

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

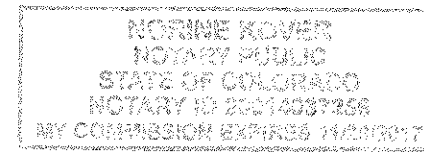
BY: Michael Vickers

STATE OF COLORADO)
COUNTY OF Douglas) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF July, 2017.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11/28/2017

Norm Kover
NOTARY PUBLIC
3301 S. Elm St., Denver, CO
80222



OWNER

OWNER: ERNEST PETER ELZI, JR.

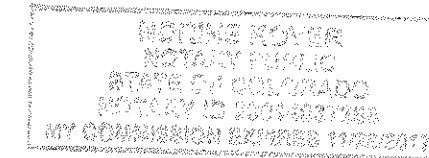
BY: Ernest Peter Elzi, Jr.

STATE OF COLORADO)
COUNTY OF Douglas) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July, 2017.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11-28-2017

Norm Kover
NOTARY PUBLIC
3301 S. Elm St., Denver, CO
80222



OWNER

OWNER: THOMAS M. LIST

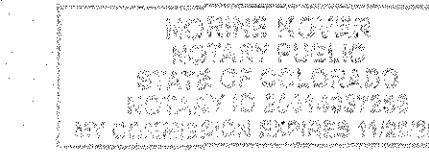
BY: Michael Vickers
THOMAS M. LIST, BY MICHAEL P. VICKERS AS ATTORNEY-IN-FACT

STATE OF COLORADO)
COUNTY OF Douglas) SS

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80222



OWNER

470 COMPARK LLC, A COLORADO LIMITED LIABILITY COMPANY

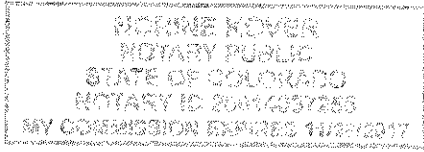
BY: Michael Vickers
NAME: MICHAEL P. VICKERS
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO)
COUNTY OF Douglas) SS

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80222



DEED OF TRUST HOLDER

KERS & CO., A KANSAS GENERAL PARTNERSHIP

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

STATE OF COLORADO)
COUNTY OF Douglas) SS

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| 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 | | |



FOR AND ON BEHALF OF
MANHARD CONSULTING

Manhard CONSULTING LTD.
Professional Land Surveyors • Environmental Scientists • Landscape Architects • Planners
10000 E. Hampden Ave., Suite 100, Denver, CO 80231
Tel: 303.755.1100 Fax: 303.755.1101
www.manhardconsulting.com

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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
MINOR DEVELOPMENT PLAT

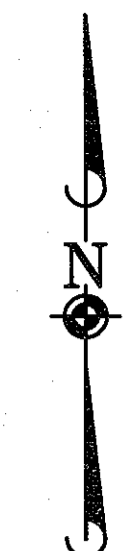
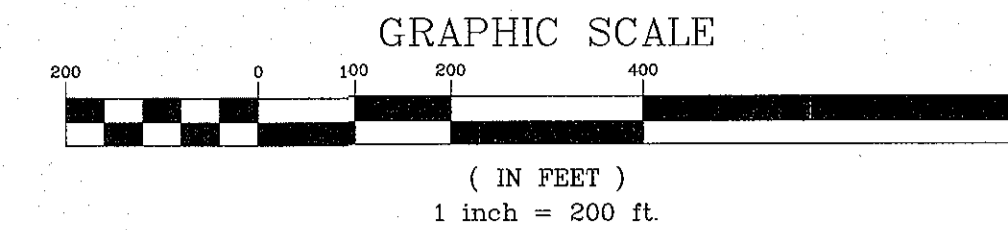
PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: BJP
DATE: 11/23/15
SCALE: N/A
SHEET
2 OF 5
00C.LCPKC3.03

COMPARK VILLAGE SOUTH FILING NO. 1

MINOR DEVELOPMENT PLAT

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

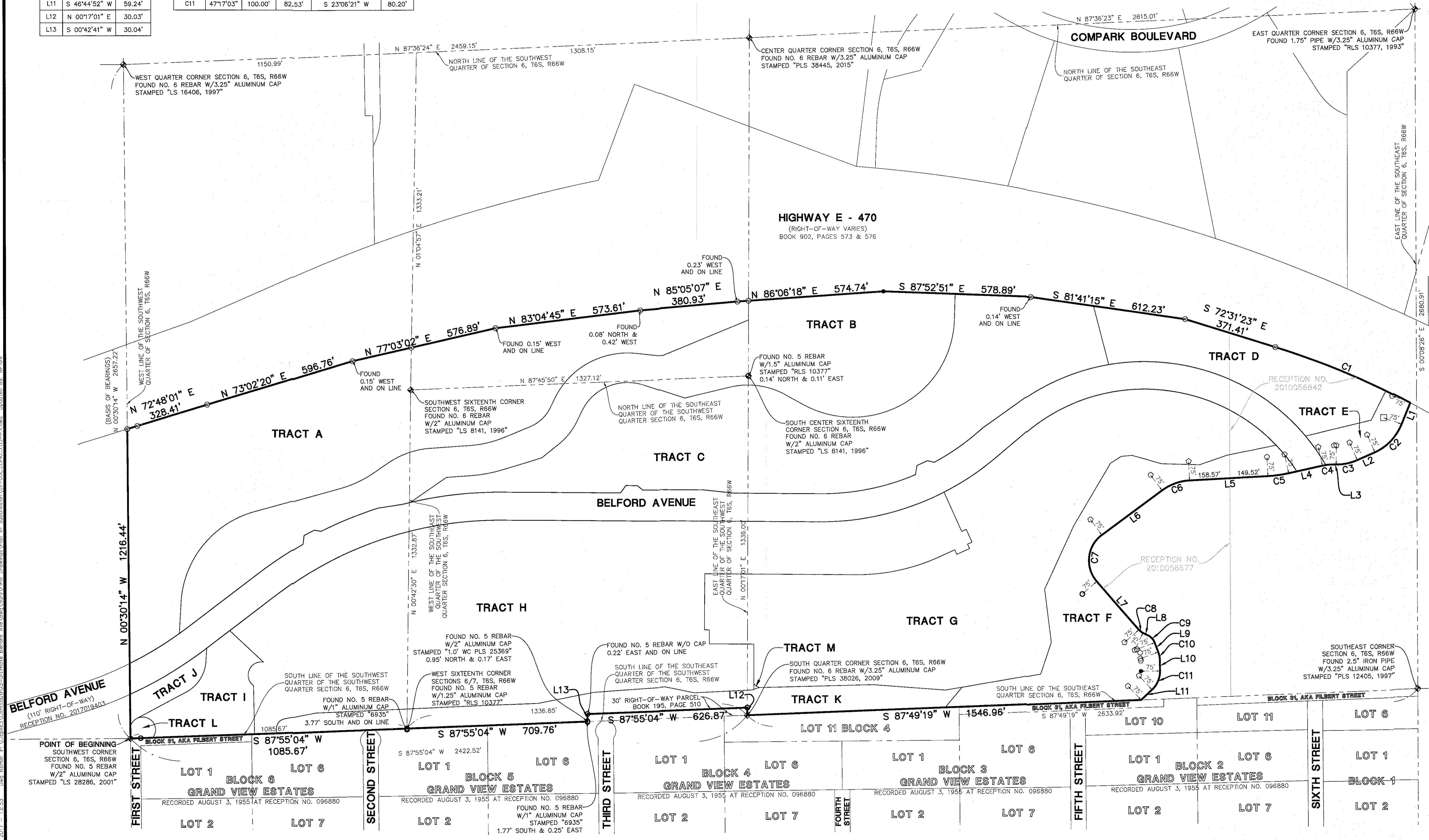
PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13 TRACTS - 150.119 ACRES



| 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
 - 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" V.P.C. PLS 38445 FLUSH WITH GROUND
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION



| DATE | REVISIONS |
|----------|------------------------|
| 06/26/17 | NEW TITLE COMMITMENT |
| 09/07/16 | NEW TITLE COMMITMENT |
| 09/27/16 | 2ND SUBMITTAL COMMENTS |
| 04/09/16 | 1ST SUBMITTAL COMMENTS |

Manhard CONSULTING LTD.
 38445
 PROFESSIONAL LAWYERS
 1123/15
 SCALE: 1" = 200'
 SHEET 3 OF 5
 OOC.LCPK3.03

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
 OOC.LCPK3.03

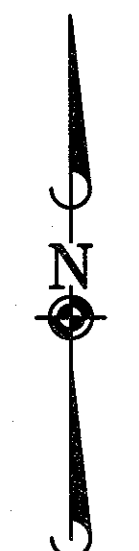
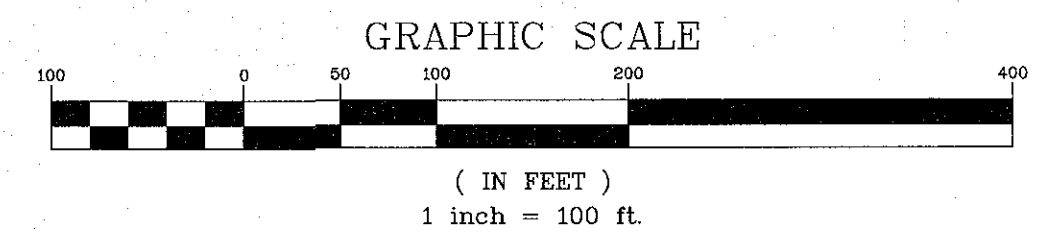
Date: 11/23/15
 Drawn by: GDP/BJP
 Checked by: JMR
 Project: COMPARK VILLAGE SOUTH FILING NO. 1
 Drawing: MINOR DEVELOPMENT PLAT
 Scale: 1" = 200'
 Sheet: 3 OF 5
 OOC.LCPK3.03

COMPARK VILLAGE SOUTH FILING NO. 1

MINOR DEVELOPMENT PLAT

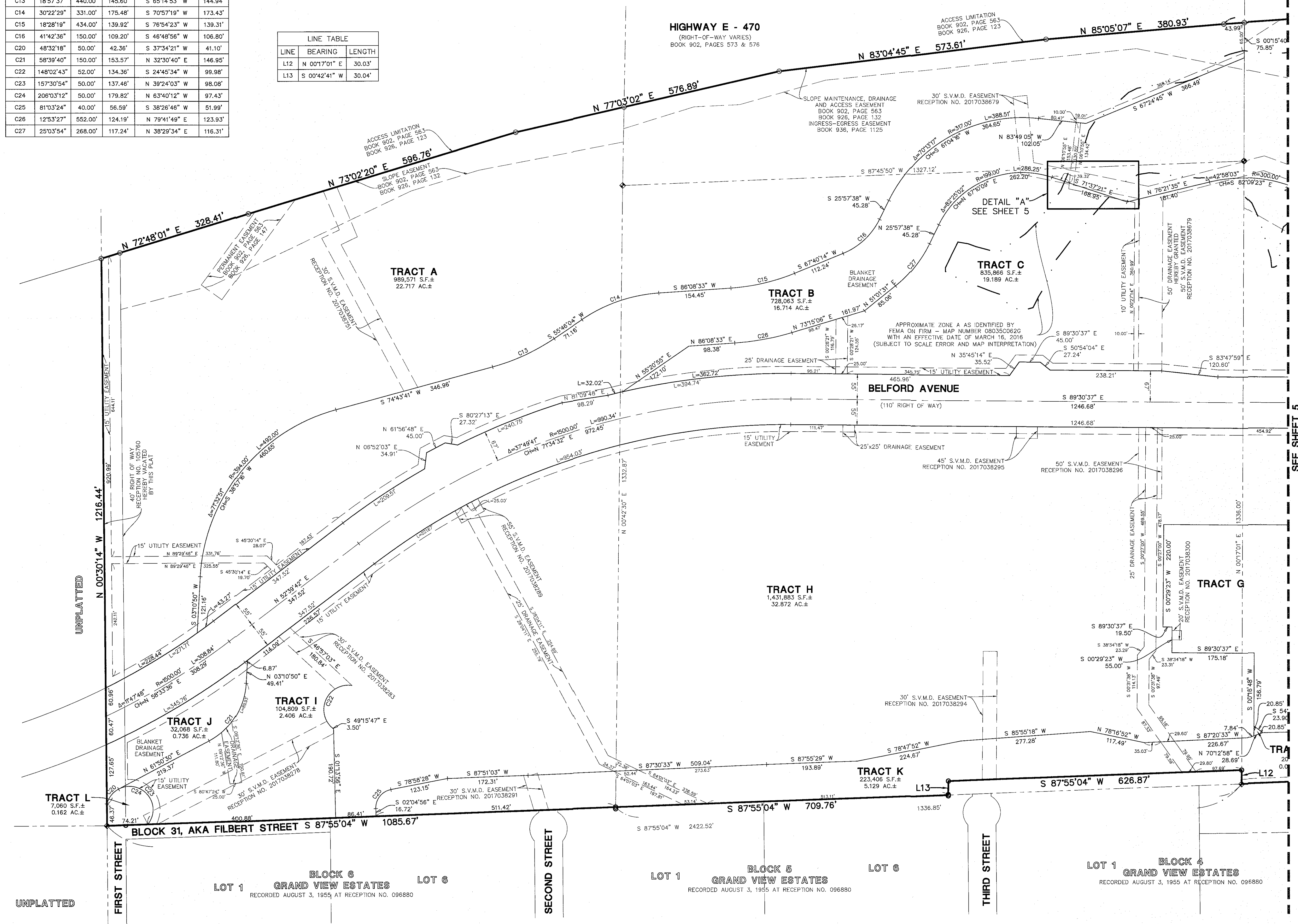
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
13 TRACTS - 150.119 ACRES



| 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
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 - = FOUND NAIL & 0.75" BRASS DISC STAMPED "75" WC PLS 25369"
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 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION

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 800 E. Annapolis Court, Suite 110, Centennial, CO 80112
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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 **5**
 OOC.LCPK3C.03

FOR AND ON BEHALF OF
 MANHARD CONSULTING

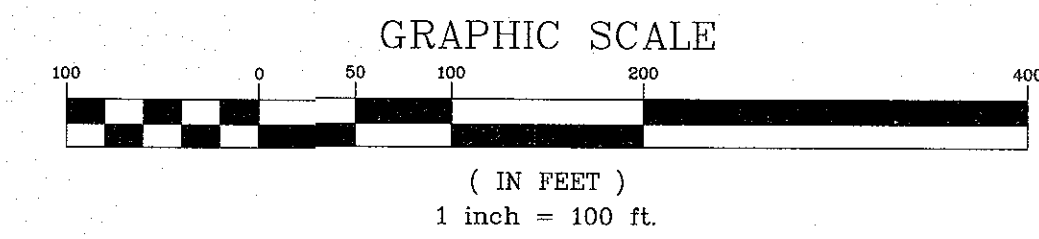
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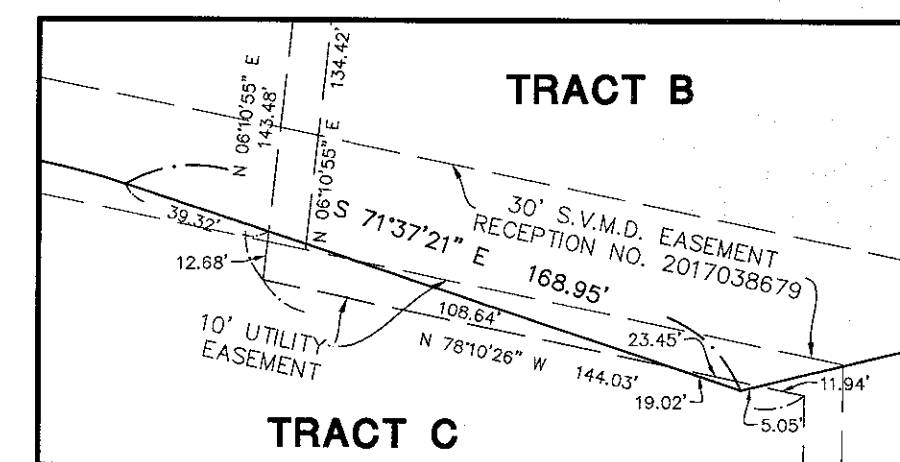
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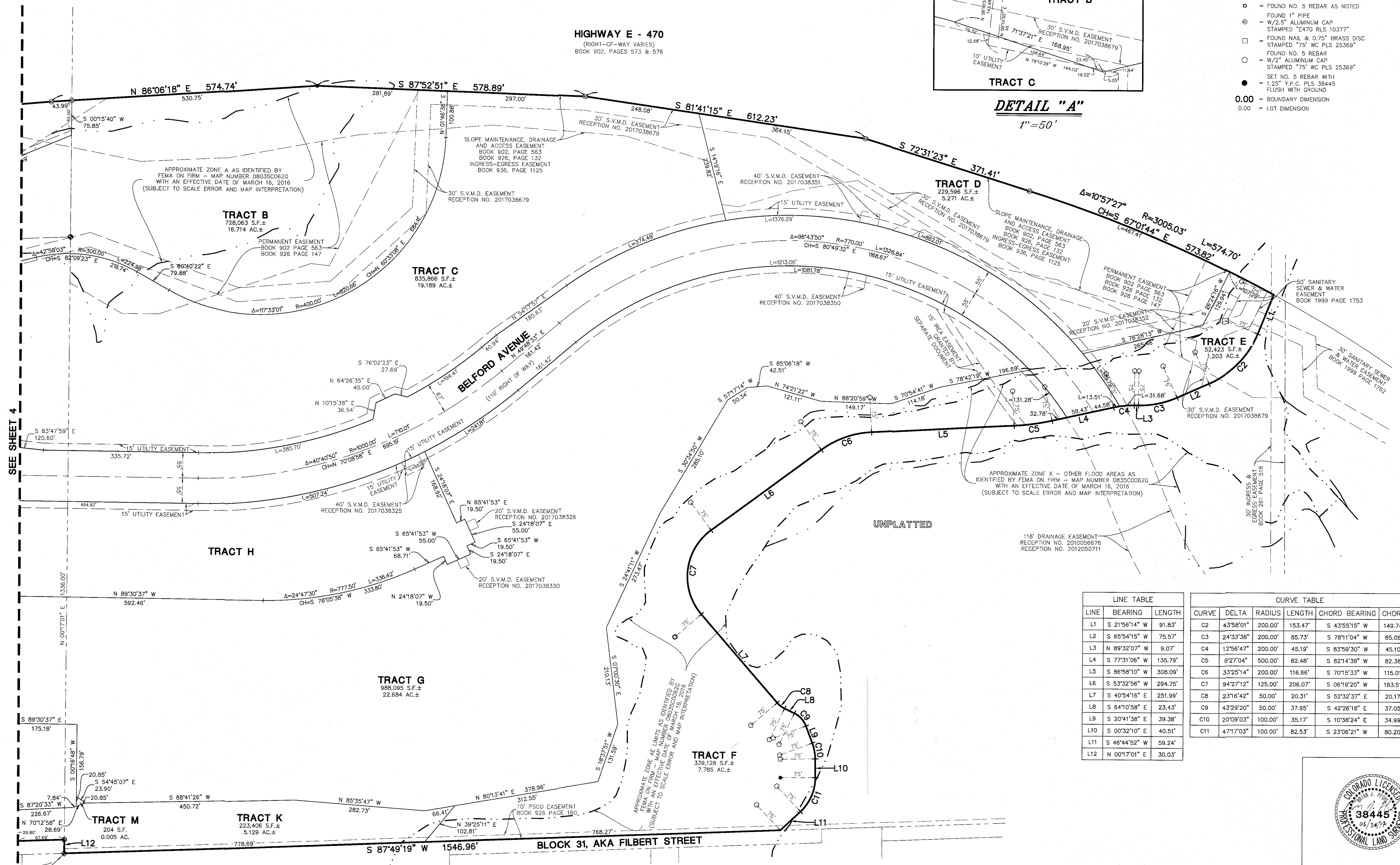
13 TRACTS - 150.119 ACRES



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DETAIL "A"
1"=50'

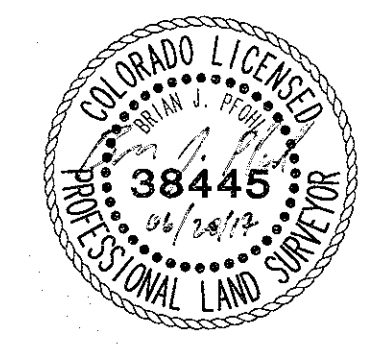


LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | S 21°56'14" W | 91.83' |
| L2 | S 65°54'15" W | 75.57' |
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| 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' |
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FOR AND ON BEHALF OF
MANHARD CONSULTING

Manhard CONSULTING LLC

8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112
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 DRAWN BY: BJP/BJP
 DATE: 11/23/15
 SCALE: 1" = 100'
 SHEET
5 OF **5**
 00C.LCPKC3.03

June 28, 2017 - 14:02 - Draw Name: P:\Check3\CompSub\01-11\Manhard_Belford_Avenue\Draw\Manhard\Plat_of_Subdivision_01-11-15.dwg - User: jmr - Plot Date: 6/28/2017 14:02:00