



Your kind of place.

Memorandum

To: Stacey Neger, Associate Planner
Date: April 13, 2020
From: Alex Mestdagh, P.E., Engineering Services Manager
Michael Grabczyk, P.E., Project Manager
Cc: Tom Williams, P.E., Director of Engineering/Public Works

Subject: Compark Village South Filing No. 1 – Plan Revisions

<u>Document</u>	<u>Date Received</u>
Drainage Report	March 2020
Construction Documents	March 2020
Cost Estimate	March 2020

The Engineering Department has reviewed the documents submitted for this project. Based on our review we have the following comments:

CONSTRUCTION PLANS – ENVIRONMENTAL GENERAL COMMENTS

1. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

Response: Comment noted.

2. The subdivision CBMP plans shall be included and reviewed with the subdivision improvement plans and application.

Response: The CBMP plans will be submitted with the Grading Permit application once the plans are near approval.

INITIAL CBMP PLANS

3. **Sheet 3:** Provide a callout at the Peoria/Belford intersection stating that no construction access will take place from Belford until bottom lift has been installed or a VTC has been installed, inspected, and approved by the Town's environmental inspector.

Response: A callout has been provided at the Peoria/Belford intersection stating that no construction access will take place from Belford until bottom lift has been install or a VTC has been installed, inspected, and approved by the Town's environmental inspector.

4. **Sheet 3:** Include the sump upstream of the eastern WQ pond within the LOC.
Response: The sump upstream of the eastern WQ pond has been included within the LOC.
5. **Sheet 3:** Relocate the concrete wash out (CWA) and portable toilet protection (PTP) to be located on a flat area within the site and preferably upstream of a TSB or other controls prior to entering the GAT.
Response: CWA and PTP have been relocated. Contractor will coordinate with Town Inspector on locations as field conditions allow.
6. **Sheet 4:** Freeze the future subdivision improvements on the Phase A CBMP plan sheets.
Response: Future subdivision improvements on the Phase A CBMP plan sheets have been removed.
7. **Sheet 4:** Revise the CF linework at the utility corridor which extends to the E-470 ROW. Provide a check dam (CD) at the downstream end of this channel/utility corridor.
Response: The CF linework at the utility corridor which extends to the E-470 ROW has been revised. A CD has been placed at the downstream end of this channel/utility corridor.
8. **Sheet 4:** Revise the perimeter controls and LOC adjacent to the cut embankment located west of the GAT and south of Belford Avenue.
Response: The perimeter controls and LOC adjacent to the cut embankment located west of the GAT and south of Belford have been revised.
9. **Sheet 4:** Include the temporary bypass berm within the LOC. Provide a copy of the temporary easements discussed in Note 2 for the bypass inundation area.
Response: The temporary bypass berm is now within the LOC. Please see attached requested easement.
10. **Sheet 4:** Revise the silt fence along the GAT corridor to align along the toe of the 4:1 embankment as it flattens into the floodplain bench.
Response: Silt fence has been revised along the GAT to align along the toe of the 4:1 embankment and moved from the initial to the final CBMP plans.
11. **Sheet 4:** Provide additional protections for the proposed mass grading north/west of the GAT and across the GAT from the regional pond. This area has a proposed shallow draw which should be identified as a diversion ditch (DD) with check dams (CD) and a temporary sediment basin (TSB) prior to entering the stream.
Response: Additional BMPs have been placed in the area north/west of the GAT and across the GAT from the regional pond.
12. **Sheet 5:** Provide a DD for the western edge of the mass grading area located east of the temporary diversion channel. Provide a discharge location for the eastern DD as it currently terminates into the Belford ROW with no clear discharge location.
Response: A DD has been added to the western edge of the mass grading area located east of the temporary diversion channel. The eastern DD has been diverted to merge with the

western DD. A CD was also provided in the new DD.

13. **Sheet 5:** Continue the silt fence along the GAT corridor at the Toe of the embankments as they flatten into the floodplain bench.

Response: The silt fence has been extended along the GAT corridor at the Toe of the embankments as they flatten into the floodplain bench and moved from the initial to the final CBMP plans.

14. **Sheet 5:** It appears additional silt fence is being proposed outside of the LOC at the northeastern project boundary, please clarify this area.

Response: The silt fence is associated with the construction of the sanitary sewer adjacent to E-470.

15. **Sheet 5:** Revise the viewport wipeout by the north arrow to show the entire limits of the LOC.

Response: The viewport has been revised.

16. **Sheet 6:** Revise the note regarding the TSB to remain until the Belford Avenue bridge over Happy Canyon Creek has been constructed. All flows from the pavement shall be diverted to the TSB.

Response: The note has been revised.

17. **Sheet 6:** Label the floodplain limits shown for Happy Canyon Creek.

Response: Both the FEMA and FHAD floodplains have been identified.

18. **Sheet 6:** Freeze/remove the gray revision cloud.

Response: The revision cloud has been removed.

INTERIM/FINAL CBMP PLANS

19. Provide and identify rough cut street control (RCSC) for Belford Avenue.

Response: RCSC have been identified along Belford.

20. Provide erosion control blanket (ECB) for all slopes greater than 4:1.

Response: ECB has been identified for slopes greater than 4:1.

21. **Sheet 8:** Revise the CD locations north of Belford avenue and east of the Belford/Peoria intersection where some are shown in the proposed pavement.

Response: CD locations have been adjusted.

22. **Sheet 8:** Revise the rock sock (RS) protection to culvert protection (CP) upstream of both WQ ponds.

Response: CP has been provided.

23. **Sheet 8:** Provide sediment control log (SCL) for back of walk protection for the sidewalk south/east of Belford Avenue.

Response: Additional callouts for SCL have been provided.

24. **Sheet 9:** Correct the placement of the IPAN and RSS located in Grand View Estates.

Response: IPAN and RSS have been adjusted.

25. **Sheet 9-10:** Provide a callout which identifies that the TSB located immediately upstream of the culverts along the south edge of Belford Avenue shall only be removed at the discretion of the Town's environmental inspector or upon development of the subdivision.

Response: A callout has been added to identify that the TSB located immediately upstream of the culverts along the south edge of Belford Avenue shall only be removed at the discretion of the Town's environmental inspector or upon development of the subdivision.

26. **Sheet 10:** Show detention pond protection (DP) for the outlet structure of the regional pond.

Response: DP has been added for the outlet structure of the regional pond.

27. **Sheet 10:** Correct the Belford Avenue pavement hatch to correctly correspond to the improvements proposed with these plans.

Response: Belford hatch has been revised to reflect area to be paved.

28. **Sheet 11:** Show the TSB at the end of the Belford Avenue roadway template to remain in place at the discretion of the Town's environmental inspector or upon development of the Belford Avenue bridge.

Response: TSB at the end of Belford roadway has been identified to remain in place at the discretion of the Town's environmental inspector or upon development of the bridge.

29. **Sheet 11:** Freeze/remove the gray revision clouds and the future trail along Happy Canyon Creek not proposed with this application.

Response: Revision cloud and future Happy Canyon Creek trail have been removed.

30. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.

Response: Additional SCL has been identified along paved areas.

CONSTRUCTION PLANS – STORMWATER

31. Storm Drainage Infrastructure Notes on sheet 2 appear to be out of date. Include current notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)

Response: The notes have been updated.

32. Please note that per the IGA between Douglas County and the Town of Parker, all storm drainage improvements for the project, including water quality and detention, shall be designed and constructed in accordance with Town standards.

Response: Comment noted.

33. Provide details within the plans for all baffle diversion structures.

Response: Details are provided on sheet 49.

34. **Sheet 17:** Identify the bold lines crossing the bottom left corner of the Storm-3 plan view.

Response: Bold lines have been corrected and identified.

35. **Sheet 17:** Sketch in the arch culvert structure on the Storm-3 profile to show where the tie-in lies vertically in relation to the top and bottom of the structure. Also identify the outfall elevation of the pipe.

Response: The arch structure has been added to Storm-3 along with the outfall elevation.

36. **Sheet 17:** Identify and provide specifications for the water quality structure proposed with STMH7 1-3.

Response: Water quality device has been identified and there is information on sheet 49.

37. **Sheet 17:** Identify the end treatment for outfall of FES 1-4 to the GAT, including the dimensions and configuration of the Type-M rip-rap bank protection.

Response: Outfall protection has been coordinated with GAT plans and identified on the plans.

38. **Sheet 18:** Pull FES 2-4 farther into the property to allow for a full rip-rap apron and the appropriate easement area to work on the FES.

Response: FES 2-4 has been adjusted, and a rip-rap note has been added.

39. **Sheet 18:** FES 2-5 appears to be proposed outside of the subject property. Please identify a stormwater easement over this infrastructure and the proposed contributing swale.

Response: FES 2-5 is located with a Tract owned by Belford South Metropolitan District and therefore located within the project boundary and has been updated accordingly.

40. **Sheet 19:** Ensure the soffit elevations of the inlet laterals match that of the trunk line when entering STMH 10-12.

Response: The storm sewer has not been revised. Due to the location of the proposed water main, one of the laterals could not be raised to match the pipe crowns of the lateral and trunk line. The other lateral was not raised to keep hydraulic consistency between the two laterals entering STMH 10-12.

41. **Sheet 20:** Provide a match line for the Storm-12 plan and profile.

Response: Match line has been added.

42. **Sheet 22:** Pull manholes 12-12, 13-12, and 14-12 to the top of the embankment to provide better access.

Response: The manholes were not pulled back due to the impact the manholes will have on future development and will make the storm sewer deeper. Upstream manhole, 11A-12 has been relocated to provide better access.

43. **Sheet 22:** Identify the rip-rap armoring upstream of TEMP FES 3-5.

Response: Rip-rap upstream of TEMP FES 3-5 has been specified

44. **Sheet 23:** Identify the minor and major HGLs through the pond outlet pipe.

Response: HGLs have been identified.

45. **Sheet 27:** Please note, additional comments on the Box/Arch Culvert plan sheet may be generated based on the GAT 90% set in order to ensure no gaps in scope have occurred.

Response: Comment noted.

46. **Sheet 28-32:** Revise the outlet structure and pipe to pass the 100-year undetained flows in-lieu of using the emergency spillway for this and more frequent storm events.

Response: Per discussion with the Town the proposed outfall structure will remain.

47. **Sheet 28-32:** Revise the outlet structure to match the sloped design with trash screen shown in Figure 7.9 of the Town's SDECM.

Response: Per discussion with the Town the proposed outfall structure will remain.

48. **Sheet 34:** Revise or clarify the Section A detail to allow for the trickle channel flows to enter the forebay.

Response: Section A detail allows for the trickle channel flows to enter the micropool.

DRAINAGE REPORT

49. Provide the inlet hydraulic calculations for all inlets proposed with the Belford Avenue/CVS F1 improvements.

Response: The drainage report provided with the submittal was an addendum to the original. We have submitted the original report along with the addendum.

Inlet hydraulic calculations are included in the original report, pages 182-247.

50. Within the appendix, provide full scale versions of the hydrologic and hydraulic calculations shown on the drainage area maps.

Response: The original report includes full scale hydrologic and hydraulic calculations, pages 153-155.

51. Provide a tabular breakdown of pre-developed, developed detained, and bypassed flows similar to that provided within the narrative for each of the storm events calculated in the UDFCD-Detention spreadsheet. This will be utilized to compare pre-developed, developed, and bypassed flows for each of the storm events.

Response: A table has been added to the report, page 8.

52. Provide calculations for the sizing of the forebay notches within the Appendix C forebay calculation sheets.

Response: Calculations for the sizing of the forebay weirs are included, pages 38 and 40.

53. Provide within the appendix all calculations for the two water quality ponds located in the Douglas County tract as the inspections and pond certifications will run through the Town of Parker.

Response: Calculations are provided in the original report, pages 250-269.

54. Provide within the appendix the StormCAD flex tables identifying pipe c-values, flows, and velocities for each pipe.

Response: StormCAD Conduit Flex Tables have been provided, pages 42, 62 and 83.

55. Provide armoring and capacity calculations for the proposed temporary swales.

Response: Temporary swale calculations provided in original report, pages 284-286.

56. **Sheet 44:** the 2-yr HGL is shown below the pipe invert, please revise.

Response: The flow shown in the StormCAD model is 0 as it should be since all of the flow is diverted to the detention basin. Unsure why the profile is showing the water surface below the pipe invert.

ROADWAY PLANS

57. Please discuss with Engineering Staff the proposed six-foot bike lane proposed on the inside of the half section of Belford Avenue. The applicant may want to consider omitting this pavement from the initial construction, as portions of it is located where the future median will be constructed with the ultimate major collector section.

Response: The six-foot bike lane proposed on the inside of the half section of Belford Avenue within the Town of Parker has been omitted.

58. Please clarify why the width of the Belford Avenue tree lawn and utility space behind the sidewalk (6.0' and 6.5') differ from the Town's major collector template (8.0' and 4.5').

Response: The width of the Belford Avenue tree lawn and utility space behind sidewalk has not been changed since previous approval and was agreed to by Town Staff.

59. Delineators should be installed adjacent to the road base shoulder to mark the edge of the roadway in the interim condition in accordance with MUTCD spacing guidance.

Response: Delineators are specified adjacent to the road base shoulder.

60. The proposed material for the Green Acres Tributary trail (soft surface vs. concrete) should be clarified with Engineering and Planning Staff.

Response: The Green Acres Tributary trail will be soft surface.

61. Intersection Detail Sheets: please use perpendicular cross slopes (or clarify that the arrows/labels shown are true cross slopes) for all intersection designs, including future side street stubs. Provide quarter-point elevations and grades along all proposed curb returns.

Response: Intersection Details have been clarified.

62. The Town is moving away from diagonal curb ramps at major intersections in favor of directional ramps. At Belford intersections where a crossing of the major roadway is not contemplated, Town Detail 18 should be used with ramps parallel to Belford Avenue. Where pedestrian crossings of Belford Avenue may be desired, potential treatment should be discussed with Engineering Staff.

Response: Directional ramps have been designed and graded to adhere to the new standards.

April 13, 2020

Page 2

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to contact the Engineering Department at (303) 840-9546.

**GRANT OF EASEMENT
SLOPE GRADING AND STORM DRAINAGE
FOR BELFORD AVENUE**

THIS GRANT OF EASEMENT ("Grant") is given this 14th day of March, 2017,
by Cordillera Corporation ("Grantor"), whose address is 7800 E. Dorado Place, Ste 250
Englewood CO 80111, to THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE
OF COLORADO ("Grantee"), whose address is 100 Third Street, Castle Rock, Colorado, 80104.

The parties hereby covenant and agree as follows:

1. Easement Property. The "Easement Property" shall mean the real property owned by Grantor and located in the County of Douglas, State of Colorado, more particularly described on Exhibits "A", "B", "C", "D", "E", "F", "G", "H" & "I", attached hereto and incorporated herein.

2. Consideration. Grantor makes this Grant for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby acknowledged.

3. Grant of Easement. Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive easement ("Easement") on, over, under, through and across the Easement Property for the purpose of accessing, maintaining, and repairing storm water management improvements, where applicable, including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micro-pools, water quality facilities, and related drainage and/or roadway embankment stabilization cut and fill slopes (collectively, the "Facilities").

4. Maintenance and Repair. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantee. The Grantee shall have the right to enter said Easement Property after ten (10) days prior written notice to Grantor, unless there is an emergency, in which case Grantee shall give notice as soon as practicable, to perform all necessary work. The Grantee shall maintain and repair the Facilities in a manner consistent with all applicable plans approved or accepted by Grantee once the Facilities have been constructed.

5. Retained Rights of Grantor. Grantor reserves the right of ownership, use and occupancy of the Easement Property insofar as said ownership, use and occupancy does not impair the rights granted to Grantee in this Grant. Grantee's rights hereunder are non-exclusive, and Grantor shall have the full right and authority to grant other easements or rights to use the Easement Property. It is also understood by Grantee that Grantor may in the future desire to modify and/or eliminate the Facilities. Such a modification and/or elimination shall not be realized until written approval is obtained for said modifications and/or elimination from Grantee. Upon such approval, both the Grantee and Grantor agree to vacate this Easement.

6. Binding Effect. This Grant shall extend to and be binding upon the successors and assigns of the respective parties hereto. The terms, covenants, agreements and conditions in this Grant shall be construed as covenants running with the land.

Dwg. Name: P:\Cleoket\Com\South03-Ultimate\Belford Ave\dwg\Survey\Exhibits\Survey\Cordillera S&D\00C.LCPKC3.03-SL19.dwg Updated By: GPuckett 11/18/2016 10:02 AM

EXHIBIT A

SLOPE & DRAINAGE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1 TO BEAR NORTH 00°30'14" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°28'08" EAST, A DISTANCE OF 1317.72 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 00°28'20" EAST, A DISTANCE OF 718.00 FEET ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 89°31'40" WEST, A DISTANCE OF 15.00 FEET;
 THENCE NORTH 00°28'20" WEST, A DISTANCE OF 718.00 FEET;
 THENCE NORTH 00°28'08" WEST, A DISTANCE OF 404.00 FEET;
 THENCE SOUTH 89°31'52" WEST, A DISTANCE OF 15.00 FEET;
 THENCE NORTH 00°28'08" WEST, A DISTANCE OF 365.10 FEET;
 THENCE SOUTH 89°31'52" WEST, A DISTANCE OF 216.24 FEET;
 THENCE NORTH 35°24'34" WEST, A DISTANCE OF 242.39 FEET;
 THENCE NORTH 54°35'26" EAST, A DISTANCE OF 254.57 FEET;
 THENCE NORTH 15°29'40" WEST, A DISTANCE OF 299.92 FEET;
 THENCE NORTH 74°30'20" EAST, A DISTANCE OF 22.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°06'15", A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF 247.09 FEET, THE CHORD OF WHICH BEARS NORTH 69°57'12" EAST, A DISTANCE OF 246.83 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 203,999 SQUARE FEET, OR 4.6832 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING LLC



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

COUNTY OF DOUGLAS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP
 DRAWN BY: GDP
 DATE: 11/18/16
 SCALE: N/A

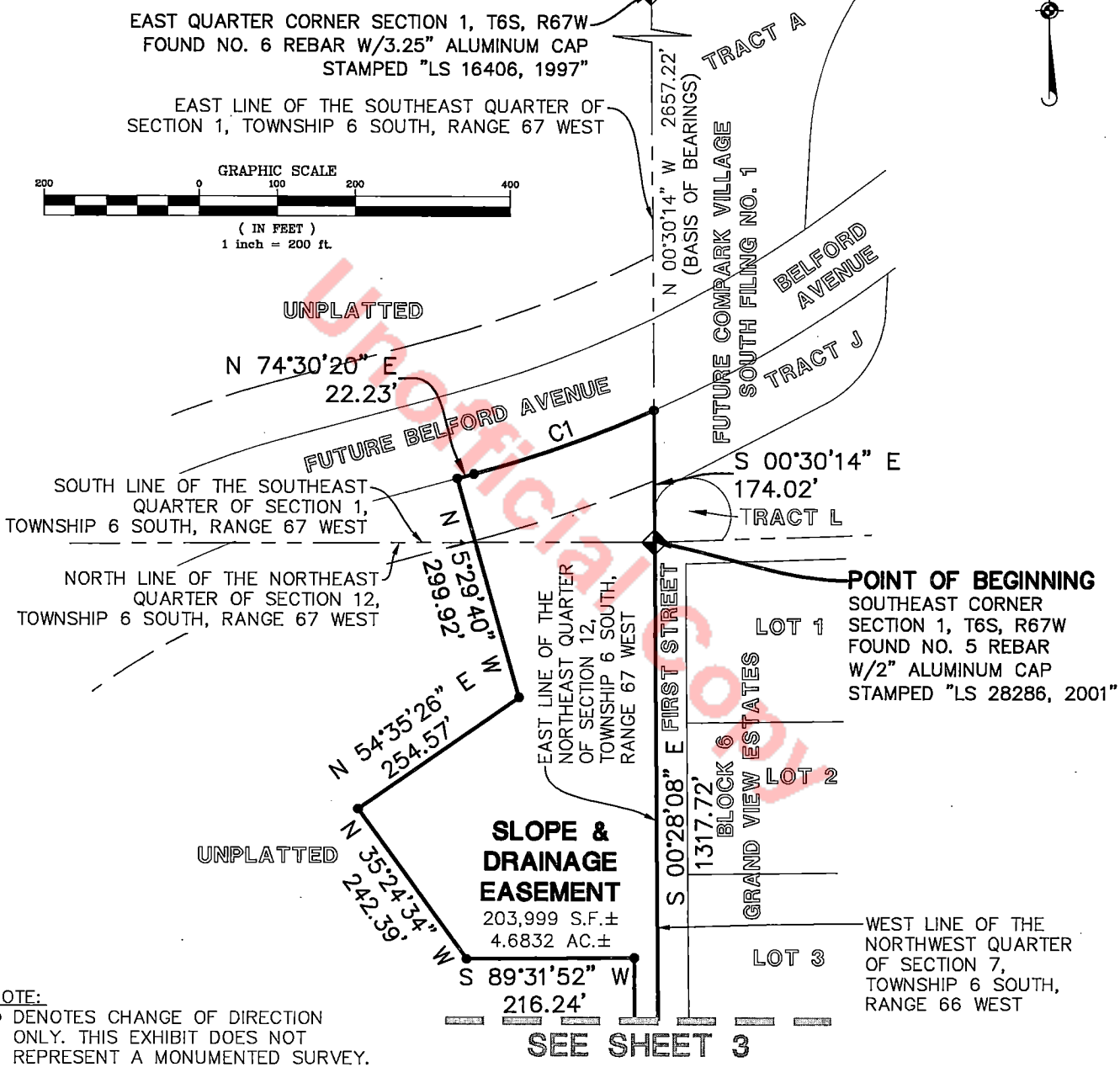
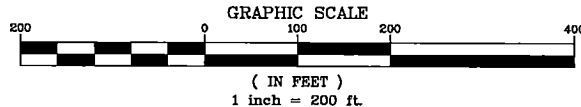
SHEET

1 OF 3
 00C.LCPKC3.03

Dwg Name: P:\C\cpc3\ComSouth03-Ultimate Belford Ave\dwg\Sur\Exhibits\Sur\Cordillera_S&D\00C.LCPKC3.03-SI.19.dwg Updated By: GPuckett 11/18/2016 10:02 AM

EXHIBIT A

SLOPE & DRAINAGE EASEMENT



NOTE:
 • DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 3

SEE SHEET 3 FOR CURVE TABLE

Manhard

CONSULTING

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

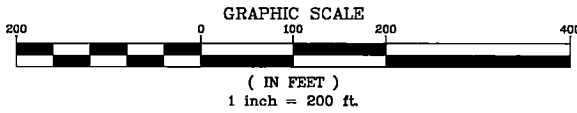
COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>1" = 200'</u>	SHEET 2 OF 3 00C.LCPKC3.03

11/18/2016 10:02 AM Dwg Name: P:\Cpckc3\ComSouth03-Ultimate Belford Ave\dwg\Sur\Exhibits_Sur\Cordillera_S&P\00C.LCPKC3.03-SI.19.dwg Updated By: GPuckett

EXHIBIT A

SLOPE & DRAINAGE EASEMENT

SEE SHEET 2



Unofficial Copy

UNPLATTED

SLOPE & DRAINAGE EASEMENT
203,999 S.F.±
4.6832 AC.±

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°06'15"	1555.00'	247.09'	N 69°57'12" E	246.83'

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EAST QUARTER CORNER SECTION 12, T6S, R67W
FOUND 1.75" AXLE W/2" ALUMINUM CAP
STAMPED "PLS 22561, 2007"
WIRED TO AXLE

NORTH SIXTEENTH CORNER SECTION 12, T6S, R67W
FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP
STAMPED "PLS 25369,2001"

EAST LINE OF THE NORTHEAST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST

S 89°31'52" W
216.24'

N 00°28'08" W
365.10'

S 89°31'52" W
15.00'

N 00°28'08" W
404.00'

FIRST STREET

ELM AVENUE

N 00°28'20" W
1317.80'

S 00°28'20" E
718.00'

S 00°28'20" E
718.00'

N 00°28'20" W
1317.80'

BLOCK 6
GRAND VIEW ESTATES
LOT 4
LOT 5

LOT 1
LOT 2

BLOCK 7
GRAND VIEW ESTATES
LOT 3
LOT 4

LOT 5

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 66 WEST

Manhard

CONSULTING

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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>1" = 200'</u>	SHEET 3 OF 3 00C.LCPKC3.03

Dwg Name: P:\Crocke3\ComSouth03-Ultimate Belford Ave\dwg\Survey\Exhibits\Survey\Cordillero_S&D\00C.LCPKC3.03-SL20.dwg Updated By: B.J.Pfohl
11/18/2016 10:16 AM

EXHIBIT B

SLOPE & DRAINAGE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 12 TO BEAR SOUTH 00°28'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 57°38'46" EAST, A DISTANCE OF 1039.14 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 25°04'36" WEST, A DISTANCE OF 170.00 FEET;
 THENCE NORTH 64°55'24" WEST, A DISTANCE OF 119.46 FEET;
 THENCE SOUTH 70°04'36" WEST, A DISTANCE OF 93.29 FEET;
 THENCE NORTH 64°55'24" WEST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 25°04'36" EAST, A DISTANCE OF 194.39 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°23'41", A RADIUS OF 995.00 FEET, AN ARC LENGTH OF 41.59 FEET, THE CHORD OF WHICH BEARS NORTH 26°16'27" EAST, A DISTANCE OF 41.59 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 64°55'24" EAST, A DISTANCE OF 204.56 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 38,406 SQUARE FEET, OR 0.8817 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING LLC



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 • Landscapa Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1

COUNTY OF DOUGLAS, COLORADO

EXHIBIT B

PROJ. MGR.: BJP
 DRAWN BY: GDP
 DATE: 11/18/16
 SCALE: N/A

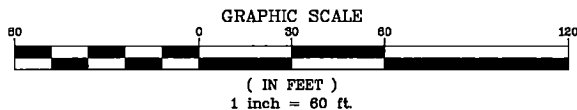
SHEET

1 OF 2
 00C.LCPKC3.03

11/18/2016 10:16 AM Dwg Name: P:\C\c\pkc3\ComSouth03--Ultimate Belford Ave.dwg \Surveys\Exhibits_Surv\Cordillera_S&D\00C.LCPKC3.03--SL20.dwg Updated By: B.P.fohl

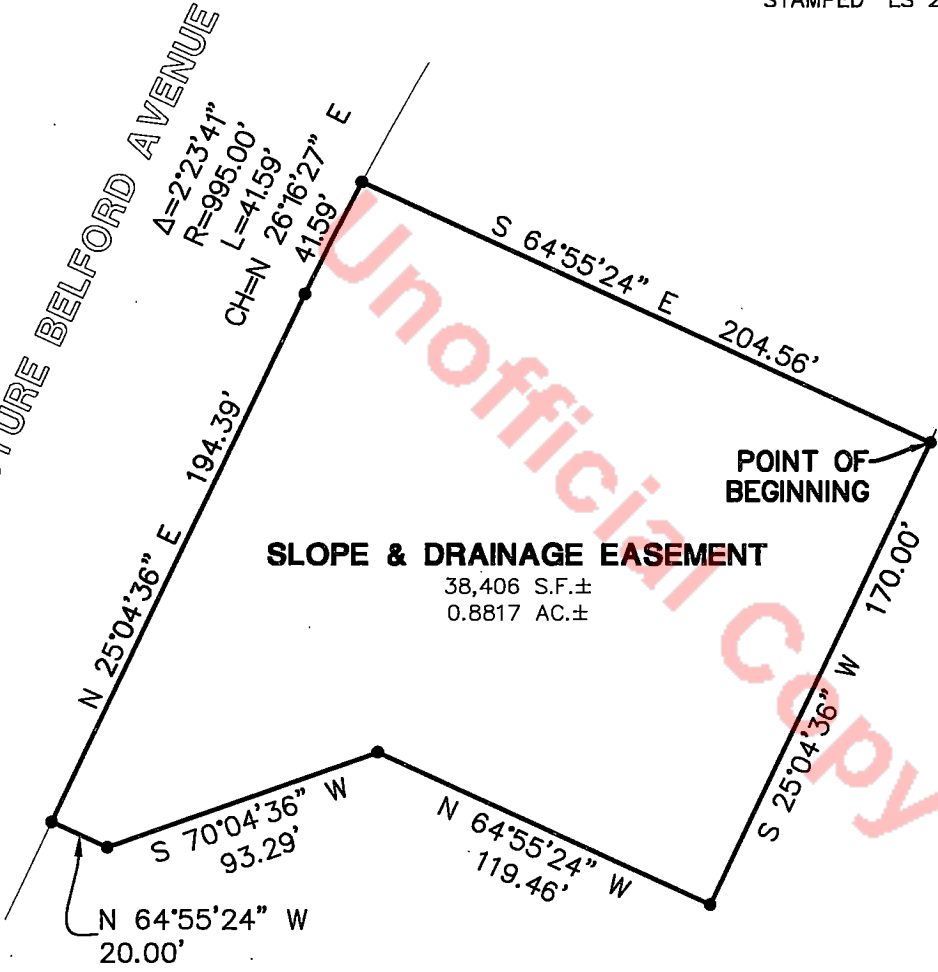
EXHIBIT B

SLOPE & DRAINAGE EASEMENT



POINT OF COMMENCING
 NORTHEAST CORNER
 SECTION 12, T6S, R67W
 FOUND NO. 5 REBAR
 W/2" ALUMINUM CAP
 STAMPED "LS 28286, 2001"

FUTURE BELFORD AVENUE



EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 (BASIS OF BEARINGS)
 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 66 WEST

NORTH SIXTEENTH CORNER SECTION 12, T6S, R67W
 FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP
 STAMPED "PLS 25369, 2001"

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Manhard
 CONSULTING

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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT B	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>1" = 60'</u>	SHEET 2 OF 2 00C.LCPKC3.03

11/18/2016 10:30 AM Dwg Name: P:\Client3\Com\South03-Ultimate Belford Ave\dwg\Surv\Exhibits_Surv\00C.LCPKC3.03-SI.21.dwg Updated By: B.Pfohl

EXHIBIT C

SLOPE & DRAINAGE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 12 TO BEAR SOUTH 00°28'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 67°31'22" WEST, A DISTANCE OF 1296.23 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 25°04'36" WEST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 64°55'24" WEST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 25°04'36" EAST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 64°55'24" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,225 SQUARE FEET, OR 0.0970 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING



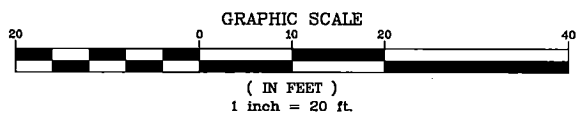
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0900 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT C	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>N/A</u>	SHEET 1 OF 2 00C.LCPKC3.03

11/18/2016 10:30 AM Dwg Name: P:\C\cpc3\ComSouth03--Ultimate Belford Ave.dwg\Sur\Exhibits Sur\Cordillera S&D\00C.LCPKC3.03--SL21.dwg Updated By: BPfoh

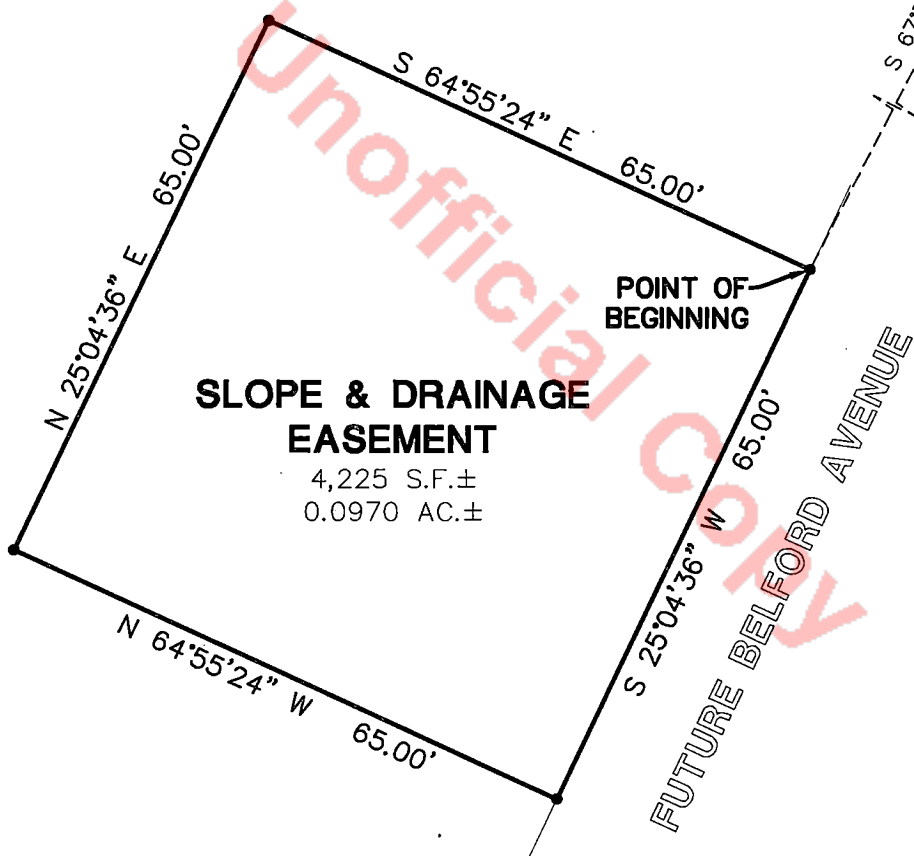
EXHIBIT C

SLOPE & DRAINAGE EASEMENT



POINT OF COMMENCING
 NORTHEAST CORNER
 SECTION 12, T6S, R67W
 FOUND NO. 5 REBAR
 W/2" ALUMINUM CAP
 STAMPED "LS 28286, 2001"

UNPLATTED



EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 (BASIS OF BEARINGS)
 S 00°28'08" E 1317.72'
 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 66 WEST

NORTH SIXTEENTH CORNER SECTION 12, T6S, R67W
 FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP
 STAMPED "PLS 25369, 2001"

NOTE:
 ● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Manhard
 CONSULTING

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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT C	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	2 OF 2
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>1" = 20'</u>	

11/18/2016 11:04:AM Dwg Name: P:\Clenke\ComSouth03-Ultimate Belford Ave.dwg\Sur\Exhibits\Sur\Cordillero S&D\00C.LCPKC3.03-SI.22.dwg Updated By: B.Pfohl

EXHIBIT D

SLOPE & DRAINAGE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12 AND CONSIDERING THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 12 TO BEAR SOUTH 00°28'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 48°33'27" WEST, A DISTANCE OF 1842.56 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 44°29'39" WEST, A DISTANCE OF 116.22 FEET;
 THENCE SOUTH 42°41'42" EAST, A DISTANCE OF 148.10 FEET;
 THENCE SOUTH 51°16'16" WEST, A DISTANCE OF 184.42 FEET;
 THENCE NORTH 34°45'46" WEST, A DISTANCE OF 228.19 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°33'13", A RADIUS OF 1105.00 FEET, AN ARC LENGTH OF 261.39 FEET, THE CHORD OF WHICH BEARS NORTH 48°27'37" EAST, A DISTANCE OF 260.78 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 48°18'59" EAST, A DISTANCE OF 80.10 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 47,008 SQUARE FEET, OR 1.0792 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING



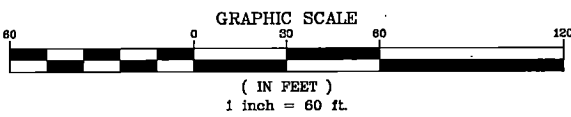
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT D	
PROJ. MGR.: BJP	SHEET
DRAWN BY: GDP	1 OF 2
DATE: 11/18/16	00C.LCPKC3.03
SCALE: N/A	

11/18/2016 11:04 AM Dwg Name: P:\C\cbk3\ComSouth03-Ultimate Belford Ave.dwg \Surv\Exhibits_Surv\Cordillera_S&D\00C.LCPKC3.03-SI.22.dwg Updated By: B.P.fohl

EXHIBIT D

SLOPE & DRAINAGE EASEMENT



FUTURE BELFORD AVENUE
 $R=105.00'$
 $\Delta=13^{\circ}33'13''$
 $L=261.39'$
 $CH=N 48^{\circ}27'37'' E 260.78'$

POINT OF COMMENCING
 NORTHEAST CORNER
 SECTION 12, T6S, R67W
 FOUND NO. 5 REBAR
 W/2" ALUMINUM CAP
 STAMPED "LS 28286, 2001"

POINT OF BEGINNING

UNPLATTED

SLOPE & DRAINAGE EASEMENT
 47,008 S.F.±
 1.0792 AC.±

$N 34^{\circ}45'46'' W 228.19'$

$S 51^{\circ}16'16'' W 184.42'$

$S 44^{\circ}29'39'' W 116.22'$

$S 48^{\circ}18'59'' E 80.10'$

$S 48^{\circ}33'27'' W 1842.56'$

EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST

(BASIS OF BEARINGS)
 $S 00^{\circ}28'08'' E 1317.72'$

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 66 WEST

NORTH SIXTEENTH CORNER
 SECTION 12, T6S, R67W
 FOUND NO. 6 REBAR
 W/3.25" ALUMINUM CAP
 STAMPED "PLS 25369, 2001"

NOTE:
 ● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Manhard
 CONSULTING

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 COUNTY OF DOUGLAS, COLORADO	
EXHIBIT D	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	2 OF 2
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>1" = 60'</u>	

11/18/2016 11:22 AM Dwg Name: P:\Cicpkc3\ComSouth03-Ultimate Belford Ave.dwg \Surv\Exhibits_Surv\Cordillero_Slope\00C.LCPKC3.03-SL23.dwg Updated By: BPFchl

EXHIBIT E

SLOPE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1 TO BEAR SOUTH 00°30'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°30'14" EAST, A DISTANCE OF 2294.63 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°30'14" EAST, A DISTANCE OF 67.14 FEET ALONG SAID EAST LINE TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°04'13", A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 279.19 FEET, THE CHORD OF WHICH BEARS SOUTH 68°58'13" WEST, A DISTANCE OF 278.76 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 74°30'20" WEST, A DISTANCE OF 220.72 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°25'44", A RADIUS OF 1105.00 FEET, AN ARC LENGTH OF 953.28 FEET, THE CHORD OF WHICH BEARS SOUTH 49°47'28" WEST, A DISTANCE OF 923.99 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 25°04'36" WEST, A DISTANCE OF 39.20 FEET;
 THENCE NORTH 64°55'24" WEST, A DISTANCE OF 25.00 FEET;
 THENCE NORTH 25°04'36" EAST, A DISTANCE OF 39.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°25'44", A RADIUS OF 1130.00 FEET, AN ARC LENGTH OF 974.85 FEET, THE CHORD OF WHICH BEARS NORTH 49°47'28" EAST, A DISTANCE OF 944.90 FEET TO A POINT OF TANGENCY;

THENCE NORTH 74°30'20" EAST, A DISTANCE OF 24.72 FEET;
 THENCE NORTH 15°29'40" WEST, A DISTANCE OF 15.00 FEET;
 THENCE NORTH 74°30'20" EAST, A DISTANCE OF 196.00 FEET;
 THENCE NORTH 15°29'40" WEST, A DISTANCE OF 10.00 FEET TO A NON-TANGENT CURVE;

SEE SHEET 2 OF 4



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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT E	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	1 OF 4
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>N/A</u>	

Dwg Name: P:\Cloc3\ComSouth03-Ultimate Belford Ave.dwg \Surv\Exhibits \Surv\Cordillera \Stone\00C.LCPKG3.03-SL23.dwg Updated By: BPFohl
 11/18/2016 11:22 AM

EXHIBIT E

SLOPE EASEMENT

LEGAL DESCRIPTION (CONTINUED...)

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°52'45", A RADIUS OF 1395.00 FEET, AN ARC LENGTH OF 118.79 FEET, THE CHORD OF WHICH BEARS NORTH 72°03'58" EAST, A DISTANCE OF 118.76 FEET TO A NON-TANGENT LINE;

THENCE NORTH 20°22'25" WEST, A DISTANCE OF 10.00 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°24'42", A RADIUS OF 1385.00 FEET, AN ARC LENGTH OF 179.16 FEET, THE CHORD OF WHICH BEARS NORTH 65°55'15" EAST, A DISTANCE OF 179.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 49,643 SQUARE FEET, OR 1.1397 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING LLC



Manhard

CONSULTING

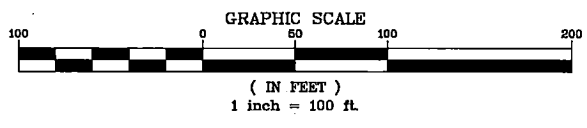
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT E	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>N/A</u>	SHEET 2 OF 4 00C.LCPKG3.03

11/18/2016 11:22 AM Dwg Name: P:\Cipkcc3\ComSouth03-Ultimate Belford Ave.dwg\Sur\Exhibits_Surv\Cordillera Slope\00C.LCPKC3.03-SJ.23.dwg Updated By: B.Pfohl

EXHIBIT E

SLOPE EASEMENT



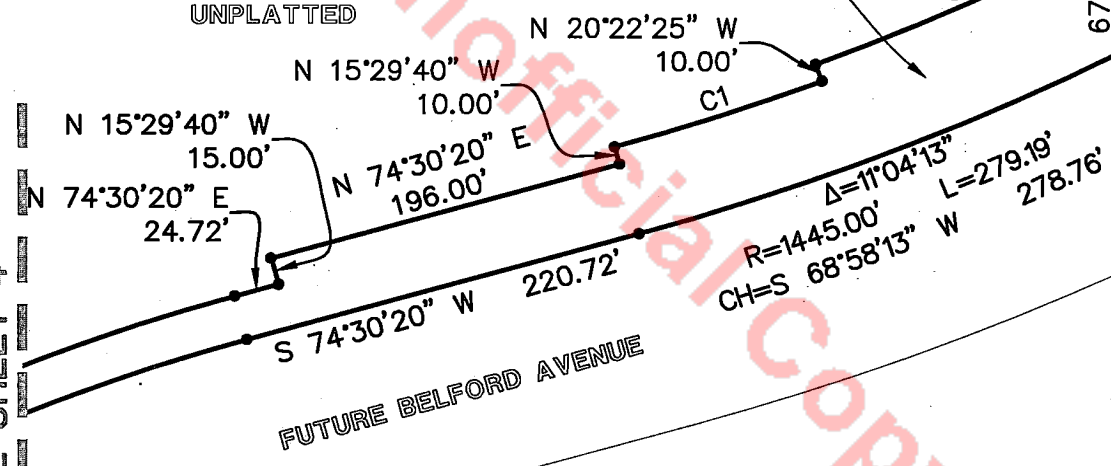
POINT OF COMMENCING
 EAST QUARTER CORNER
 SECTION 1, T8S, R67W
 FOUND NO. 5 REBAR
 W/3.25" ALUMINUM CAP
 STAMPED "LS 16406, 1997"

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST

SLOPE EASEMENT
 49,643 S.F.±
 1.1397 AC.±

POINT OF BEGINNING

UNPLATTED



UNPLATTED

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST

SOUTHEAST CORNER SECTION 1, T6S, R67W
 FOUND NO. 5 REBAR W/2" ALUMINUM CAP
 STAMPED "LS 28286, 2001"

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST

TRACT A

BELFORD AVENUE

FUTURE COMPARK VILLAGE SOUTH FILING NO. 1

TRACT J

TRACT L

SEE SHEET 4

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°52'45"	1395.00'	118.79'	N 72°03'58" E	118.76'
C2	7°24'42"	1385.00'	179.16'	N 65°55'15" E	179.03'

Manhard

CONSULTING

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

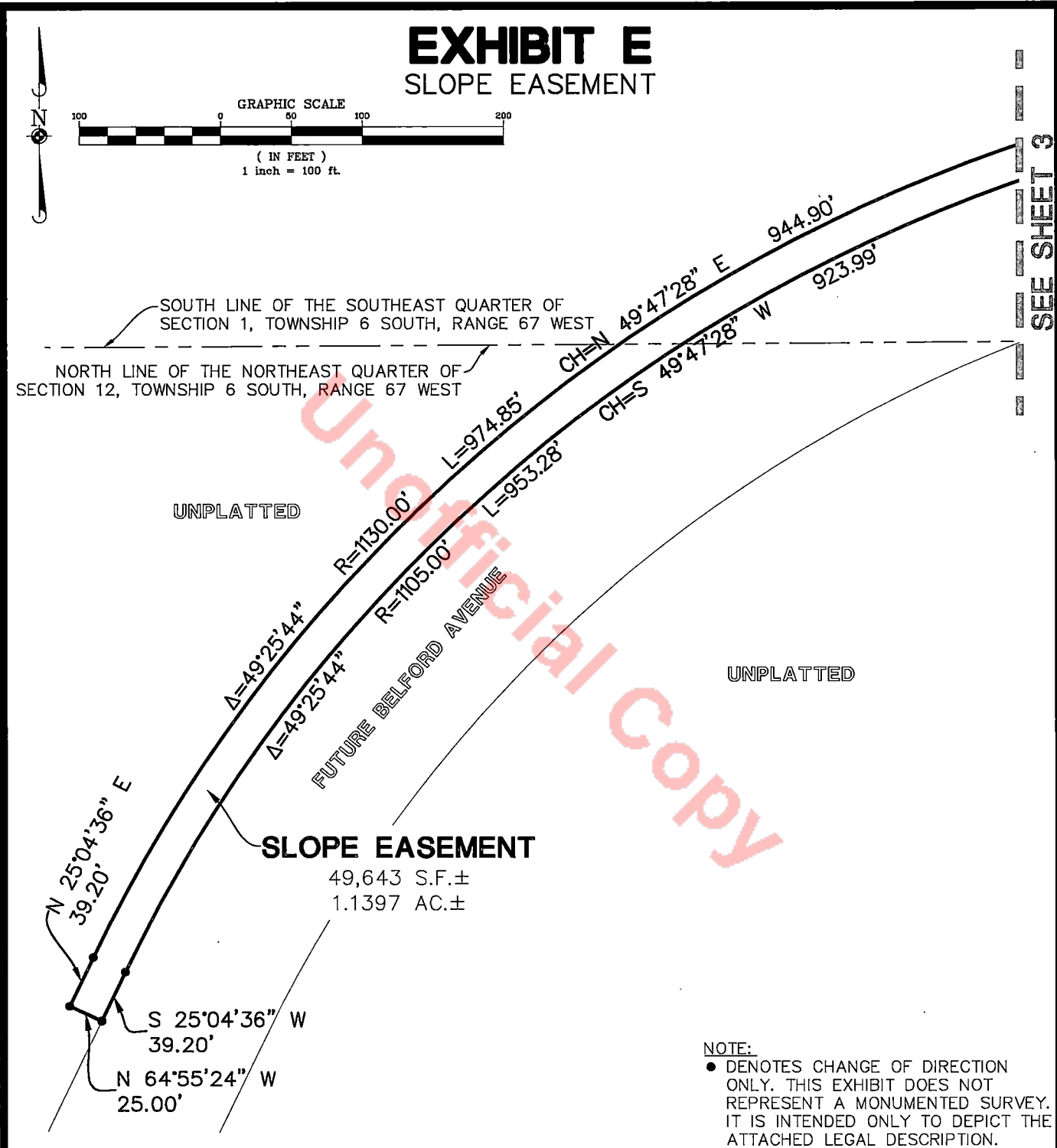
COMPARK VILLAGE SOUTH FILING NO. 1

COUNTY OF DOUGLAS, COLORADO

EXHIBIT E

PROJ. MGR.: BJP	SHEET
DRAWN BY: GDP	3 OF 4
DATE: 11/18/16	00C.LCPKC3.03
SCALE: 1" = 100'	

Dwg Name: P:\C\cpc3\ComSouth03-Ultimate Belford Ave.dwg\Sur\Exhibits\Sur\Cordillera Slope\00C.LCPKC3.03-SI.23.dwg Updated By: BPFohl 11/18/2016 11:22 AM



NOTE:
 • DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT E	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	4 OF 4
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>1" = 100'</u>	

Dwg. Name: P:\GIS\3\ComSouth\03-Ultimate Belford Ave.dwg \Surv\Exhibits_Surv\Cordillera_Slope\00C.LCPKC3.03-SI.24.dwg Updated By: B.Pfohl
 11/18/2016 11:39 AM

EXHIBIT F

SLOPE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 1 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 1 TO BEAR SOUTH 89°41'02" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 77°32'08" WEST, A DISTANCE OF 252.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 74°30'20" WEST, A DISTANCE OF 198.49 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°36'09", A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 229.10 FEET, THE CHORD OF WHICH BEARS SOUTH 67°42'16" WEST, A DISTANCE OF 228.56 FEET TO A NON-TANGENT LINE;

THENCE NORTH 29°05'49" WEST, A DISTANCE OF 15.00 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°21'12", A RADIUS OF 980.00 FEET, AN ARC LENGTH OF 348.13 FEET, THE CHORD OF WHICH BEARS SOUTH 50°43'35" WEST, A DISTANCE OF 346.30 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 49°27'01" EAST, A DISTANCE OF 35.00 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°57'05", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 213.61 FEET, THE CHORD OF WHICH BEARS SOUTH 34°04'27" WEST, A DISTANCE OF 213.16 FEET TO A NON-TANGENT LINE;

THENCE NORTH 64°55'24" WEST, A DISTANCE OF 50.05 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°02'02", A RADIUS OF 995.00 FEET, AN ARC LENGTH OF 816.79 FEET, THE CHORD OF WHICH BEARS NORTH 50°59'19" EAST, A DISTANCE OF 794.05 FEET TO A POINT OF TANGENCY;

THENCE NORTH 74°30'20" EAST, A DISTANCE OF 198.49 FEET;

THENCE SOUTH 15°29'40" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 29,215 SQUARE FEET, OR 0.6707 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING LLC



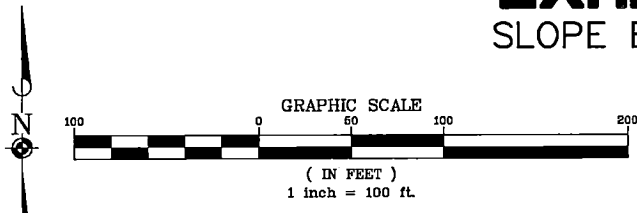
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT F	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	1 OF 3
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>N/A</u>	

Dwg Name: P:\Clocpkc3\ComSouth03-Ultimate Belford Ave.dwg, Sur\Exhibits, Surv\Cordillera Slope\00C.LCPKC3.03-SL24.dwg, Updated By: BPFah
11/18/2016 11:39 AM

EXHIBIT F

SLOPE EASEMENT



NORTH QUARTER CORNER SECTION 12, T6S, R67W
FOUND 3.25" ALUMINUM CAP
STAMPED "10' WC, PLS 22088, 2000"

SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST

UNPLATTED

FUTURE BELFORD AVENUE

S 15°29'40" E
30.00'

POINT OF BEGINNING

N 74°30'20" E
198.49'

(BASIS OF BEARINGS)
S 89°41'02" W 2626.18'

S 74°30'20" W
198.49'

N 77°32'08" W
252.77'

NORTH LINE OF THE NORTHEAST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST

SEE SHEET 3

CH=N 50°59'19" E 794.05'
L=348.13'
346.30'
N 29°05'49" W 15.00'

Δ=13°36'09"
R=965.00' L=229.10'
CH=S 67°42'16" W 228.56'

SLOPE EASEMENT
29,215 S.F.±
0.6707 AC.±

UNPLATTED

POINT OF COMMENCING
SOUTHEAST CORNER SECTION 1, T6S, R67W
FOUND NO. 5 REBAR W/2" ALUMINUM CAP
STAMPED "LS 28286, 2001"

NOTE:
● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



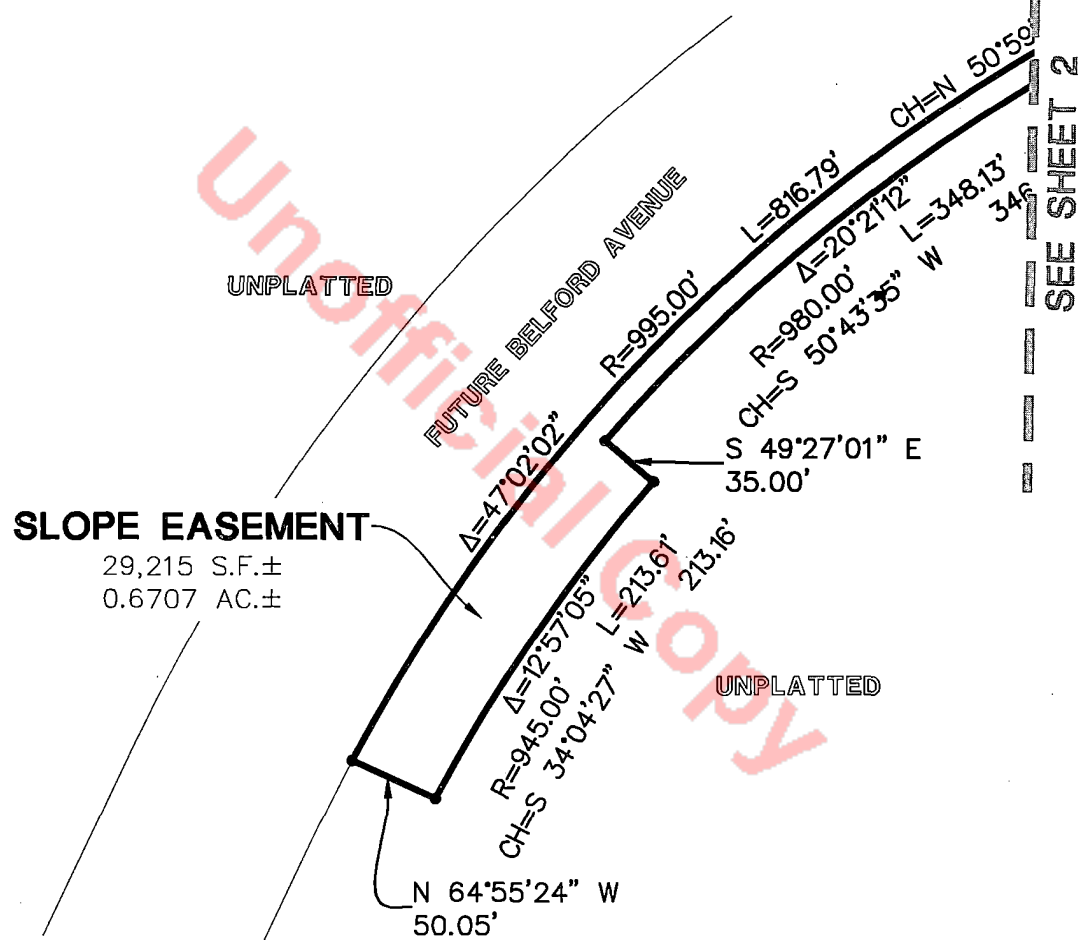
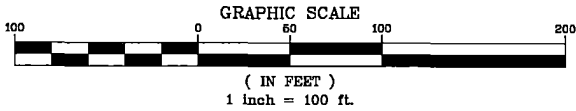
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT F	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	2 OF 3
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>1" = 100'</u>	

Dwg. Name: P:\C\cpc3\ComSouth03--Ultimate Belford Ave.dwg \Sur\Exhibits_Surv\Cordillera Slope\00C.LCPKC3.03-SI.24.dwg Updated By: B.Pfohl
11/18/2016 11:39 AM

EXHIBIT F

SLOPE EASEMENT



NOTE:
 ● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT F	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	3 OF 3
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>1" = 100'</u>	

Dwg Name: P:\C\c\c\3\ComSoutn03-Ultimate_Belford_Ave\dwg\Surv\Exhibits\Surv\00C.LCPKC3.03-St.25.dwg Updated By: B.Pfohl
 11/18/2016 12:33 PM

EXHIBIT G

SLOPE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12 TO BEAR SOUTH 89°41'02" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 58°53'53" WEST, A DISTANCE OF 1338.14 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 25°04'36" WEST, A DISTANCE OF 239.59 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°36'24", A RADIUS OF 1125.00 FEET, AN ARC LENGTH OF 326.07 FEET, THE CHORD OF WHICH BEARS SOUTH 33°22'49" WEST, A DISTANCE OF 324.93 FEET TO A NON-TANGENT LINE;

THENCE NORTH 48°18'59" WEST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°36'24", A RADIUS OF 1105.00 FEET, AN ARC LENGTH OF 320.28 FEET, THE CHORD OF WHICH BEARS NORTH 33°22'49" EAST, A DISTANCE OF 319.16 FEET TO A POINT OF TANGENCY;

THENCE NORTH 25°04'36" EAST, A DISTANCE OF 239.59 FEET;

THENCE SOUTH 64°55'24" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 11,255 SQUARE FEET, OR 0.2584 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING LLC

Manhard

CONSULTING

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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT G	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>N/A</u>	SHEET <div style="font-size: 2em; font-weight: bold;">1</div> OF <div style="font-size: 2em; font-weight: bold;">2</div> 00C.LCPKC3.03

11/18/2016 12:33 PM Dwg Name: P:\Cmapk3\ComSouth03-Ultimate Belford Ave.dwg \Sur\Exhibits_Surv\Cordillera_Slope\00C.LCPKC3.03-SI.25.dwg Updated By: BPFohl

EXHIBIT G

SLOPE EASEMENT

NORTH QUARTER CORNER SECTION 12, T6S, R67W
 FOUND 3.25" ALUMINUM CAP
 STAMPED "10' WC, PLS 22088, 2000"

POINT OF COMMENCING
 NORTHEAST CORNER SECTION 12, T6S, R67W
 FOUND NO. 5 REBAR W/2" ALUMINUM CAP
 STAMPED "LS 28286, 2001"

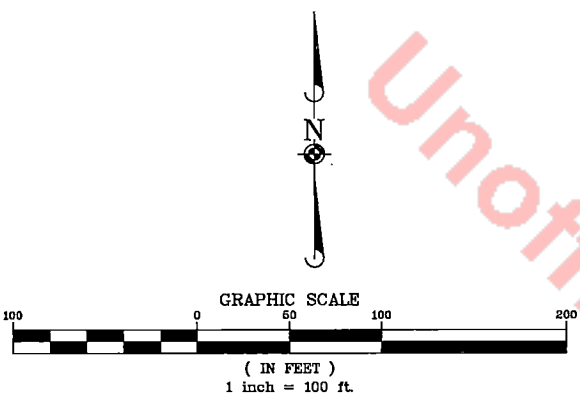
SOUTH LINE OF THE SOUTHEAST QUARTER OF
 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 (BASIS OF BEARINGS)
 S 89°41'02" W 2626.18'

NORTH LINE OF THE NORTHEAST QUARTER OF
 SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST

S 64°55'24" E
 20.00'

S 58°53'53" W
 1338.14'

POINT OF BEGINNING



UNPLATTED

FUTURE BELFORD AVENUE

SLOPE EASEMENT
 11,255 S.F.±
 0.2584 AC.±

UNPLATTED

R=1105.00' CH=N 33°22'49" E L=320.28' 319.16'
 R=1125.00' CH=S 33°22'49" W L=326.07' 324.93'

N 48°18'59" W
 20.00'

NOTE:
 • DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:803.708.0500 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
COUNTY OF DOUGLAS, COLORADO
EXHIBIT G

PROJ. MGR.: BJP
 DRAWN BY: GDP
 DATE: 11/18/16
 SCALE: 1" = 100'

SHEET
2 OF **2**
 00C.LCPKC3.03

11/18/2016 12:33 PM Dwg Name: P:\C\cpc3\ComSouth03-Ultimate Belford Ave\dwg\Sur\Exhibits\Sur\Gordillera_Slope\00c.lcpc3.03-St.26.dwg Updated By: B.Pfohl

EXHIBIT H

SLOPE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12 TO BEAR SOUTH 89°41'02" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 50°42'03" WEST, A DISTANCE OF 2114.41 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 34°45'46" EAST, A DISTANCE OF 70.00 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°45'52", A RADIUS OF 1175.00 FEET, AN ARC LENGTH OF 323.29 FEET, THE CHORD OF WHICH BEARS SOUTH 63°07'10" WEST, A DISTANCE OF 322.27 FEET TO A NON-TANGENT LINE;

THENCE NORTH 18°59'55" WEST, A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°31'01", A RADIUS OF 1135.00 FEET, AN ARC LENGTH OF 89.48 FEET, THE CHORD OF WHICH BEARS SOUTH 73°15'36" WEST, A DISTANCE OF 89.45 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 75°31'06" WEST, A DISTANCE OF 204.23 FEET;
 THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 334.61 FEET;
 THENCE SOUTH 00°19'20" EAST, A DISTANCE OF 175.55 FEET;
 THENCE SOUTH 10°08'55" WEST, A DISTANCE OF 220.10 FEET;
 THENCE NORTH 00°19'20" WEST, A DISTANCE OF 370.23 FEET;
 THENCE NORTH 44°39'42" EAST, A DISTANCE OF 73.18 FEET;
 THENCE NORTH 89°39'42" EAST, A DISTANCE OF 319.15 FEET;
 THENCE NORTH 75°31'06" EAST, A DISTANCE OF 200.51 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°16'53", A RADIUS OF 1105.00 FEET, AN ARC LENGTH OF 391.14 FEET, THE CHORD OF WHICH BEARS NORTH 65°22'40" EAST, A DISTANCE OF 389.10 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 51,871 SQUARE FEET OR 1.1908 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING

Manhard

CONSULTING

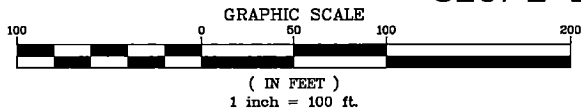
6008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT H	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>N/A</u>	SHEET <div style="font-size: 2em; font-weight: bold;">1</div> OF <div style="font-size: 2em; font-weight: bold;">3</div> 00C.LCPKC3.03

Dwg Name: P:\C\c\pkc3\ComSouth03-Ultimate Belford Ave.dwg\Sur\Exhibits\Sur\Cordillera\00C.LCPKC3.03-SI.26.dwg Updated By: B.Pfohl
11/18/2016 12:33 PM

EXHIBIT H

SLOPE EASEMENT



POINT OF COMMENCING
 NORTHEAST CORNER SECTION 12, T6S, R67W
 FOUND NO. 5 REBAR W/2" ALUMINUM CAP
 STAMPED "LS 28286, 2001"

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 (BASIS OF BEARINGS)
 S 89°41'02" W 2626.18'

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST

NORTH QUARTER CORNER SECTION 12, T6S, R67W
 FOUND 3.25" ALUMINUM CAP
 STAMPED "10' WC, PLS 22088, 2000"

UNPLATTED

FUTURE BELFORD AVENUE

$\Delta=20^{\circ}16'53''$ L=391.14'
 R=105.00' CH=N 65°22'40" E 389.10'

POINT OF BEGINNING

S 34°45'46" E
 70.00'

S 50°42'03" W
 2174.41'

SEE SHEET 3

N 75°31'06" E 200.51'
 S 75°31'06" W 204.23'

$\Delta=4^{\circ}31'01''$
 R=1135.00'
 L=89.48'
 CH=S 73°15'36" W 89.45'

$\Delta=15^{\circ}45'52''$ L=323.29'
 R=1175.00' CH=S 63°07'10" W 322.27'

SLOPE EASEMENT

51,871 S.F.±
 1.1908 AC.±

UNPLATTED

N 18°59'55" W
 40.00'

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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

COUNTY OF DOUGLAS, COLORADO

EXHIBIT H

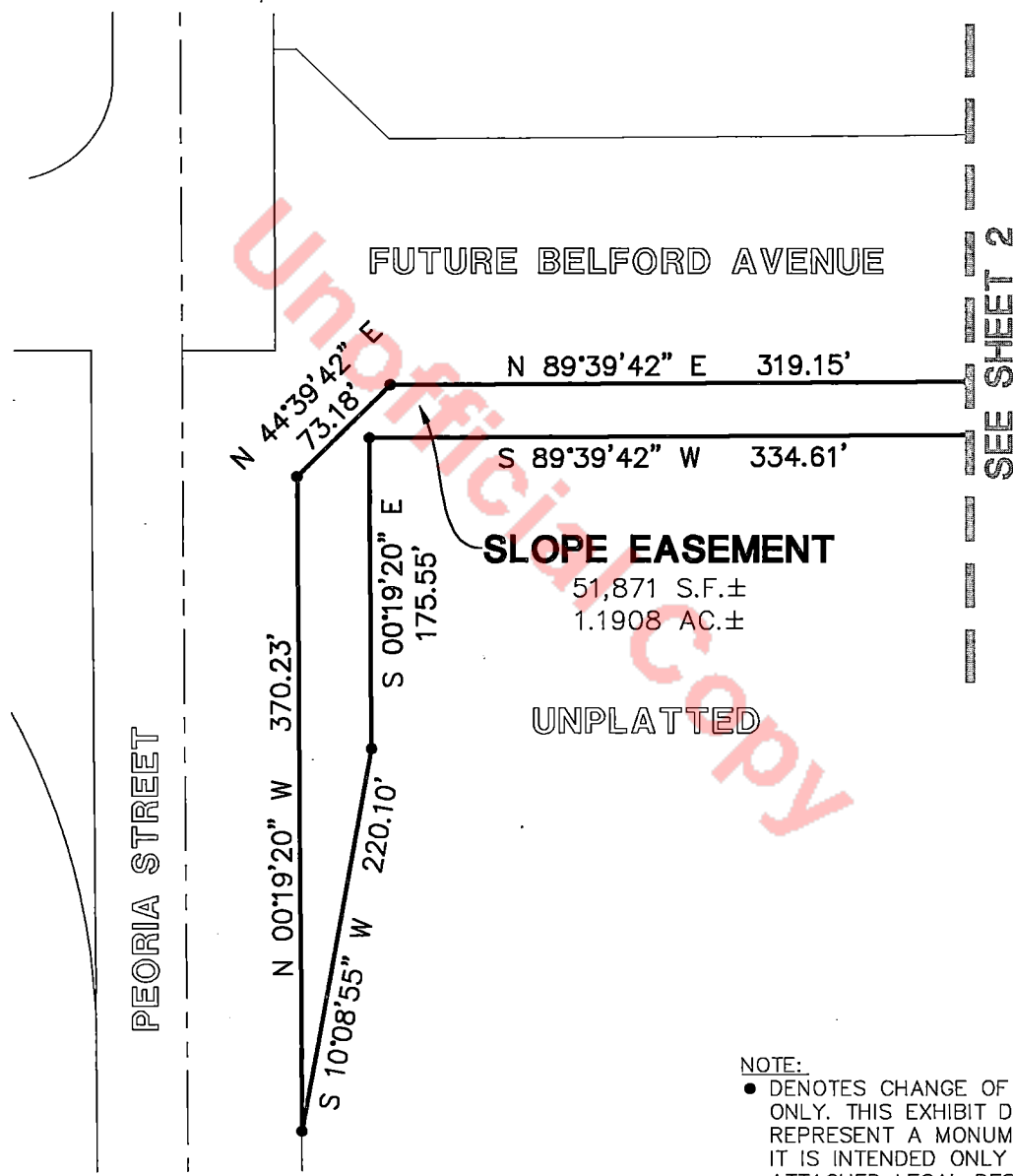
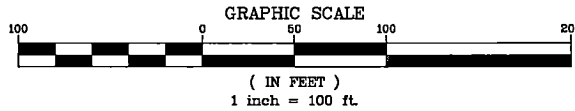
PROJ. MGR.: BJP
 DRAWN BY: GDP
 DATE: 11/18/16
 SCALE: 1" = 100'

SHEET
2 OF **3**
 00C.LCPKC3.03

Dwg Name: P:\C\cpc3\ComSouth03--Ultimate Belford Ave.dwg \Sur\Exhibits Surv\Cordillera Slope\00C.LCPKC3.03-SI.26.dwg Updated By: BPfohl 11/18/2016 12:33 PM

EXHIBIT H

SLOPE EASEMENT



SLOPE EASEMENT
 51,871 S.F.±
 1.1908 AC.±

UNPLATTED

SEE SHEET 2

NOTE:
 • DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT H	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	3 OF 3
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>1" = 100'</u>	

11/18/2016 12:51 PM Dwg Name: P:\C\c\pkc3\Com\South03-Ultimate Belford Ave\dwg\Sur\Exhibits\Sur\Cordillera Slope\00C.LCPKC3.03-SL27.dwg Updated By: BPFohl

EXHIBIT I

SLOPE EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12 TO BEAR SOUTH 89°41'02" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 65°39'12" WEST, A DISTANCE OF 1,344.91 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 25°04'36" WEST, A DISTANCE OF 329.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°24'09", A RADIUS OF 995.00 FEET, AN ARC LENGTH OF 493.24 FEET, THE CHORD OF WHICH BEARS SOUTH 39°16'41" WEST, A DISTANCE OF 488.20 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°10'56", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 584.14 FEET, THE CHORD OF WHICH BEARS SOUTH 71°34'14" WEST, A DISTANCE OF 574.48 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°39'42" WEST, A DISTANCE OF 284.74 FEET;

THENCE NORTH 45°20'18" WEST, A DISTANCE OF 42.43 FEET;

THENCE NORTH 89°39'42" EAST, A DISTANCE OF 314.74 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°55'20", A RADIUS OF 895.00 FEET, AN ARC LENGTH OF 467.40 FEET, THE CHORD OF WHICH BEARS NORTH 74°42'02" EAST, A DISTANCE OF 462.11 FEET TO A NON-TANGENT LINE;

THENCE NORTH 30°15'38" WEST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°15'37", A RADIUS OF 875.00 FEET, AN ARC LENGTH OF 95.60 FEET, THE CHORD OF WHICH BEARS NORTH 56°36'34" EAST, A DISTANCE OF 95.56 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°29'56", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 156.67 FEET, THE CHORD OF WHICH BEARS NORTH 48°43'47" EAST, A DISTANCE OF 156.49 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 46°01'11" EAST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE;

SEE SHEET 2 OF 4



Manhard
 CONSULTING

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	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT I	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>11/18/16</u> SCALE: <u>N/A</u>	SHEET 1 OF 4 00C.LCPKC3.03

1/25/2017 11:06 AM Dwg Name: P:\C:\pkc3\Com\South03-Ultimate\Beiford Ave\dwg\Surv\Exhibits\Surv\Cordillera Slope\00C.LCPKC3.03-SL27.dwg Updated By: B.Pfohl

EXHIBIT I

SLOPE EASEMENT

LEGAL DESCRIPTION (CONTINUED...)

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°54'13", A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 318.38 FEET, THE CHORD OF WHICH BEARS NORTH 34°31'43" EAST, A DISTANCE OF 316.94 FEET TO A POINT OF TANGENCY;

THENCE NORTH 25°04'36" EAST, A DISTANCE OF 329.78 FEET;
THENCE SOUTH 64°55'24" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 55,800 SQUARE FEET, OR 1.2810 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING

Final Copy



Manhard
CONSULTING

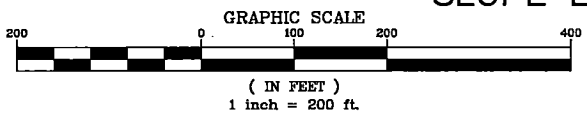
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT I	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	2 OF 4
DATE: <u>11/18/16</u>	00C.LCPKC3.03
SCALE: <u>N/A</u>	

Dwg. Name: P:\C\cpc3\ComSouth03-Ultimate Belford Ave.dwg\Surv\Exhibits\Surv\Cordillera_Slope\00C.LCPKC3.03-SL27.dwg Updated By: BPFohl 11/18/2016 12:51 PM

EXHIBIT I

SLOPE EASEMENT



POINT OF COMMENCING
 NORTHEAST CORNER SECTION 12, T6S, R67W
 FOUND NO. 5 REBAR W/2" ALUMINUM CAP
 STAMPED "LS 28286, 2001"

SOUTH LINE OF THE SOUTHEAST QUARTER OF
 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 (BASIS OF BEARINGS)
 S 89°41'02" W 2626.18'

NORTH LINE OF THE NORTHEAST QUARTER OF
 SECTION 12, TOWNSHIP 6 SOUTH, RANGE 67 WEST

NORTH QUARTER CORNER SECTION 12, T6S, R67W S 64°55'24" E
 FOUND 3.25" ALUMINUM CAP 30.00'
 STAMPED "10' WC, PLS 22088, 2000"

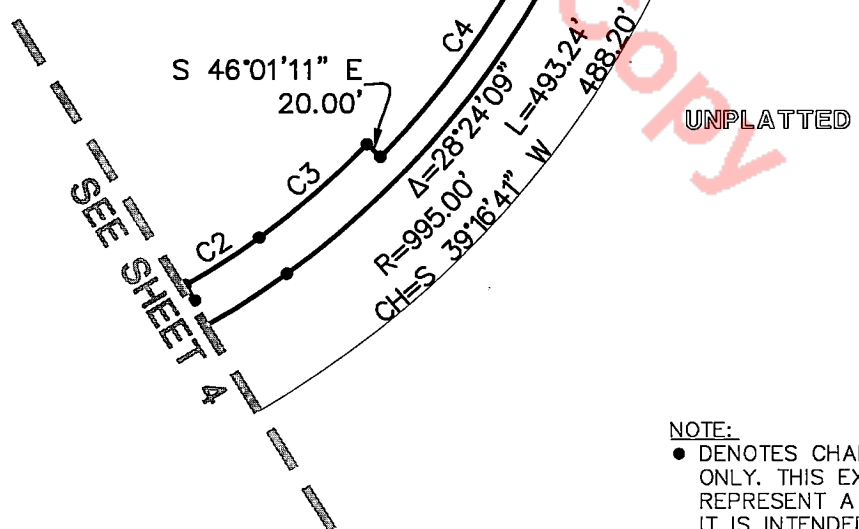
S 65°39'12" W 1344.91'

UNPLATTED

SLOPE EASEMENT

55,800 S.F.±
 1.2810 AC.±

POINT OF BEGINNING



UNPLATTED

NOTE:
 ● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 4 FOR CURVE TABLE



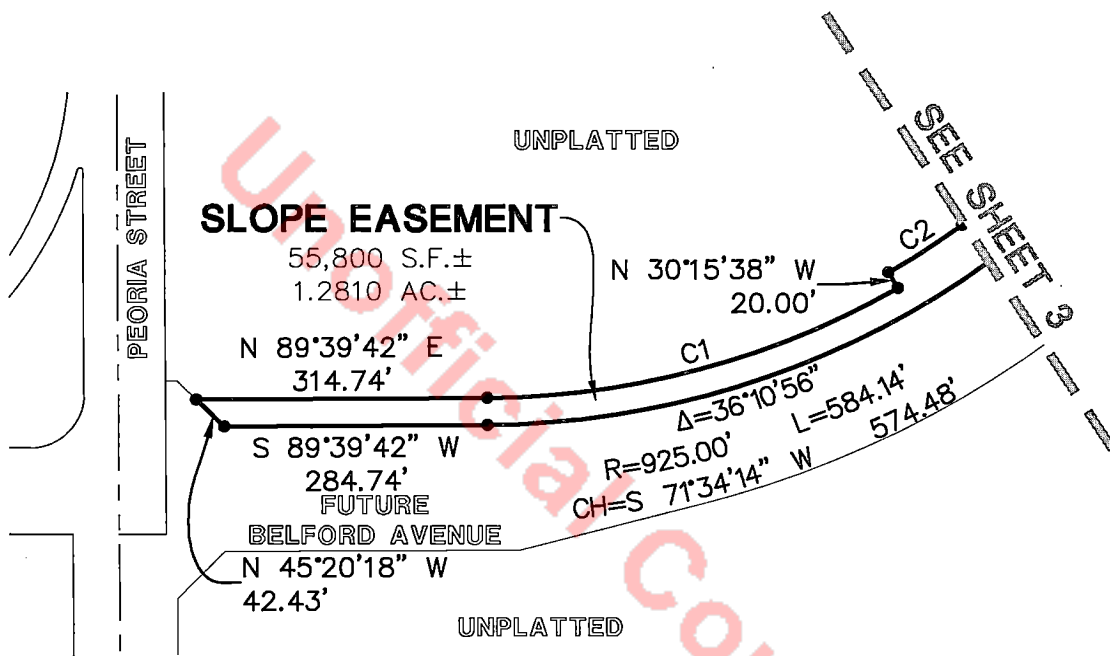
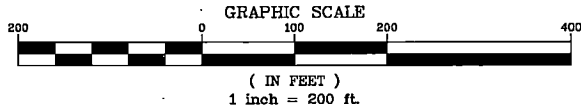
8008 E. Arepahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1	
COUNTY OF DOUGLAS, COLORADO	
EXHIBIT I	
PROJ. MGR.: BJP	SHEET
DRAWN BY: GDP	3 OF 4
DATE: 11/18/16	00C.LCPKC3.03
SCALE: 1" = 200'	

Dwg. Name: P:\Clocck3\ComSouth03-Ultimate Belford Ave.dwg \Surv\Exhibits \Surv\Cordillera Slope\00C.LCPKC3.03-S1.27.dwg Updated By: B.Pfohl 11/18/2016 12:51 PM

EXHIBIT I

SLOPE EASEMENT



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°55'20"	895.00'	467.40'	N 74°42'02" E	462.11'
C2	6°15'37"	875.00'	95.60'	N 56°36'34" E	95.56'
C3	9°29'56"	945.00'	156.67'	N 48°43'47" E	156.49'
C4	18°54'13"	965.00'	318.38'	N 34°31'43" E	316.94'

NOTE:

• DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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

COUNTY OF DOUGLAS, COLORADO

EXHIBIT I

PROJ. MGR.: BJP
 DRAWN BY: GDP
 DATE: 11/18/16
 SCALE: 1" = 200'

SHEET

4 OF **4**
00C.LCPKC3.03