

LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR SUBDIVISION PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

7 LOTS, 2 TRACTS - 7.95 ACRES ±

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;
THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;

THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;

THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;
2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DECEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:

1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **LINCOLN PROFESSIONAL PARK FILING NO. 1**. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION, AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

PLAZA STREET PARTNERS, LLC, A KANSAS LIMITED LIABILITY COMPANY

BY: _____

AS: _____

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK:

STATE OF _____)
COUNTY OF _____)SS

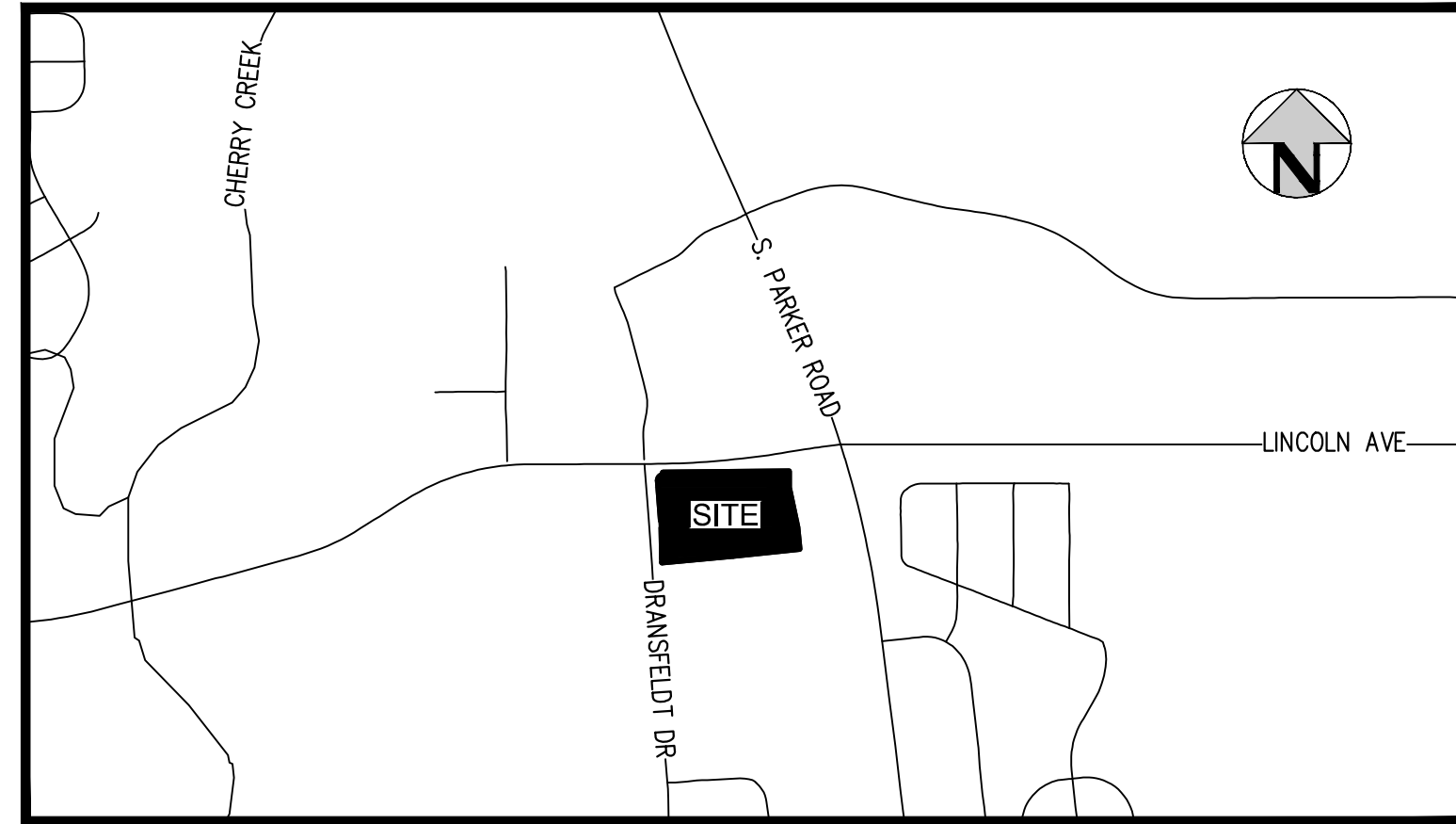
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ PLAZA STREET PARTNERS, LLC, A KANSAS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1" = 100'

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1003894-KCTY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT 5:00 P.M.
- UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION AND UTILITY LOCATES. UTILITY LOCATES WERE PROVIDED BY HKS UTILITY SERVICES. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3.25" ALUMINUM CAP PLS 19003 IN RANGE BOX AND THE NORTH QUARTER CORNER BY A 3.25" ALUMINUM CAP PLS 30109, ASSUMED TO BEAR SOUTH 89°29'00" WEST.
- SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 08035C0067G, COMMUNITY NO. 080049 0067G AND NO. 080310 0067G, LAST REVISED MARCH 16, 2016. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.
- TRACT A IS FOR STORM WATER DETENTION, AND TRACT B IS FOR ACCESS, DRAINAGE, AND UTILITIES.
- A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT A FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- MONUMENTS, ORNAMENTAL COLUMNS AND RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRUCH INTO UTILITY EASEMENTS.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.

PLANNING COMMISSION

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____, 20____

PLANNING DIRECTOR
ON BEHALF OF THE PLANNING COMMISSION

TOWN APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST:
TOWN CLERK

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS NOTED IN SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1.

SIGNATURE _____

BY: _____

AS: _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR

I, AARON MURPHY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF LINCOLN PROFESSIONAL PARK FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 20____, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

AARON MURPHY, PLS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 38162

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT

_____ ON THE _____ DAY OF _____, 20____ AT

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)	BUILDING AREA (SF)	ANTICIPATED USE	PARKING REQUIRED	MAX. BUILDING HEIGHT	FRONT BUILDING SETBACK	REAR BUILDING SETBACK	SIDE BUILDING SETBACK
OVERALL SITE	7.95	346,479	N/A	N/A	146	35'	40	25	10
LOT 1	1.36	59,066	5129	Gas Station	16	35'	40	10	10
LOT 2	1.05	45832	3129	Fast Food	33	35'	10	10	10
LOT 3	0.92	39931	2089	Retail	30	35'	10	10	25
LOT 4	0.97	42067	3320	Coffee Drive-Thru	22	35'	40	10	25
LOT 5	1.16	50672	8100	Retail	36	35'	10	10	25
LOT 6	0.61	26592	2250	Automotive	9	35'	10	10	25
LOT 7	0.44	19069	N/A	N/A	N/A	35'	40	10	10
TRACT A (DETENTION POND)	0.82	35542	N/A	N/A	N/A	35'	N/A	N/A	N/A
TRACT B (EX WQ POND)	0.50	21843	N/A	N/A	N/A	35'	N/A	N/A	N/A

LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET PARTNERS, LLC,
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: AUGUST 11, 2021

SHEET 1 OF 2

LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR SUBDIVISION PLAT

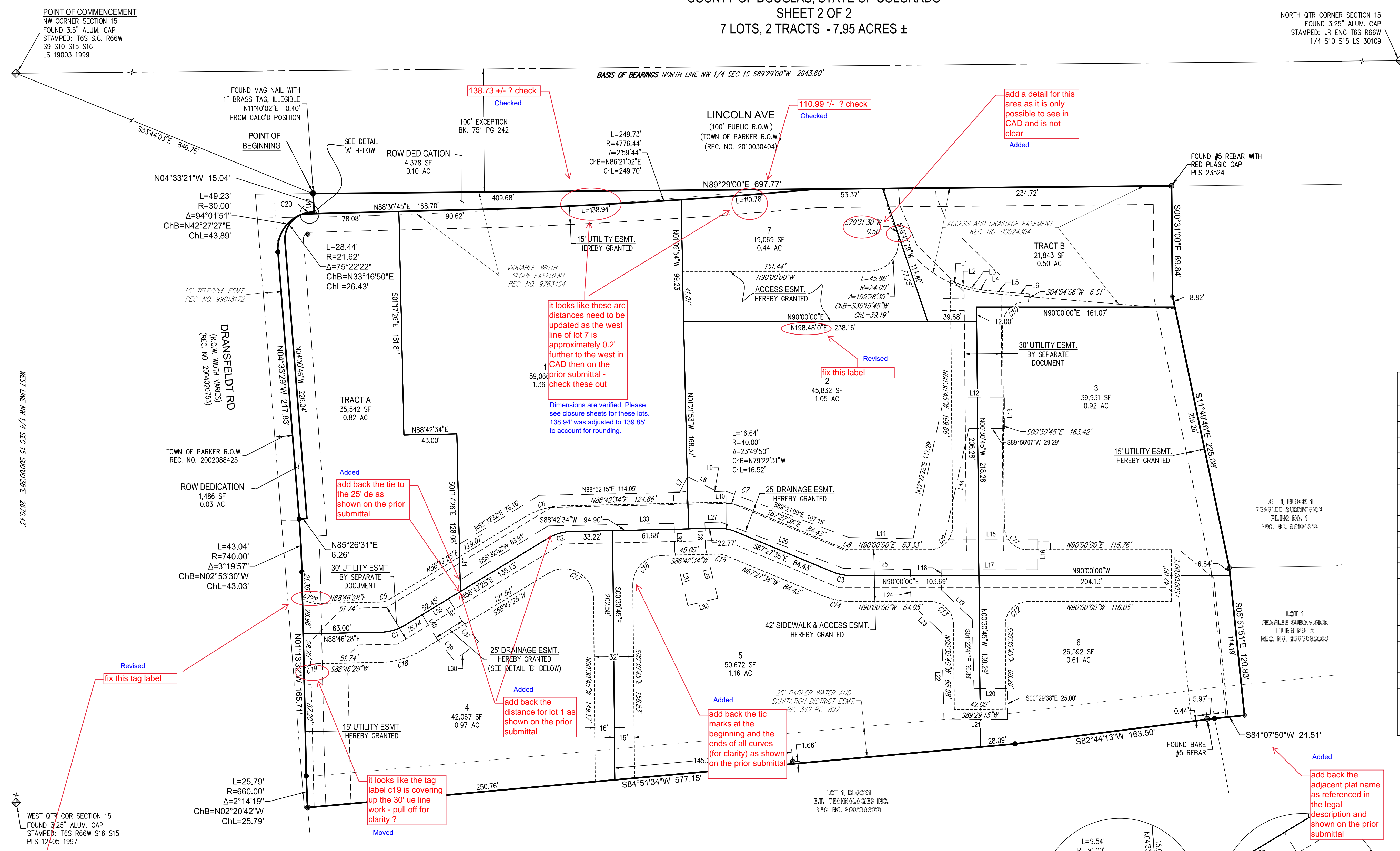
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2

7 LOTS, 2 TRACTS - 7.95 ACRES ±

LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP PLS 27609
- FOUND #5 REBAR WITH 1.25" RED PLASTIC CAP PLS 25933
- ▲ FOUND #5 REBAR WITH ORANGE PLASTIC CAP PLS 26285
- ◆ FOUND 60D NAIL
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162 OR SET CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- XX.XX' ACCESS EASEMENT DIMENSION
- XX'XXX' DRAINAGE EASEMENT DIMENSION
- X LOT NUMBER
- XX.XXXX SF - AREA FT²
- XXX.AC - AREA ACRES



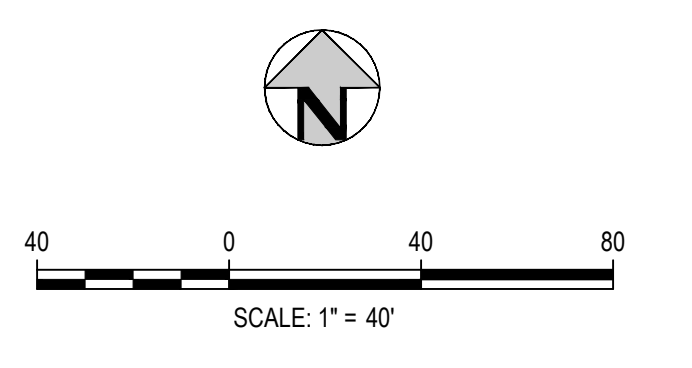
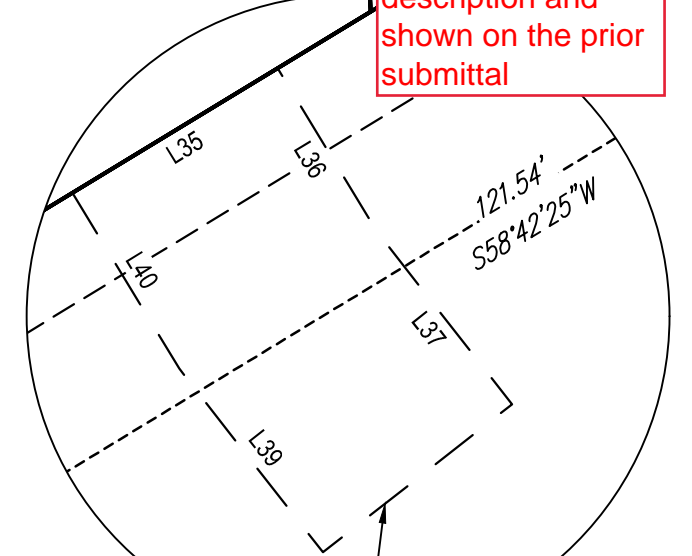
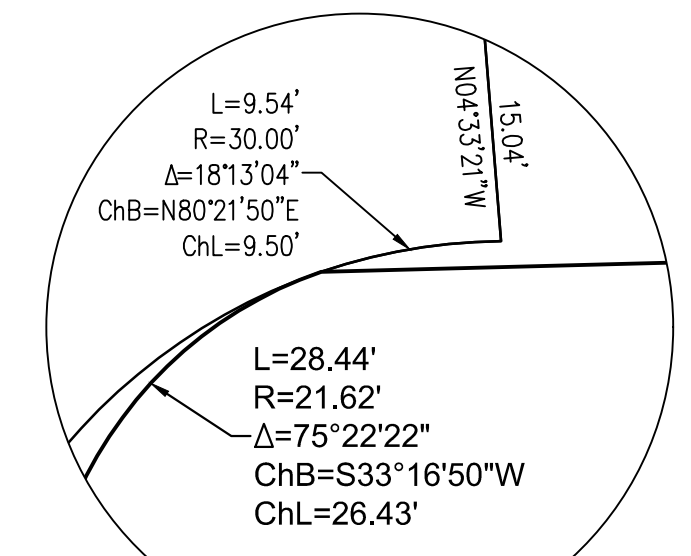
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S66°57'01"E	7.41'	L22	N01°22'41"W	70.67'
L2	S71°51'33"E	7.30'	L23	N46°18'56"W	34.66'
L3	S76°37'03"E	7.30'	L24	N01°11'38"W	27.53'
L4	S81°22'33"E	7.31'	L25	N88°52'57"W	54.62'
L5	S85°05'45"E	22.14'	L26	N69°21'00"W	106.45'
L6	S85°05'54"E	13.91'	L27	N88°00'59"E	12.71'
L7	N26°36'31"E	14.46'	L28	S01°17'26"E	20.62'
L8	S63°23'29"E	25.00'	L29	S13°46'50"E	42.01'
L9	S26°36'31"W	0.96'	L30	S76°13'10"W	25.00'
L10	N88°00'59"E	9.01'	L31	N13°46'50"W	44.75'
L11	S88°52'57"E	52.07'	L32	N01°17'26"W	23.24'
L12	N89°56'07"E	49.38'	L33	S88°52'15"W	102.36'
L13	S00°03'53"E	25.00'	L34	N01°17'26"W	28.92'
L14	S12°22'22"W	91.92'	L35	S58°42'25"W	25.00'
L15	N90°00'00"E	75.80'	L36	N31°17'35"W	19.93'
L16	S00°00'00"E	25.00'	L37	N38°00'47"W	22.82'
L17	S90°00'00"W	78.57'	L38	N51°59'13"E	25.00'
L18	S01°11'38"E	16.38'	L39	S38°00'47"E	24.29'
L19	S46°18'56"E	34.62'	L40	S31°17'35"E	21.40'
L20	N89°30'22"E	27.04'	L41	S04°33'21"E	15.04'
L21	S89°30'22"W	51.66'			

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C???	16.01'	44°27'38"	12.42'	S69°36'03"E	12.11'
C1	40.00'	30°04'03"	20.99'	N73°44'27"E	20.75'
C2	40.00'	30°00'08"	20.95'	N73°42'29"E	20.71'
C3	40.00'	22°32'24"	15.74'	S78°43'48"E	15.63'
C5	15.50'	30°04'03"	8.13'	N73°44'27"E	8.04'
C6	61.00'	30°00'15"	31.94'	N73°42'30"E	31.58'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C7	61.00'	23°49'50"	25.37'	S79°22'31"E	25.19'
C8	19.00'	22°32'24"	7.47'	S78°43'48"E	7.43'
C9	19.00'	90°30'45"	30.02'	N44°44'38"E	26.99'
C10	19.00'	96°55'19"	32.14'	S47°56'55"W	28.44'
C11	19.00'	89°29'15"	29.68'	S45°15'22"E	26.75'
C12	19.00'	90°30'45"	30.02'	S44°44'38"W	26.99'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C13	19.00'	89°29'15"	29.68'	N45°15'22"W	26.75'
C14	61.00'	22°32'24"	24.00'	N78°43'48"W	23.84'
C15	19.00'	23°49'50"	7.90'	N79°22'31"W	7.85'
C16	24.00'	89°13'18"	37.37'	S44°05'55"W	33.71'
C17	24.00'	120°46'50"	50.59'	N60°54'10"W	41.73'
C18	64.50'	30°04'03"	33.85'	S73°44'27"W	33.46'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C19	19.00'	36°20'46"	12.05'	S70°36'05"W	11.85'
C20	30.00'	181°3'04"	9.54'	S80°21'50"W	9.50'



LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET PARTNERS, LLC,
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: AUGUST 11, 2021

SHEET 2 OF 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

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PROJECT NUMBER: 200829