

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 3

7 LOTS, 2 TRACTS - 7.95 ACRES ±

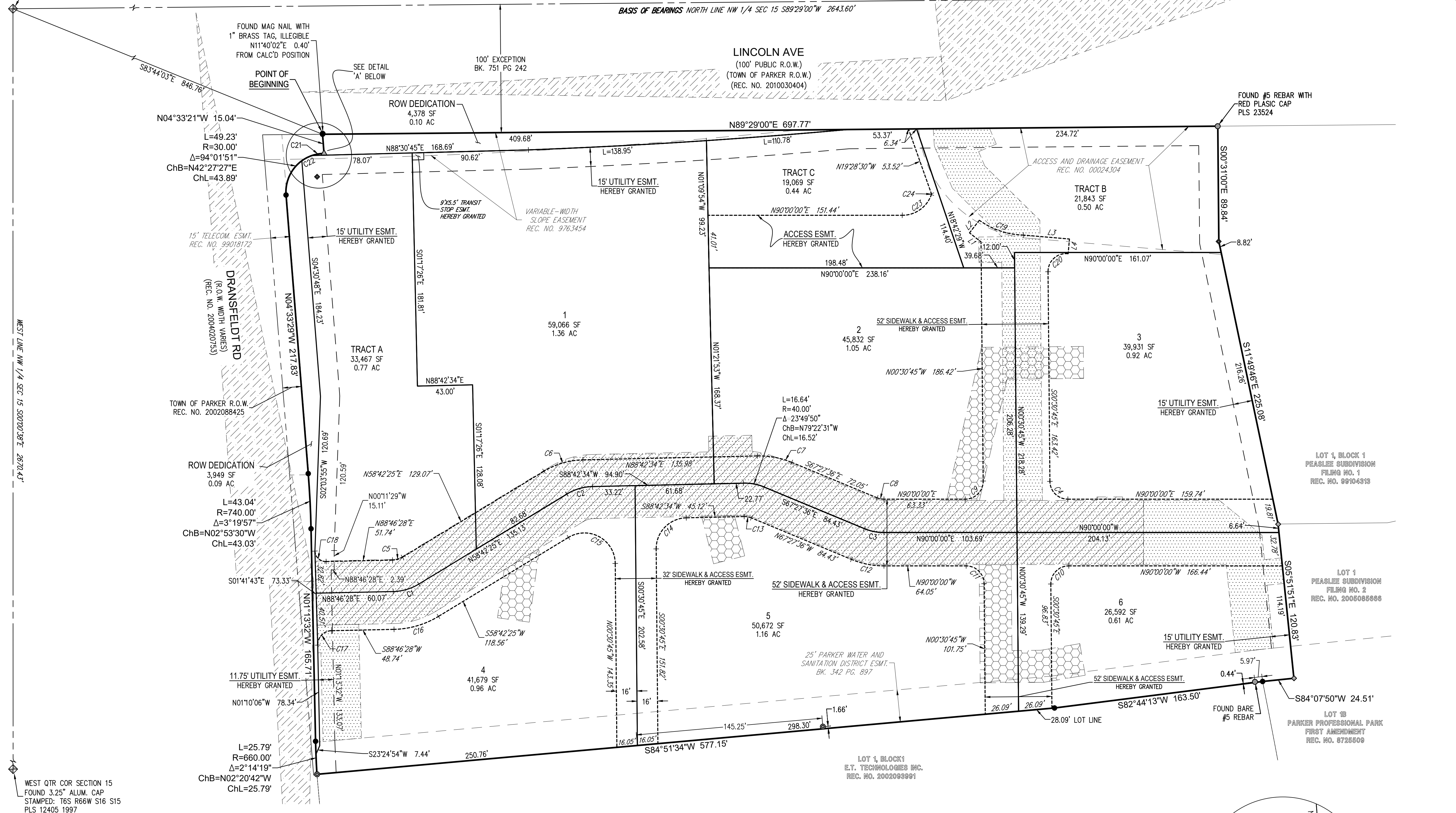
LEGEND

- ◆ 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
- ▨ PWSL EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT
- ▨ MULTI-USE UTILITY EASEMENT HEREBY GRANTED - SEE SHEET 3
- ▨ DRAINAGE EASEMENT HEREBY GRANTED - SEE SHEET 3
- ▨ SIGHT TRIANGLE

LINE	BEARING	LENGTH
L1	N52°01'04"W	11.42'
L2	N37°58'56"E	12.46'
L3	S85°05'49"E	36.05'
L4	S04°54'06"W	11.51'

POINT OF COMMENCEMENT
NW CORNER SECTION 15
FOUND 3.5" ALUM. CAP
STAMPED: T6S S.C. R66W
S9 S10 S15 S16
LS 19003 1999

NORTH QTR CORNER SECTION 15
FOUND 3.25" ALUM. CAP
STAMPED: JR ENG T6S R66W
1/4 S10 S15 LS 30109

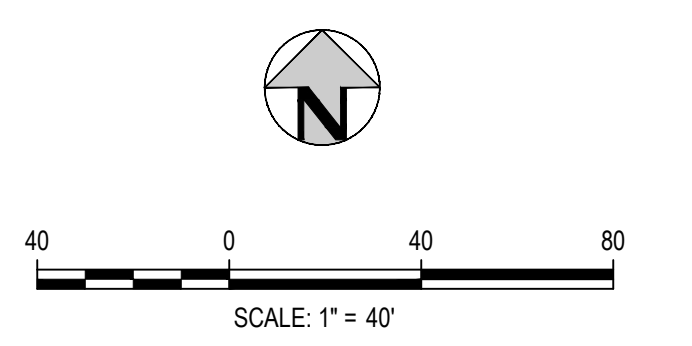
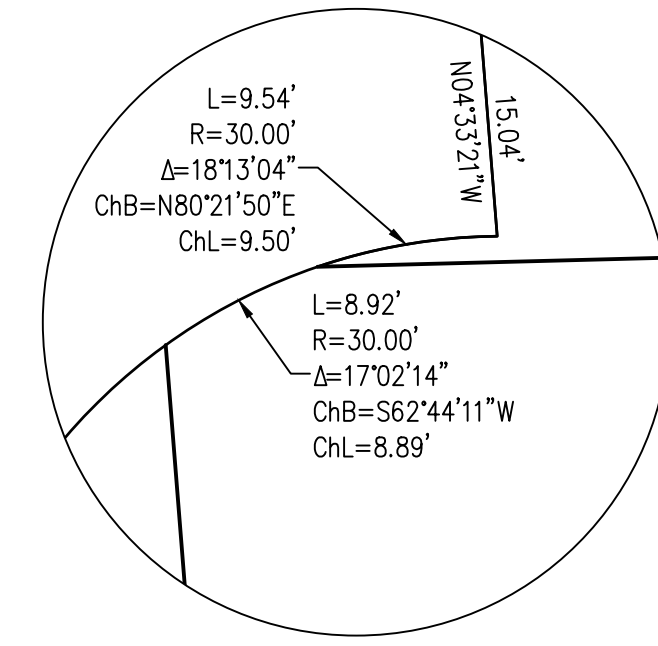


CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	40.00'	30°04'03"	20.99'	N73°44'27"E	20.75'
C2	40.00'	30°00'08"	20.95'	N73°42'29"E	20.71'
C3	40.00'	22°32'24"	15.74'	S78°43'48"E	15.63'
C4	14.00'	89°29'17"	21.87'	S45°15'22"E	19.71'
C5	15.50'	30°04'03"	8.13'	N73°44'27"E	8.04'
C6	61.00'	30°00'15"	31.94'	N73°42'30"E	31.58'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C7	66.00'	23°49'50"	27.45'	S79°22'31"E	27.25'
C8	14.00'	22°32'24"	5.51'	S78°43'48"E	5.47'
C9	14.00'	90°30'45"	22.12'	N44°44'38"W	19.89'
C10	14.00'	90°30'45"	22.12'	S44°44'38"W	19.89'
C11	14.00'	89°29'15"	21.87'	N45°15'22"W	19.71'
C12	66.00'	22°32'24"	25.96'	N78°43'48"W	25.80'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C13	14.00'	23°49'50"	5.82'	N79°22'31"W	5.78'
C14	24.00'	89°13'18"	37.37'	S44°05'55"W	33.71'
C15	24.00'	120°46'50"	50.59'	N60°54'10"W	41.73'
C16	69.50'	30°04'03"	36.47'	S73°44'27"W	36.05'
C17	11.00'	90°02'38"	17.29'	S43°45'09"W	15.56'
C18	8.50'	89°27'51"	13.27'	S47°11'44"E	11.97'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C19	61.61'	34°09'28"	36.73'	S71°25'11"E	36.19'
C20	14.00'	97°27'35"	23.81'	S48°13'05"W	21.05'
C21	30.00'	181°3'04"	9.54'	S80°21'50"W	9.50'
C22	30.00'	17°02'14"	8.92'	S62°44'11"W	8.89'
C23	24.00'	70°58'30"	29.73'	N54°30'45"E	27.87'
C24	1.00'	38°30'00"	0.67'	N00°13'30"W	0.66'



LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET FUND, 106, LLC,
A KANSAS LIMITED LIABILITY COMPANY

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

PREPARATION DATE: JULY 18, 2022

SHEET 2 OF 3

FILEPATH: K:\02020202\REVISED\PLAT\20220202.DWG LAYOUT: LAYOUT2
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PROJECT NUMBER: 200829

