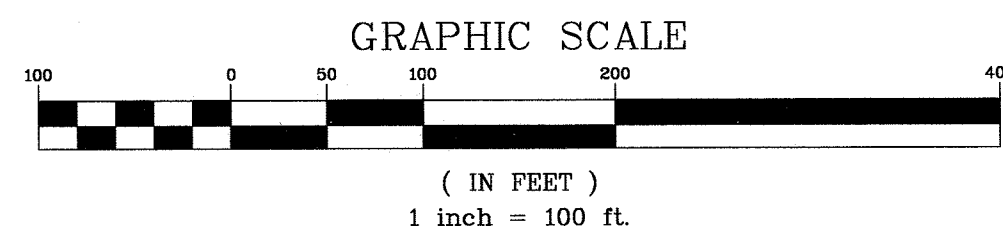




# COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

A REPLAT OF TRACT D, 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, 2 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 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

**LOT SIZE SUMMARY TABLE**

MINIMUM LOT SIZE:	2,880 S.F. (0.066 ACRES)
MAXIMUM LOT SIZE:	8,022 S.F. (0.184 ACRES)
AVERAGE LOT SIZE:	4,589 S.F. (0.105 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	33,379	0.766	OPEN SPACE (TRAIL, UTILITY, & DRAINAGE)	HOME OWNERS ASSOCIATION

**LINE TABLE**

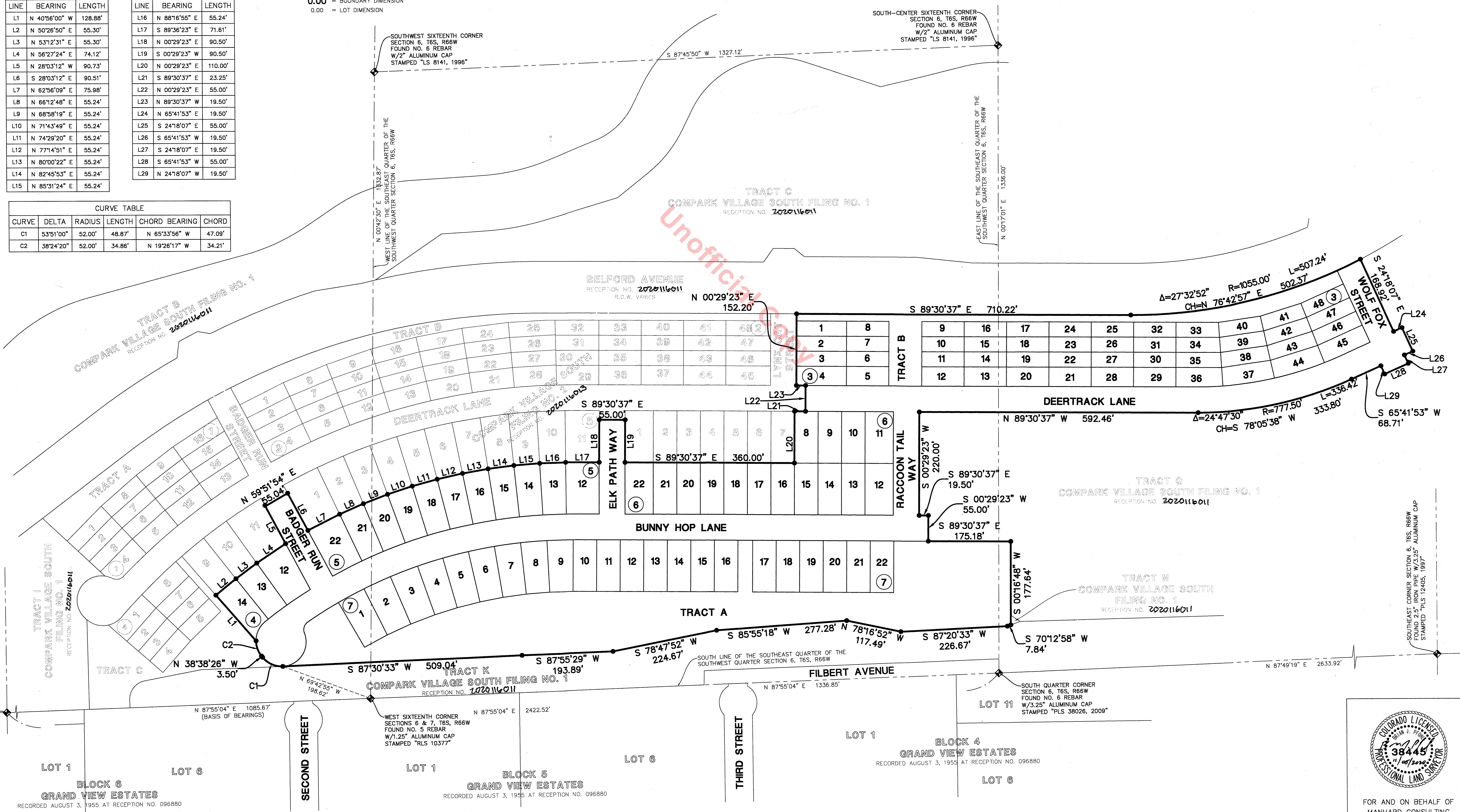
LINE	BEARING	LENGTH
L1	N 40°56'00" W	128.88'
L2	N 50°26'50" E	55.30'
L3	N 53°12'31" E	55.30'
L4	N 56°27'24" E	74.12'
L5	N 28°03'12" W	90.73'
L6	S 28°03'12" E	90.51'
L7	N 62°56'09" E	75.98'
L8	N 66°12'48" E	55.24'
L9	N 68°58'19" E	55.24'
L10	N 71°43'49" E	55.24'
L11	N 74°29'20" E	55.24'
L12	N 77°14'51" E	55.24'
L13	N 80°00'22" E	55.24'
L14	N 82°45'53" E	55.24'
L15	N 85°31'24" E	55.24'

LINE	BEARING	LENGTH
L16	N 88°16'55" E	55.24'
L17	S 89°36'23" E	71.61'
L18	N 00°29'23" E	90.50'
L19	S 00°29'23" W	90.50'
L20	N 00°29'23" E	110.00'
L21	S 89°30'37" E	23.25'
L22	N 00°29'23" E	55.00'
L23	N 89°30'37" W	19.50'
L24	N 65°41'53" E	19.50'
L25	S 24°18'07" E	55.00'
L26	S 65°41'53" W	19.50'
L27	S 24°18'07" E	19.50'
L28	S 65°41'53" W	55.00'
L29	N 24°18'07" W	19.50'

**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'



**REVISIONS**

NO.	DATE	DESCRIPTION
1	07/27/16	NEW TITLE COMMITMENT
2	07/27/16	SECOND SUBMITTAL COMMENTS
3	06/09/17	REVISED LOT GEOMETRY
4	11/25/16	FIRST SUBMITTAL COMMENTS

**Manhard CONSULTING**  
7600 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, ph:303.768.6666 manhard.com  
E: [email] P: [email] W: [email]  
Water Resource Management | Construction Management

**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'

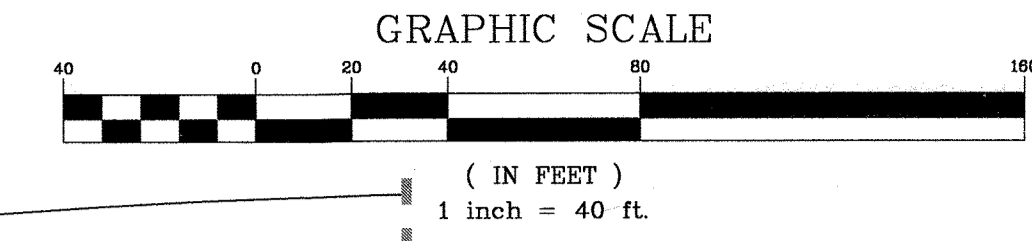
SHEET  
**2** OF **5**  
00C.LCPC3.10

FOR AND ON BEHALF OF  
MANHARD CONSULTING

November 3, 2020 - 13:41 Dan Naber: p:\Projects\Compark\Drawings\Final\Plat\Compark\_Filing\_No\_2\_-\_Amendment\_No\_1\00C.LCPC3.10-FINAL.dwg, Uploaded By: BJB

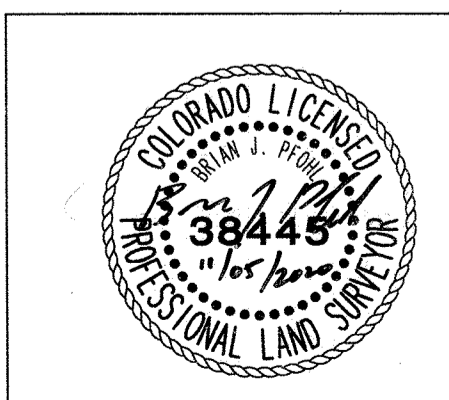
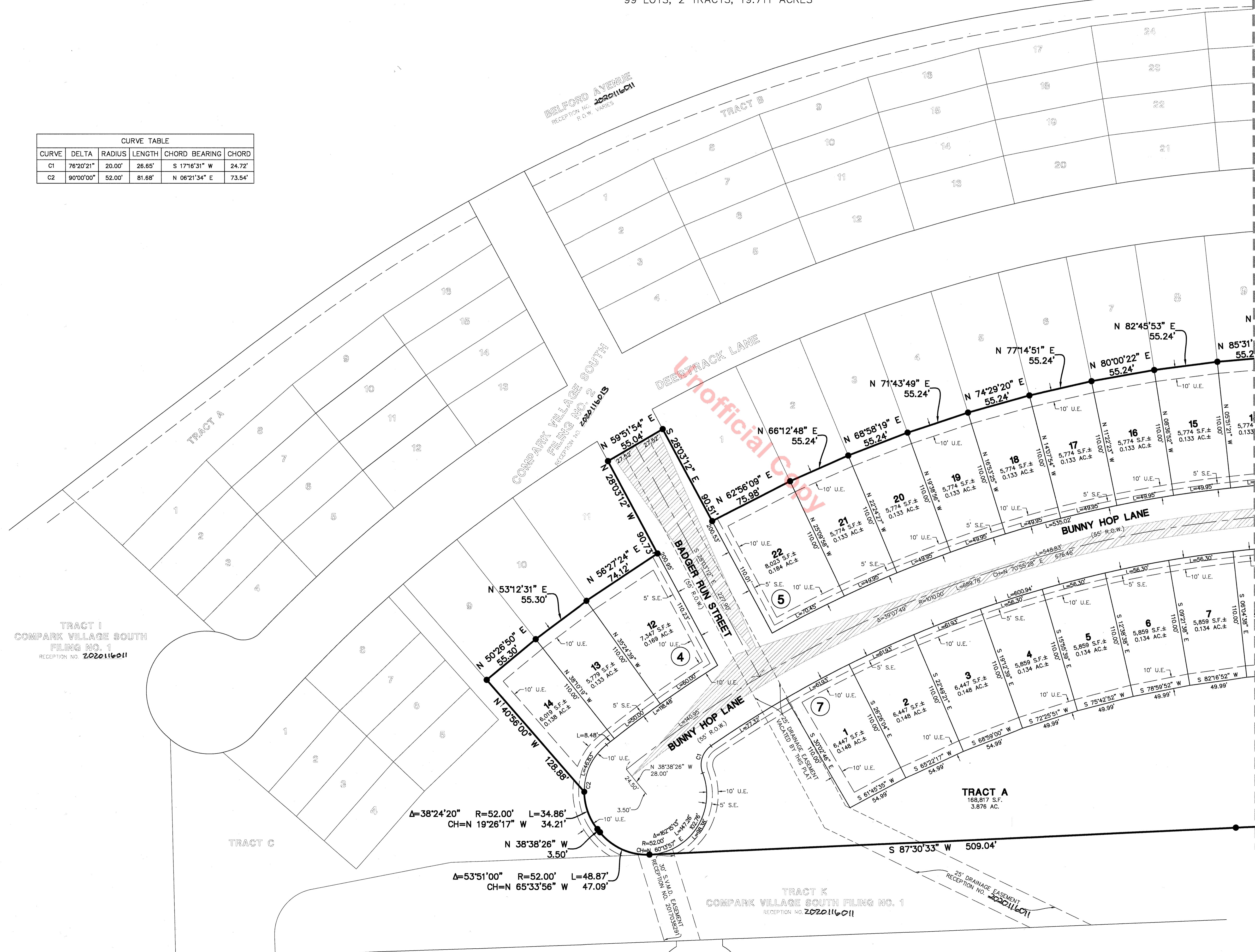
# COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1

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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 99 LOTS, 2 TRACTS, 19.711 ACRES



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	76°20'21"	20.00'	26.65'	S 17°16'31" W	24.72'
C2	90°00'00"	52.00'	81.68'	N 06°21'34" E	73.54'

- 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 1/2" Y.P.C. PLUS 38445 FLUSH WITH GROUND
  - ⊘ BLOCK NUMBER
  - ⊠ SIGHT DISTANCE
  - △ TRIANGLE / EASEMENT
  - 0.00 BOUNDARY DIMENSION
  - 0.00 LOT DIMENSION
  - U.E. UTILITY EASEMENT HEREBY GRANTED



FOR AND ON BEHALF OF  
 MANHARD CONSULTING

DATE	REVISIONS
11/23/16	FIRST SUBMITTAL COMMENTS
06/09/17	REVISED LOT GEOMETRY
07/17/17	SECOND SUBMITTAL COMMENTS
11/09/2020	NEW TITLE COMMENT

**Manhard CONSULTING**  
 1500 East Orchard Road, Suite 1500 Greenwood Village, CO 80111  
 303.751.1100  
 Civil Engineering & Geospatial Services  
 Surveying & Construction Management  
 Water Resource Management

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

PROJ MGR: JMR  
 PROJ ASSOC: B-SP  
 DRAWN BY: GDP  
 DATE: 09/23/16  
 SCALE: 1" = 40'

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



