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

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

BELFORD AVENUE
RECEPTION NO. _____
R.O.W. VARIES

15' UTILITY EASEMENT RECEPTION NO. _____
30' S.V.M.D EASEMENT RECEPTION NO. 2017043993
25'X25' DRAINAGE EASEMENT VACATED BY THIS PLAT
30' S.V.M.D EASEMENT RECEPTION NO. 2017043994
30' S.V.M.D EASEMENT RECEPTION NO. 2017044000
14' UTILITY EASEMENT VACATED BY THIS PLAT
15' UTILITY EASEMENT RECEPTION NO. _____

N 86°48'20" E 481.46' S 89°30'37" E 463.67'
S 89°30'37" E 1246.68'
710.22'

LYNX CAT STREET
(55' R.O.W.)
152.20'
451' S.V.M.D. EASEMENT RECEPTION NO. 2017043295
50' S.V.M.D. EASEMENT RECEPTION NO. 2017038296

The end of this easement is not shown on sheet 2

SEE SHEET 2 FOR REMAINDER OF TRACT D

DEERTRACK LANE
(55' R.O.W.)
S 89°30'37" E 446.26' 493.26' 410.75'

SIGHT-DISTANCE EASEMENT (SEE DETAIL B)

25' DRAINAGE EASEMENT DEDICATED BY THIS PLAT
S 89°30'37" E 201.86'
N 89°30'37" W 151.58'
25' DRAINAGE EASEMENT
30.42'

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

25' DRAINAGE EASEMENT RECEPTION NO. _____

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

S 00°29'23" W 220.00'
S 89°30'37" E 19.50'
S 00°29'23" W 55.00'
20' S.V.M.D. EASEMENT RECEPTION NO. 2017038300
S 89°30'37" E 175.18'
S 00°16'48" W 177.64'
S 70°12'58" W 7.84'

DETAIL "B"
1"=20'

30' S.V.M.D. EASEMENT RECEPTION NO. 2017038294

S 87°55'29" W 193.89'
S 78°47'52" W 224.67'
S 85°55'18" W 277.28'
N 78°16'52" W 117.49'
S 87°20'33" W 226.67'

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

SEE SHEET 3

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DATE	REVISIONS	DRAWN BY
07/17/17	SECOND SUBMITTAL COMMENTS	BJP
06/09/17	REVISED LOT GEOMETRY	GDP
11/23/16	FIRST SUBMITTAL COMMENTS	GDP

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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 4 OF 4
00C.LCPKC3.10

July 17, 2017 - 10:36 Dwg Name: P:\Projects\ComSouth05--Residential Preliminary Plat\Data\Surv\Final Drawings\Plat of Subdivision\Final Plat\Filing No. 2\03--00C.CPKC3.10--FP.dwg Updated By: BPatten