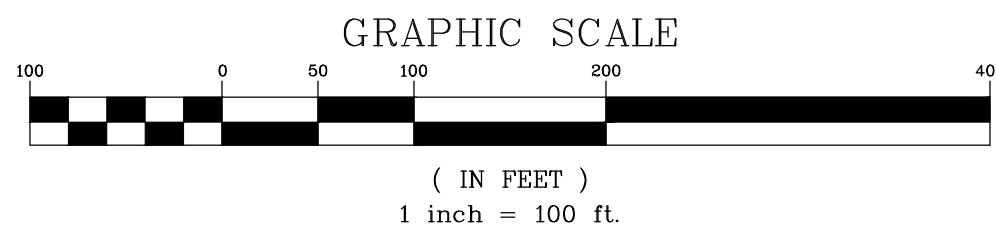


COMPARK VILLAGE SOUTH FILING NO. 2

PLANNING AREAS 17 & 18 (COMPARK VILLAGE PD – FOURTH AMENDMENT)

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, 13 TRACTS, 32.872 ACRES



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 FOUND NO. 6 REBAR W/1.25" V.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

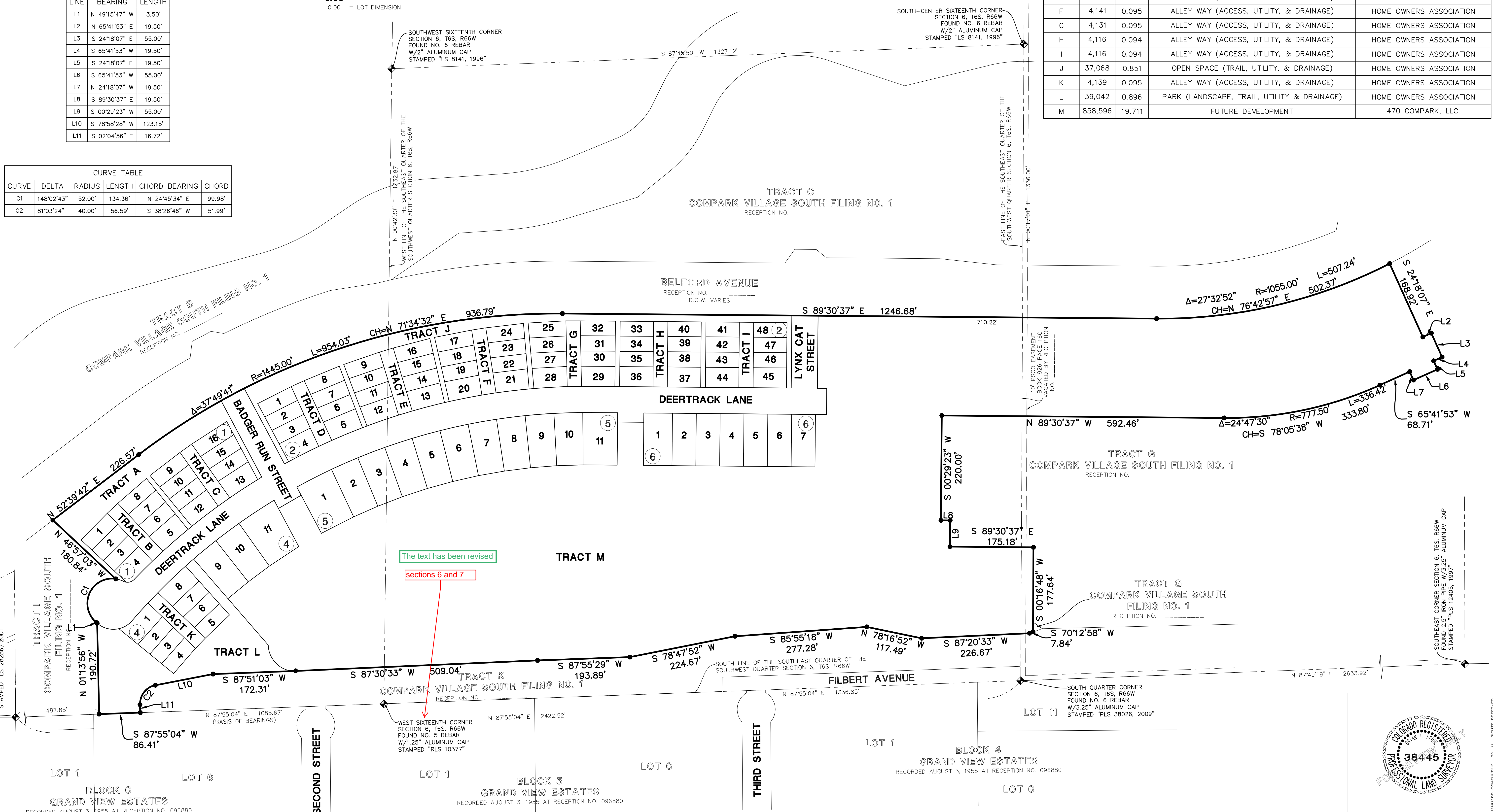
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	148°02'43"	52.00'	134.36'	N 24°45'34" E	99.98'
C2	81°03'24"	40.00'	56.59'	S 38°26'46" W	51.99'

LOT SIZE SUMMARY TABLE

MINIMUM LOT SIZE: 2,184 S.F. (0.050 ACRES)
 MAXIMUM LOT SIZE: 8,963 S.F. (0.206 ACRES)
 AVERAGE LOT SIZE: 3,422 S.F. (0.079 ACRES)

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	26,138	0.600	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
B	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
C	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
D	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
E	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
F	4,141	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
G	4,131	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
H	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
I	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
J	37,068	0.851	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
K	4,139	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
L	39,042	0.896	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
M	858,596	19.711	FUTURE DEVELOPMENT	470 COMPARK, LLC.



The text has been revised
 sections 6 and 7



REVISIONS

NO.	DATE	DESCRIPTION
1	11/23/16	FIRST SUBMITTAL COMMENTS



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

November 23, 2016 11:09 Dwg Name: P:\Cadd\3\Compark02-Residential Preliminary\Plot\Area\Surr\Final Drawings\Final Plat\Filing No. 2\1-000.LCPK3.10-FS.dwg Updated By: BPF/col

