

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

Sheet 1 of 2

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

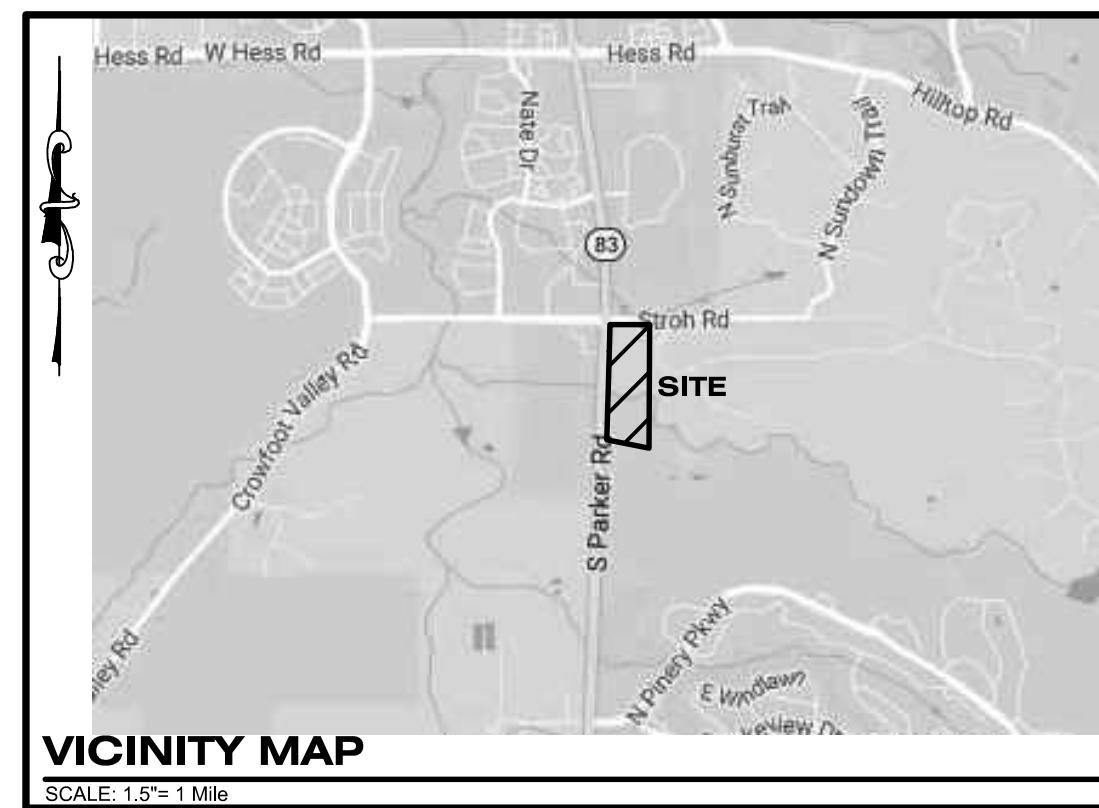
LEGAL DESCRIPTION:

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

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



Need to include the Title Verification language from 13.07.130.f. of the LDO

This information needs to be provided in a separate section. Please confirm that the calculation are correct with the addition of the interior property lines.

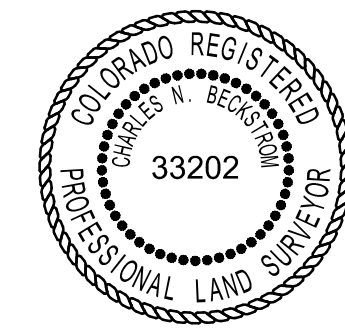
This language needs to match the language in 13.07.130.c. of the LDO.

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**

ESC ENGINEERING SERVICE COMPANY
 Creative Solutions Since 1954
 14190 East Evans Avenue
 Aurora, Colorado 80014
 engineering@esc-co.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

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

Sheet 2 of 2

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.

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)

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

Need to show the existing internal property lines

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

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'

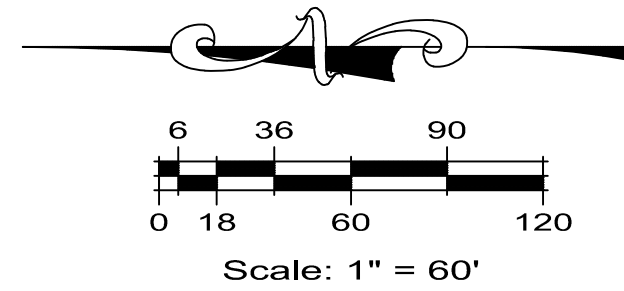
30.0'

N01°30'59"E 1317.76'

N78°38'39"W 490.67'

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)

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

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

<p>ESC ENGINEERING SERVICE COMPANY <small>Creative Solutions Since 1954</small></p>	14190 East Evans Avenue Aurora, Colorado 80014 engineerserviceco.com
	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659
	Survey No. 16025-P Project No. 144.070 Date: 11/10/2017 Revision: