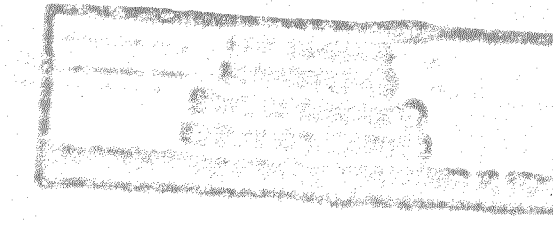
STATE OF COLORADO)
COUNTY OF Adams) SS

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ADDRESS ADAMS, CO 80014



OWNER

470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY

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

STATE OF COLORADO)
COUNTY OF Adams) SS

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. Shanks
NOTARY PUBLIC
2953 S. Fenwick St #101
ADDRESS ADAMS, CO 80014



DEED OF TRUST HOLDER

PINWOOD CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Brian Pauls
NAME: BRIAN PAULS
TITLE: AUTHORIZED SIGNATORY

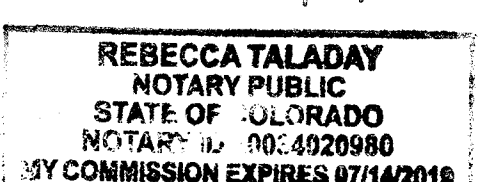
STATE OF COLORADO)
COUNTY OF Denver) SS

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

WITNESS MY HAND AND OFFICIAL SEAL

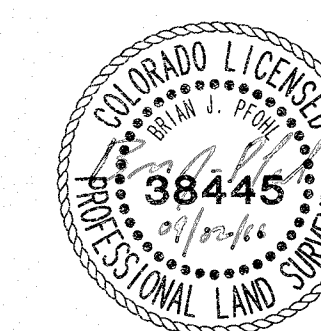
MY COMMISSION EXPIRES 07/14/2019

Rebecca Taladay
NOTARY PUBLIC
9610068 Paul St #200, Denver, CO 80206



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	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		



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	BY	DATE
09/02/16	ATTORNEY COMMENTS		
09/07/16	NEW TITLE COMMITMENT		
09/07/16	BY SUBMITTAL COMMENTS		
09/09/16	BY SUBMITTAL COMMENTS		

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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

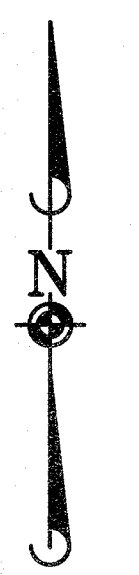
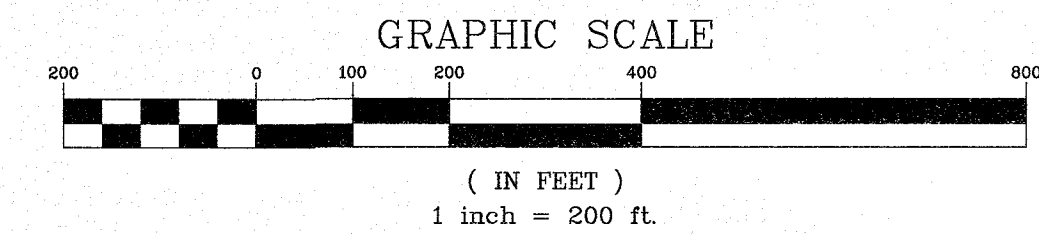
SHEET
2 OF 5
00C.LCPKC3.03

COMPARK VILLAGE SOUTH FILING NO. 1

MINOR DEVELOPMENT PLAT

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

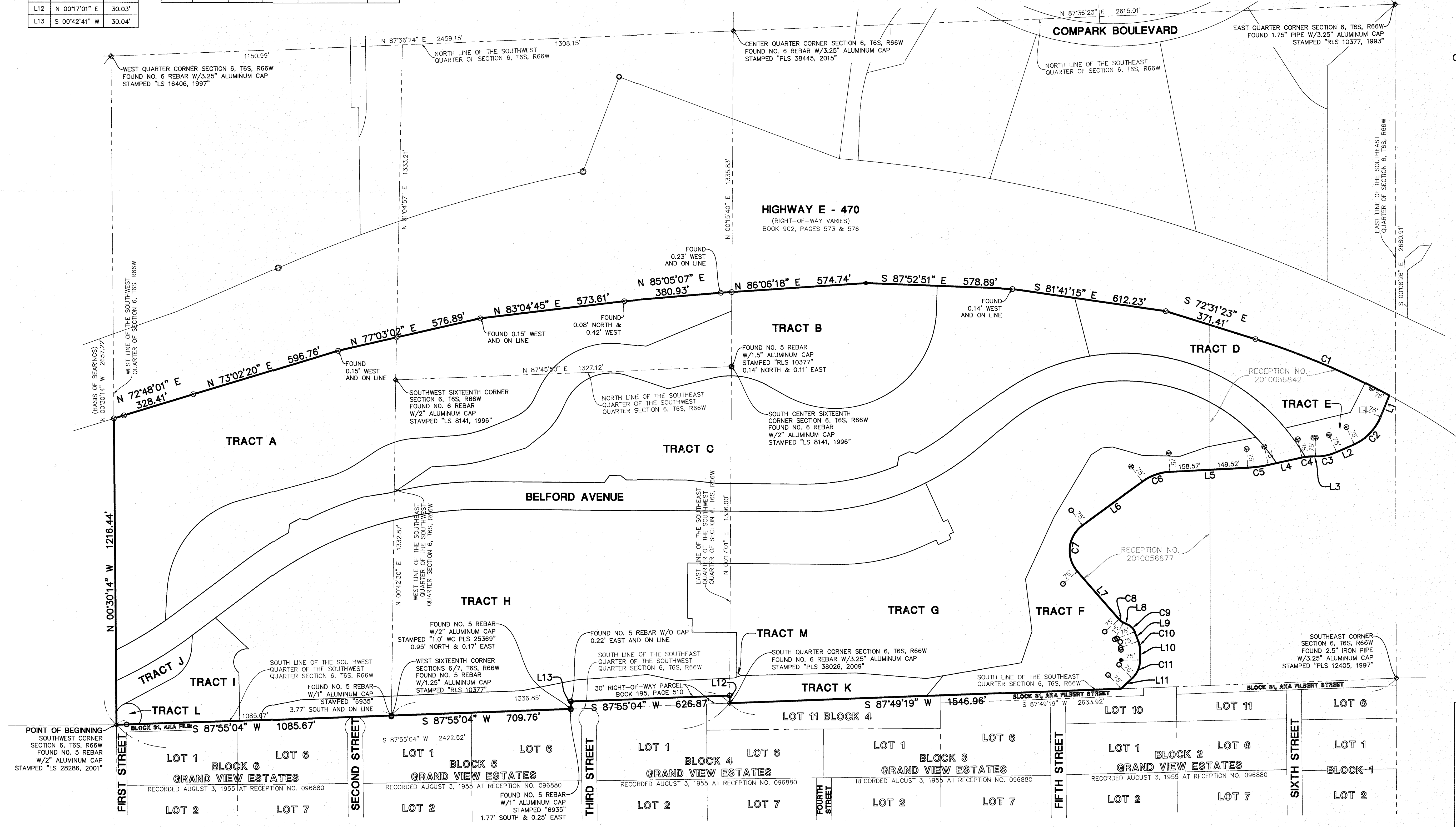
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13 TRACTS - 150.119 ACRES



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



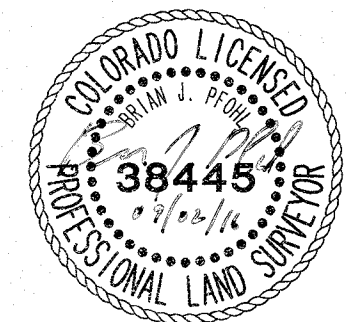
DATE	REVISIONS
09/01/16	NEW TITLE COMMITMENT
06/27/16	2ND SUBMITTAL COMMENTS
06/09/16	1ST SUBMITTAL COMMENTS

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 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



FOR AND ON BEHALF OF
 MANHARD CONSULTING

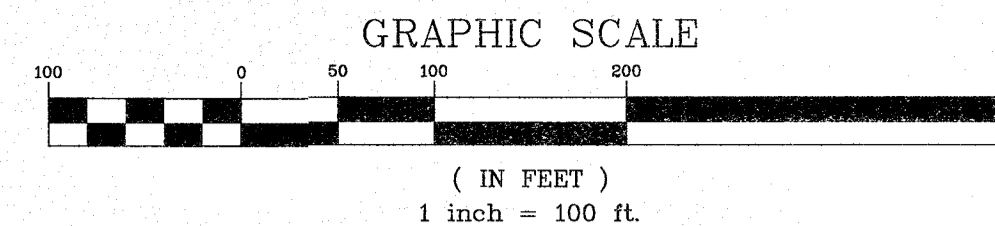
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MINOR DEVELOPMENT PLAT

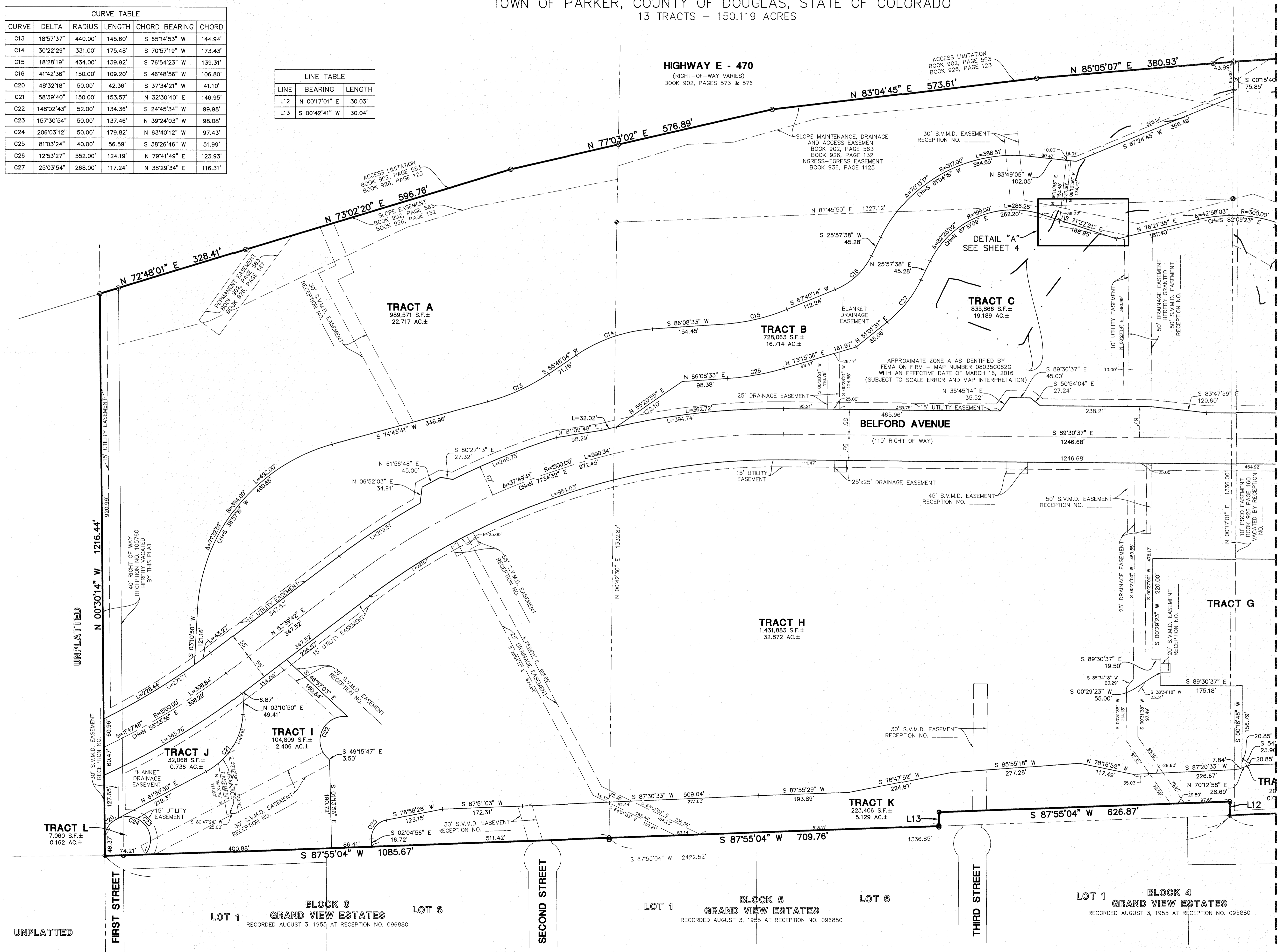
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13 TRACTS - 150.119 ACRES



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'
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	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
 - W/2.5" ALUMINUM CAP STAMPED "E470 RLS 10377"
 - STAMPED "75" WC PLS 25369"
 - FOUND NAIL & 0.75" BRASS DISC
 - 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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PROJ. MGR.: JMR
 PROJ. ASSOC.: BJP
 DRAWN BY: GDP/BJP
 DATE: 11/23/15
 SCALE: 1" = 100'

SHEET 4 OF 5
 OOC.LCPKC3.03

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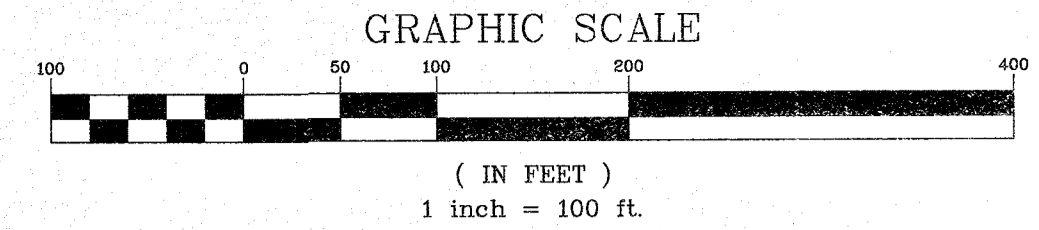
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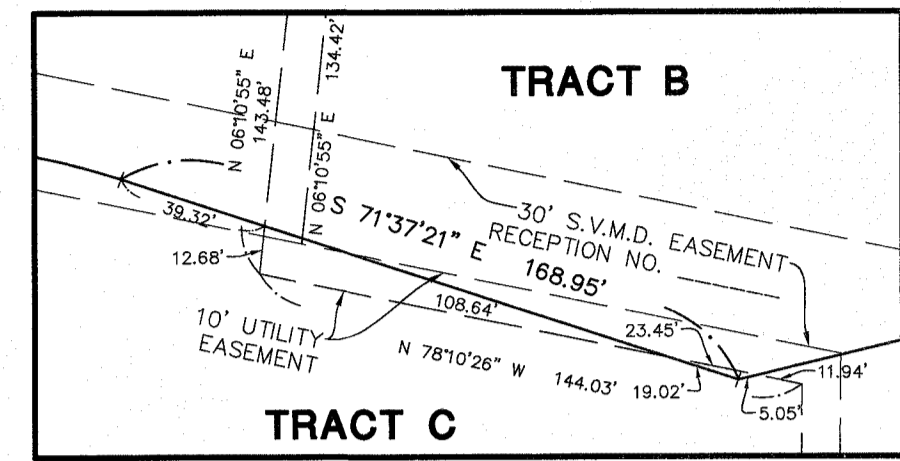
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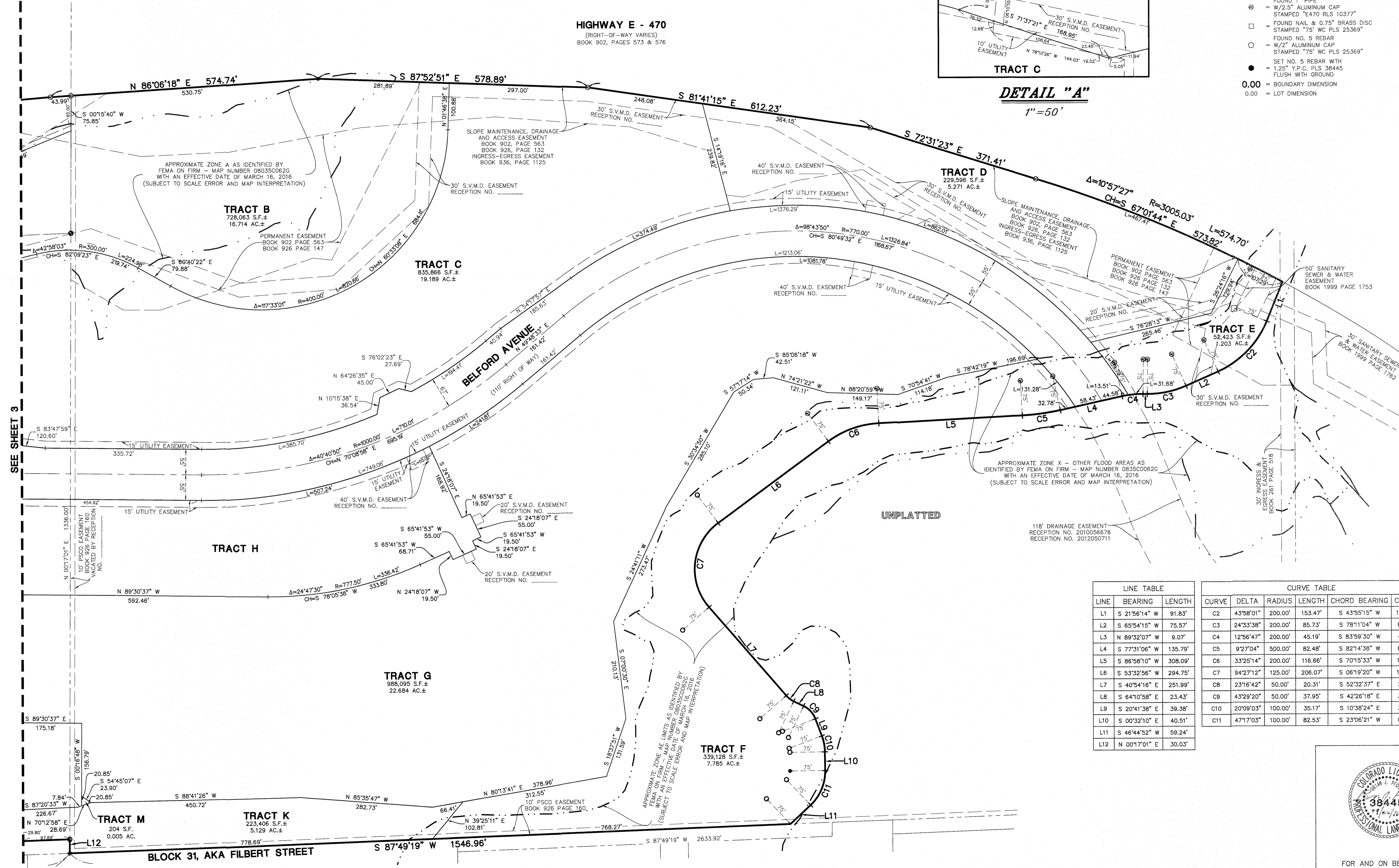
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HIGHWAY E - 470
(RIGHT-OF-WAY VARIES)
BOOK 902, PAGES 573 & 576



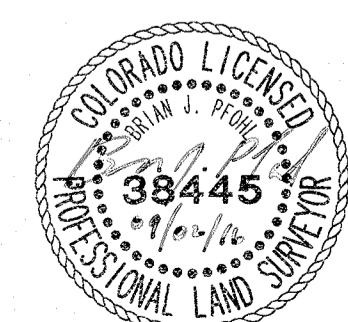
SEE SHEET 3

LINE TABLE

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L2	S 65°54'15" W	75.57'
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