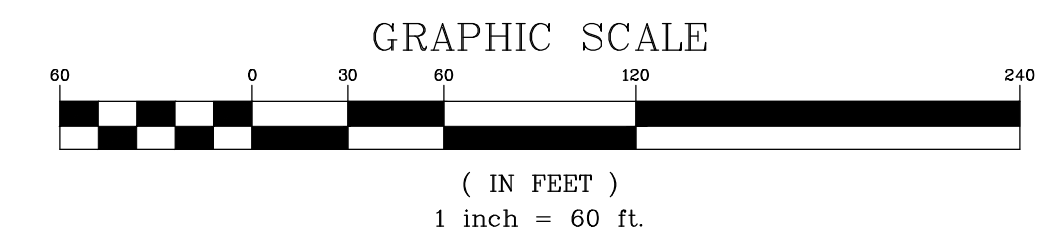


COMPARK VILLAGE FILING NO. 7 AMENDMENT NO. 2

A VACATION AND REPLAT OF LOT 1, AND TRACTS A, B, C, D, AND E, COMPARK VILLAGE FILING NO. 7, AMENDMENT NO. 1 AND TRACT A, COMPARK FILING NO. 6, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1 LOT, 6 TRACTS, 20.525 ACRES

FIRE LANE, INGRESS/EGRESS AND MAINTENANCE EASEMENTS DETAIL



LEGEND

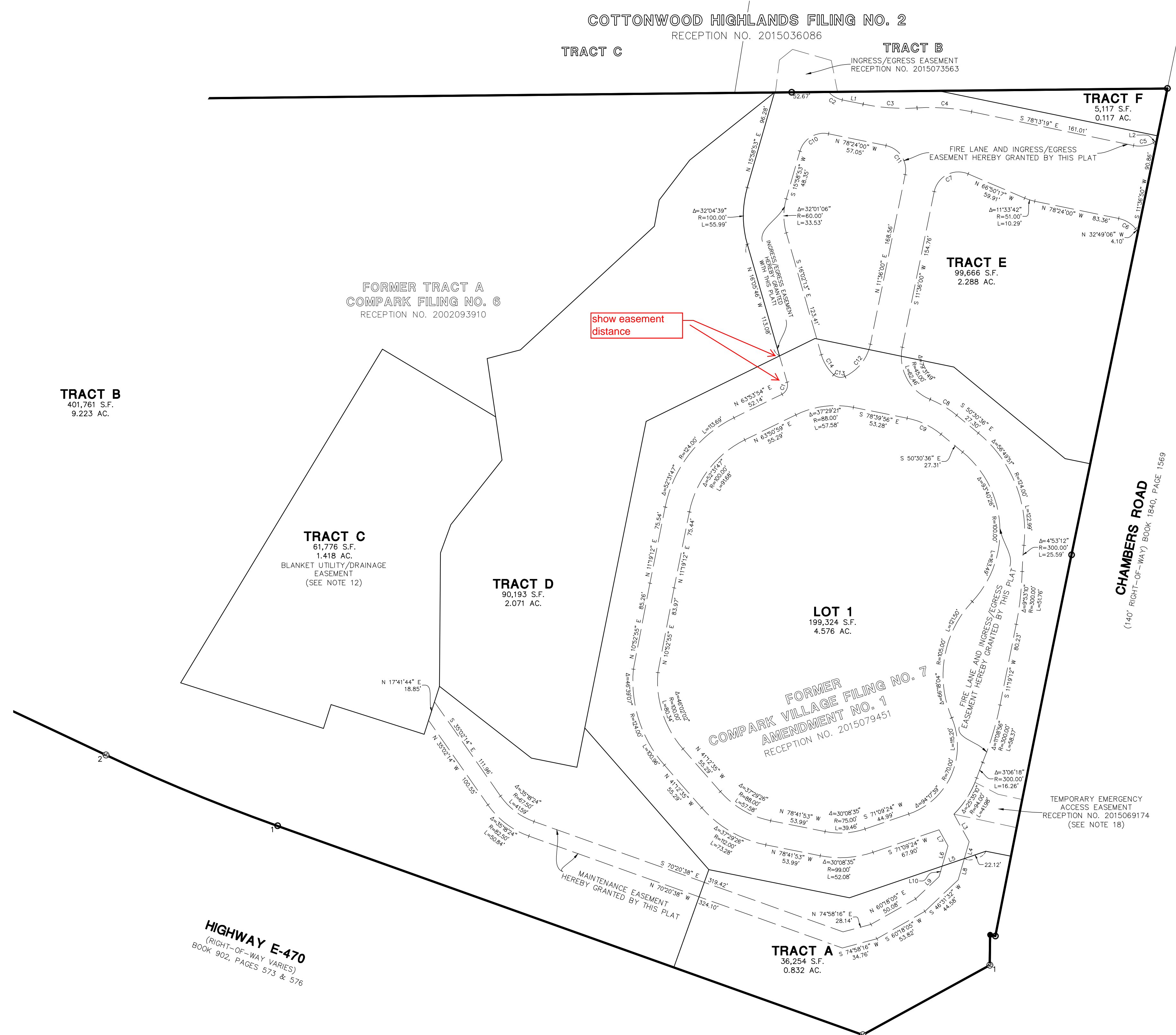
- = EX. BOUNDARY LINE
- - - = EX. SECTION LINE
- · - · = EX. LOT LINE
- · - · - · = EX. EASEMENT LINE
- · - · - · - · = PR. LOT LINE
- · - · - · - · - · = PR. EASEMENT LINE
- ⊕ = FOUND 2.5" ALUMINUM CAP STAMPED "PLS 24960"
- ⊙ = FOUND 2.5" ALUMINUM CAP STAMPED "E470 PLS 13077"
- ⊗ = FOUND NO. 5 REBAR WITH 1.25" OPC STAMPED "PLS 28286"
- ⊘ = FOUND NO. 5 REBAR WITH 1.25" RPC STAMPED "PLS 32430"
- ⊚ = FOUND NO. 5 REBAR WITH 1.25" YPC STAMPED "PLS 31158"
- ⊠ = FOUND NAIL & 0.75" BRASS DISK STAMPED "PLS 28286"
- ⊡ = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- = 0.00 = BOUNDARY DIMENSION
- = 0.00 = LOT DIMENSION

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|------------|---------|--------|
| C1 | 78°20'01" | 10.00' | 13.67' |
| C2 | 37°12'53" | 24.00' | 15.59' |
| C3 | 15°12'13" | 199.00' | 52.81' |
| C4 | 15°12'13" | 201.00' | 53.34' |
| C5 | 38°52'39" | 29.55' | 20.05' |
| C6 | 38°38'44" | 29.05' | 19.59' |
| C7 | 101°33'42" | 24.00' | 42.54' |
| C8 | 17°25'34" | 98.97' | 30.10' |
| C9 | 28°09'41" | 74.97' | 36.85' |
| C10 | 85°37'07" | 24.00' | 35.86' |
| C11 | 90°00'00" | 24.00' | 37.70' |
| C12 | 53°12'18" | 44.50' | 41.32' |
| C13 | 67°24'02" | 10.00' | 11.76' |
| C14 | 31°45'26" | 42.00' | 23.28' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 78°24'00" E | 20.79' |
| L2 | N 56°02'46" E | 3.62' |
| L3 | S 28°54'03" E | 30.66' |
| L4 | S 16°05'57" W | 17.04' |
| L5 | S 71°09'24" W | 22.83' |
| L6 | N 16°05'57" E | 20.55' |
| L7 | N 28°54'03" W | 17.93' |
| L8 | S 16°05'57" W | 21.59' |
| L9 | N 46°31'32" E | 31.36' |
| L10 | N 16°05'57" E | 10.76' |



TRACT B
401,761 S.F.
9.223 AC.

TRACT C
61,776 S.F.
1.418 AC.
BLANKET UTILITY/DRAINAGE
EASEMENT
(SEE NOTE 12)

TRACT D
90,193 S.F.
2.071 AC.

show easement
distance

**FORMER COMPARK VILLAGE FILING NO. 7
AMENDMENT NO. 1**
RECEPTION NO. 2015079451

TRACT A
36,254 S.F.
0.832 AC.

TRACT E
99,666 S.F.
2.288 AC.

TRACT F
5,117 S.F.
0.117 AC.

COTTONWOOD HIGHLANDS FILING NO. 2
RECEPTION NO. 2015036086

HIGHWAY E-470
(RIGHT-OF-WAY VARIES)
BOOK 302, PAGES 573 & 576

CHAMBERS ROAD
(140' RIGHT-OF-WAY) BOOK 1840, PAGE 1569

TEMPORARY EMERGENCY
ACCESS EASEMENT
RECEPTION NO. 2015069174
(SEE NOTE 18)



FOR AND ON BEHALF OF
MANHARD CONSULTING

| DATE | REVISIONS | BY | FOR |
|----------|--------------------------|-----|-----|
| 04/04/17 | SECOND REFERRAL COMMENTS | BJP | |
| 12/09/16 | FIRST SUBMITTAL COMMENTS | GDP | |

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COMPARK VILLAGE FILING NO. 7 AMENDMENT NO. 2
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO
FINAL PLAT

PROJ. MGR.: JMR
PROJ. ASSOC.: BJP
DRAWN BY: GDP
DATE: 09/12/16
SCALE: 1" = 60'

SHEET
5 OF **7**
CCE.PK001.02

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April 4, 2017 15:12 Dwg Name: P:\Ccepk02\Map\Drawings\Plat of Subdivision\CCE.PK001.02-FS.dwg Updated By: BPhon