

LINCOLN PROFESSIONAL PARK ZONING MAP

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

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

BASIS OF BEARINGS NORTH LINE NW 1/4 SEC 15 S89°29'00"W 2643.60'

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

FILEPATH: K:\00829\SURVEY\ZONING\DWG\LAYOUT\LAYOUT2
 NO. 00829
 DATE: 08/03/2011 10:28:28 AM BY: HAN MACDOUGALL

WEST QTR COR SECTION 15
 FOUND 3.25" ALUM. CAP
 STAMPED: T6S R66W S16 S15
 PLS 12405 1997

WEST LINE NW 1/4 SEC 15 S00°00'28"E 2670.43'

S83°44'03"E 846.76'

LINCOLN AVE
 (100' R.O.W.)

N89°29'00"E 371.25'

N04°33'21"W 15.04'

POINT OF BEGINNING

L=49.23'
 R=30.00'
 $\Delta=94^{\circ}01'51''$
 ChB=N42°27'27"E
 ChL=43.89'

14.81' SLOPE EASEMENT
 REC. NO. 9763454

15' TELECOM
 EASEMENT REC.
 NO. 99018172

11964 DRANSFELDT RD
 PARCEL CONTAINS
 190,643 SQ. FT. OR
 4.38 AC. ±

UNPLATTED

EXISTING ZONING: A1 - AGRICULTURAL ONE DOUGLAS COUNTY
 PROPOSED ZONING: COMMERCIAL

18900 E. LINCOLN AVE.
 OWNER: LINCOLN PROFESSIONAL PARK LP
 EXISTING ZONING: COMMERCIAL

UNPLATTED

DRANSFELDT RD
 (VARIABLE WIDTH R.O.W.)

EXCEPTION PARCEL
 REC. NO. 2002088425

N04°33'28"W 217.83'

L=43.04'
 R=740.00'
 $\Delta=3^{\circ}19'57''$
 ChB=N02°53'30"W
 ChL=43.03'

S02°18'01"E 467.18'

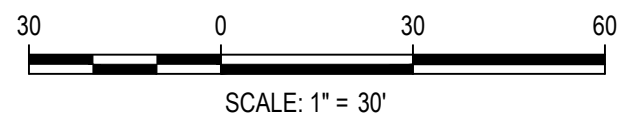
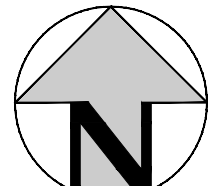
N01°13'32"W 165.71'

L=25.79'
 R=660.00'
 $\Delta=2^{\circ}14'19''$
 ChB=N02°20'42"W
 ChL=25.79'

S84°51'34"W 395.93'

LOT 1, BLOCK 1
 E.T. TECHNOLOGIES INC.
 MINOR DEVELOPMENT PLAT
 REC. NO. 2002089891

25' PARKER WATER AND
 SANITATION DISTRICT ESMT.
 BK. 342 PG. 897



SHEET 2 OF 2
 SITE

PREPARED BY: PROJECT #: 200829

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com