

TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 20

HESS RANCH PLANNED DEVELOPMENT – PLANNING AREAS 34 THROUGH 47 AND OPEN SPACE
TOTAL ACREAGE = 400.113 ACRES, 824 RESIDENTIAL LOTS, 51 TRACTS

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 AND CONSIDERING EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3–1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2–1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°15'06" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2648.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 89°25'59" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2640.85 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 00°16'45" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1329.96 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE SOUTH 89°28'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2658.57 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE NORTH 00°23'37" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1328.03 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 89°22'24" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 616.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED SEPTEMBER 24, 2009 AT RECEPTION NUMBER 2009075004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON–TANGENT CURVATURE;

THENCE ALONG THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1690.00 FEET, A CENTRAL ANGLE OF 11°07'42", AN ARC LENGTH OF 328.25 FEET, THE CHORD OF WHICH BEARS NORTH 41°55'04" EAST, 327.73 FEET;
2. NORTH 36°21'12" EAST, A DISTANCE OF 2996.23 FEET;
3. NORTH 37°50'11" EAST, A DISTANCE OF 31.38 FEET;
4. NORTH 37°50'27" EAST, A DISTANCE OF 428.29 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7586.00 FEET, A CENTRAL ANGLE OF 02°11'42, AN ARC LENGTH OF 290.62 FEET, THE CHORD OF WHICH BEARS NORTH 40°39'52" EAST, 290.60 FEET;
6. NORTH 41°45'43" EAST, A DISTANCE OF 958.65 FEET;
7. NORTH 43°01'11" EAST, A DISTANCE OF 231.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°03'18" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1442.10 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 89°26'53" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 2642.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 400.113 ACRES AND 824 RESIDENTIAL LOTS.

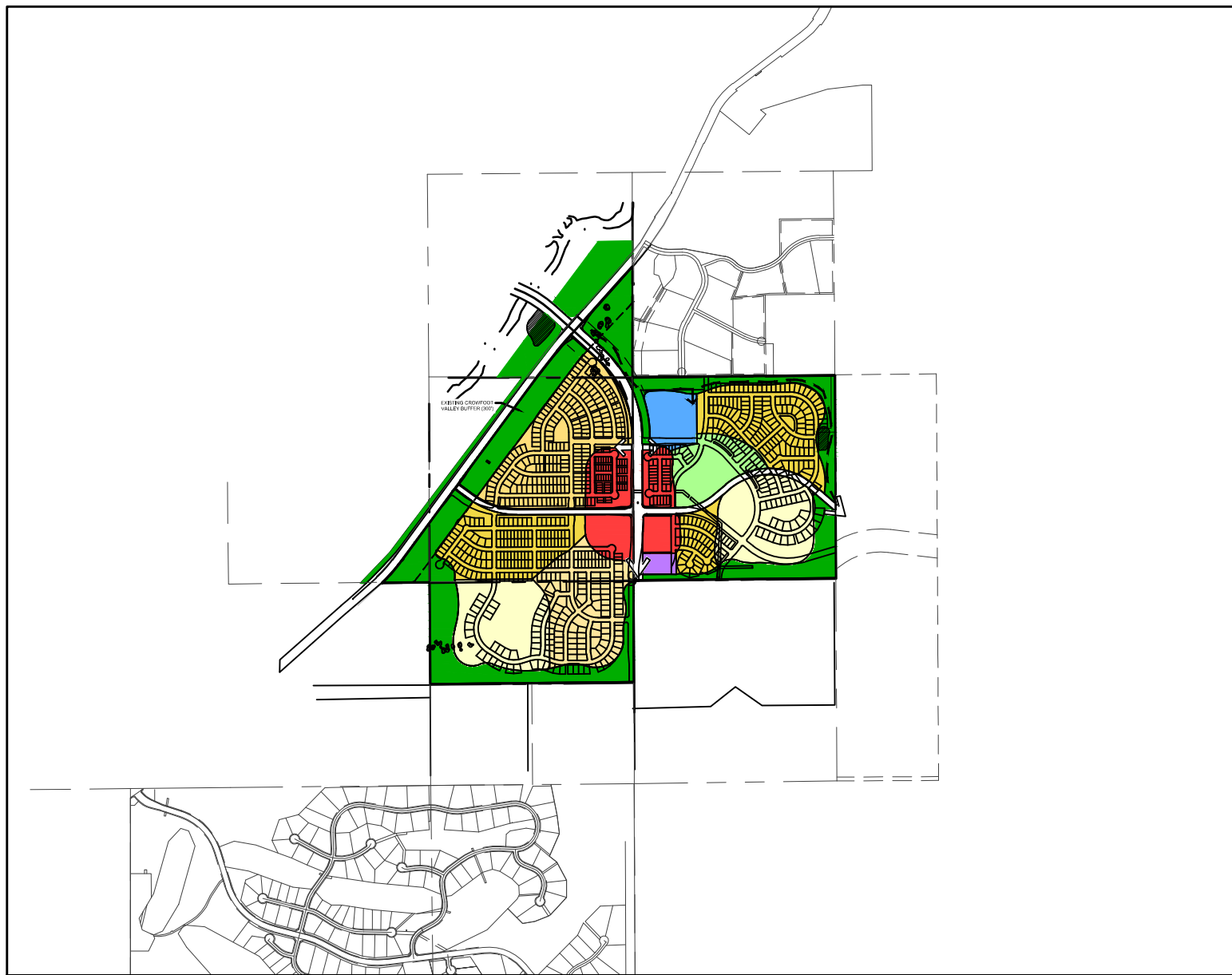
NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 5514–2556675, AMENDMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.M.
4. BASIS OF BEARINGS: BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3–1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2–1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.
5. BENCHMARK: DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3–1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.
5. WITHIN ALL SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NOT SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO (2) FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
6. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
7. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
8. THERE ARE A TOTAL OF 824 LOTS AND 51 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.



VICINITY MAP

SCALE: 1" = 1000'



PLANNING AREA OVERLAY

SCALE: 1" = 2000'

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL	130.419 AC.	32.60%
TRACTS	185.510 AC.	46.36%
PUBLIC ROW	84.184 AC.	21.04%
TOTAL	400.113 AC.	100%

SURVEYOR'S CERTIFICATE:

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS AS SHOWN HEREON; 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.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.

MUNICIPALITY:

TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 841–0353

DEVELOPER

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770–9111
CONTACT: MATT JANKE

ENGINEER

CVL CONSULTANTS OF COLORADO
10333 E. DRY CREEK ROAD; STE 240
ENGLEWOOD, CO 80112

SURVEYOR

CVL CONSULTANTS OF COLORADO
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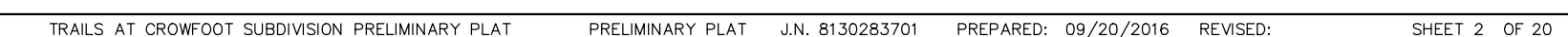
ENGINEER/SURVEYOR

CVL Consultants
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10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

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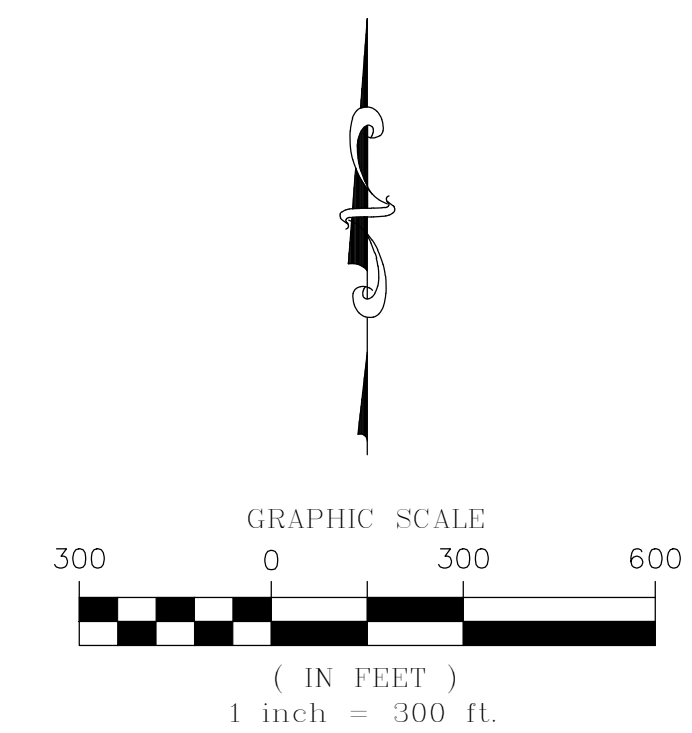
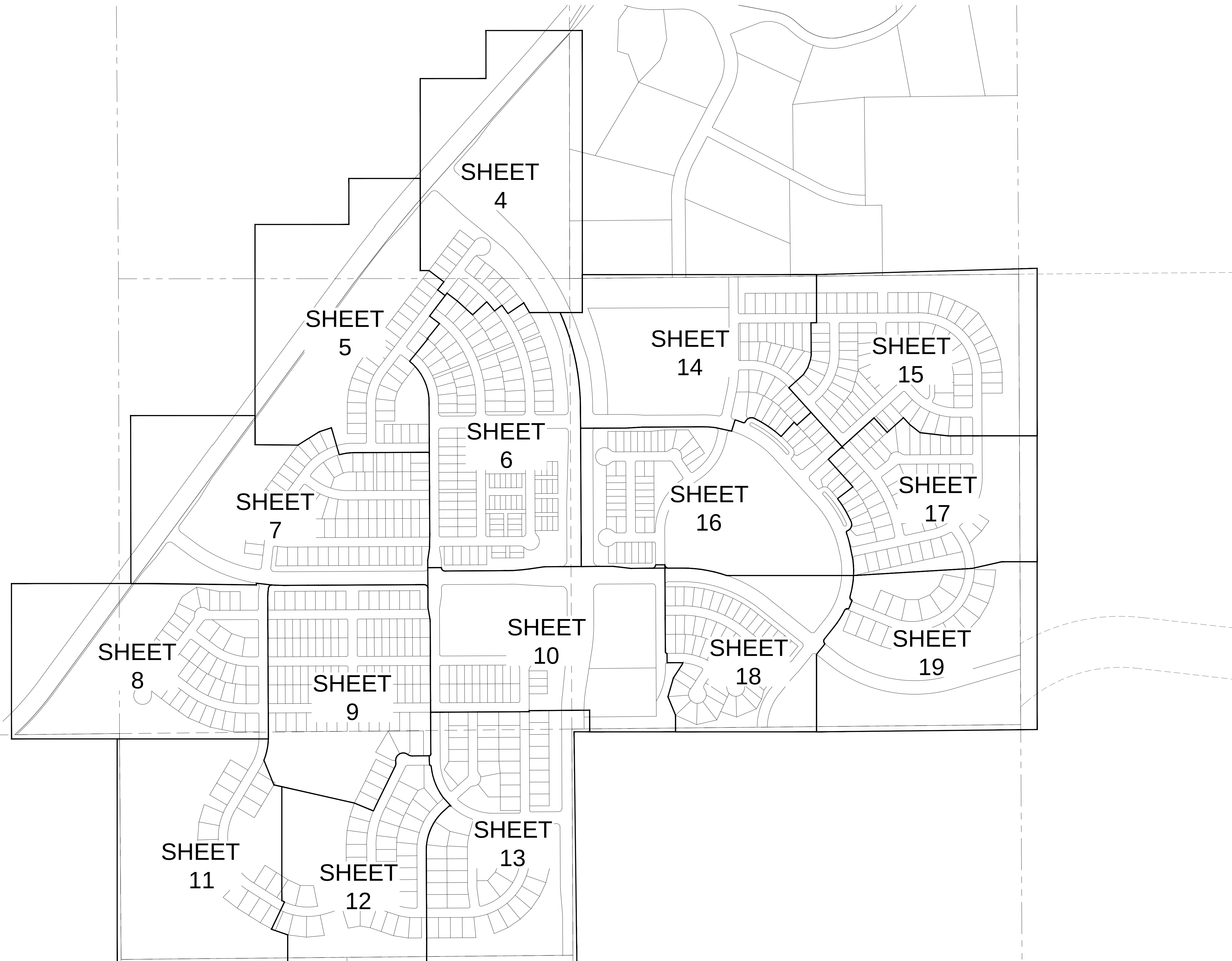
SCALE: 1" = 1000'

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 20



TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

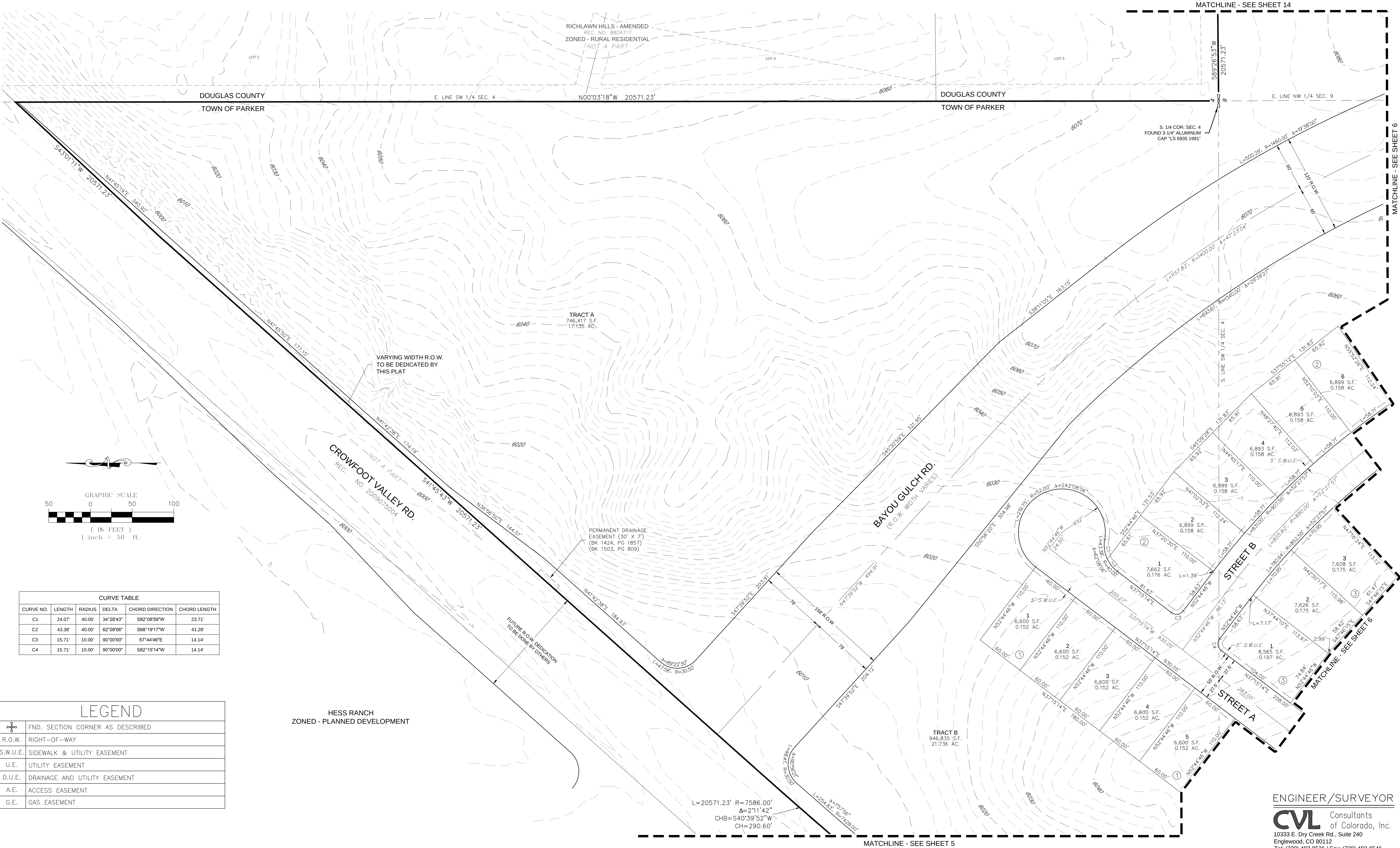
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SHEET 3 OF 20



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SHEET 4 OF 20



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	43.38'	40.00'	62°08'06"	S68°19'17"W	41.28'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

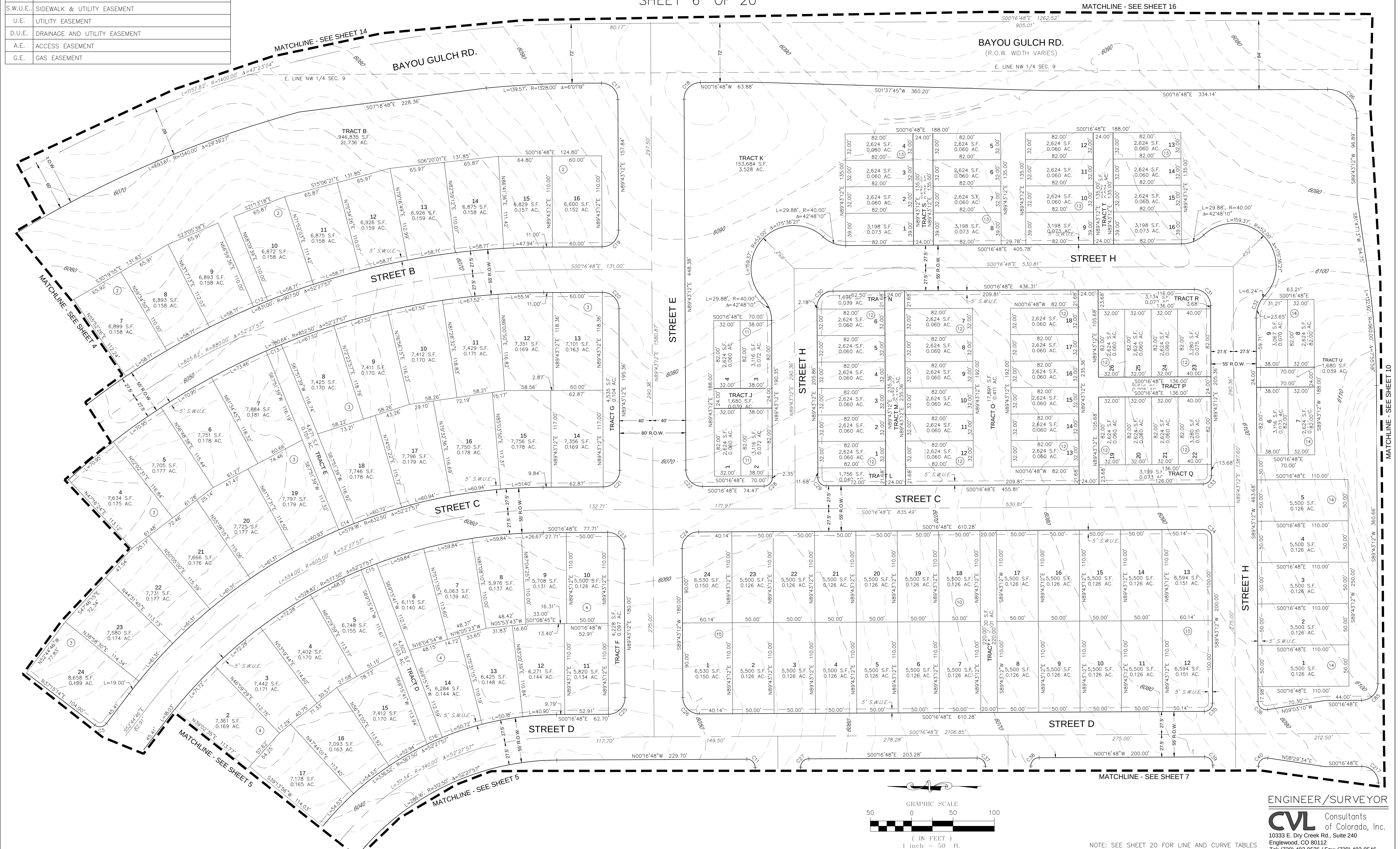
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SHEET 6 OF 20

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT



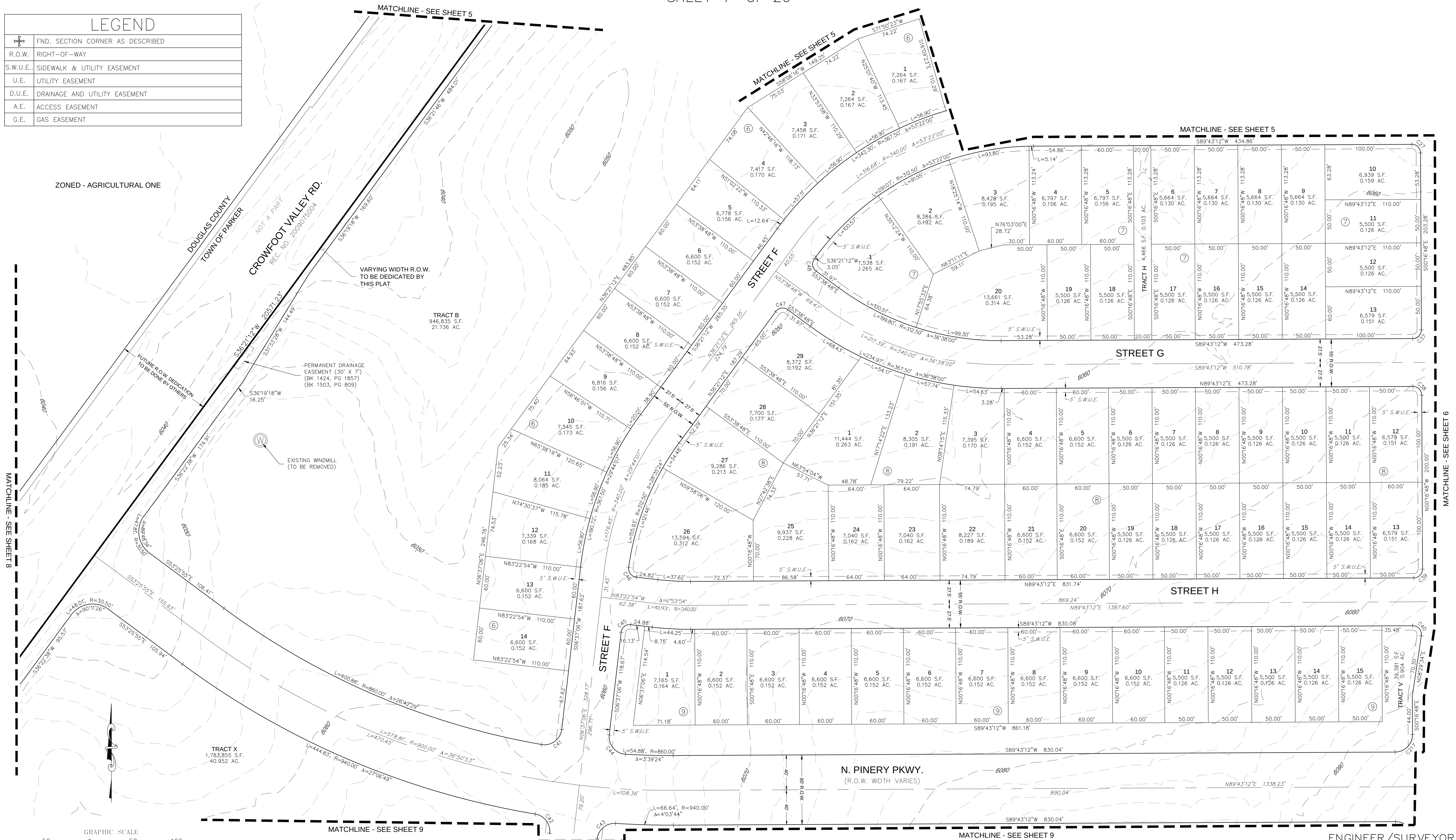
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SHEET 7 OF 20

LEGEND

	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

ZONED - AGRICULTURAL ONE



ENGINEER/SURVEYOR

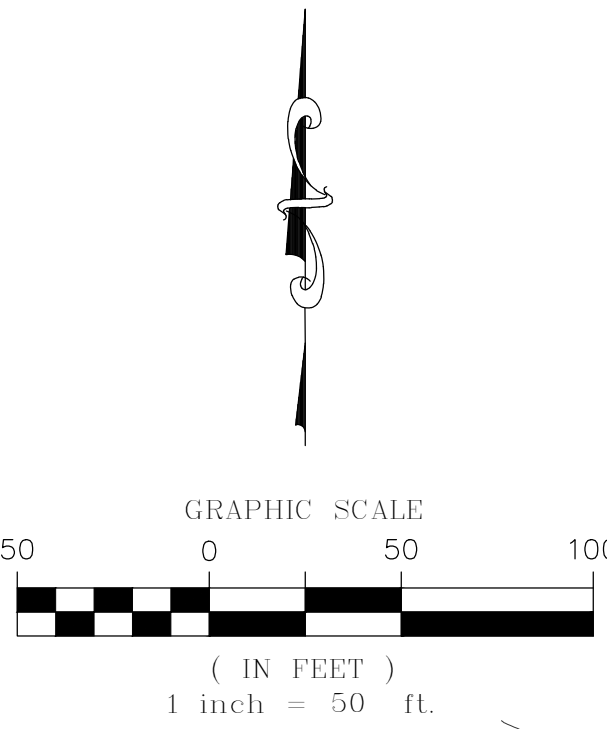
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NOTE: SEE SHEET 20 FOR LINE AND CURVE TABLES

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SHEET 8 OF 20

LEGEND	
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	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT



ZONED - AGRICULTURAL ONE

CROWFOOT VALLEY RD.
NOT A PART
REC. NO. 2000015004

VARYING WIDTH R.O.W.
TO BE DEDICATED BY
THIS PLAT
PERMANENT DRAINAGE
EASEMENT (30' X 7')
(BK 1424, PG 1857)
(BK 1503, PG 809)

W. 1/4 COR. SEC. 9
FOUND 3-1/4" ALUMINUM
CAP "LS 6935 1991"

TOWN OF PARKER
DOUGLAS COUNTY

N89°22'24"E 20571.23'
ZONED - AGRICULTURAL ONE

S. LINE NE 1/4 SEC. 8

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 9

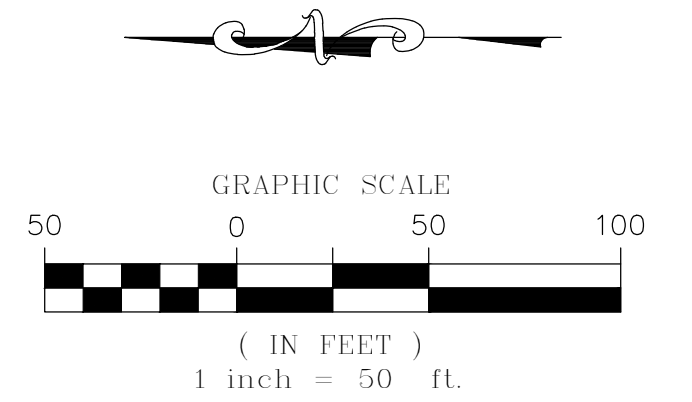
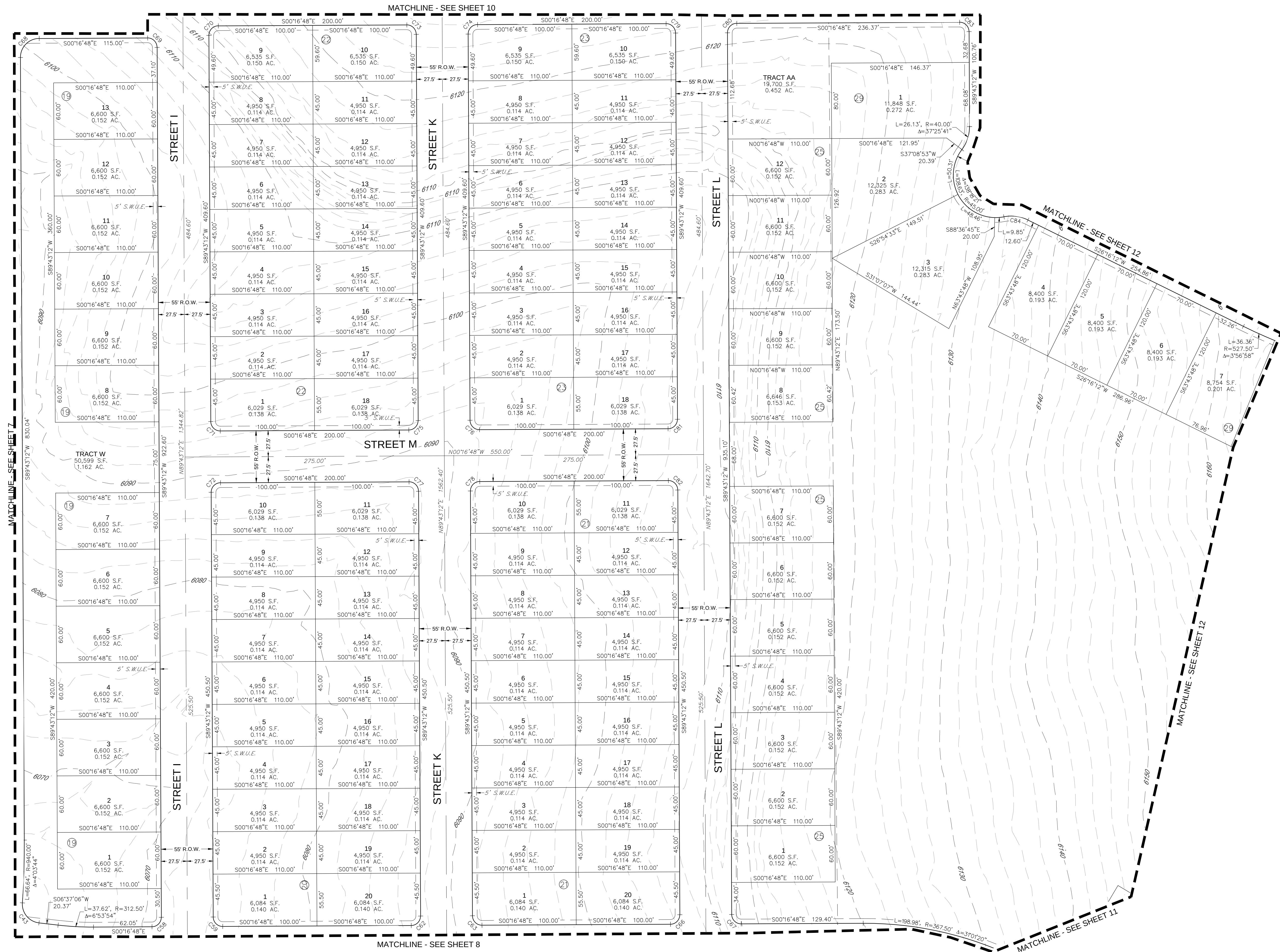
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SHEET 9 OF 20



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C43	30.43'	20.00'	87°09'50"	S50°12'01"W	27.58'
C58	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C59	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C62	15.71'	10.00'	89°59'57"	S45°16'50"E	14.14'
C63	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C66	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C68	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C69	15.71'	10.00'	89°59'58"	N44°43'11"E	14.14'
C70	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C71	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C72	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C73	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C74	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C75	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C76	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C77	15.71'	10.00'	89°59'58"	N44°43'13"E	14.14'
C78	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C79	15.71'	10.00'	89°59'57"	N44°43'11"E	14.14'
C80	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C81	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C82	15.71'	10.00'	89°59'56"	N44°43'14"E	14.14'
C83	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C84	26.13'	40.00'	37°25'41"	N7°33'22"E	25.67'

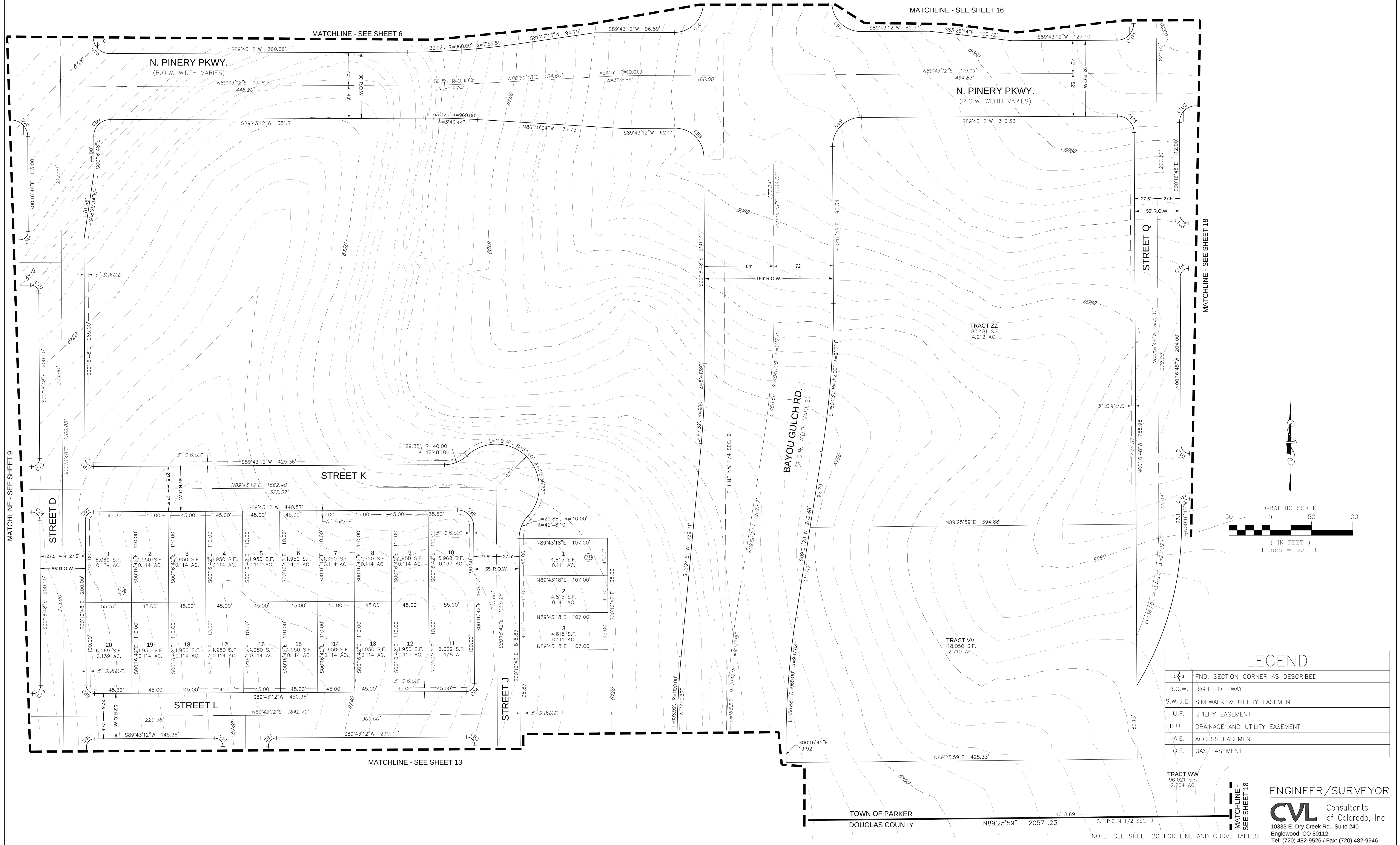
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	U.E. UTILITY EASEMENT
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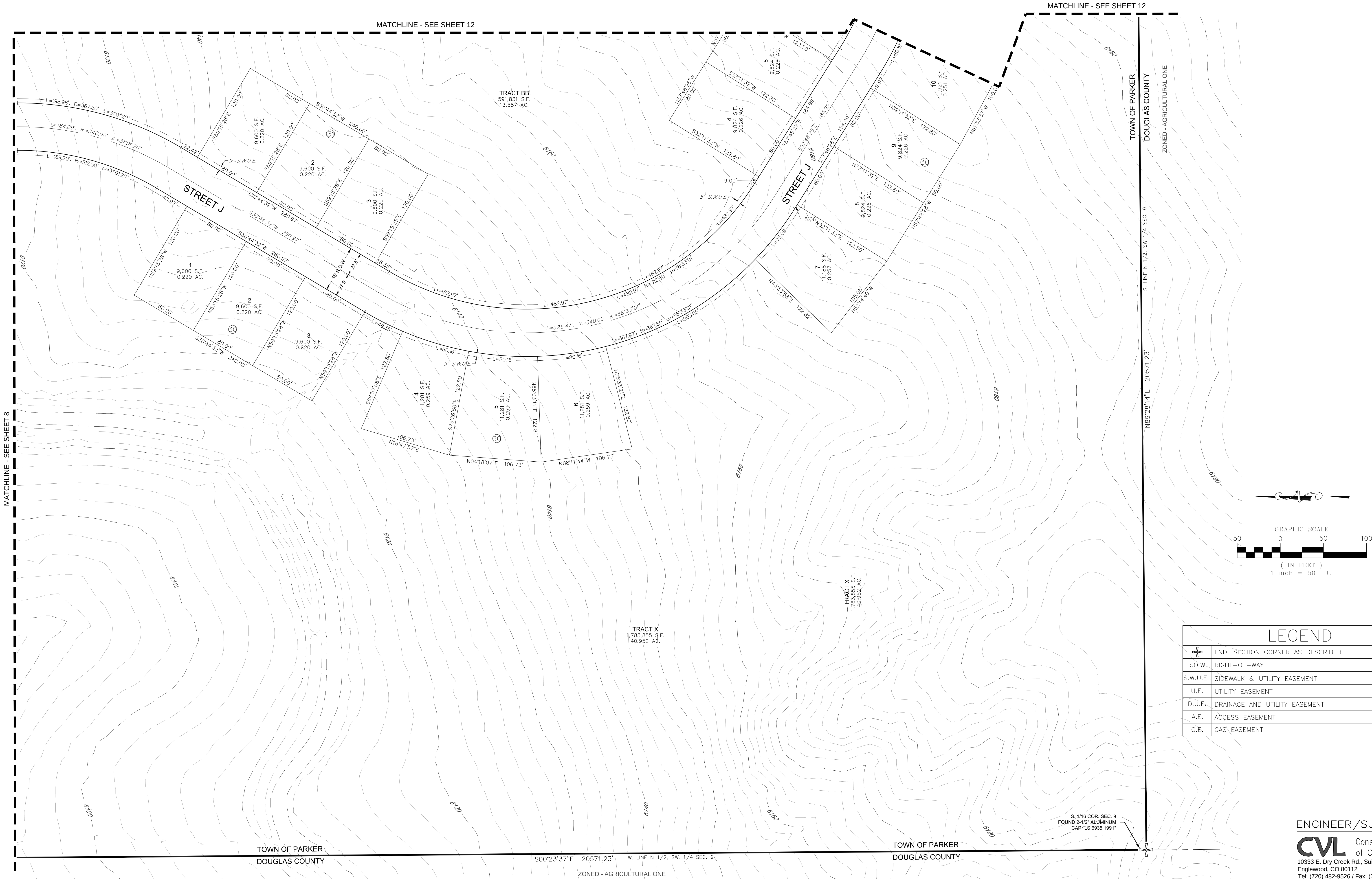
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SHEET 11 OF 20

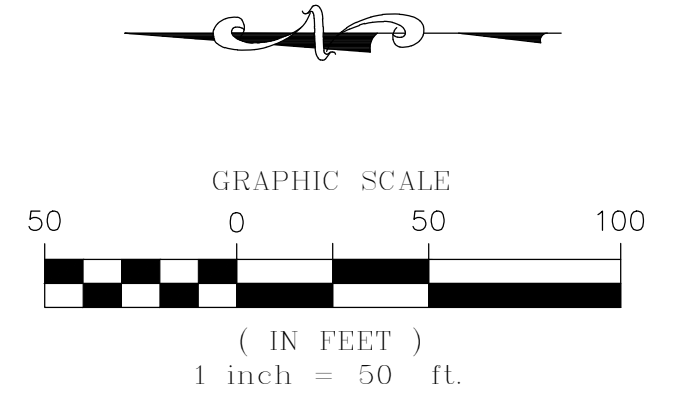
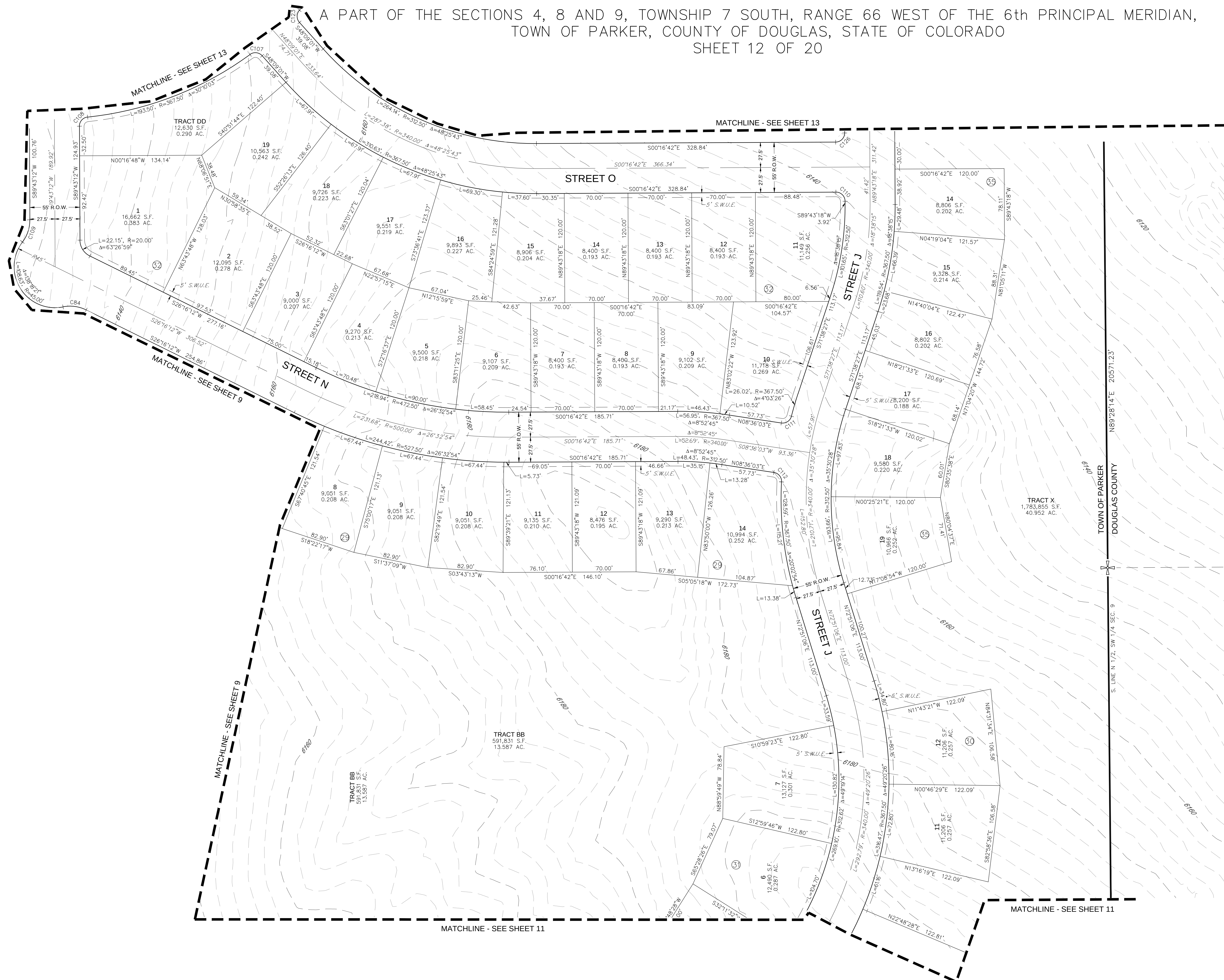


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SHEET 12 OF 20



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C84	26.13'	40.00'	37°25'41"	N7°33'22"E	25.67'
C107	14.71'	10.00'	84°17'56"	N6°00'03"E	13.42'
C108	14.71'	10.00'	84°17'56"	N48°07'50"W	13.42'
C109	26.13'	40.00'	37°25'41"	S71°33'58"E	25.67'
C110	15.71'	10.00'	90°00'00"	N44°43'18"E	14.14'
C111	14.71'	10.00'	84°17'56"	S33°32'55"E	13.42'
C112	14.71'	10.00'	84°17'56"	N50°45'01"E	13.42'
C126	15.71'	10.00'	90°00'00"	S45°16'42"E	14.14'

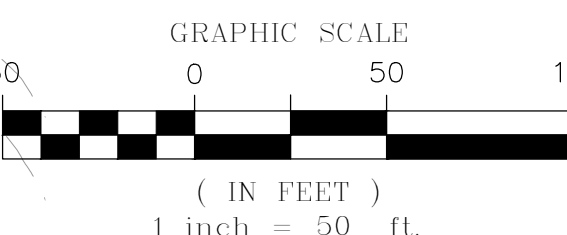
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R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT

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SHEET 13 OF 20

LEGEND



ENGINEER/SURVEYOR

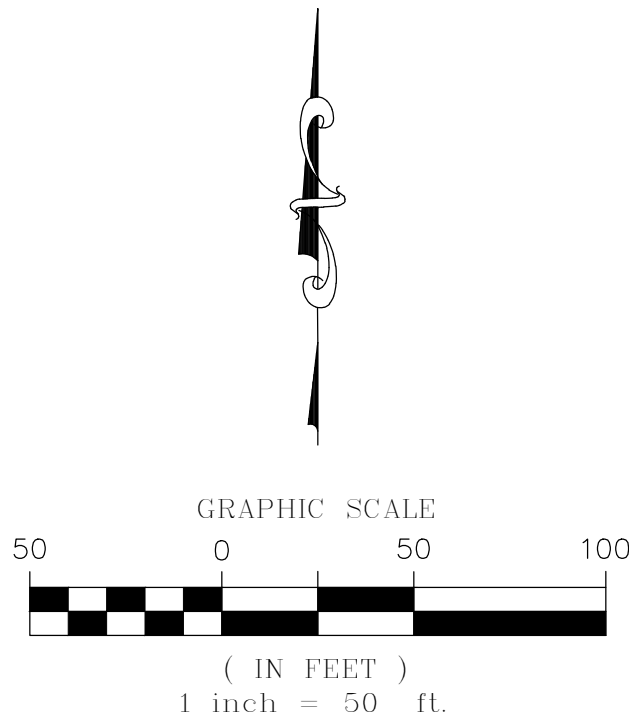
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

NOTE: SEE SHEET 20 FOR LINE AND CURVE TABLES

TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

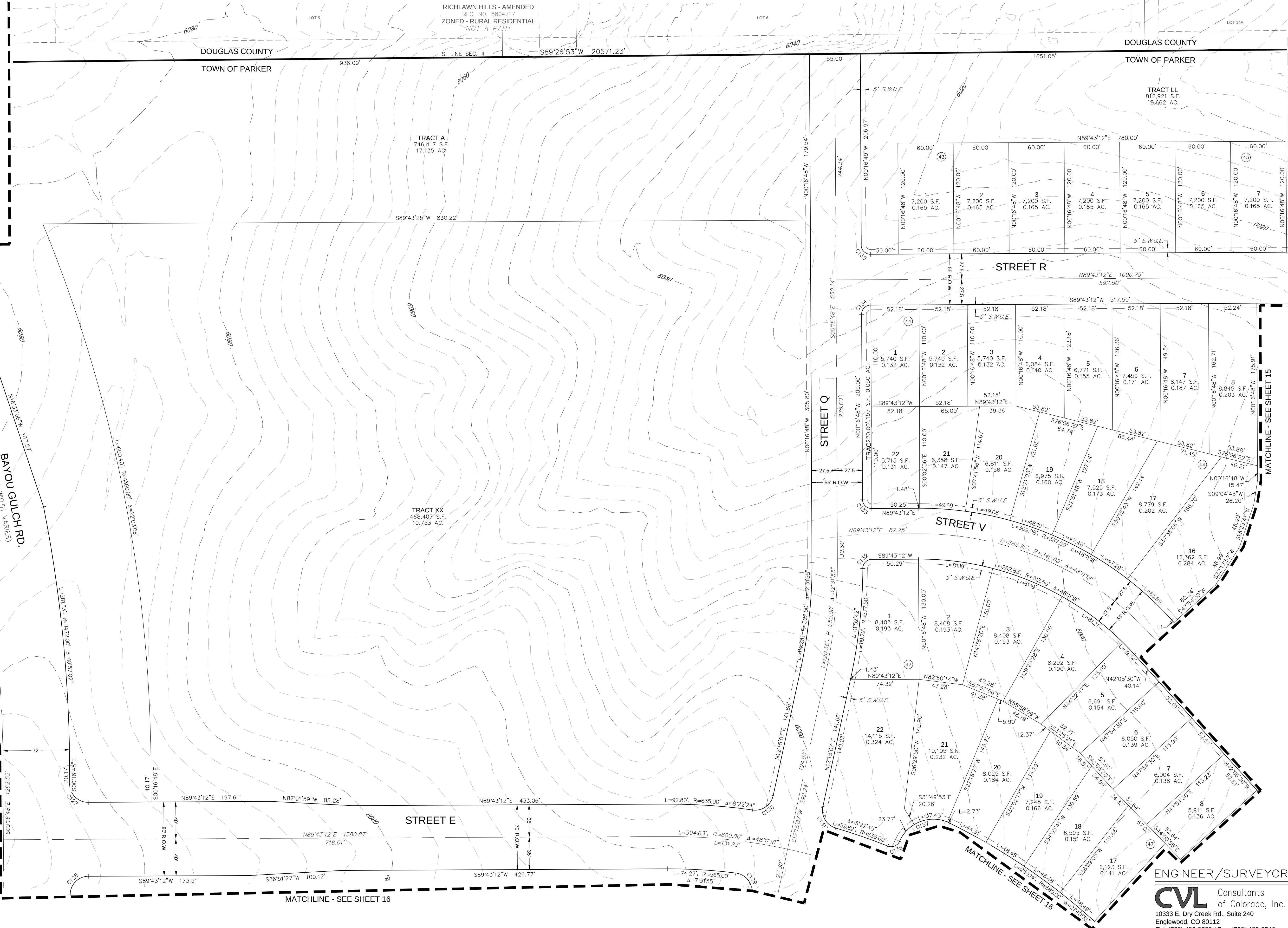
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 14 OF 20

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	105.57	S42°05'30"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C17	31.17	19.85'	90°00'01"	N45°09'42"E	28.07'
C127	31.42	20.00'	90°00'00"	S45°16'48"E	28.28'
C128	31.42	20.00'	90°00'00"	S44°43'12"W	28.28'
C129	33.16'	20.00'	94°59'57"	N35°14'52"W	29.49'
C130	29.96'	20.00'	85°50'29"	N55°10'21"E	27.24'
C131	29.96'	20.00'	85°50'29"	S30°40'07"E	27.24'
C132	15.59'	10.00'	89°20'46"	S45°02'49"W	14.06'
C133	15.71'	10.00'	89°59'42"	S45°16'39"E	14.14'
C134	15.71'	10.00'	89°59'57"	S44°43'13"W	14.14'
C135	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C136	15.32'	10.00'	87°46'43"	N67°54'02"E	13.87'
C137	63.93'	40.00'	91°33'21"	S70°27'07"W	57.34'

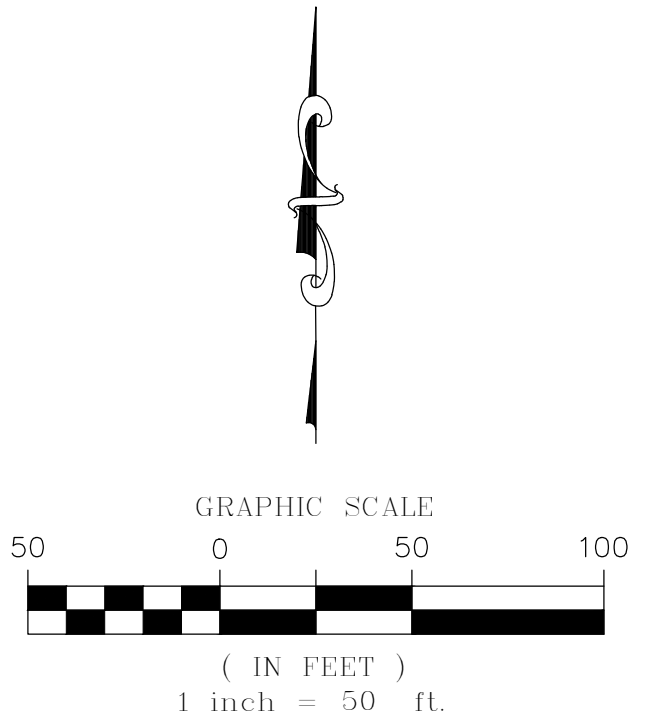
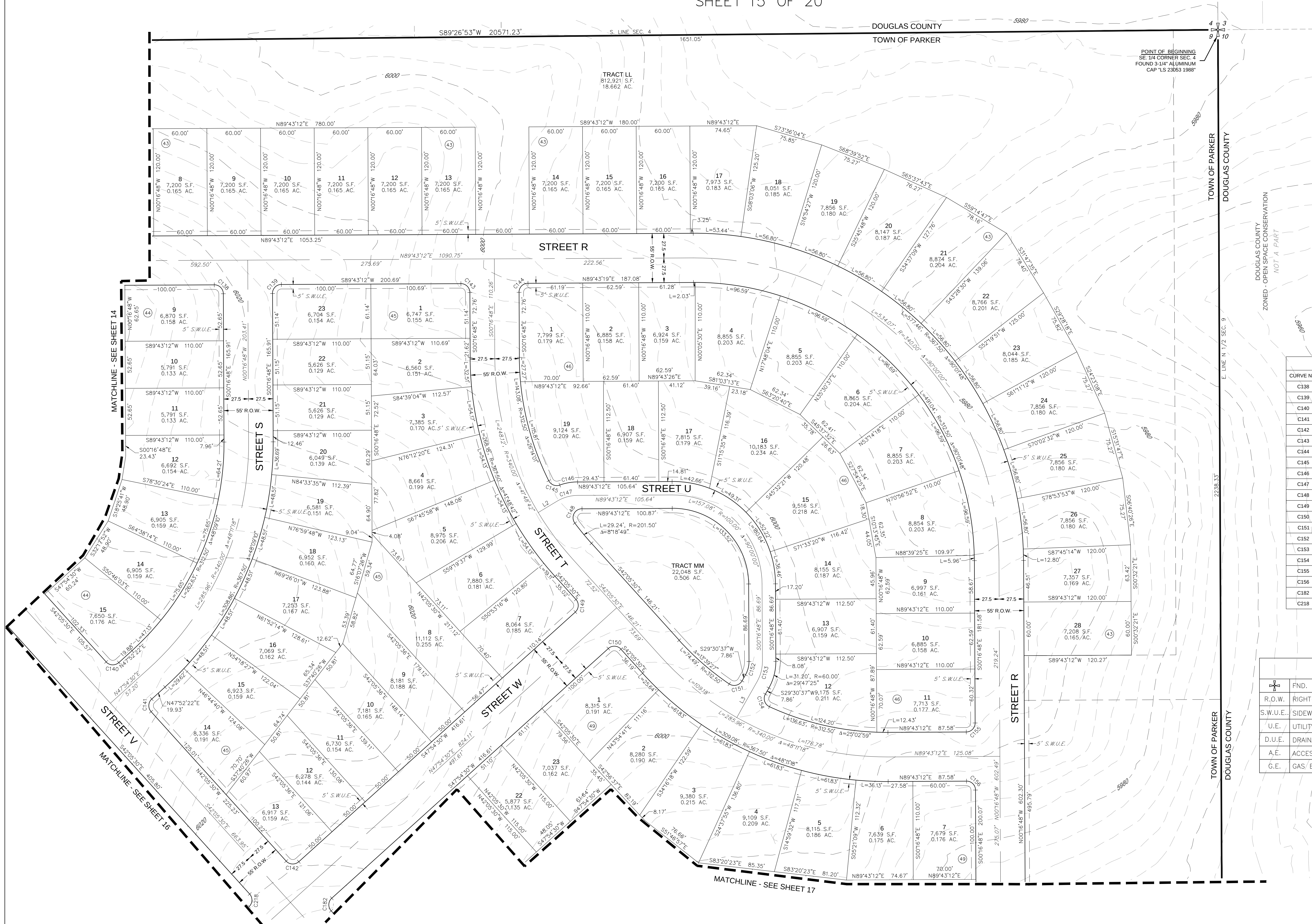


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CVL Consultants
of Colorado, Inc.
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Englewood, CO 80112
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TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 15 OF 20



LINE TABLE		
CURVE NO.	LENGTH	DIRECTION
L2	24.70'	N59°00'15"E
L3	46.40'	S29°30'37"W

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C138	15.71'	10.00'	89°59'57"	N45°16'49"W	14.14'
C139	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C140	15.71'	10.00'	90°02'08"	S87°06'34"E	14.15'
C141	15.70'	10.00'	89°57'52"	S2°53'26"W	14.14'
C142	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C143	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C144	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C145	14.52'	10.00'	83°10'24"	S68°06'01"E	13.28'
C146	20.32'	60.00'	19°24'24"	N80°01'00"E	20.23'
C147	24.12'	45.00'	30°42'57"	S74°21'43"W	23.84'
C148	22.07'	10.00'	126°27'13"	S26°29'35"W	17.86'
C149	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'
C150	15.71'	10.00'	89°59'58"	N87°05'29"W	14.14'
C151	16.54'	10.00'	94°44'21"	N76°52'48"E	14.71'
C152	15.60'	30.00'	29°47'25"	S14°36'54"W	15.42'
C153	23.40'	45.00'	29°47'25"	N14°36'54"E	23.13'
C154	16.54'	10.00'	94°44'26"	S17°51'36"E	14.71'
C155	15.70'	10.00'	89°57'35"	N44°44'22"E	14.14'
C156	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C182	15.71'	10.00'	90°00'00"	S2°54'30"E	14.14'
C218	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

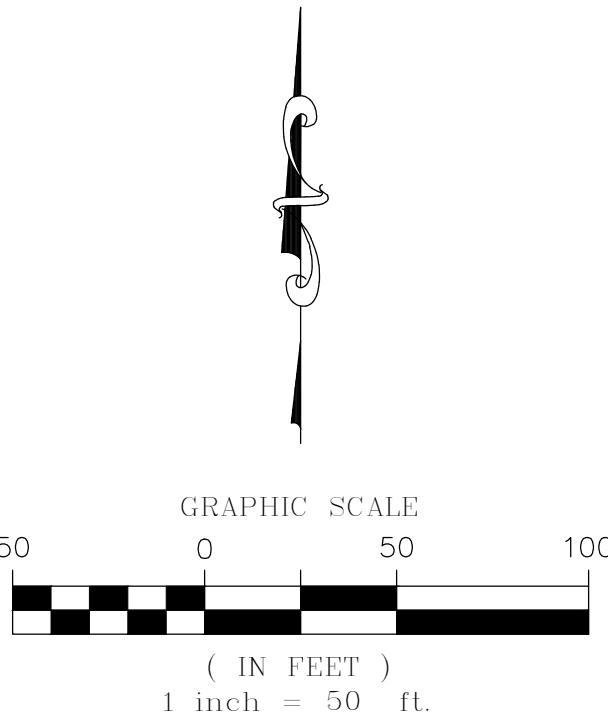
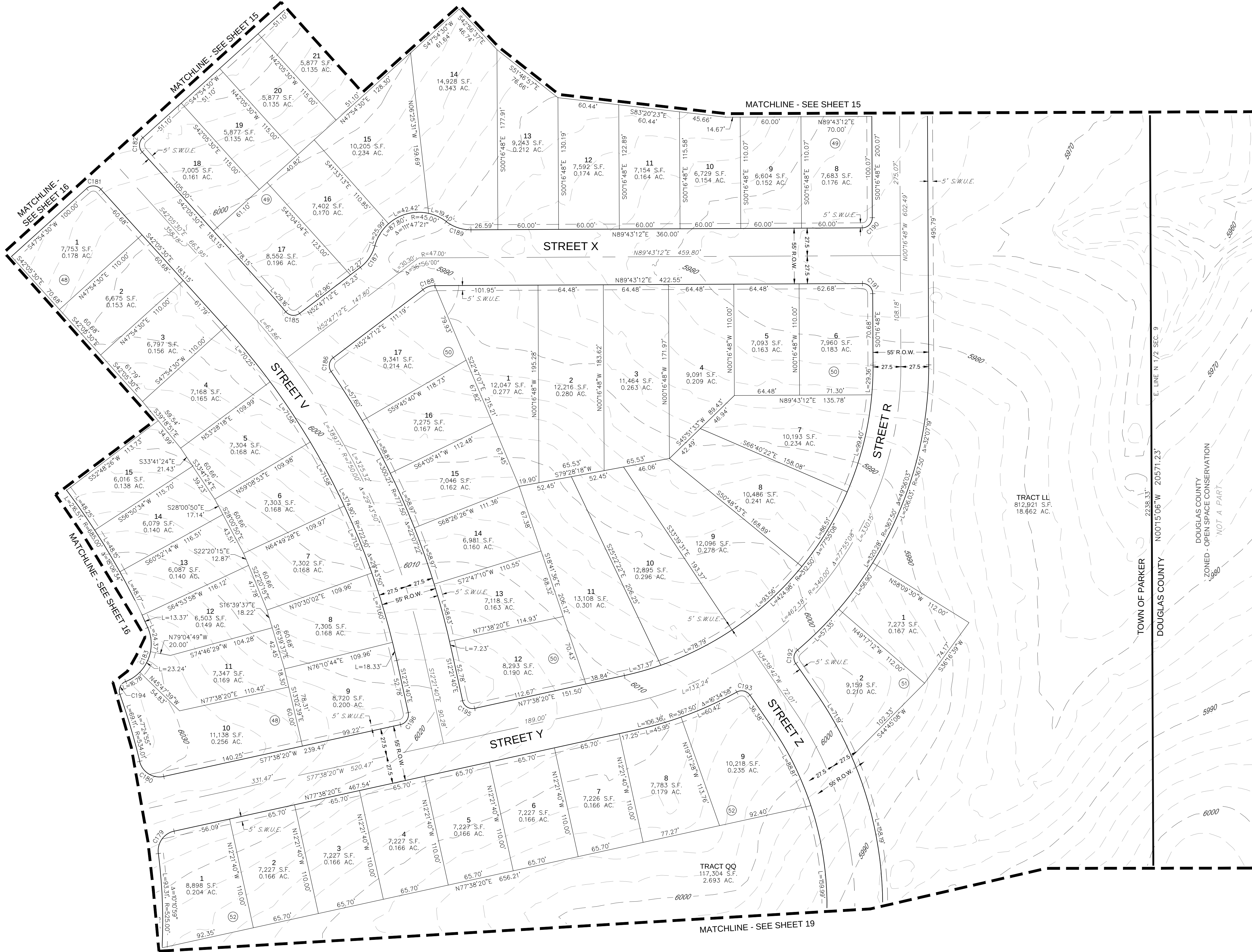
ENGINEER/SURVEYOR
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A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 16 OF 20



TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 17 OF 20



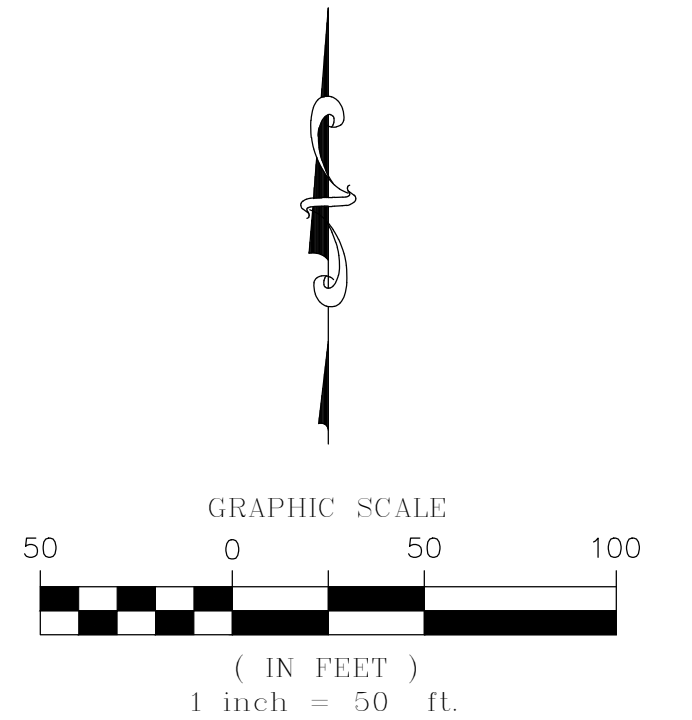
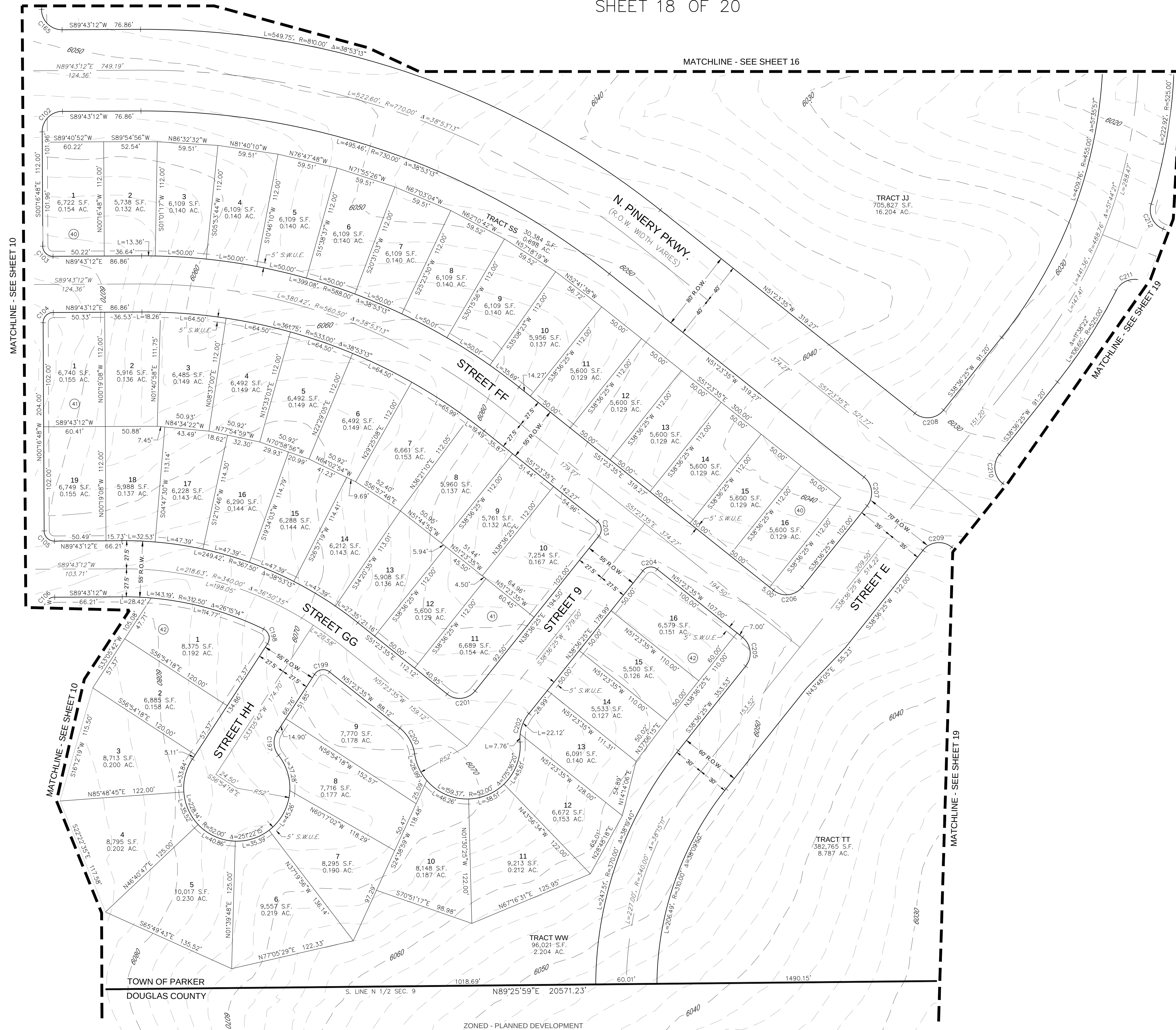
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C179	29.67'	20.00'	85°00'00"	S35°08'20"W	27.02'
C180	31.09'	20.00'	89°03'22"	S57°49'59"E	28.05'
C181	15.71'	10.00'	90°00'00"	N87°05'30"W	14.14'
C182	15.71'	10.00'	90°00'00"	S2°54'30"W	14.14'
C185	15.23'	10.00'	87°16'14"	S83°34'41"E	13.80'
C186	15.23'	10.00'	87°16'14"	S9°09'05"W	13.80'
C187	26.13'	40.00'	37°25'41"	N34°04'22"E	25.67'
C189	26.13'	40.00'	37°25'41"	S71°33'58"E	25.67'
C190	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C191	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C192	14.71'	10.00'	84°17'56"	S7°30'16"W	13.42'
C193	14.71'	10.00'	84°17'56"	N76°47'40"W	13.42'
C195	15.71'	10.00'	90°00'00"	S57°21'40"E	14.14'
C196	15.71'	10.00'	90°00'00"	N32°38'20"E	14.14'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
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CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
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TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 18 OF 20



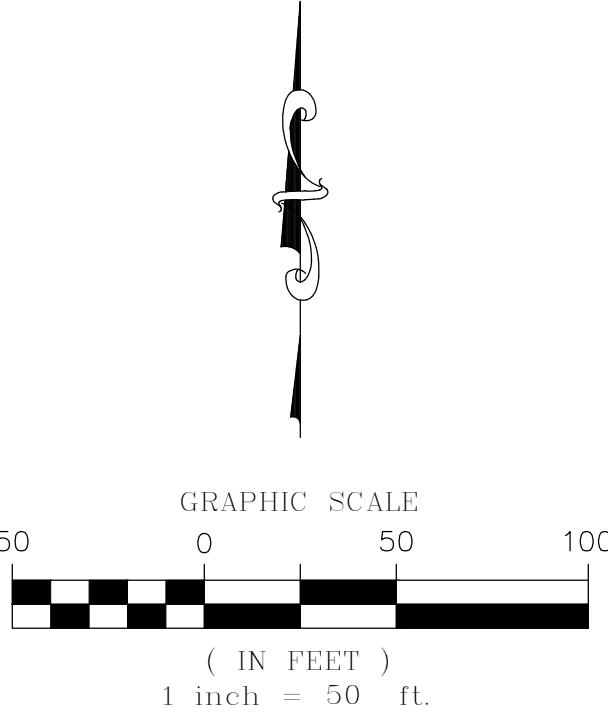
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C197	24.91'	20.00'	71°22'14"	S2°35'28"E	23.33'
C198	16.95'	10.00'	97°07'16"	N15°27'56"W	14.99'
C199	16.67'	10.00'	95°30'43"	S80°51'03"W	14.81'
C200	29.88'	40.00'	42°48'10"	N29°59'30"W	29.19'
C201	30.63'	19.50'	90°00'00"	S83°36'25"W	27.58'
C202	29.88'	40.00'	42°48'10"	S17°12'20"W	29.19'
C203	15.71'	10.00'	90°00'00"	N6°23'35"W	14.14'
C204	15.71'	10.00'	90°00'00"	S83°36'25"W	14.14'
C205	31.42'	20.00'	90°00'00"	N6°23'35"W	28.28'
C206	31.42'	20.00'	89°59'56"	N83°36'23"E	28.28'
C207	31.42'	20.00'	89°59'59"	N6°23'34"W	28.28'
C208	31.42'	20.00'	89°59'58"	N83°36'24"E	28.28'
C209	31.42'	20.00'	90°00'00"	S83°36'25"W	28.28'
C210	31.42'	20.00'	90°00'00"	S6°23'35"E	28.28'
C211	29.67'	20.00'	85°00'00"	S69°28'03"W	27.02'
C212	29.67'	20.00'	85°00'00"	S25°31'57"E	27.02'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
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TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 19 OF 20



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C209	31.42'	20.00'	90°00'00"	S83°36'25"W	28.28'
C210	31.42'	20.00'	90°00'00"	S6°23'35"E	28.28'
C211	29.67'	20.00'	85°00'00"	S69°28'03"W	27.02'
C212	29.67'	20.00'	85°00'00"	S25°31'57"E	27.02'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT

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TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 20 OF 20

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	43.38'	40.00'	62°08'06"	S68°19'17"W	41.28'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C5	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C6	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C7	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C8	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C9	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C10	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C11	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C12	18.49'	907.50'	1°10'03"	N22°25'22"W	18.49'
C13	20.00'	852.50'	1°20'40"	N22°48'41"W	20.00'
C14	20.00'	632.50'	1°48'43"	N22°23'00"W	20.00'
C15	20.00'	577.50'	1°59'05"	N21°43'52"W	20.00'
C16	20.03'	367.50'	3°07'24"	N23°56'57"W	20.03'
C17	31.17'	19.85'	90°00'01"	N45°09'42"E	28.07'
C18	31.42'	20.00'	89°59'58"	N45°16'47"W	28.28'
C19	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C20	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C22	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C23	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C24	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C25	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C26	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C27	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C28	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C29	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C30	30.63'	19.50'	89°59'59"	N45°16'48"W	27.58'
C31	30.63'	19.50'	90°00'00"	N44°43'12"E	27.58'
C32	29.88'	40.00'	42°48'10"	N68°52'43"W	29.19'
C33	15.71'	10.00'	89°59'57"	S45°16'49"E	14.14'
C34	15.71'	10.00'	89°59'58"	N44°43'13"E	14.14'
C35	15.71'	10.00'	89°59'58"	S45°16'49"E	14.14'
C36	17.24'	10.00'	98°46'22"	S40°20'01"W	15.18'
C37	15.71'	10.00'	89°59'58"	N44°43'13"E	14.14'
C38	15.71'	10.00'	89°59'58"	N45°16'49"W	14.14'
C39	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C40	17.24'	10.00'	98°46'22"	N40°53'37"W	15.18'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C41	32.55'	20.00'	93°14'30"	N53°14'21"E	29.07'
C42	30.43'	20.00'	87°09'50"	N36°57'50"W	27.58'
C43	30.43'	20.00'	87°09'50"	S50°12'01"W	27.58'
C44	32.55'	20.00'	93°14'18"	S40°00'16"E	29.07'
C45	15.71'	10.00'	90°00'00"	S51°37'06"W	14.14'
C46	15.91'	10.00'	91°08'42"	S37°48'33"E	14.28'
C47	15.71'	10.00'	90°00'00"	S81°21'12"W	14.14'
C48	15.71'	10.00'	90°00'00"	S8°38'48"E	14.14'
C49	29.88'	40.00'	42°48'10"	S15°09'59"W	29.19'
C50	15.71'	10.00'	90°00'00"	S81°34'05"W	14.14'
C51	15.71'	10.00'	90°00'00"	S8°25'55"E	14.14'
C52	15.71'	10.00'	90°00'00"	S81°34'05"W	14.14'
C53	15.71'	10.00'	90°00'00"	S8°25'55"E	14.14'
C54	26.13'	40.00'	37°25'41"	N17°51'14"E	25.67'
C55	26.13'	40.00'	37°25'41"	S71°33'58"E	25.67'
C56	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C57	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C58	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C59	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C60	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C61	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C62	15.71'	10.00'	89°59'57"	S45°16'50"E	14.14'
C63	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C64	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C65	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C66	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C67	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C68	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C69	15.71'	10.00'	89°59'58"	N44°43'11"E	14.14'
C70	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C71	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C72	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C73	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C74	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C75	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C76	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C77	15.71'	10.00'	89°59'58"	N44°43'13"E	14.14'
C78	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C79	15.71'	10.00'	89°59'57"	N44°43'11"E	14.14'
C80	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C81	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C82	15.71'	10.00'	89°59'56"	N44°43'14"E	14.14'
C83	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C84	26.13'	40.00'	37°25'41"	N7°33'22"E	25.67'
C85	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C86	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C87	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C88	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C89	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C90	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C91	15.71'	10.00'	90°00'06"	N45°16'45"W	14.14'
C92	15.71'	10.00'	89°59'54"	S44°43'15"W	14.14'
C93	15.71'	10.00'	90°00'06"	N45°16'45"W	14.14'
C94	15.71'	10.00'	89°59'54"	N44°43'15"E	14.14'
C95	30.63'	19.50'	90°00'06"	N45°16'45"W	27.58'
C96	54.98'	35.00'	90°00'00"	N44°43'12"E	49.50'
C97	54.98'	35.00'	90°00'00"	S45°16'48"E	49.50'
C98	54.98'	35.00'	90°00'00"	N45°16'48"W	49.50'
C99	54.98'	35.00'	90°00'00"	S44°43'12"W	49.50'
C100	31.42'	20.00'	89°59'59"	N44°43'11"E	28.28'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C101	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C102	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C103	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C104	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C105	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C106	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C107	14.71'	10.00'	84°17'56"	N6°00'03"E	13.42'
C108	14.71'	10.00'	84°17'56"	N48°07'50"W	13.42'
C109	26.13'	40.00'	37°25'41"	S71°33'58"E	25.67'
C110	15.71'	10.00'	90°00'00"	N44°43'18"E	14.14'
C111	14.71'	10.00'	84°17'56"	S33°32'55"E	13.42'
C112	14.71'	10.00'	84°17'56"	N50°45'01"E	13.42'
C113	31.42'	20.00'	90°00'03"	N44°43'16"E	28.28'
C114	31.42'	20.00'	89°59'57"	N45°16'44"W	28.28'
C115	15.71'	10.00'	90°00'00"	S45°16'42"E	14.14'
C116	15.71'	10.00'	90°00'01"	S44°43'18"W	14.14'
C117	15.71'	10.00'	90°00'00"	N44°43'18"E	14.14'
C118	15.71'	10.00'	90°00'00"	N45°16'42"W	14.14'
C119	14.71'	10.00'	84°17'56"	S56°37'50"W	13.42'
C120	14.71'	10.00'	84°17'56"	N27°40'06"W	13.42'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C121	16.95'	10.00'	97°07'16"	S0°24'37"E	14.99'
C122	16.95'	10.00'	97°07'16"	S83°17'21"E	14.99'
C123	14.71'	10.00'	84°17'56"	N89°42'01"W	13.42'
C124	16.95'	10.00'	97°07'16"	S56°35'34"E	14.99'
C125	16.95'	10.00'	97°07'16"	N40°31'42"E	14.99'
C126	15.71'	10.00'	90°00'00"	S45°16'42"E	14.14'
C127	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C128	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C129	33.16'	20.00'	94°59'57"	N35°14'52"W	29.49'
C130	29.96'	20.00'	85°50'29"	N55°10'21"E	27.24'
C131	29.96'	20.00'	85°50'29"	S30°40'07"E	27.24'
C132	15.59'	10.00'	89°20'46"	S45°02'49"W	14.06'
C133	15.71'	10.00'	89°59'42"	S45°16'39"E	14.14'
C134	15.71'	10.00'	89°59'57"	S44°43'13"W	14.14'
C135	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C136	15.32'	10.00'	87°46'43"	N67°54'02"E	13.87'
C137	63.93'	40.00'	91°33'21"	S70°27'07"W	57.34'
C138	15.71'	10.00'	89°59'57"	N45°16'49"W	14.14'
C139	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C140	15.71'	10.00'	90°02'08"	S87°06'34"E	14.15'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C141	15.70'	10.00'	89°57'52"	S2°53'26"W	14.14'
C142	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C143	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C144	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C145	14.52'	10.00'	83°10'24"	S68°06'01"E	13.28'
C146	20.32'	60.00'	19°24'24"	N80°01'00"E	20.23'
C147	24.12'	45.00'	30°42'57"	S74°21'43"W	23.84'
C148	22.07'	10.00'	126°27'13"	S26°29'35"W	17.86'
C149	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'
C150	15.71'	10.00'	89°59'58"	N87°05'29"W	14.14'
C151	16.54'	10.00'	94°44'21"	N76°52'48"E	14.71'
C152	15.60'	30.00'	29°47'25"	S14°36'54"W	15.42'
C153	23.40'	45.00'	29°47'25"	N14°36'54"E	23.13'
C154	16.54'	10.00'	94°44'26"	S17°51'36"E	14.71'
C155	15.70'	10.00'	89°57'35"	N44°44'22"E	14.14'
C156	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C157	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C158	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C159	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C160	21.33'	40.00'	30°33'04"	N62°45'10"W	21.08'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C161	22.57'	40.00'	32°19'36"	N63°04'50"E	22.27'
C162	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C163	15.68'	10.00'	89°51'05"	N44°47'39"E	14.12'
C164	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C165	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C166	15.69'	10.00'	89°55'01"	N10°21'06"E	14.13'
C167	15.71'	10.00'	90°00'00"	S79°36'25"E	14.13'
C168	33.16'	20.00'	95°00'00"	S59°45'07"W	29.49'
C169	31.42'	10.00'	180°00'00"	S26°13'57"W	20.00'
C170	31.42'	10.00'	180°00'00"	N47°54'30"E	20.00'
C171	31.42'	10.00'	180°00'00"	S47°54'30"W	20.00'
C172	31.42'	10.00'	180°00'00"	N66°10'04"E	20.00'
C173	61.28'	40.00'	87°46'16"	N4°01'22"E	55.46'
C174	15.71'	10.00'	90°00'00"	S24°54'30"W	14.14'
C175	31.42'	20.00'	89°59'58"	S87°03'51"E	28.28'
C176	31.42'	20.00'	90°00'00"	S24°54'30"W	28.28'
C177	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C178	62.83'	40.00'	90°00'00"	N67°05'30"W	56.57'
C179	29.67'	20.00'	85°00'00"	S35°08'20"W	27.02'
C180	31.09'	20.00'	89°03'22"	S57°49'59"E	28.05'