

# PARKER POINTE ANNEXATION MAP

TO THE TOWN OF PARKER  
 A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY:

TOTAL PERIMETER:  
 4,078.92 LF

CONTIGUOUS PROPERTY:  
 LINE TO THE TOWN OF PARKER  
 1905.13 LF OR 46.7%

LAND OWNER:  
 DANIEL YACOVETTA  
 PARKER & STROH LLC  
 PO BOX 40326  
 DENVER, CO 80204

PLANNER:  
 JERRY DAVIDSON  
 PERCEPTION DESIGN GROUP, INC.  
 6901 SOUTH PIERCE STREET, SUITE 315,  
 LITTLETON, CO 80128  
 303.232-8088

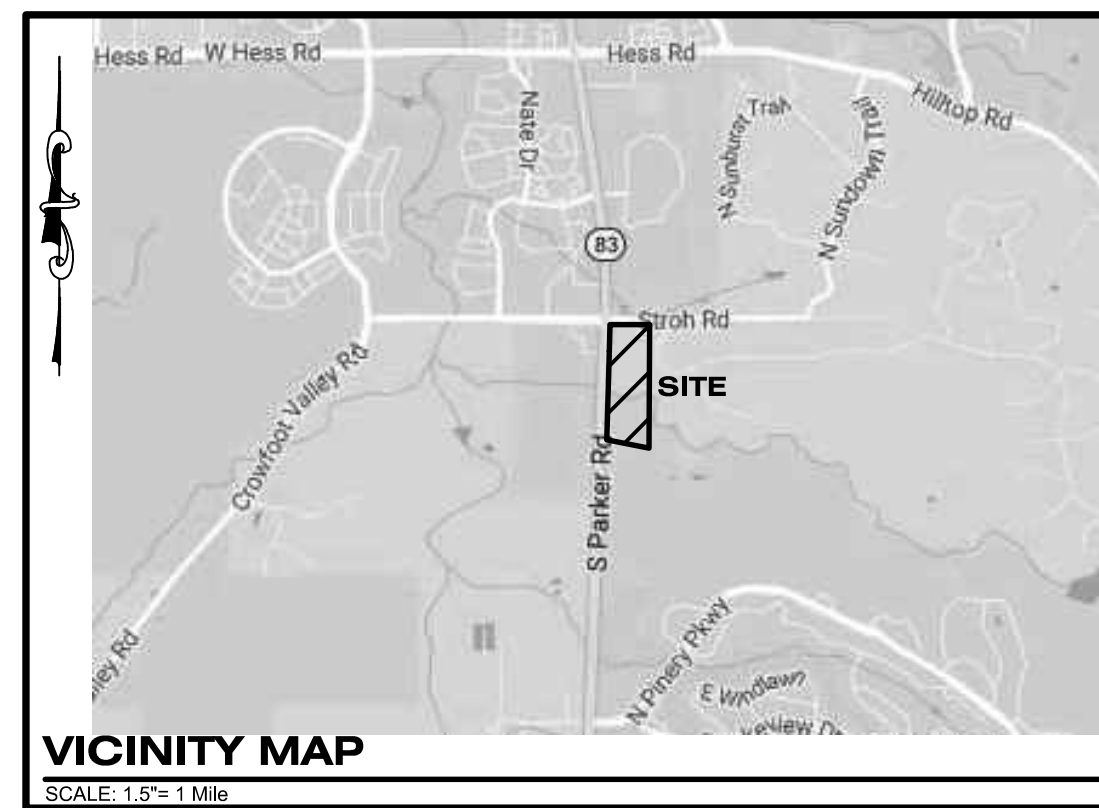
APPLICANT:  
 DANIEL YACOVETTA  
 PARKER & STROH LLC  
 PO BOX 40326  
 DENVER, CO 80204

SURVEYOR:  
 CHARLES N. BECKSTROM, PLS  
 ENGINEERING SERVICE COMPANY  
 14190 EAST EVANS AVENUE  
 AURORA, CO 80014  
 303-337-1393

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M., TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 3; THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROH ROAD AND THE POINT OF BEGINNING; THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 1414.00 FEET; THENCE N78°38'39"W A DISTANCE OF 490.67 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD (STATE HIGHWAY 83); THENCE N01°30'59"E ALONG THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD, A DISTANCE OF 1317.76 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROH ROAD; THENCE N89°59'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 633.24 FEET TO THE POINT OF BEGINNING.  
 PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES MORE OR LESS

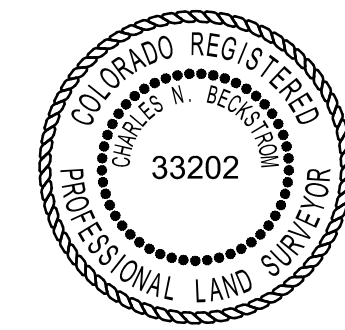


SURVEYOR'S CERTIFICATE:

CHARLES N. BECKSTROM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
 CHARLES N. BECKSTROM  
 SURVEYOR NO. 33202



GENERAL NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

TOWN COUNCIL APPROVAL:

APPROVED BY THE PARKER TOWN COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
 ) ss  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M, AND WAS

RECORDED WITH RECEPTION NUMBER \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

PARKER POINTE ANNEXATION MAP  
 SHEET 1 OF 2

<p>ESC                  ENGINEERING                  SERVICE                  COMPANY</p> <p><small>Creative Solutions Since 1954</small></p>	14190 East Evans Avenue Aurora, Colorado 80014 engineering@serviceco.com
	P 303.337.1393 F 303.337.1481 T/F 1.877.273.0659
Survey No. 16025-P Project No. 144.070 Date: 11/10/2017 Version:	

# PARKER POINTE ANNEXATION MAP

TO THE TOWN OF PARKER  
 A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP INFORMATION:  
 REATA SOUTH METRO DISTRICT  
 7803 E STROH RD  
 PARKER, CO 80134  
**TRACT A-2-A**  
 REATA SOUTH FILING NO. 1  
 3RD AMENDMENT  
 REC. NO. 200803194

S00°16'55"W 1414.00' S00°16'55"W 2804.93' EAST LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.

UNPLATTED  
 UNINCORPORATED DOUGLAS COUNTY  
**AREA TO BE ANNEXED**  
 638,911 SQUARE FEET  
 14.6674 ACRES

**TRACT A-2-A**  
 REATA SOUTH FILING NO. 1  
 3RD AMENDMENT  
 REC. NO. 200803194  
 OWNERSHIP INFORMATION:  
 REATA SOUTH METRO DISTRICT  
 7803 E STROH RD  
 PARKER, CO 80134

POINT OF COMMENCEMENT NE CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 2" ALUMINUM CAP L.S. NO. 23053 IN RANGE BOX)

POINT OF BEGINNING

E 1/4 CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 25316)

STROH ROAD (PUBLIC R.O.W. VARIES)  
 NORTH LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (BASIS OF BEARINGS)  
 S88°59'29"W 2804.33'

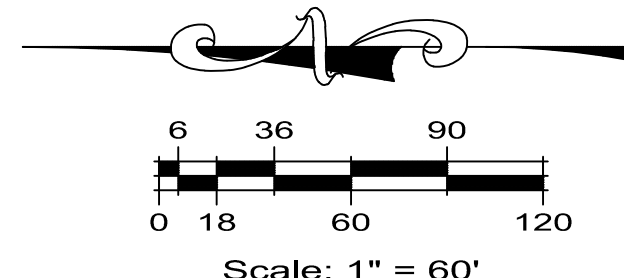
N89°59'29"E 453.15'

N 1/4 CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 29761)

N01°30'59"E 1317.76'

N78°38'39"W 490.67'

SOUTH PARKER ROAD (PUBLIC R.O.W. VARIES)



**SUMMARY:**  
 TOTAL PERIMETER:  
 3,675.58 LF  
 CONTIGUOUS PROPERTY:  
 LINE TO THE TOWN OF PARKER  
 1770.91 LF OR 48.2%

LEGEND	
	ANNEX BOUNDARY LINE
	ADJACENT LOT/ROW LINES
	SECTION LINE
	CITY LIMITS
	R.O.W. RIGHT-OF-WAY
	L.S. NO. LAND SURVEYOR NUMBER
	REC. NO. RECEPTION NUMBER
	SECTION CORNER

**NOTICE:**  
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
 ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

**PARKER POINTE ANNEXATION MAP  
 SHEET 2 OF 2**

14190 East Evans Avenue  
 Aurora, Colorado 80014  
 engineerserviceco.com  
 P 303.337.1393  
 F 303.337.7481  
 T/F 1.877.273.0659