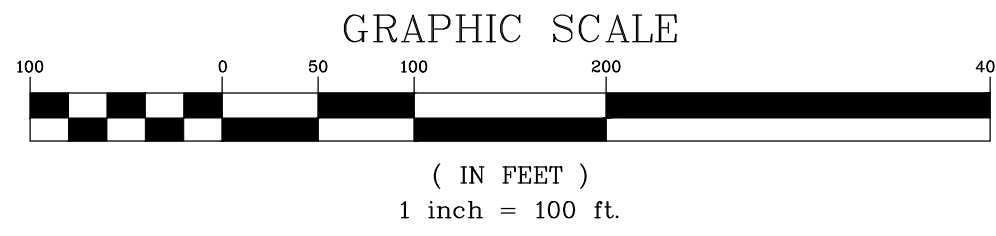




# COMPARK VILLAGE SOUTH FILING NO. 2

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1  
 LOCATED IN 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.  
 93 LOTS, 4 TRACTS, 32.872 ACRES



LINE	BEARING	LENGTH
L1	N 49°15'47" W	3.50'
L2	N 65°41'53" E	19.50'
L3	S 24°18'07" E	55.00'
L4	S 65°41'53" W	19.50'
L5	S 24°18'07" E	19.50'
L6	S 65°41'53" W	55.00'
L7	N 24°18'07" W	19.50'
L8	S 89°30'37" E	19.50'
L9	S 00°29'23" W	55.00'
L10	S 78°58'28" W	123.15'
L11	S 02°04'56" E	16.72'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	148°02'43"	52.00'	134.36'	N 24°45'34" E	99.98'
C2	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'

**LEGEND**

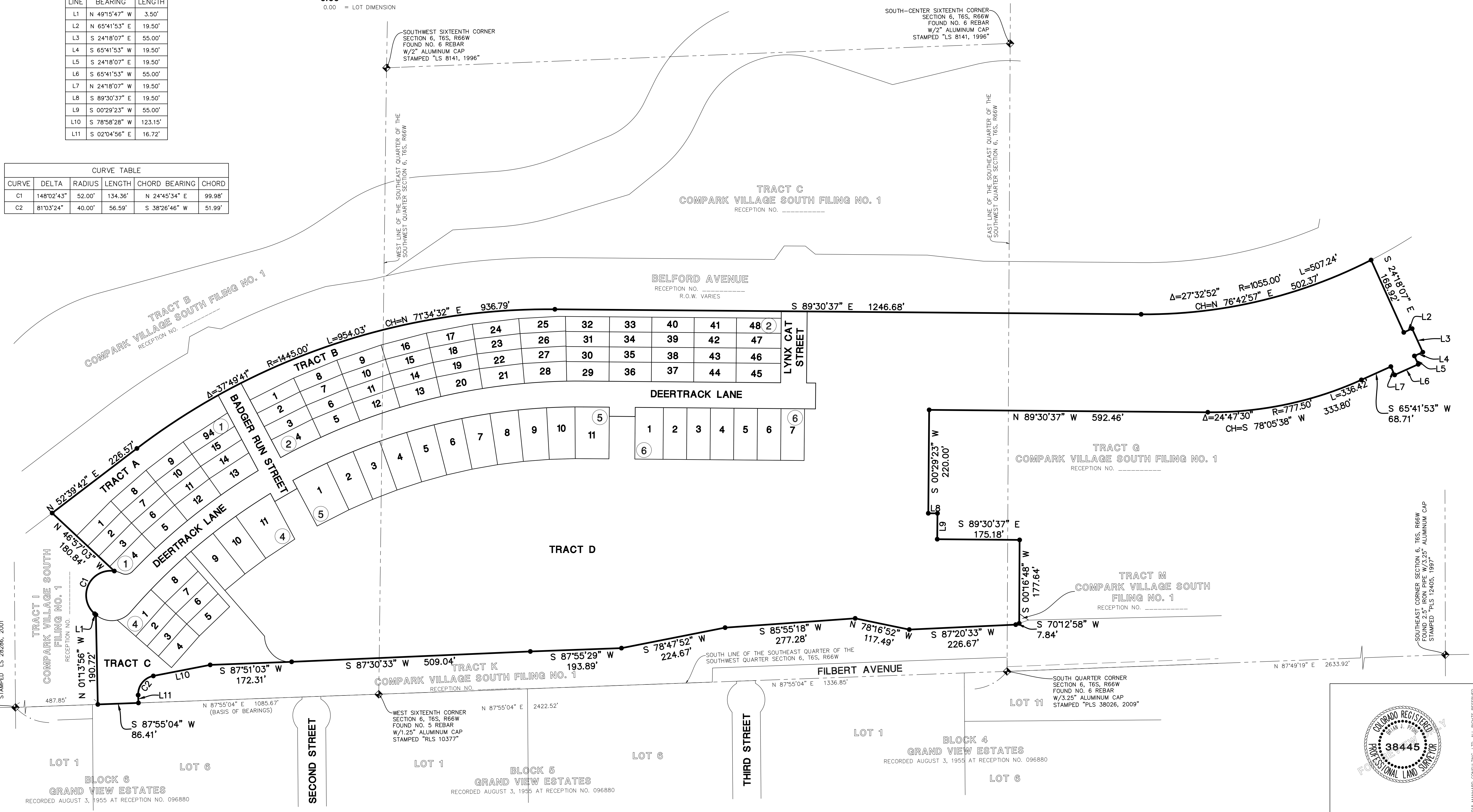
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- - - = EX. SECTION LINE
- - - = EX. RIGHT-OF-WAY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = PR. RIGHT-OF-WAY LINE
- = PR. LOT LINE
- ◆ = FOUND SECTION CORNER AS NOTED
- = SET NO. 5 REBAR WITH 1.25" V.P.C. PLS 38445 FLUSH WITH GROUND
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

**LOT SIZE SUMMARY TABLE**

MINIMUM LOT SIZE:	2,880 S.F. (0.066 ACRES)
MAXIMUM LOT SIZE:	8,963 S.F. (0.206 ACRES)
AVERAGE LOT SIZE:	3,994 S.F. (0.092 ACRES)

**TRACT SUMMARY TABLE**

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	21,999	0.505	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
B	27,216	0.625	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
C	37,042	0.850	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
D	858,596	19.711	FUTURE DEVELOPMENT	470 COMPARK, LLC.



DATE	REVISIONS
06/09/17	REVISED LOT GEOMETRY
11/23/16	FIRST SUBMITTAL COMMENTS

**Manhard CONSULTING LTD.**  
 888 E. Hampden Street, Suite 100, Denver, CO 80202  
 303.733.8888  
 Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetland Mitigation Engineers • Environmental Scientists • Landscape Architects • Planners

**COMPARK VILLAGE SOUTH FILING NO. 2**  
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO  
**FINAL PLAT**

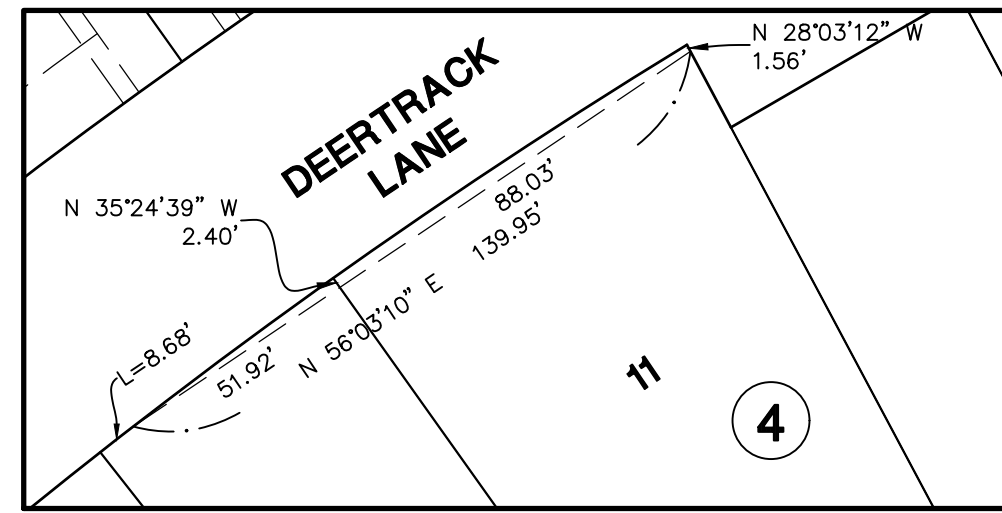
PROJ. MGR.: JMR  
 PROJ. ASSOC.: BJP  
 DRAWN BY: GDP  
 DATE: 09/22/16  
 SCALE: 1" = 100'

SHEET  
**2 OF 4**  
 OOC.LCPK3.10

June 7, 2017 - 17:14 - Dwg Name: P:\C\c\c3\Compark3\Compark3-Residential-Preliminary-Plat\c3\c3-001.LCPK3.10-PS.dwg Updated By: Chickett

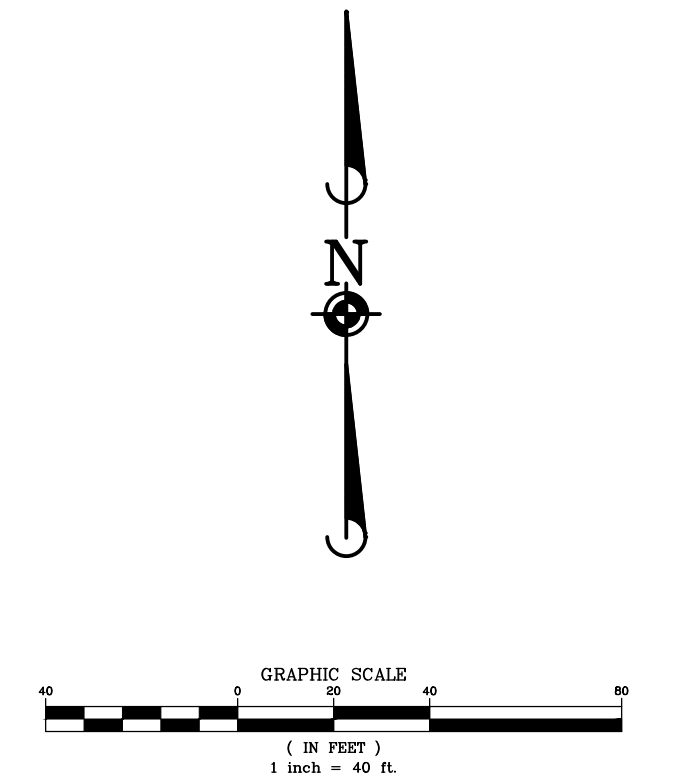
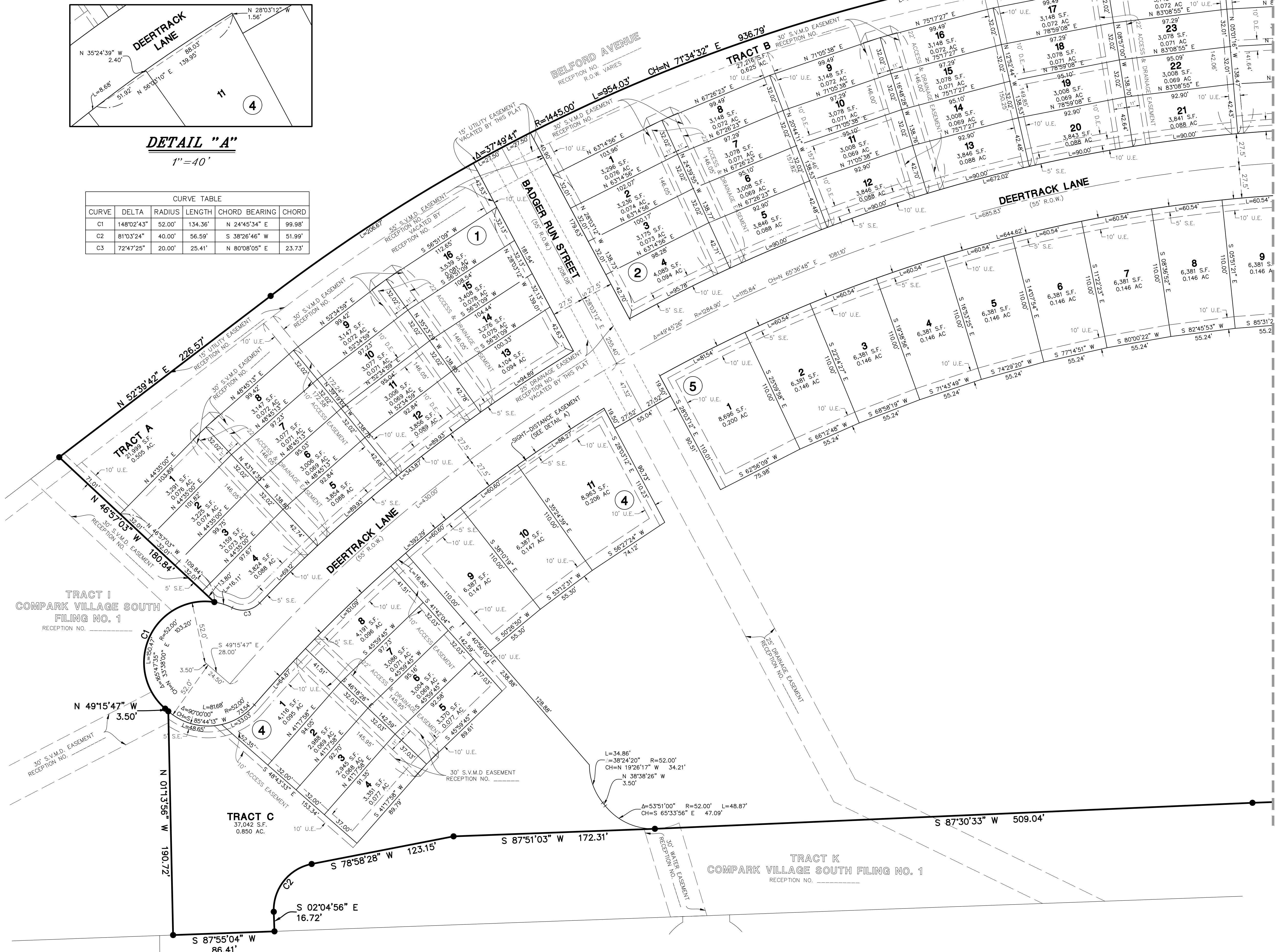
# COMPARK VILLAGE SOUTH FILING NO. 2

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1  
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 93 LOTS, 4 TRACTS, 32.872 ACRES



**DETAIL "A"**  
 1" = 40'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	148°02'43"	52.00'	134.36'	N 24°45'34" E	99.98'
C2	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'
C3	72°47'25"	20.00'	25.41'	N 80°08'05" E	23.73'



- LEGEND**
- EX. BOUNDARY LINE
  - - - EX. SECTION LINE
  - - - EX. LOT LINE
  - - - EX. EASEMENT LINE
  - - - EX. EASEMENT LINE VACATED BY THIS PLAT
  - - - PR. ROW LINE
  - - - PR. LOT LINE
  - - - PR. EASEMENT LINE
  - ◆ FOUND SECTION CORNER AS NOTED
  - SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS. 38445 FLUSH WITH GROUND
  - # BLOCK NUMBER
  - ▨ SIGHT DISTANCE
  - △ TRIANGLE / EASEMENT
  - 0.00 BOUNDARY DIMENSION
  - 0.00 LOT DIMENSION
  - U.E. UTILITY EASEMENT HEREBY GRANTED



DATE	REVISIONS
06/09/17	REVISED LOT GEOMETRY
11/23/16	FIRST SUBMITTAL COMMENTS

**Manhard CONSULTING LTD.**  
 1800 E. Hampden Street, Suite 100, Aurora, CO 80012  
 303.733.8888  
 Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 2  
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO  
**FINAL PLAT**

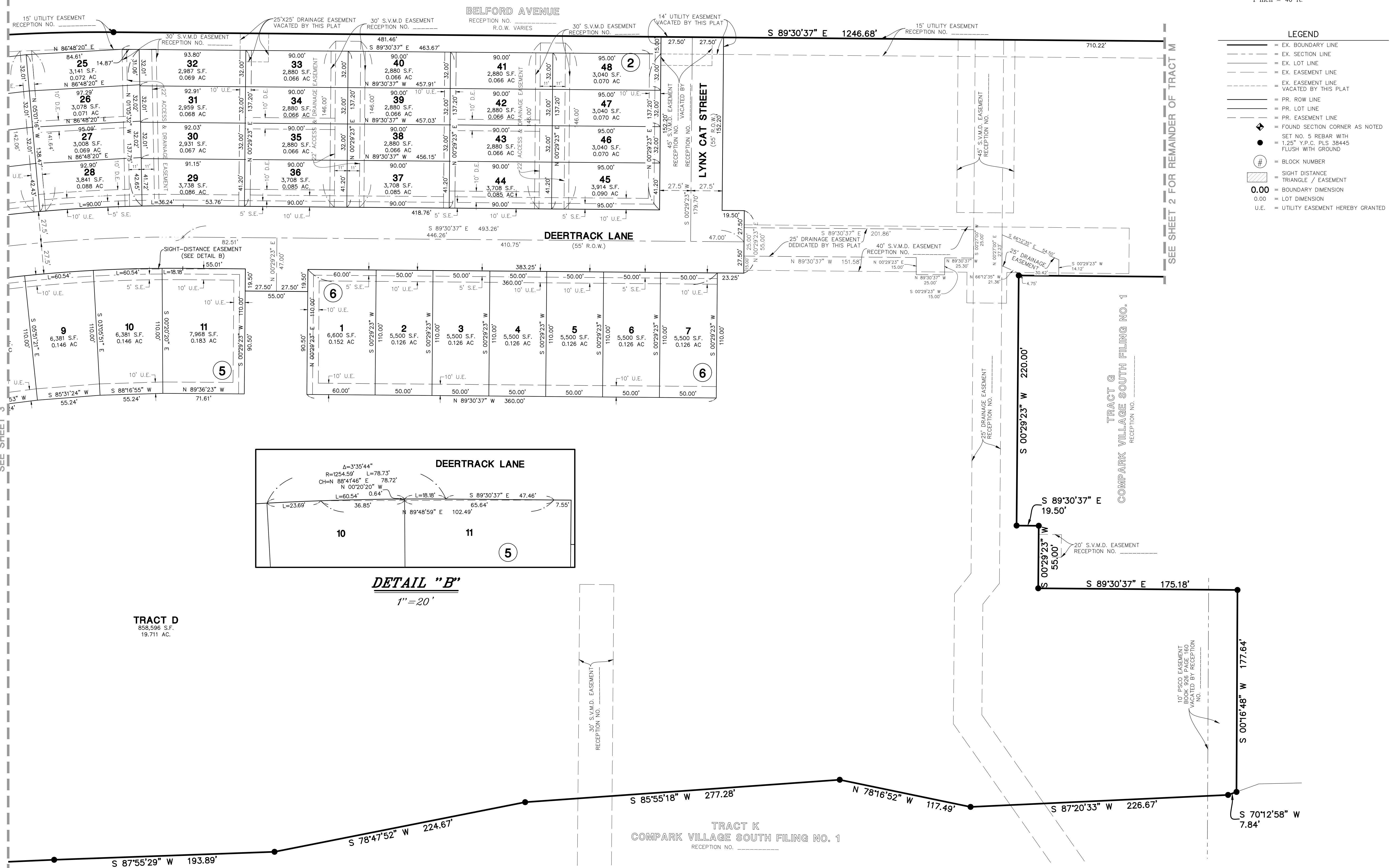
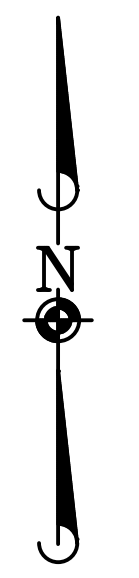
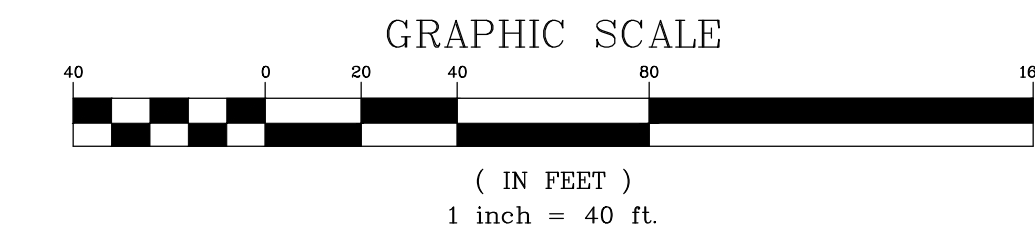
PROJ. MGR.: JMR  
 PROJ. ASSOC.: BJP  
 DRAWN BY: GDP  
 DATE: 09/22/16  
 SCALE: 1" = 40'

SHEET  
**3** OF **4**  
 OOC.LCPK3.10

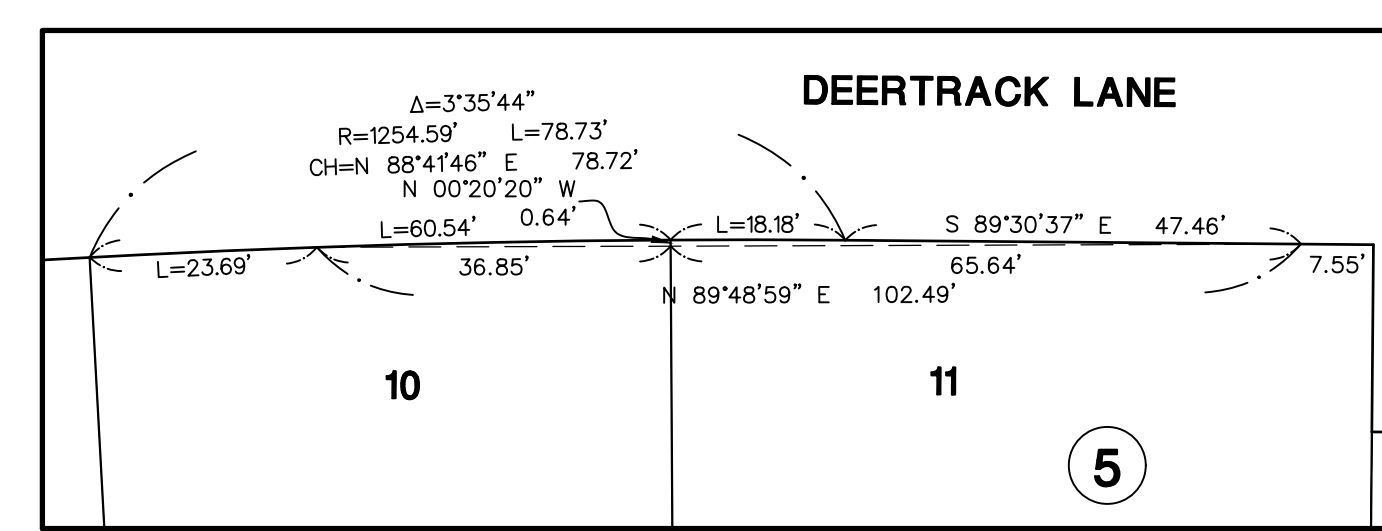
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# COMPARK VILLAGE SOUTH FILING NO. 2

A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1  
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- LEGEND**
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  - - - = EX. EASEMENT LINE VACATED BY THIS PLAT
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  - ▨ = SIGHT DISTANCE TRIANGLE / EASEMENT
  - 0.00 = BOUNDARY DIMENSION
  - 0.00 = LOT DIMENSION
  - U.E. = UTILITY EASEMENT HEREBY GRANTED



**DETAIL "B"**  
 1" = 20'

**TRACT D**  
 858,596 S.F.  
 19.711 AC.

**TRACT K**  
 COMPARK VILLAGE SOUTH FILING NO. 1  
 RECEPTION NO.

**TRACT G**  
 COMPARK VILLAGE SOUTH FILING NO. 1  
 RECEPTION NO.

SEE SHEET 3

SEE SHEET 2 FOR REMAINDER OF TRACT M

DATE	REVISIONS	BY	APP'D	COMMENTS
06/09/17	REVISED LOT GEOMETRY			
11/23/16	FIRST SUBMITTAL			

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**COMPARK VILLAGE SOUTH FILING NO. 2**  
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO  
**FINAL PLAT**

PROJ. MGR: JMR  
 PROJ. ASSOC: BJP  
 DRAWN BY: GDP  
 DATE: 09/22/16  
 SCALE: 1" = 40'

SHEET  
**4 OF 4**  
 OOC.LCPK3.10

June 8, 2017 - 16:34 Dwg Name: P:\Clerks\3\CompSouth05-Residential Preliminary Plat\Drawn\Drawings\Final\Plat\CompPark3.10-PS.dwg Updated By: GP/akett

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