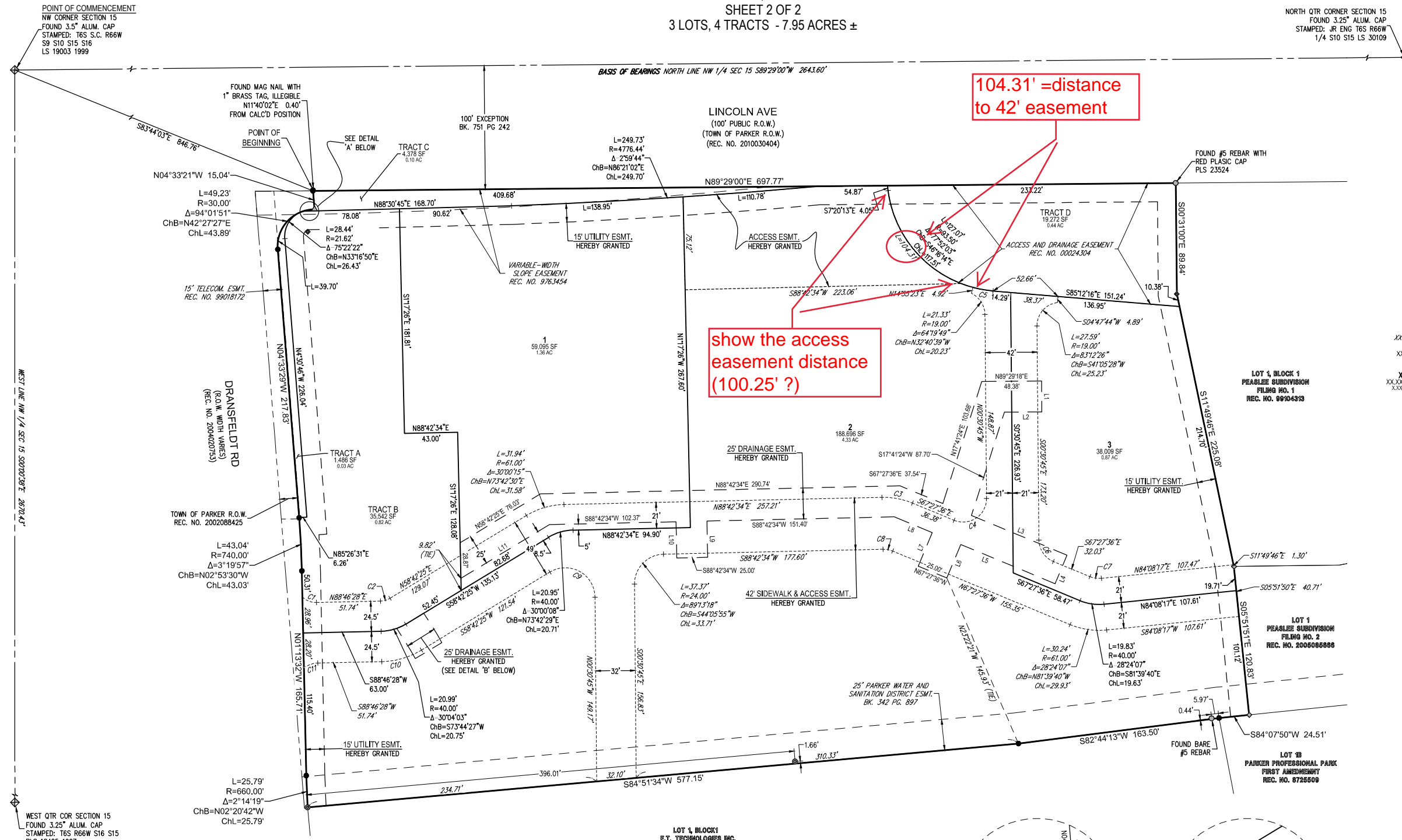




# LINCOLN PROFESSIONAL PARK FILING NO. 1

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  
 3 LOTS, 4 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
  - XXX' ACCESS EASEMENT DIMENSION
  - XXX' DRAINAGE EASEMENT DIMENSION
  - X LOT NUMBER
  - XXXXX SF AREA FT<sup>2</sup>
  - XXXXX AC AREA ACRES

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S00°30'34"E	25.00'
L2	S89°29'18"W	30.28'
L3	S67°27'36"E	83.62'
L4	S22°32'24"W	25.00'
L5	N67°27'36"W	82.61'
L6	S22°32'24"E	29.33'
L7	N22°32'24"E	29.33'
L8	N67°27'36"W	33.38'
L9	S01°17'26"E	29.33'
L10	N01°17'26"W	29.33'
L11	S58°42'25"W	83.77'

**CURVE TABLE**

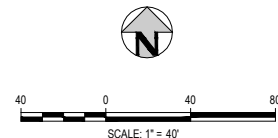
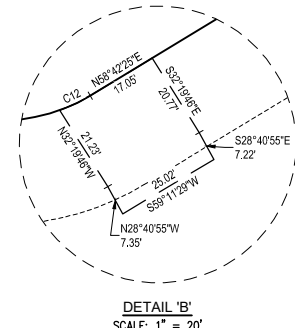
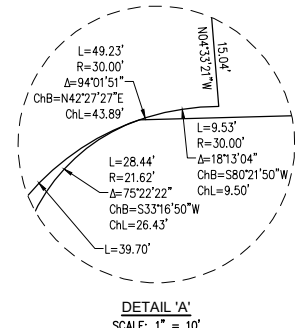
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	16.01'	44°27'38"	12.42'	S69°36'03"E	12.11'
C2	15.50'	30°04'03"	8.13'	N73°44'27"E	8.04'
C3	61.00'	23°49'50"	25.37'	S79°22'31"E	25.19'
C4	19.00'	113°03'09"	37.49'	N56°00'50"E	31.70'
C5	93.50'	10°07'39"	16.53'	S80°08'27"E	16.51'
C6	19.00'	66°56'51"	22.20'	S33°59'10"E	20.96'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C7	19.00'	28°24'07"	9.42'	S81°39'40"E	9.32'
C8	19.00'	23°49'50"	7.90'	N79°22'31"W	7.85'
C9	24.00'	120°46'50"	50.59'	N60°54'10"W	41.73'
C10	64.50'	30°04'03"	33.85'	S73°44'27"W	33.46'
C11	19.00'	36°20'46"	12.05'	S70°36'05"W	11.85'
C12	40.00'	11°29'22"	8.02'	N64°27'06"E	8.01'

**TRACT SUMMARY TABLE**

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	PURPOSE
TRACT A	1,486.30	0.03	TOWN OF PARKER	PUBLIC RIGHT-OF-WAY
TRACT B	35,542.11	0.82	DEVELOPER	DRAINAGE
TRACT C	4,378.24	0.10	TOWN OF PARKER	PUBLIC RIGHT-OF-WAY
TRACT D	19,272.20	0.44	DEVELOPER	DRAINAGE



**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

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH  
 FILE PATH: K:\020820\SURVEY\PLAT\200820\DWG\LAYOUT\LAYOUT.DWG  
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