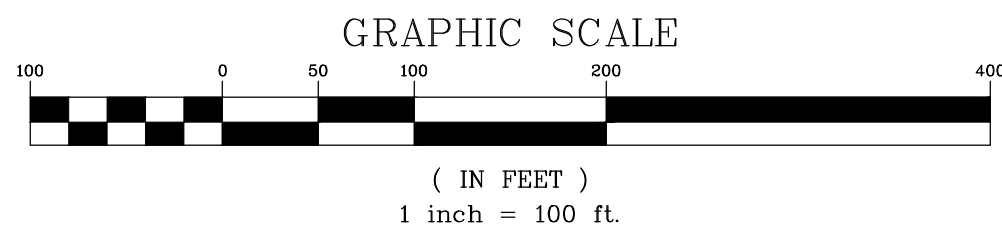


COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

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

A REPLAT OF TRACT M, COMPARK VILLAGE SOUTH FILING NO. 2
 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.
 99 LOTS, 8 TRACTS, 19.711 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/2" ALUMINUM CAP FLUSH WITH GROUND
- = SET NO. 6 REBAR WITH FOUND NO. 5 REBAR W/2" ALUMINUM CAP FLUSH WITH GROUND
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

LOT SIZE SUMMARY TABLE

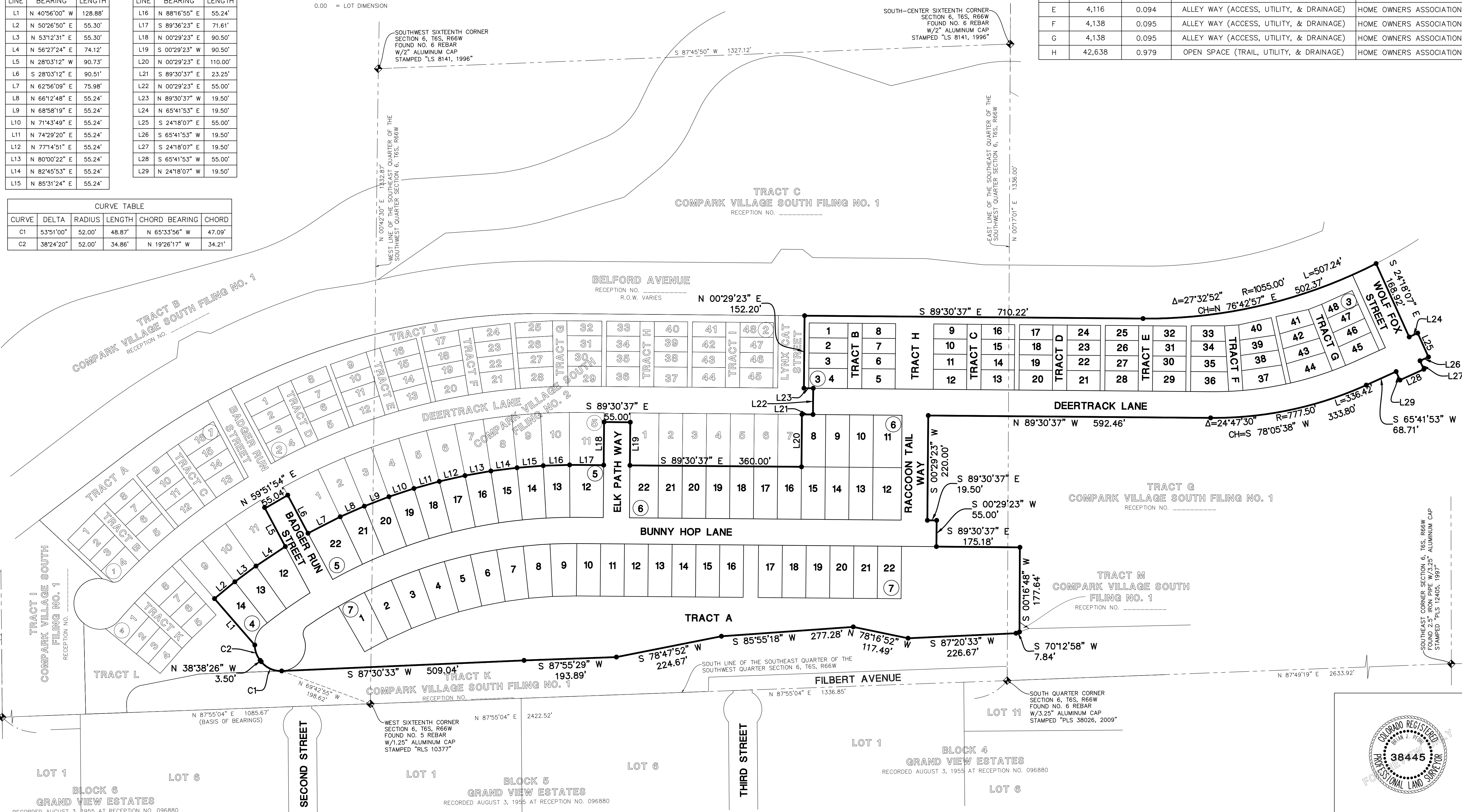
MINIMUM LOT SIZE:	2,184 S.F. (0.050 ACRES)
MAXIMUM LOT SIZE:	8,023 S.F. (0.184 ACRES)
AVERAGE LOT SIZE:	4,245 S.F. (0.097 ACRES)

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
A	168,817	3.876	PARK (LANDSCAPE, TRAIL, UTILITY & DRAINAGE)	HOME OWNERS ASSOCIATION
B	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
C	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
D	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
E	4,116	0.094	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
F	4,138	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
G	4,138	0.095	ALLEY WAY (ACCESS, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION
H	42,638	0.979	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 40°56'00" W	128.88'	L16	N 88°16'55" E	55.24'
L2	N 50°26'50" E	55.30'	L17	S 89°36'23" E	71.61'
L3	N 53°12'31" E	55.30'	L18	N 00°29'23" E	90.50'
L4	N 56°27'24" E	74.12'	L19	S 00°29'23" W	90.50'
L5	N 28°03'12" W	90.73'	L20	N 00°29'23" E	110.00'
L6	S 28°03'12" E	90.51'	L21	S 89°30'37" E	23.25'
L7	N 62°56'09" E	75.98'	L22	N 00°29'23" E	55.00'
L8	N 66°12'48" E	55.24'	L23	N 89°30'37" W	19.50'
L9	N 68°58'19" E	55.24'	L24	N 65°41'53" E	19.50'
L10	N 71°43'49" E	55.24'	L25	S 24°18'07" E	55.00'
L11	N 74°29'20" E	55.24'	L26	S 65°41'53" W	19.50'
L12	N 77°14'51" E	55.24'	L27	S 24°18'07" E	19.50'
L13	N 80°00'22" E	55.24'	L28	S 65°41'53" W	55.00'
L14	N 82°45'53" E	55.24'	L29	N 24°18'07" W	19.50'
L15	N 85°31'24" E	55.24'			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	53°51'00"	52.00'	48.87'	N 65°33'56" W	47.09'
C2	38°24'20"	52.00'	34.86'	N 19°26'17" W	34.21'



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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
 FINAL PLAT

PROJ. MGR.: JMR
 PROJ. ASSOC.: BJP
 DRAWN BY: GDP
 DATE: 09/23/16
 SCALE: 1" = 100'

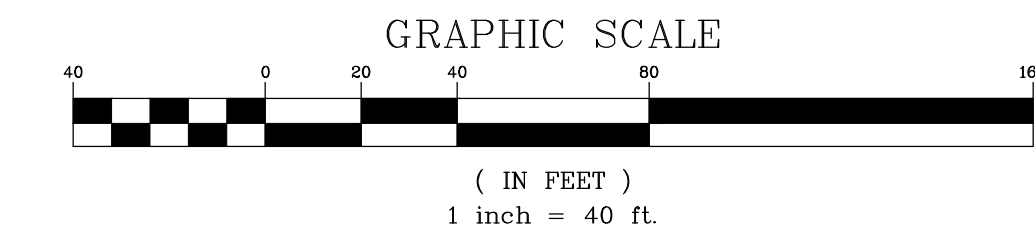
SHEET
2 OF **5**
 OOC.LCPK3.10

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

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

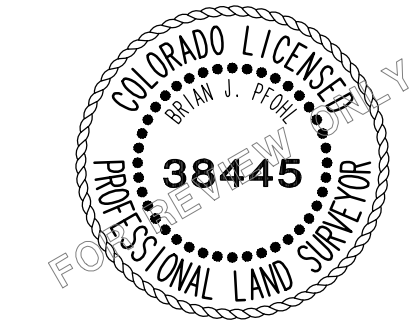
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- LEGEND**
- EX. BOUNDARY LINE
 - EX. SECTION LINE
 - - - EX. LOT LINE
 - - - EX. EASEMENT LINE
 - - - EX. EASEMENT LINE VACATED BY THIS PLAT
 - PR. ROW LINE
 - PR. LOT LINE
 - PR. EASEMENT LINE
 - ◆ FOUND SECTION CORNER AS NOTED
 - SET NO. 5 REBAR 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

SEE SHEET 3

SEE SHEET 5



FOR AND ON BEHALF OF
 MANHARD CONSULTING

DATE	REVISIONS	BY	DESCRIPTION
11/23/16		JMR	FIRST SUBMITTAL COMMENTS

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. MGR.: JMR
 PROJ. ASSOC.: BJP
 DRAWN BY: GDP
 DATE: 09/21/16
 SCALE: 1" = 40'

SHEET
4 OF **5**
 OOC.LCPK3.10

November 23, 2016 - 14:47 Dep Name: P:\Cadd\3\CompSouth02-Residential Preliminary Plat\Map\Surv\Final Drawings\Final Plat\Compark Filing No. 2 - Amendment No. 1\OOC.LCPK3.10-FS2.dwg Updated By: BJohn

