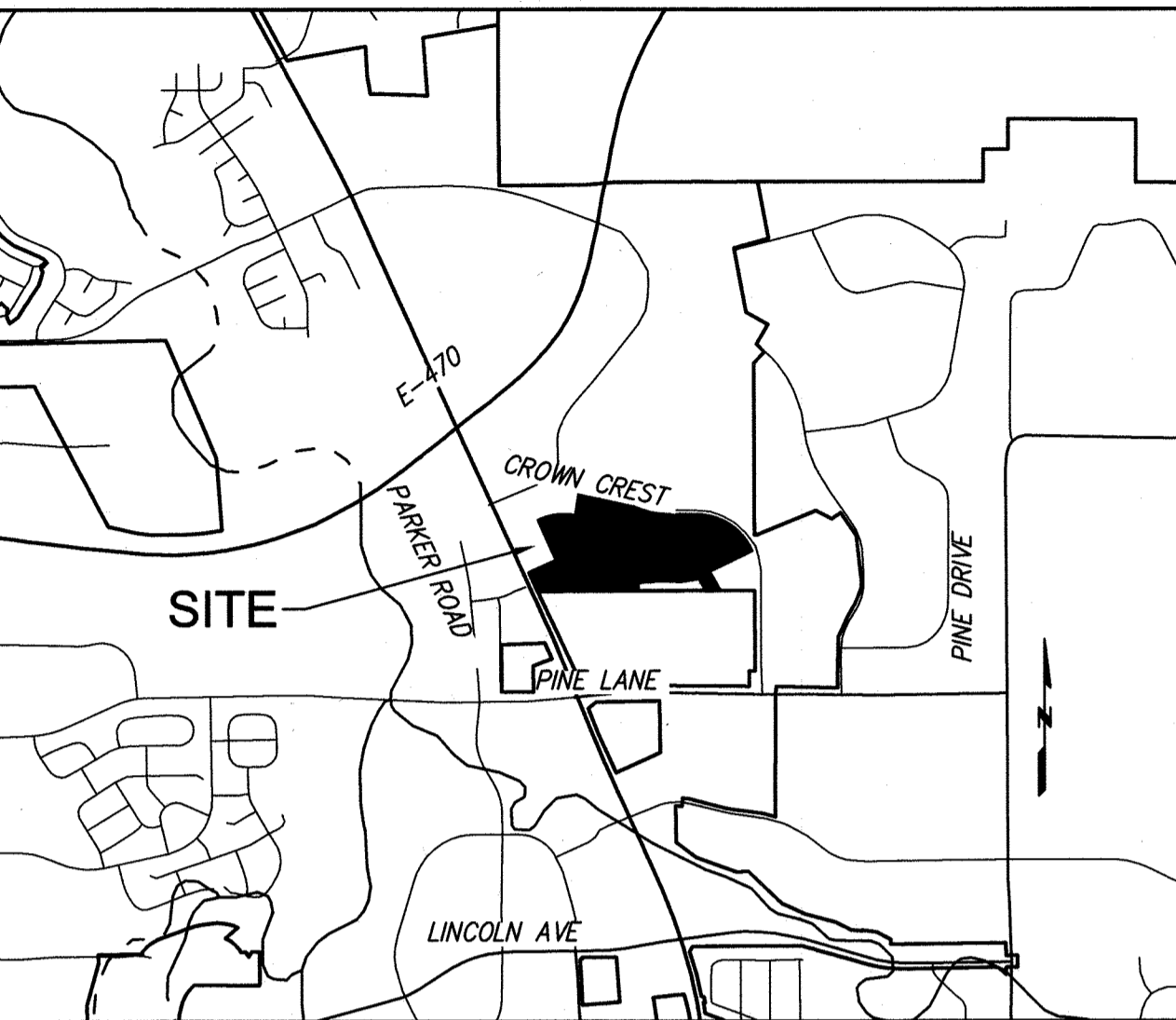


# CROWN POINT F#1 26TH AMENDMENT

## A REPLAT OF LOT 1, TRACT A & TRACT B, CROWN POINT F#1 18TH AMENDMENT

BEING A PART OF THE NORTHWEST QUARTER  
SECTION 10, T. 6 S., R. 66 W., 6TH PM  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOTAL REPLAT AREA: 38.007 ACRES 1 LOT & 1 TRACT



VICINITY MAP  
NOT TO SCALE

### PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT IS TO REDEFINE THE LOT LINE BETWEEN TRACT A AND LOT 1, AND TO VACATE AND DEDICATE DRAINAGE EASEMENTS TO ACCOMMODATE PROPOSED REVISIONS TO THE PARKING LOT AND DETENTION POND.

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOT 1, TRACT A AND TRACT B, CROWN POINT F#1, 18TH AMENDMENT PLAT AS RECORDED AT RECEPTION NUMBER 2010018462 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD;  
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PARKER ROAD, NORTH 24°06'56" WEST, FOR 213.53 FEET TO THE SOUTHEASTERLY LINE OF CROWN POINT F#1, 3RD AMENDMENT AS RECORDED AT RECEPTION NUMBER 01059721 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;  
THENCE ALONG THE WESTERLY LINES OF SAID CROWN POINT F#1, 18TH AMENDMENT THE FOLLOWING FIVE COURSES:

- 1. NORTH 65°53'04" EAST, FOR 315.00 FEET;
- 2. NORTH 24°06'56" WEST, FOR 459.00 FEET;
- 3. EASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 635.00 FEET AND A CENTRAL ANGLE OF 35°58'01", AN ARC DISTANCE OF 398.61 FEET, THE CHORD OF WHICH BEARS NORTH 83°28'49" EAST, FOR 392.10 FEET;
- 4. NORTH 11°27'49" EAST, FOR 30.00 FEET;
- 5. NORTH 08°52'33" EAST, FOR 255.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CROWN CREST BOULEVARD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CROWN CREST BOULEVARD THE FOLLOWING FIVE COURSES:

- 1. EASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 920.00 FEET AND A CENTRAL ANGLE OF 09°19'18", AN ARC DISTANCE OF 149.68 FEET, THE CHORD OF WHICH BEARS SOUTH 74°35'35" EAST, FOR 149.51 FEET;
- 2. SOUTH 69°55'56" EAST, FOR 545.84 FEET;
- 3. EASTERLY ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 718.00 FEET AND A CENTRAL ANGLE OF 20°04'04", AN ARC DISTANCE OF 251.48 FEET, THE CHORD OF WHICH BEARS SOUTH 79°57'58" EAST, FOR 250.20 FEET;
- 4. NORTH 90°00'00" EAST, FOR 311.96 FEET;
- 5. SOUTHEASTERLY ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 622.00 FEET AND A CENTRAL ANGLE OF 66°29'29", AN ARC DISTANCE OF 721.83 FEET, THE CHORD OF WHICH BEARS SOUTH 56°45'16" EAST, FOR 682.00 FEET TO THE NORTHERLY CORNER OF TRACT C, SAID CROWN POINT F#1, 18TH AMENDMENT;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID TRACT C THE FOLLOWING TWO COURSES:

- 1. SOUTH 64°05'46" WEST, FOR 489.88 FEET;
- 2. SOUTH 29°08'38" EAST, FOR 232.51 FEET TO THE SOUTHERLY LINE OF SAID CROWN POINT F#1, 18TH AMENDMENT;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°47'24" WEST, FOR 1,905.76 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,655,589 SQUARE FEET OR 38.007 ACRES, MORE OR LESS.

### DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CROWN POINT F#1, 26TH AMENDMENT". THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER (S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER (S) . ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT (S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER (S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER (S) .

### DEDICATION STATEMENT FOR DRAINAGE EASEMENTS:

THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED, WHEN THE OWNER (S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER (S) .

PORTERCARE ADVENTIST HEALTH SYSTEM, A COLORADO NON-PROFIT CORPORATION  
AS TO LOT 1 AND TRACT A, CROWN POINT F#1, 26TH AMENDMENT

BY: Dan Egan TITLE: TREASURER

STATE OF COLORADO )  
) SS  
COUNTY OF DOUGLAS ) ARAPAHOE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF AUGUST, 2018  
BY DAN ANDERSON

WITNESS MY HAND AND OFFICIAL SEAL  
Candy Savien  
NOTARY PUBLIC  
MY COMMISSION EXPIRES\* 7/27/19

CPC OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION  
AS TO TRACT B, CROWN POINT F#1, 26TH AMENDMENT

BY: Richard Dean TITLE: President

STATE OF COLORADO )  
) SS  
COUNTY OF DOUGLAS ) ARAPAHOE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF AUGUST, 2018  
BY Richard Dean

WITNESS MY HAND AND OFFICIAL SEAL  
Donna M. Kilman  
NOTARY PUBLIC  
MY COMMISSION EXPIRES\* 5-7-2021

### ACKNOWLEDGEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLVIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF SECTIONS 7 AND 9 OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. 1531, et seq., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

PORTERCARE ADVENTIST HEALTH SYSTEM, A COLORADO NON-PROFIT CORPORATION  
AS TO LOT 1 AND TRACT A, CROWN POINT F#1, 26TH AMENDMENT

BY: Dan Egan TITLE: TREASURER

STATE OF COLORADO )  
) SS  
COUNTY OF DOUGLAS ) ARAPAHOE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF AUGUST, 2018  
BY (PRINTED NAME) DAN ANDERSON

WITNESS MY HAND AND OFFICIAL SEAL  
Candy Savien  
NOTARY PUBLIC  
MY COMMISSION EXPIRES\* 7/27/19

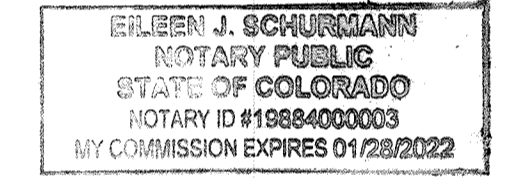
CPC OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION  
AS TO TRACT A, CROWN POINT F#1, 26TH AMENDMENT

BY: Richard Dean TITLE: President

STATE OF COLORADO )  
) SS  
COUNTY OF DOUGLAS ) JEFFERSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF AUGUST, 2018  
BY (PRINTED NAME) .

WITNESS MY HAND AND OFFICIAL SEAL  
Elan J. Egan  
NOTARY PUBLIC  
MY COMMISSION EXPIRES\* 1-21-22



### SURVEYOR'S CERTIFICATE:

I, ALAN WARNER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CROWN POINT F#1, 26TH AMENDMENT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 24th DAY OF AUGUST, 2017, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST TO THE ABOVE ON THIS 1st DAY OF AUGUST, 2018  
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

BY: ALAN WARNER, PLS NO. 28668



### SURVEYOR'S NOTES:

- 1. 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.
- 2. ACCORDING TO THE COLORADO STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE SURVEYOR'S CERTIFICATION IS:
  - a) BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF;
  - b) IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND
  - c) NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 3. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR FARNSWORTH GROUP, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, ENCUMBRANCES, CONFLICTS, OVERLAPS OR GAPS WITH ADJACENT TRACTS OF LAND. LAND TITLE GUARANTEE COMPANY ORDER NO. ABD70517375-5, EFFECTIVE DATE OF MARCH 22, 2018 WAS RELIED UPON FOR ALL INFORMATION RELATING TO RECORDED RIGHTS-OF-WAY AND EASEMENTS.
- 4. BY MAP OVERLAY METHODS, THE PLATTED AREA IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 08035C0067G (PANEL 67 OF 495) DATED MARCH 16, 2016.
- 5. BASIS OF BEARINGS: THE SOUTH LINE OF FINAL PLAT CROWN POINT, MONUMENTED ON THE EAST BY A 1-1/2" ALUMINUM CAP MARKED "MSM LS 2568" AND MONUMENTED ON THE WEST BY A 1-1/2" ALUMINUM CAP MARKED "FARNSWORTH PLS 28668", PER SAID PLAT BEAR S 89°47'24" W.
- 6. ALL DISTANCES ARE U.S. SURVEY FEET AND DECIMALS THEREOF.

7. THE FOLLOWING EASEMENT AFFECTS THE PLATTED AREA BUT CANNOT BE PLOTTED ON THIS PLAT:  
A) I.R.E.A. EASEMENT RECORDED AT RECEPTION NUMBER 200211715.

### TITLE VERIFICATION:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS TO BE DEDICATED FOR RIGHTS-OF-WAY HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES SUBJECT TO THOSE ITEMS ON SCHEDULE B OF LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABD70517374-7.

BY: David W. Knapp DATE: 8-3-18

### TOWN COUNCIL:

LOT 1, TRACT A AND TRACT B, CROWN POINT F#1, 18TH AMENDMENT ARE HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND DIRECTOR OF PUBLIC WORKS / ENGINEERING OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2010018462.

THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT OF THE TOWN OF PARKER. THE RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

CERTAIN DRAINAGE EASEMENTS SHOWN ON THE PLATS OF CROWN POINT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2000073633, AND CROWN POINT F#1, 10TH AMENDMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2006090842 ARE HEREBY VACATED .

John P. Pava 8/14/18  
COMMUNITY DEVELOPMENT DIRECTOR  
Richard Dean 8/14/18  
DIRECTOR OF PUBLIC WORKS / ENGINEERING

### CLERK AND RECORDER:

STATE OF COLORADO )  
) SS  
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 16th DAY OF AUGUST, 2018, A.D. AT 11:30 a.m. AND WAS RECORDED AT RECEPTION NUMBER 2018049635.

Christy Mann, Deputy  
COUNTY CLERK AND RECORDER



CROWN POINT F#1 26TH AMENDMENT REPLAT AND UTILITY EASEMENTS	
OF LOT 1, TRACT A & TRACT B, CROWN POINT F#1 18TH AMENDMENT NW 1/4, SEC. 10, T. 6 S., R. 66 W., 6TH PM	
PREPARED: 11/13/2017	SCALE: N/A
DRAWN BY: AGW	CHECKED BY: CB
FIELD BOOK:	SHEET: 1 OF 3
REVISIONS: 04/11/2018, 06/08/18, 06/27/18, 07/25/18, 08/01/18	

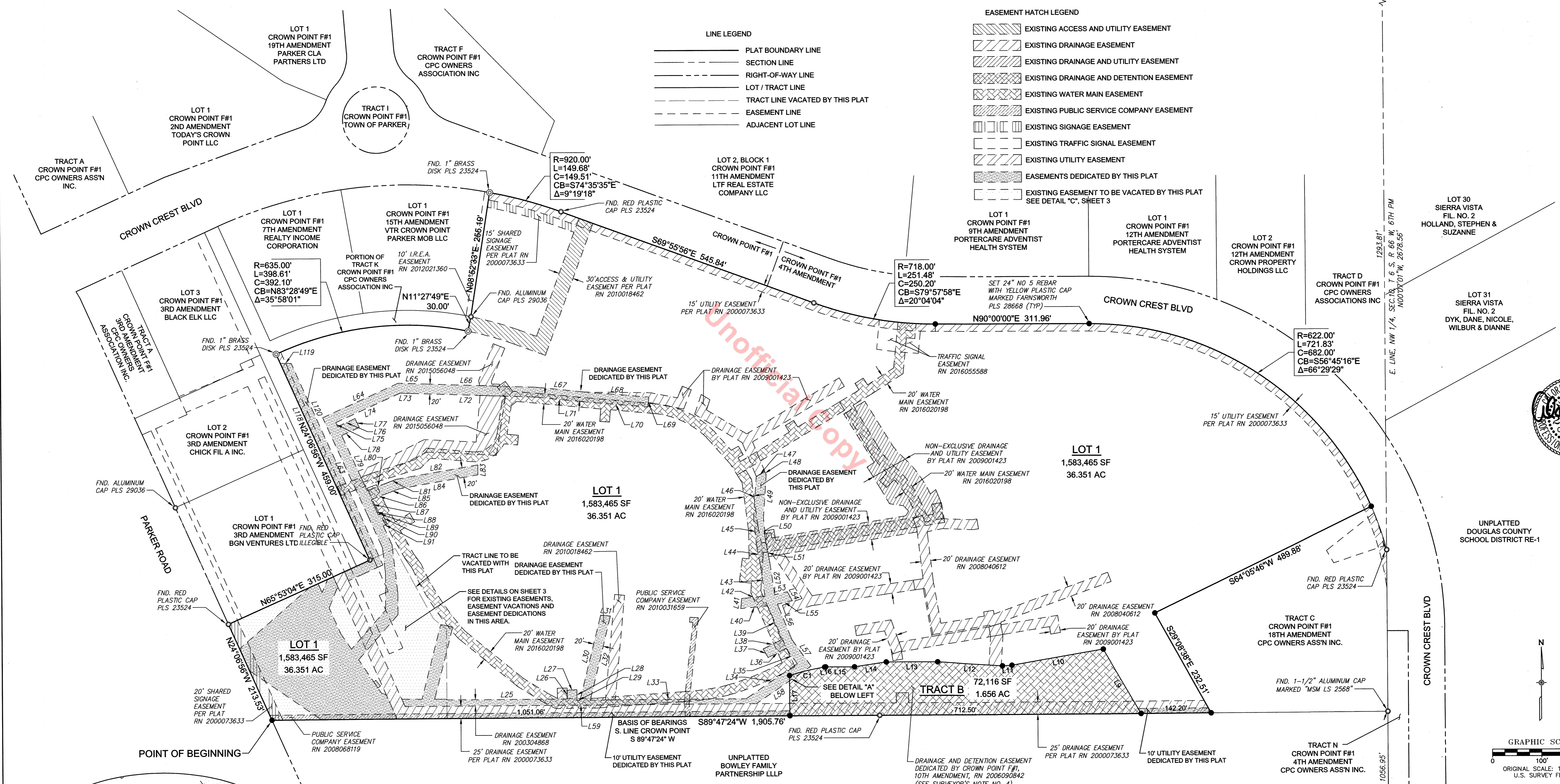
**Farnsworth**  
Group  
5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f.w.com

# CROWN POINT F#1 26TH AMENDMENT

## A REPLAT OF LOT 1, TRACT A & TRACT B, CROWN POINT F#1 18TH AMENDMENT

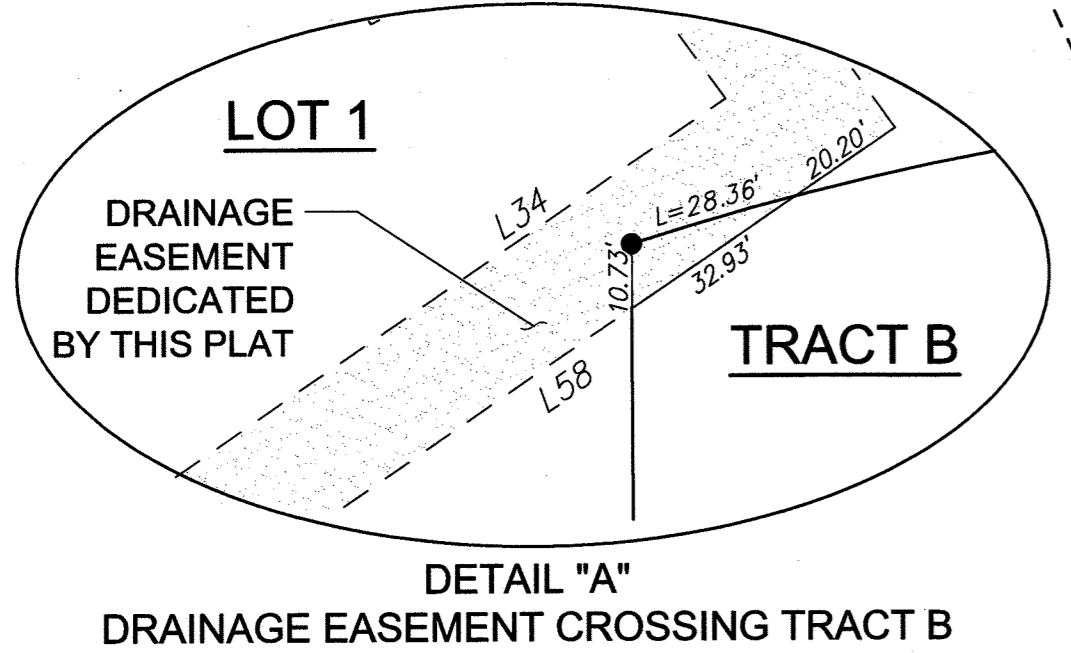
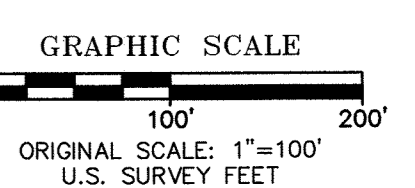
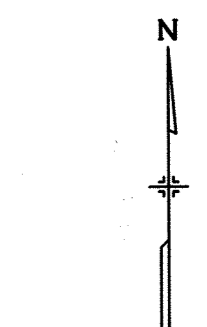
BEING A PART OF THE NORTHWEST QUARTER  
SECTION 10, T. 6 S., R. 66 W., 6TH PM  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

N 1/4 COR. SEC. 10  
3-1/4" ALUM. CAP  
IN RANGE BOX  
PLS 9329, 2005



- LINE LEGEND**
- PLAT BOUNDARY LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - LOT / TRACT LINE
  - TRACT LINE VACATED BY THIS PLAT
  - EASEMENT LINE
  - ADJACENT LOT LINE

- EASEMENT HATCH LEGEND**
- [Hatched Box] EXISTING ACCESS AND UTILITY EASEMENT
  - [Hatched Box] EXISTING DRAINAGE EASEMENT
  - [Hatched Box] EXISTING DRAINAGE AND UTILITY EASEMENT
  - [Hatched Box] EXISTING DRAINAGE AND DETENTION EASEMENT
  - [Hatched Box] EXISTING WATER MAIN EASEMENT
  - [Hatched Box] EXISTING PUBLIC SERVICE COMPANY EASEMENT
  - [Hatched Box] EXISTING SIGNAGE EASEMENT
  - [Hatched Box] EXISTING TRAFFIC SIGNAL EASEMENT
  - [Hatched Box] EXISTING UTILITY EASEMENT
  - [Hatched Box] EASEMENTS DEDICATED BY THIS PLAT
  - [Hatched Box] EXISTING EASEMENT TO BE VACATED BY THIS PLAT  
SEE DETAIL "C", SHEET 3



- SURVEYOR'S NOTES:**
- THAT TEMPORARY EASEMENT GRANTED IN BOOK 1880 AT PAGE 166 AND AMENDED IN BOOK 2126 AT PAGE 1136 AND RECEPTION NOS. 2003114955 AND 2006103439 IS NOT SHOWN ON THIS PLAT.
  - I.R.E.A. EASEMENT RECORDED AT RECEPTION NUMBER 2002117175 EFFECTS PORTIONS OF LOT 1 AND CANNOT BE DEPICTED BY THE EASEMENT DESCRIPTION.
  - DRAINAGE EASEMENT RECORDED AT RECEPTION NUMBER 2003040868 TO BE VACATED IN ITS ENTIRETY BY SEPARATE DOCUMENT AND IS NOT SHOWN ON THIS PLAT.
  - THE DRAINAGE AND DETENTION EASEMENT COVERING TRACTS A, B AND C, CROWN POINT F#1, 10TH AMENDMENT ORIGINATES FROM THE LAST SENTENCE OF THE SECOND PARAGRAPH OF THE DEDICATION STATEMENT ON SAID PLAT. THE DRAINAGE AND DETENTION EASEMENT COVERING SAID TRACT A IS TO BE VACATED IN ITS ENTIRETY BY THIS PLAT. THE DRAINAGE AND DETENTION EASEMENT COVERING SAID TRACT B IS NOT VACATED BY THIS PLAT.

**CROWN POINT F#1 26TH AMENDMENT**  
REPLAT AND UTILITY EASEMENTS  
OF LOT 1, TRACT A & TRACT B,  
CROWN POINT F#1 18TH AMENDMENT  
NW 1/4, SEC. 10, T. 6 S., R. 66 W., 6TH PM

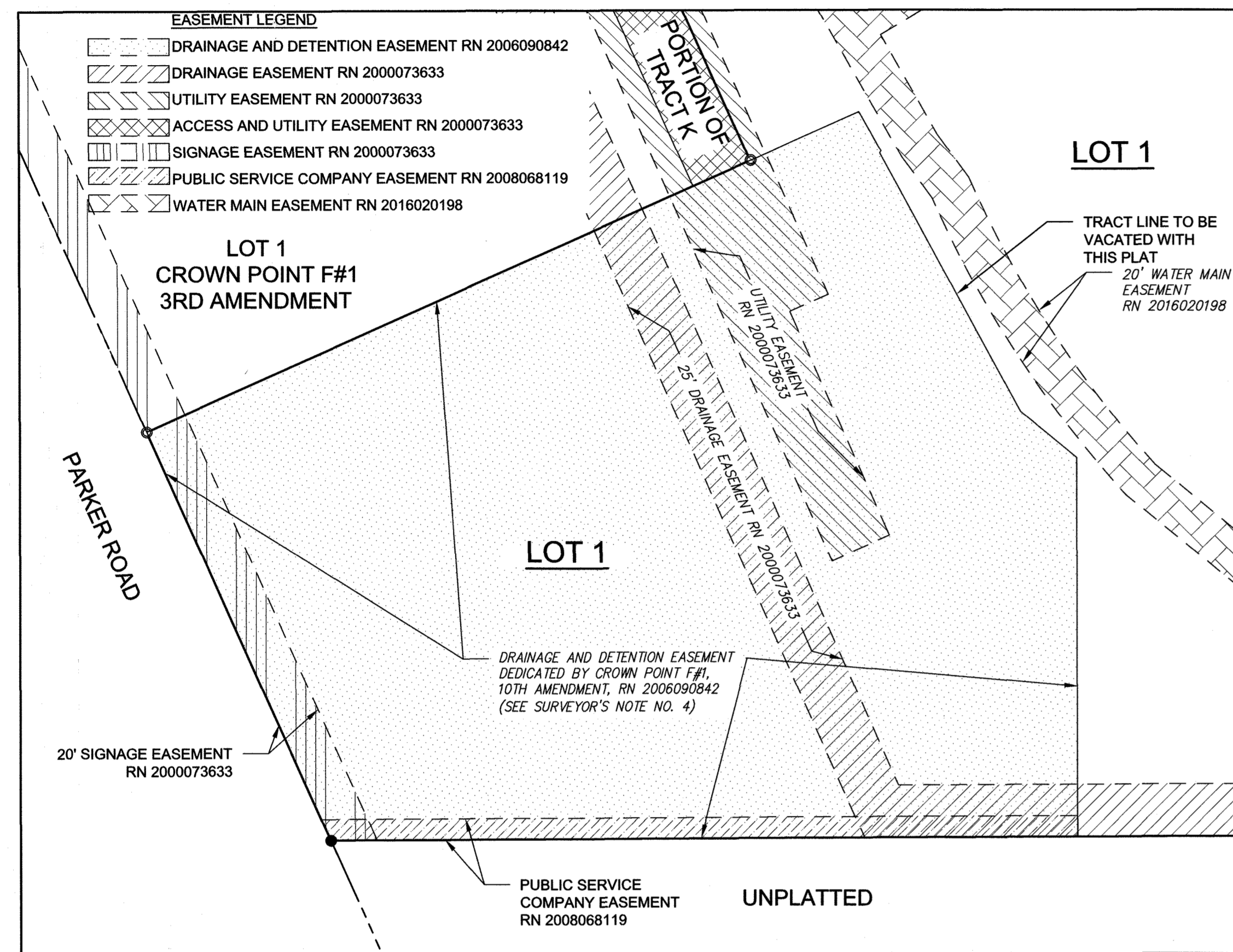
PREPARED: 11/13/2017	SCALE: 1"=100'
DRAWN BY: AGW	CHECKED BY: CB
FIELD BOOK: SHEET: 2 OF 3	
REVISIONS: 04/11/2018, 06/08/18, 06/27/18, 07/25/18, 08/01/18	

**Farnsworth**  
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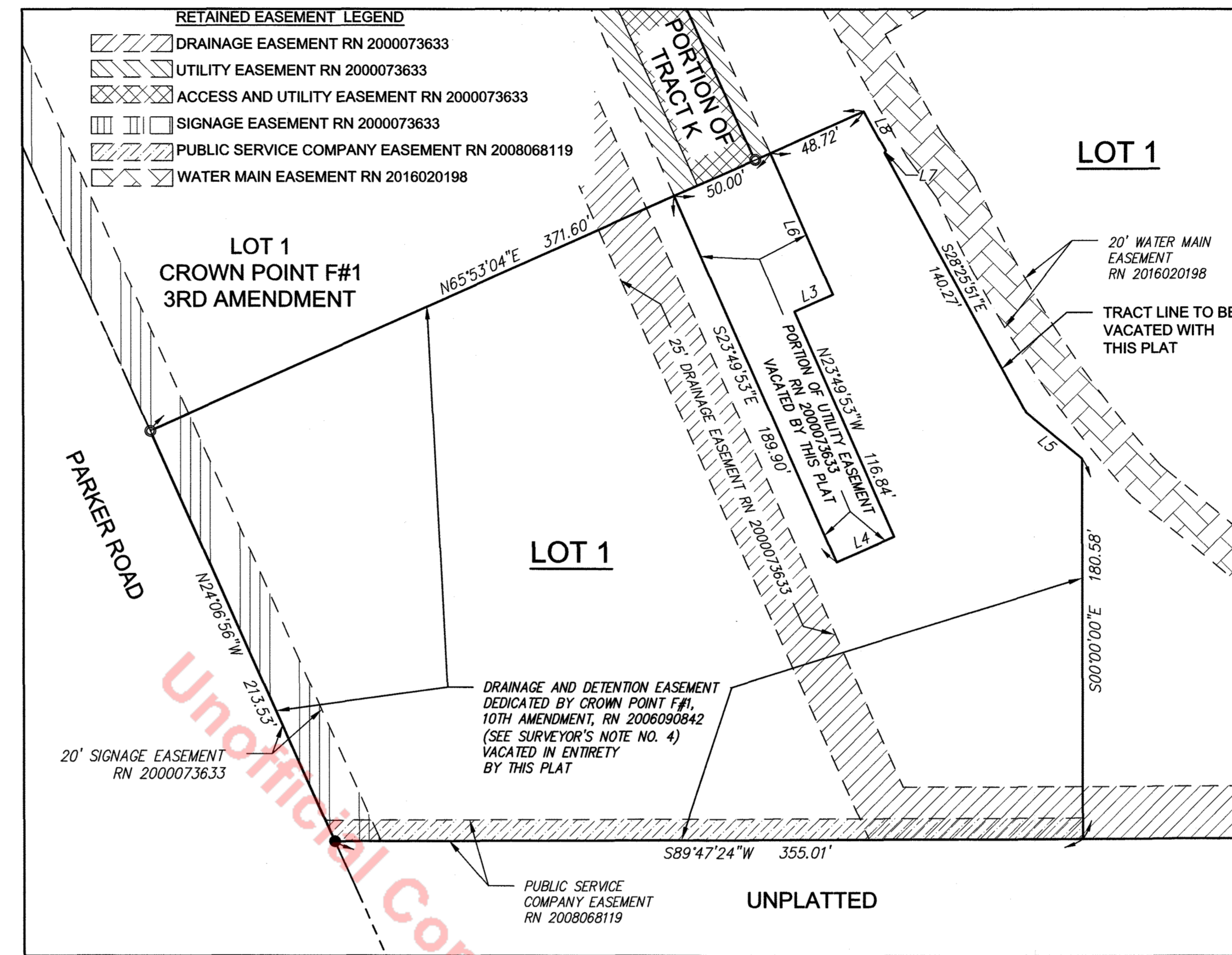
# CROWN POINT F#1 26TH AMENDMENT

## A REPLAT OF LOT 1, TRACT A & TRACT B, CROWN POINT F#1 18TH AMENDMENT

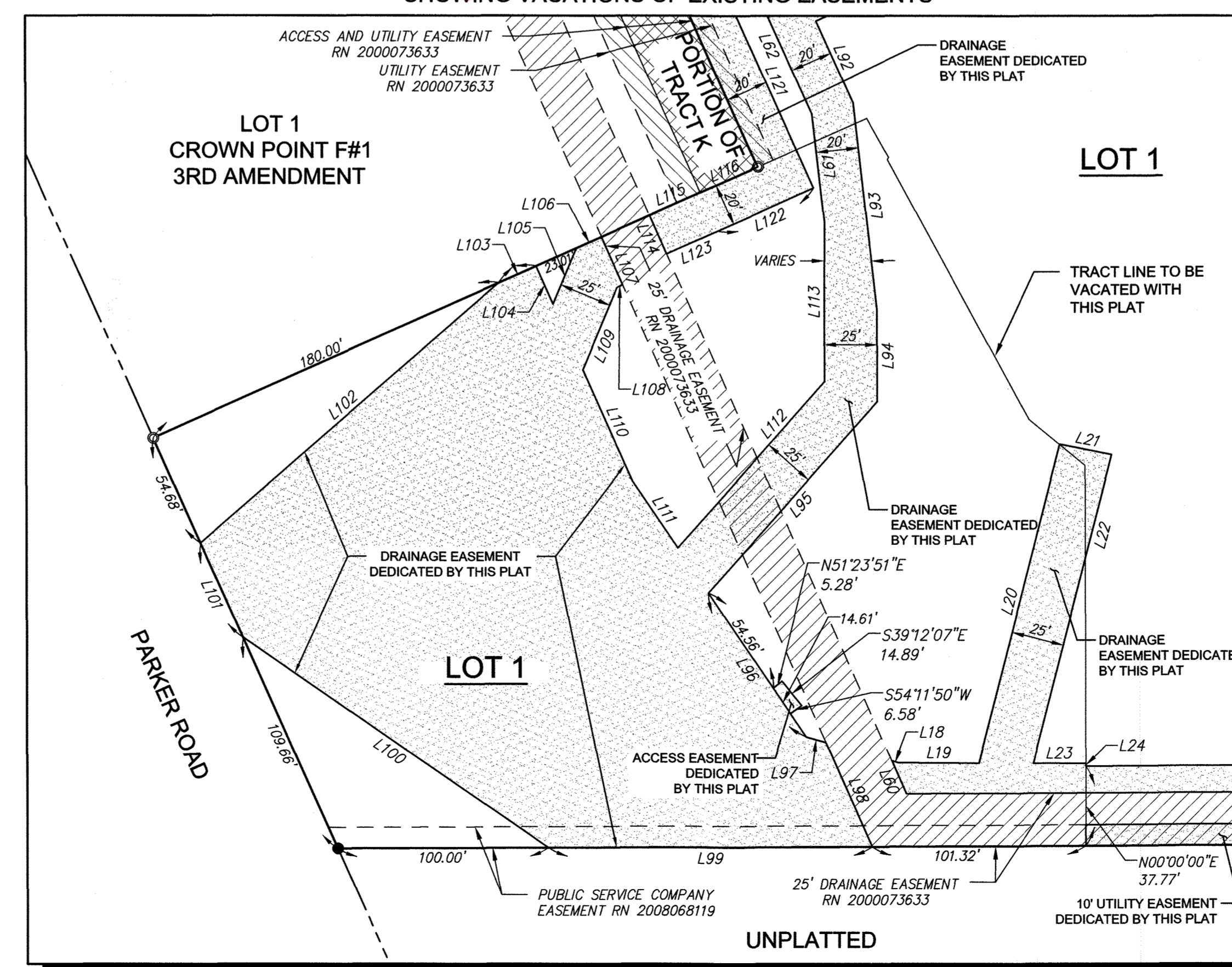
BEING A PART OF THE NORTHWEST QUARTER  
SECTION 10, T. 6 S., R. 66 W., 6TH PM  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



DETAIL "B"  
SHOWING EXISTING EASEMENTS



DETAIL "C"  
SHOWING VACATIONS OF EXISTING EASEMENTS



DETAIL "D" SHOWING DRAINAGE AND ACCESS EASEMENTS DEDICATED BY THIS PLAT

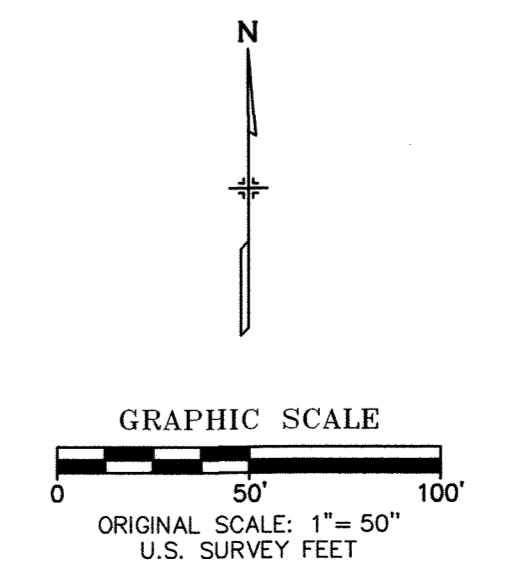
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	87.3°05'	511.88'	73.42'	73.36'	S76°35'14"W



LINE TABLE		
LINE	LENGTH	BEARING
L1	66.92'	N90°00'00"E
L2	20.03'	N80°14'41"E
L3	20.00'	N66°10'07"E
L4	30.00'	N66°10'07"E
L5	34.29'	S50°31'21"E
L6	73.31'	N23°49'53"W
L7	1.18'	S29°38'41"W
L8	21.37'	S29°09'19"E
L9	151.35'	N30°08'34"W
L10	187.88'	S80°09'09"W
L11	19.40'	S86°51'46"W
L12	131.70'	N86°25'38"W
L13	104.40'	N90°00'00"W
L14	65.16'	S81°21'21"W
L15	58.77'	N90°00'00"W
L16	1.95'	S80°41'47"W
L17	81.38'	S00°12'36"E
L18	3.21'	S74°23'57"E
L19	38.20'	S89°45'09"E
L20	156.12'	N14°22'27"E
L21	25.04'	S78°42'45"E
L22	151.17'	S14°22'27"W
L23	24.85'	S89°45'09"E
L24	1.33'	S00°00'00"E
L25	243.62'	N89°48'01"E
L26	17.68'	N00°11'59"W
L27	20.03'	N86°54'30"E
L28	21.20'	S00°11'59"E
L29	6.38'	N89°48'01"E
L30	177.37'	N13°52'57"E
L31	20.23'	S84°40'51"E
L32	175.36'	S13°52'57"W
L33	316.80'	N89°48'01"E
L34	125.68'	N55°46'49"E
L35	38.14'	N35°44'55"W
L36	41.00'	S63°29'44"W
L37	20.03'	N29°50'42"W
L38	41.40'	N63°29'44"E
L39	74.30'	N21°54'07"W
L40	54.46'	S84°42'01"W
L41	20.35'	N05°19'09"E
L42	47.63'	N84°42'01"E
L43	65.59'	N08°15'28"W
L44	40.41'	N10°33'45"W
L45	54.61'	N05°42'02"W
L46	83.76'	N04°03'08"E
L47	19.50'	N58°58'08"E
L48	7.03'	S31°01'52"E
L49	87.51'	S04°03'08"W
L50	52.05'	S05°42'02"E

LINE TABLE		
LINE	LENGTH	BEARING
L51	39.96'	S10°33'45"E
L52	65.66'	S08°15'28"E
L53	26.24'	N77°01'32"E
L54	20.77'	S28°38'18"E
L55	31.01'	S77°01'32"W
L56	77.91'	S21°54'07"E
L57	66.14'	S35°46'49"E
L58	134.74'	S55°46'49"W
L59	713.22'	S89°47'24"W
L60	17.10'	N23°42'14"W
L61	51.35'	N06°28'36"W
L62	75.00'	N24°21'14"W
L63	215.13'	N24°21'14"W
L64	168.31'	N65°43'12"E
L65	55.53'	S88°05'38"E
L66	222.55'	S88°05'38"E
L67	101.76'	S84°13'11"E
L68	130.09'	S85°04'09"E
L69	20.00'	S05°19'09"W
L70	130.10'	N85°04'09"W
L71	101.23'	N84°13'11"W
L72	251.38'	N88°05'38"W
L73	21.38'	N88°05'38"W
L74	143.63'	S65°43'12"W
L75	9.01'	N24°21'14"E
L76	38.93'	N65°21'29"E
L77	20.03'	N24°21'31"E
L78	39.03'	S65°21'29"W
L79	123.28'	S24°21'14"E
L80	47.69'	N69°06'09"E
L81	15.28'	N69°06'09"E
L82	168.56'	N80°09'42"E
L83	20.30'	S00°00'00"E
L84	163.15'	S80°09'42"W
L85	24.88'	S69°06'09"W
L86	34.94'	S69°06'09"W
L87	22.76'	S24°21'14"E
L88	11.13'	S24°21'14"E
L89	8.45'	N65°44'04"E
L90	24.67'	S24°21'14"E
L91	8.41'	S65°44'04"W
L92	42.37'	S24°21'14"E
L93	99.16'	S06°28'36"E
L94	43.44'	S00°06'04"W
L95	121.34'	S41°27'44"W
L96	82.51'	S34°06'56"E
L97	9.67'	S74°23'57"E
L98	54.05'	S23°49'53"E
L99	153.69'	S89°47'25"W
L100	175.82'	N55°26'44"W

LINE TABLE		
LINE	LENGTH	BEARING
L101	49.19'	N24°06'56"W
L102	188.12'	N48°59'17"E
L103	19.46'	N65°53'05"E
L104	19.74'	S24°06'56"E
L105	28.84'	N22°41'49"E
L106	13.01'	N65°53'04"E
L107	25.00'	S23°49'53"E
L108	2.99'	S65°53'04"W
L109	42.41'	S22°41'49"W
L110	58.59'	S24°06'56"E
L111	37.39'	S34°06'56"E
L112	105.47'	N41°27'44"E
L113	76.09'	N00°06'04"E
L114	20.00'	N23°49'53"W
L115	26.50'	N65°53'04"E
L116	30.00'	N65°53'04"E
L117	87.35'	N24°06'56"W
L118	351.45'	N24°06'56"W
L119	22.02'	S89°22'01"E
L120	342.13'	S24°06'56"E
L121	107.45'	S24°06'56"E
L122	50.00'	S65°53'04"W
L123	26.60'	S65°53'04"W



**CROWN POINT F#1 26TH AMENDMENT  
REPLAT AND UTILITY EASEMENTS  
OF LOT 1, TRACT A & TRACT B,  
CROWN POINT F#1 18TH AMENDMENT  
NW 1/4, SEC. 10, T. 6 S., R. 66 W., 6TH PM**

PREPARED:	11/13/2017	SCALE:	1"=50'
DRAWN BY:	AGW	CHECKED BY:	CB
FIELD BOOK:		SHEET:	3 OF 3
REVISIONS:	04/11/2018, 06/08/18, 06/27/18, 07/25/18, 08/01/18		

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