COMPARK VILLAGE SOUTH FILING NO. 2

ADDRESS PLAT

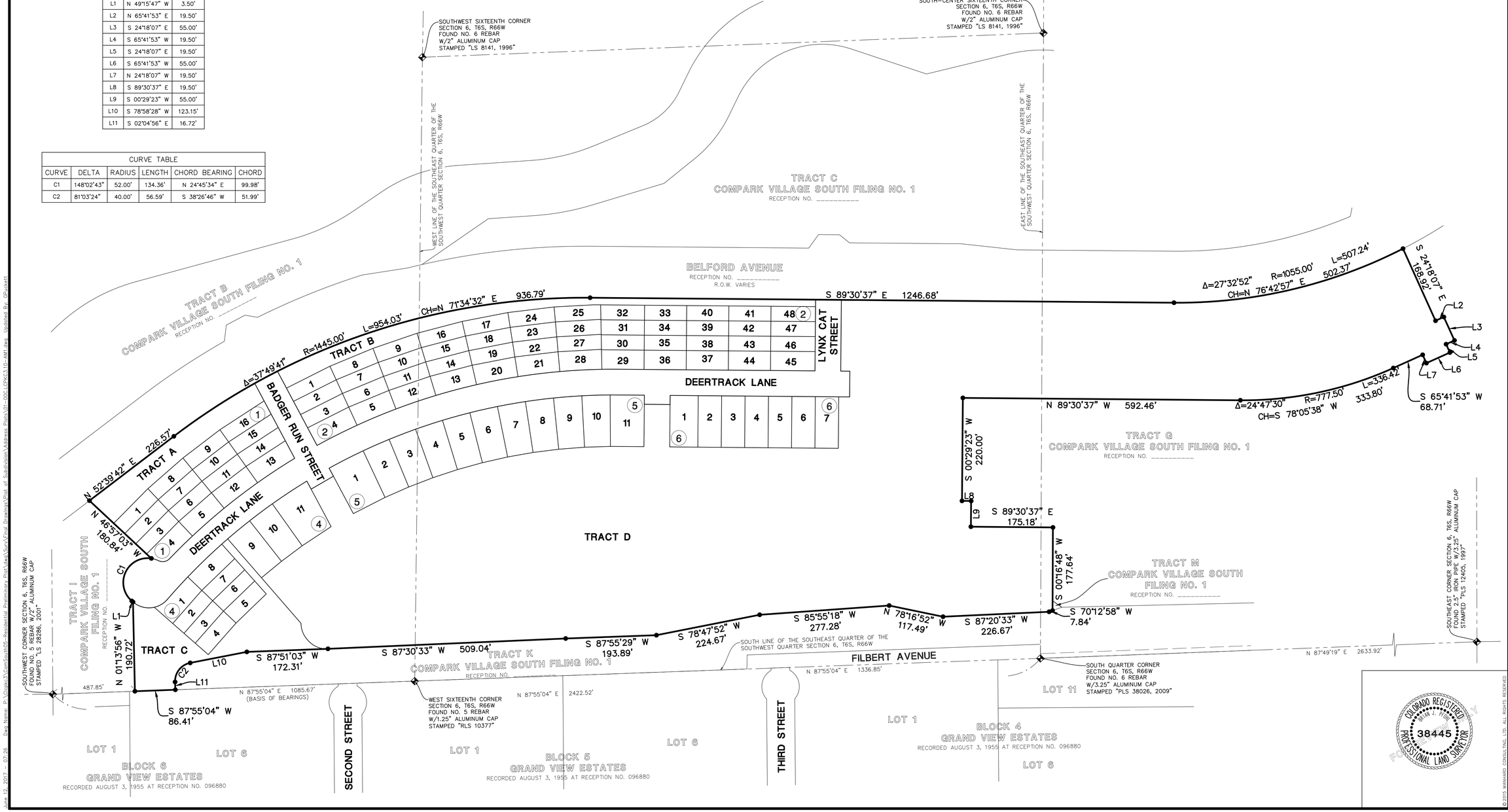
A REPLAT OF TRACT H, COMPARK VILLAGE SOUTH FILING NO. 1
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
93 LOTS, 4 TRACTS, 32.872 ACRES

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND
= EX. BOUNDARY LINE
= 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" Y.P.C. PLS 38445 FLUSH WITH GROUND
0.00 = BOUNDARY DIMENSION
0.00 = LOT DIMENSION

LINE TABLE		
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 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'



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 38445

REVISIONS	DATE	DRAWN BY

Manhard CONSULTING LTD
8008 E. Arapahoe Court, Suite 110, Denver, 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. 2
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
ADDRESS PLAT

PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: GDP
DATE: 06/12/17
SCALE: 1" = 100'

SHEET 1 OF 3
00C.LCPKC3.10

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June 12, 2017 - 07:26 Dwg Name: P:\Compkc3\ComSouth06-Residential Preliminary Plat\dwg\Cover\Final Drawings\Plat of Subdivision\Address Plats\01-00C.LCPKC3.10-AM.dwg Updated By: GDucett

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
93 LOTS, 4 TRACTS, 32.872 ACRES

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	72°47'25"	20.00'	25.41'	N 80°08'05" E	23.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 62°51'36" E	15.94'
L2	N 62°51'36" E	15.94'
L3	N 66°58'50" E	15.99'
L4	N 66°58'50" E	15.99'
L5	N 70°49'14" E	15.98'
L6	N 70°49'14" E	15.98'
L7	N 75°03'09" E	16.01'
L8	N 75°03'09" E	16.01'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N 81°33'01" E	15.92'
L10	N 81°33'01" E	15.92'
L11	N 85°39'18" E	16.00'
L12	N 85°39'18" E	16.00'
L13	N 89°20'07" E	15.97'
L14	N 89°20'20" E	15.97'
L15	S 86°29'41" E	15.99'
L16	S 86°29'35" E	15.99'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S 82°46'23" E	15.97'
L18	S 82°46'23" E	15.97'
L19	S 78°38'29" E	15.99'
L20	S 78°38'07" E	15.99'
L33	S 88°41'30" E	23.35'
L34	N 59°43'55" E	15.81'
L35	N 77°37'14" E	18.08'
L36	N 64°11'22" E	16.01'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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

COLORADO LICENSED
BRIAN V. PAGE
38445
PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF
Manhard CONSULTING LTD

DATE | REVISIONS | DRAWN BY

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TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
ADDRESS PLAT

PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: GDP
DATE: 06/12/17
SCALE: 1" = 40'

SHEET 2 OF 3
00C.LCPKC3.10

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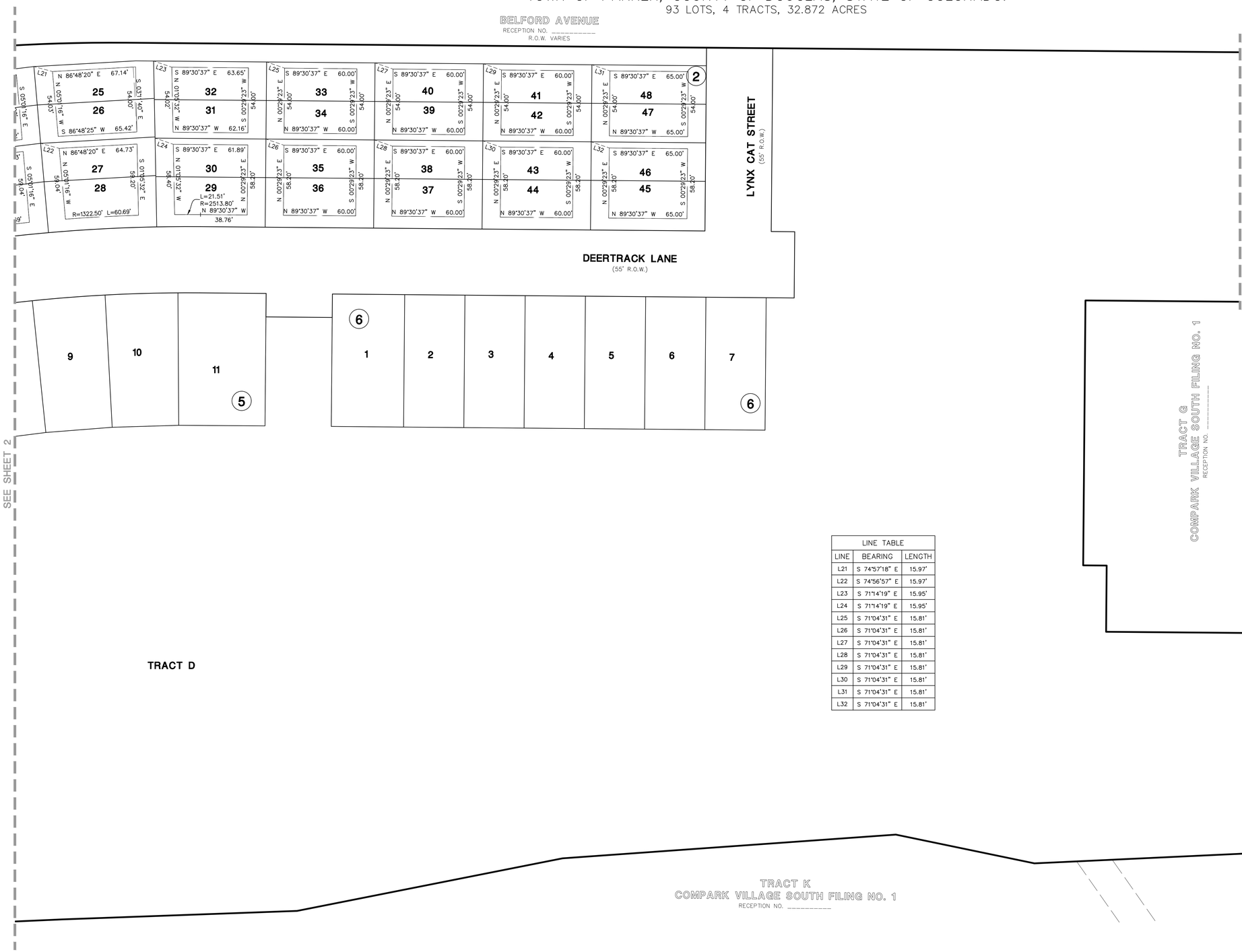

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

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

LINE TABLE

LINE	BEARING	LENGTH
L21	S 74°57'18" E	15.97'
L22	S 74°56'57" E	15.97'
L23	S 71°14'19" E	15.95'
L24	S 71°14'19" E	15.95'
L25	S 71°04'31" E	15.81'
L26	S 71°04'31" E	15.81'
L27	S 71°04'31" E	15.81'
L28	S 71°04'31" E	15.81'
L29	S 71°04'31" E	15.81'
L30	S 71°04'31" E	15.81'
L31	S 71°04'31" E	15.81'
L32	S 71°04'31" E	15.81'

DRAWN BY | REVISIONS | DATE

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SHEET 3 OF 3
00C.LCPKC3.10

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