

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 22

HESS RANCH PLANNED DEVELOPMENT – PLANNING AREAS 34 THROUGH 47 AND OPEN SPACE
TOTAL ACREAGE = 405.446 ACRES, 736 RESIDENTIAL LOTS, 35 TRACTS

LEGAL DESCRIPTION: (PARCEL 1)

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 ASSUMED 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 SECTIONS 8 AND 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 A CALCULATED AREA OF 17,428,939 SQUARE FEET OR 400.113 ACRES, MORE OR LESS, AND 736 RESIDENTIAL LOTS.

LEGAL DESCRIPTION: (PARCEL 2)

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, 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:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID 4 AND ASSUMED THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN 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 NORTH 50°20'15" WEST, A DISTANCE OF 1073.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2009075004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 01°30'12" WEST, A DISTANCE OF 66.62 FEET;

THENCE NORTH 47°52'37" WEST, A DISTANCE OF 57.04 FEET;

THENCE NORTH 01°34'20" WEST, A DISTANCE OF 127.54 FEET;

THENCE NORTH 24°07'38" WEST, A DISTANCE OF 87.96 FEET;

THENCE NORTH 47°06'30" WEST, A DISTANCE OF 257.30 FEET;

THENCE NORTH 41°34'21" EAST, A DISTANCE OF 212.40 FEET;

THENCE NORTH 26°25'15" EAST, A DISTANCE OF 263.03

THENCE NORTH 03°34'45" WEST, A DISTANCE OF 212.12 FEET;

THENCE NORTH 86°25'15" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 03°34'45" EAST, A DISTANCE OF 225.51 FEET;

THENCE SOUTH 26°25'15" WEST, A DISTANCE OF 89.77 FEET;

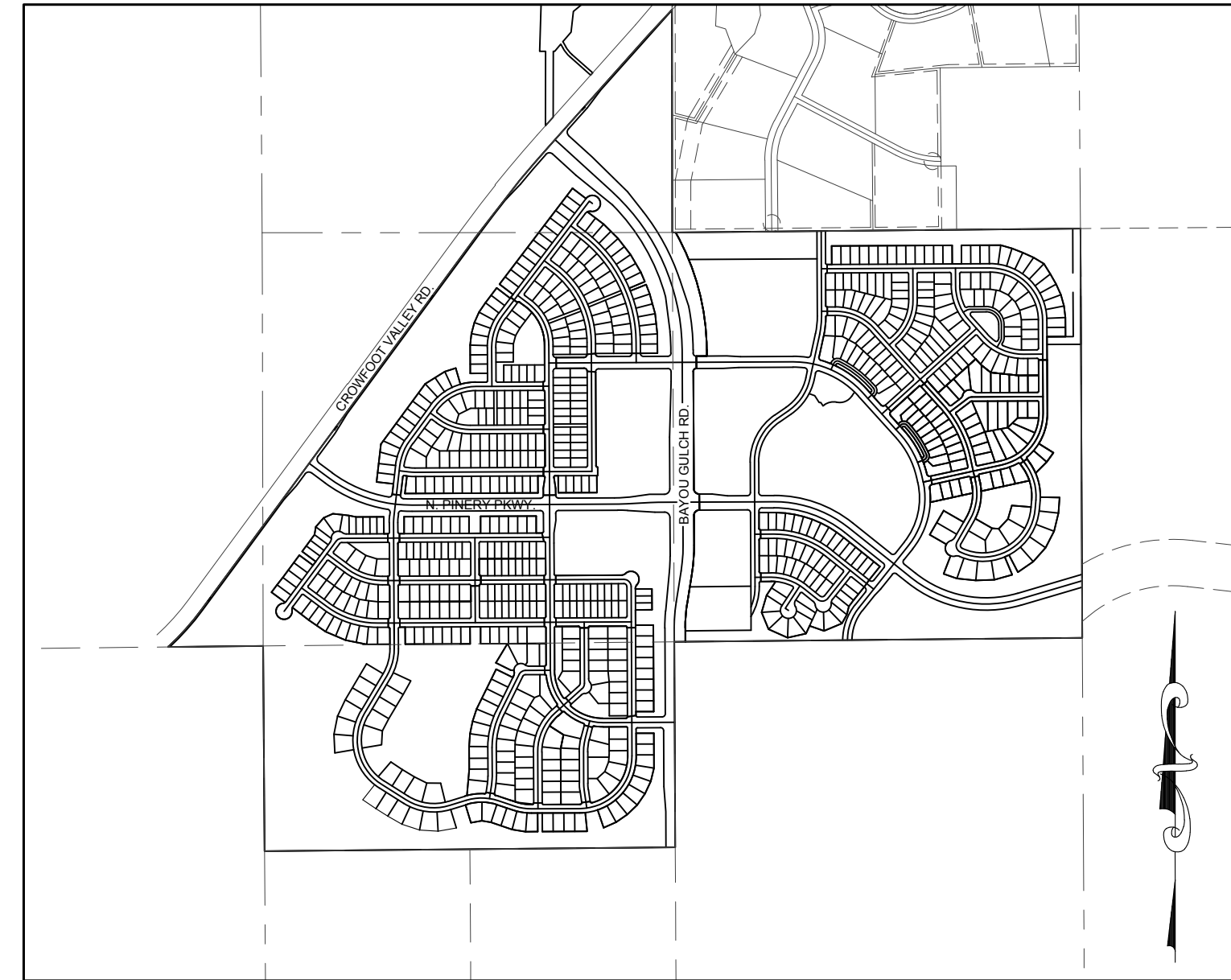
THENCE SOUTH 48°41'07" EAST, A DISTANCE OF 339.06 FEET;

THENCE SOUTH 43°25'33" WEST, A DISTANCE OF 260.97 FEET;

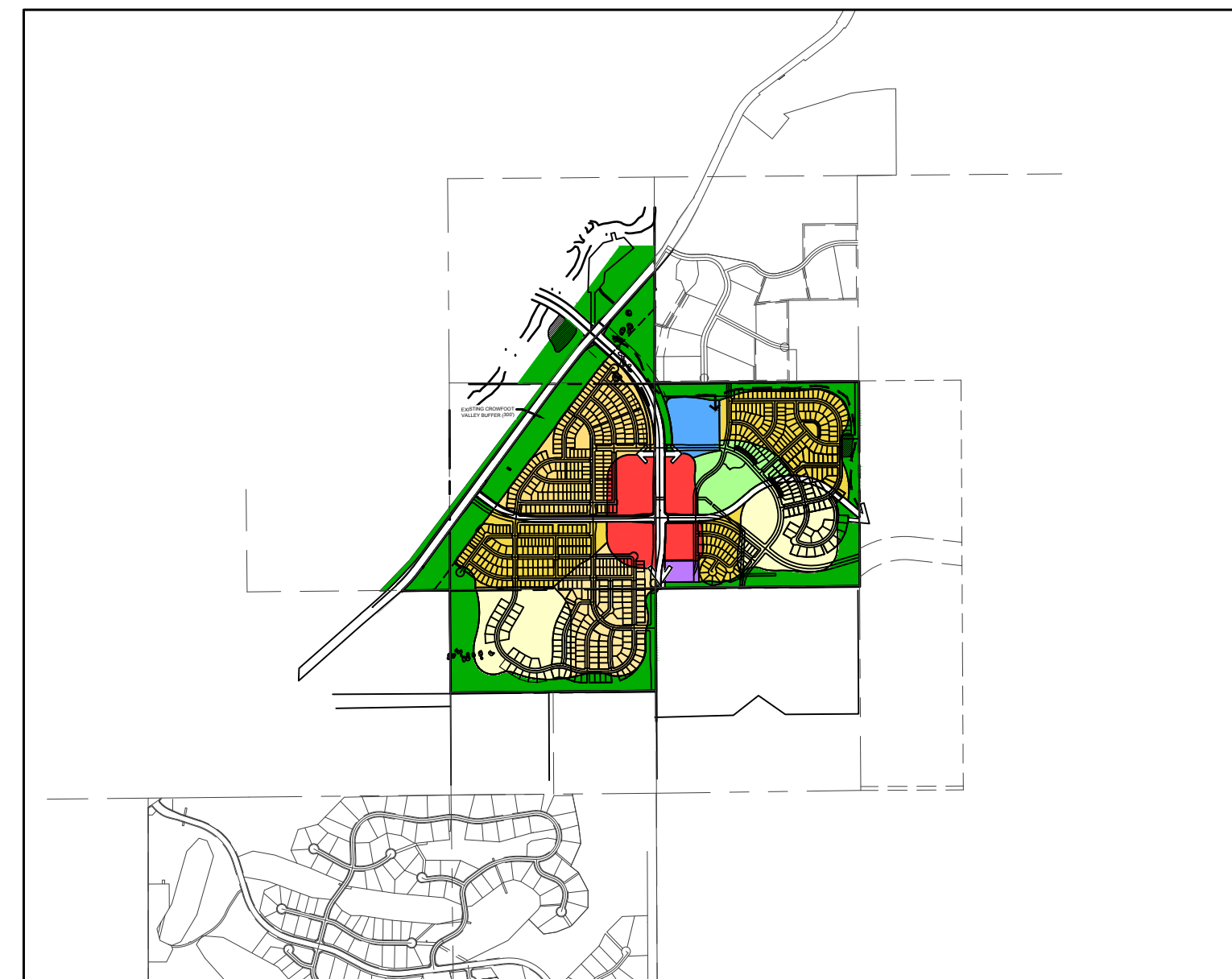
THENCE SOUTH 00°41'08" WEST, A DISTANCE OF 301.57 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 41°45'43" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 102.72 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 186,908 SQUARE FEET OR 4.291 ACRES, MORE OR LESS



VICINITY MAP
SCALE: 1" = 1000'



PLANNING AREA OVERLAY
SCALE: 1" = 2000'

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

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 22

NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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. RELIES 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.
- 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 ASSUMED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.
- 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.
- 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.
- 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.
- THERE ARE A TOTAL OF 736 LOTS AND 36 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.

UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

SURVEYOR'S CERTIFICATION:

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 _____, 2017.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
(720)-249-3542

TRACT SUMMARY TABLE

TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	17.135 AC	746,416 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
B	21.736 AC	946,835 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
C	1.398 AC	60,913 S.F.	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
D	0.103 AC	4,502 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.107 AC	4,671 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
F	0.097 AC	4,228 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
G	0.104 AC	4,535 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
H	0.103 AC	4,465 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
I	0.101 AC	4,399 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
J	9.325 AC	406,205 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
K	9.391 AC	409,081 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
L	0.452 AC	19,699 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
M	13.587 AC	591,830 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
N	4.212 AC	183,480 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
O	2.710 AC	118,050 S.F.	FIRE STATION SITE	PARKER FIRE	PARKER FIRE
P	2.204 AC	96,021 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
Q	0.290 AC	12,629 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
R	0.638 AC	27,810 S.F.	PARK LAND / OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
S	0.500 AC	21,768 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
T	0.518 AC	22,575 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
U	10.753 AC	468,407 S.F.	SCHOOL SITE	SCHOOL DIST.	SCHOOL DIST.
V	0.904 AC	39,381 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
W	1.162 AC	50,599 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
X	40.952 AC	1,775,531 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
Y	0.477 AC	20,765 S.F.	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
Z	9.359 AC	407,676 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
AA	19.019 AC	828,486 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
BB	0.469 AC	20,447 S.F.	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
CC	16.204 AC	705,826 S.F.	PARK LAND / OPEN SPACE	PARKS & REC.	PARKS & REC.
DD	0.131 AC	5,717 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
EE	0.107 AC	4,681 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
FF	0.698 AC	30,383 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
GG	8.787 AC	382,765 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
HH	1.546 AC	67,343 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
II	5.333 AC	232,314 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST

LAND USE SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
FIRE STATION	2.710 AC. 118,047 S.F.	0.67%
SCHOOL SITE	10.753 AC. 468,400 S.F.	2.65%
SINGLE FAMILY RESIDENTIAL LOTS	123.114 AC. 5,362,824 S.F.	30.36%
MIXED USE LAND	32.287 AC. 1,406,421 S.F.	7.98%
PARK LAND	19.186 AC. 835,742 S.F.	4.73%
OPEN SPACE AREAS	136.419 AC. 5,942,449 S.F.	33.64%
ROAD RIGHTS OF WAY	80.977 AC. 3,527,358 S.F.	19.97%
TOTAL	405.446 AC. 17,661,241 S.F.	100%

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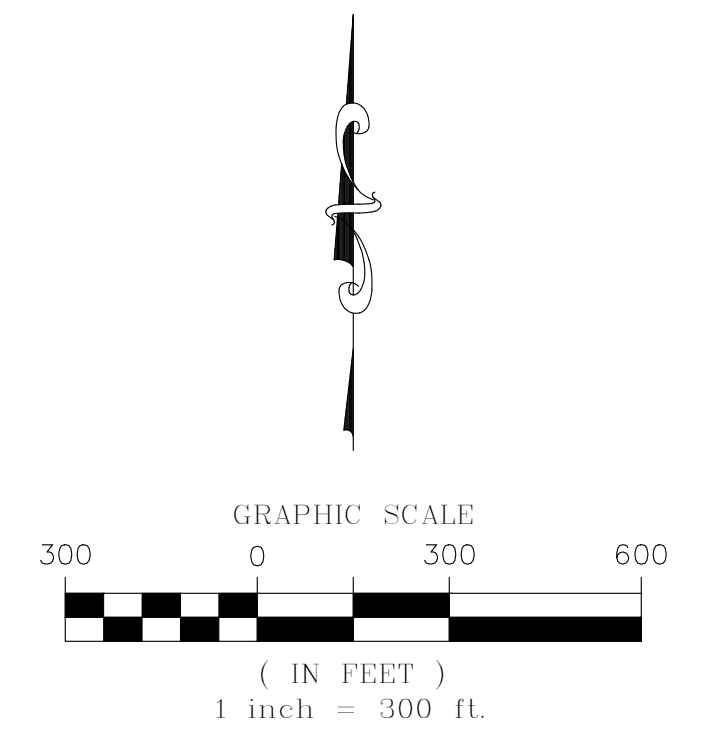
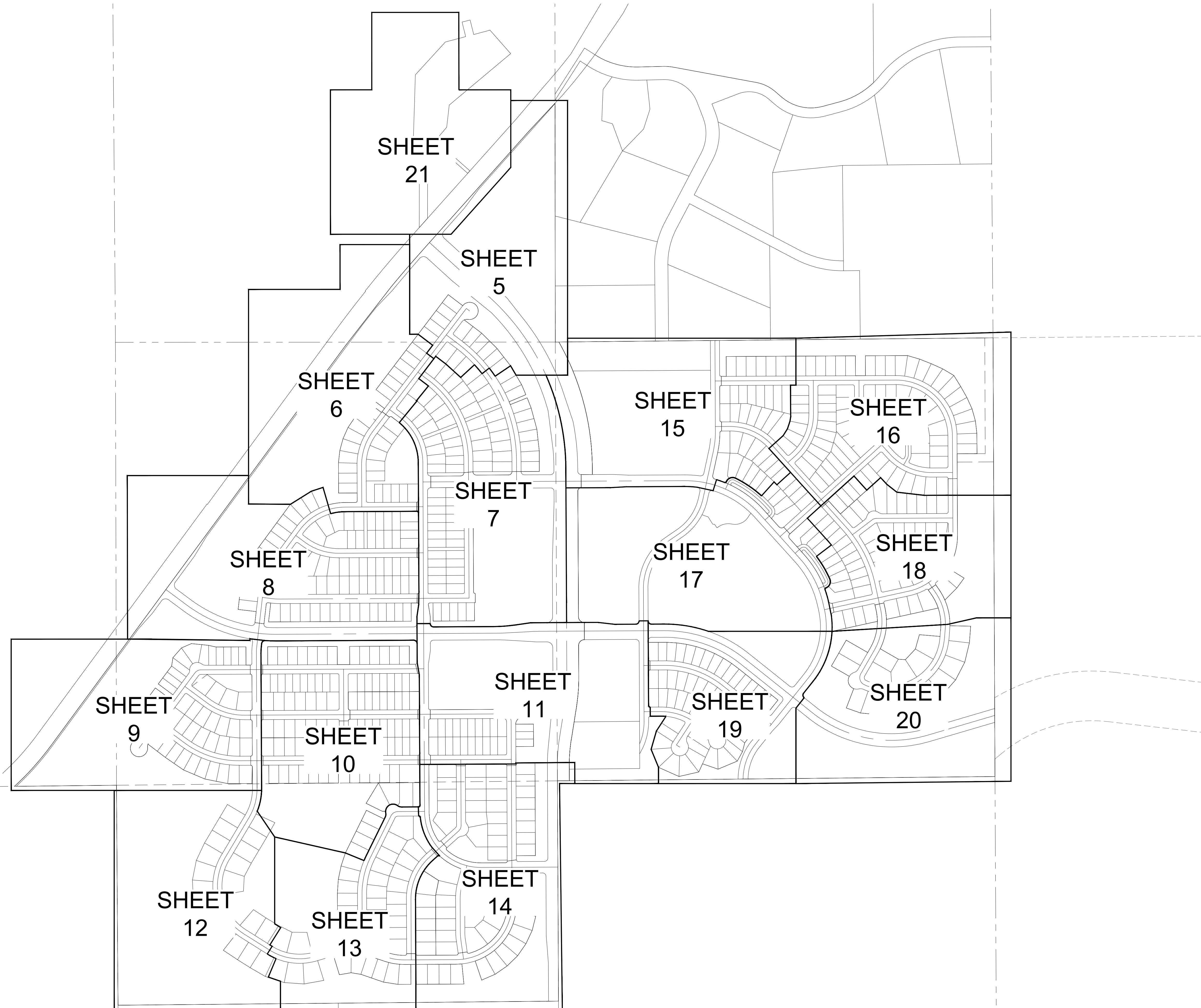
SHEET 3 OF 22



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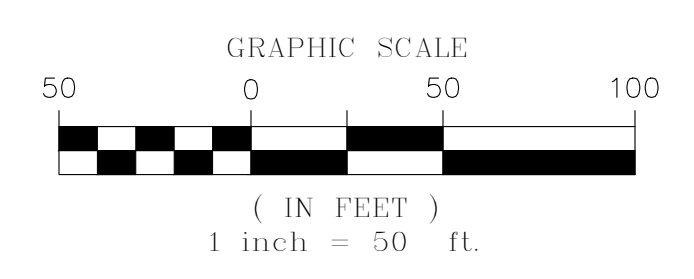
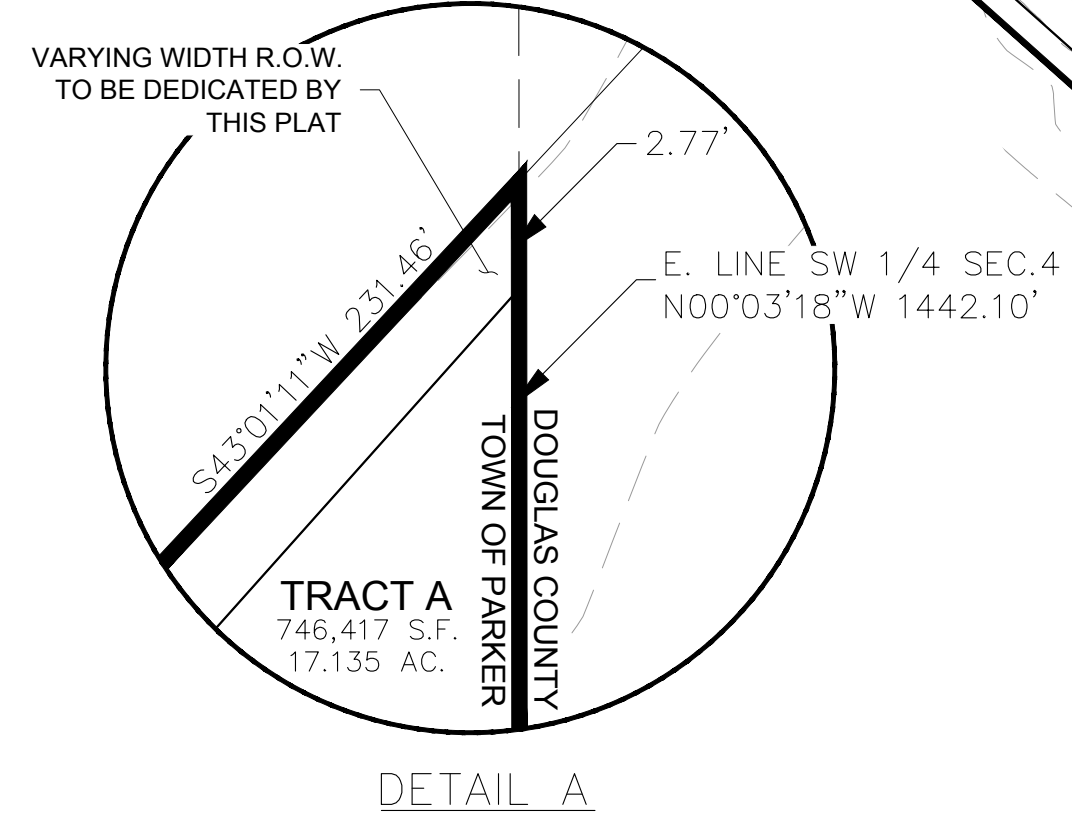
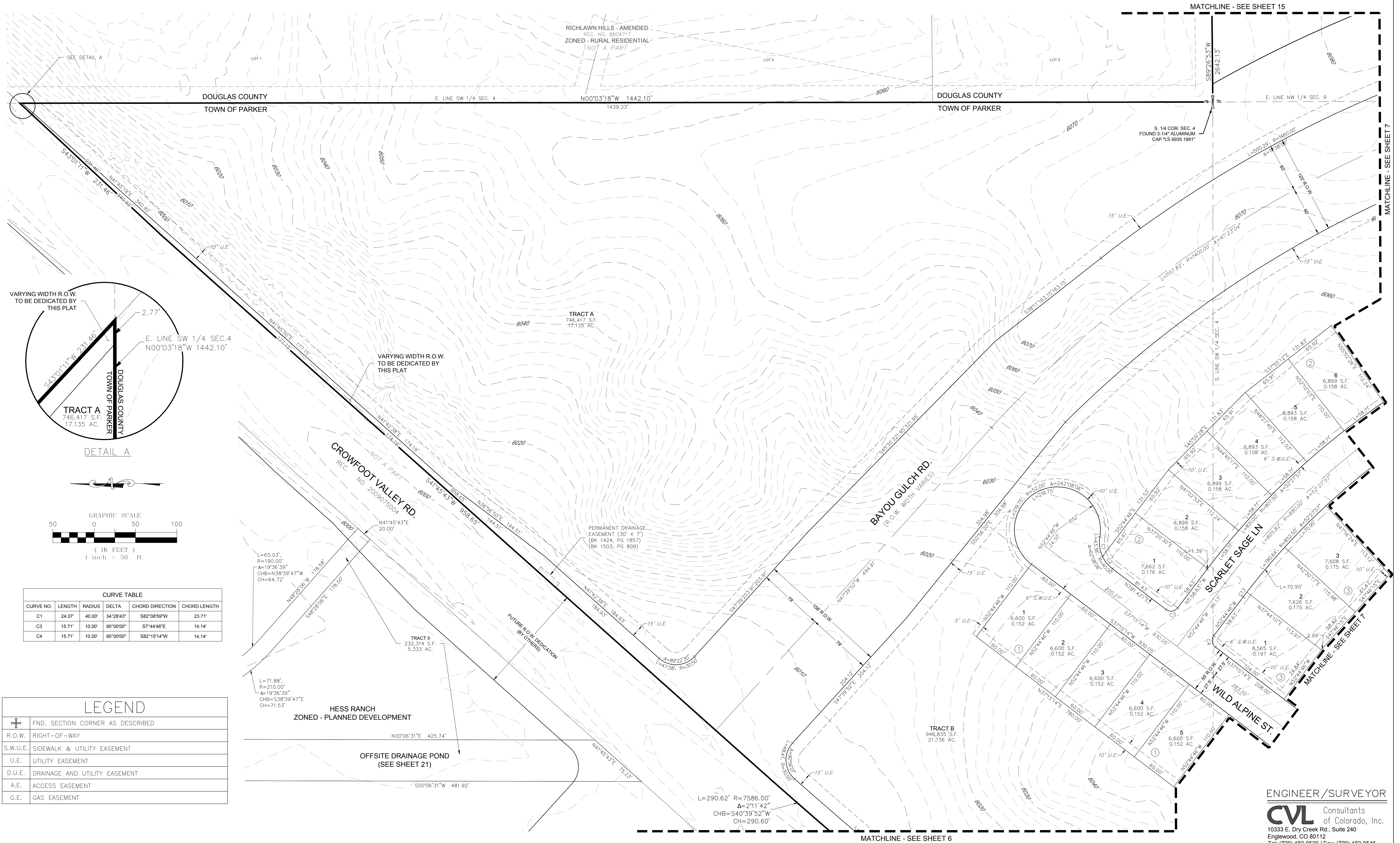
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SHEET 4 OF 22



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SHEET 5 OF 22



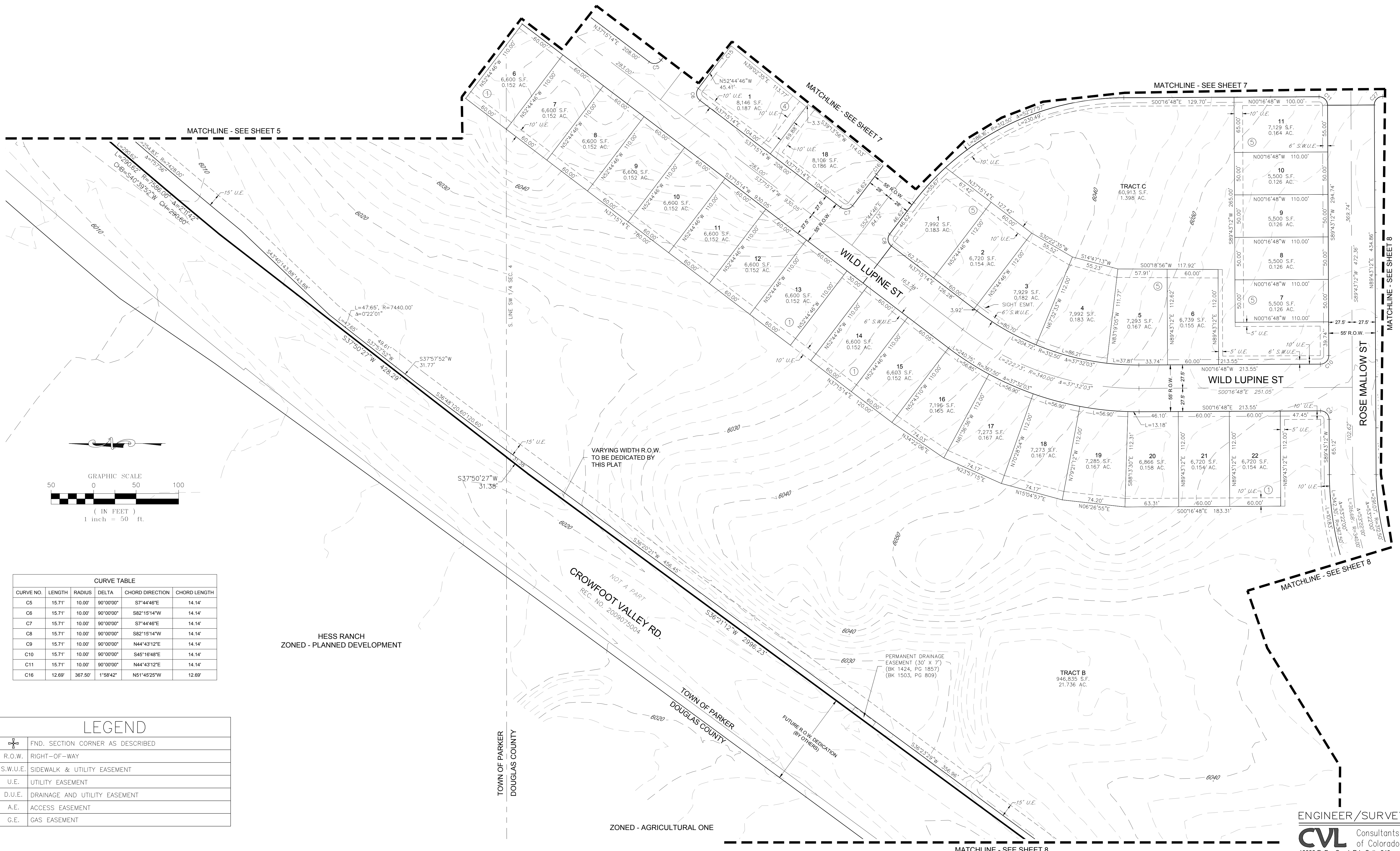
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'

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 22



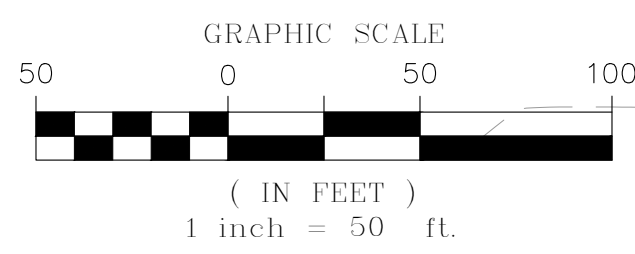
MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 8



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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'
C16	12.69'	387.50'	1°58'42"	N51°45'25"W	12.69'

HESS RANCH
ZONED - PLANNED DEVELOPMENT

ZONED - AGRICULTURAL ONE

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

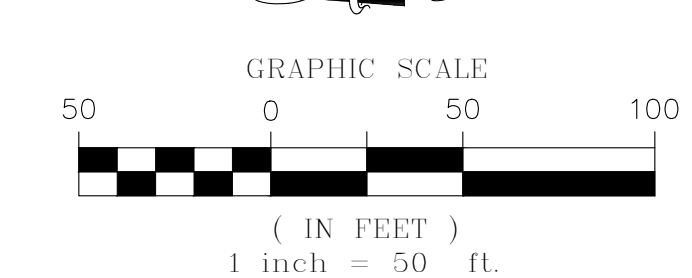
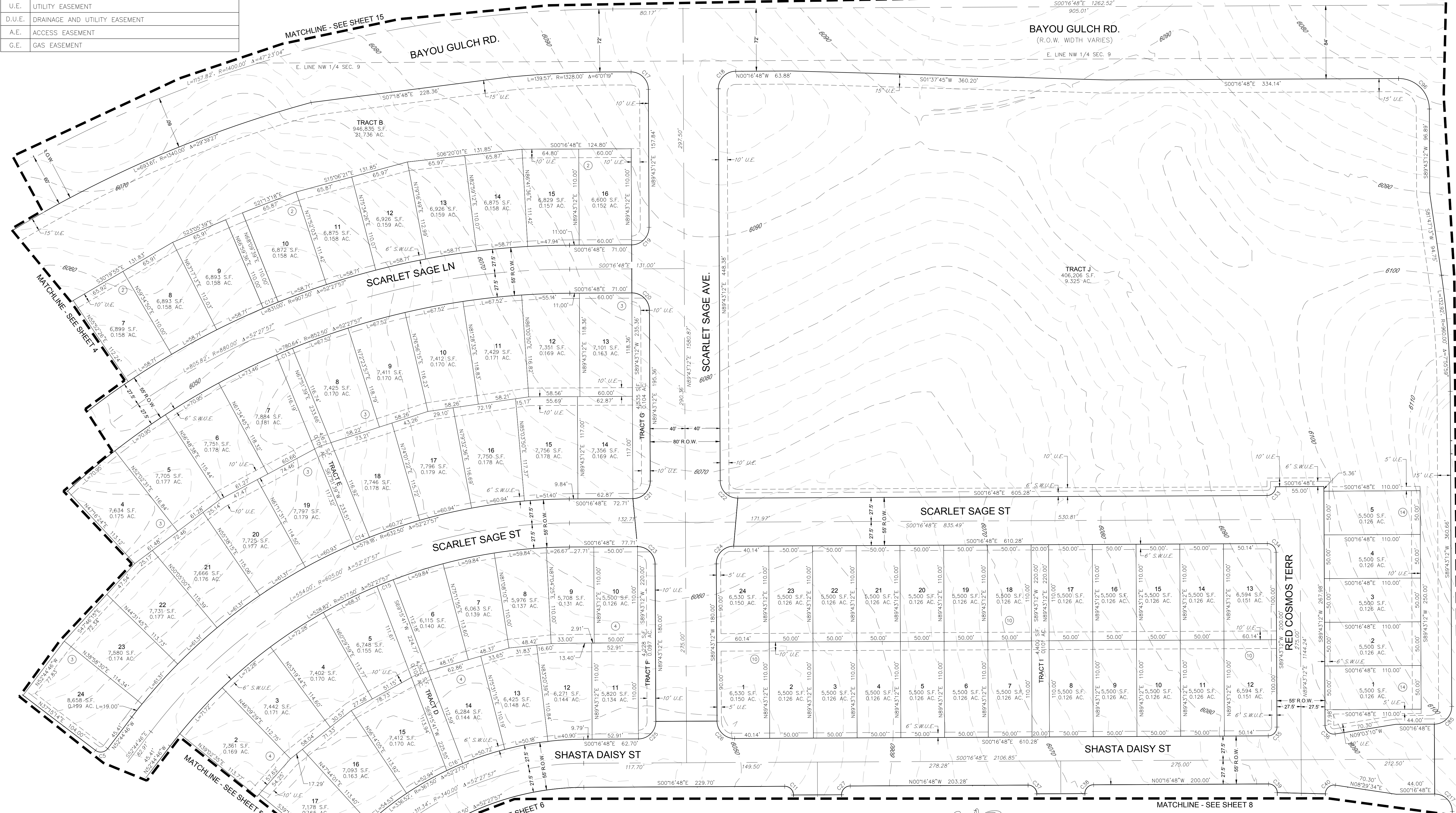
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SHEET 7 OF 22

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

MATCHLINE - SEE SHEET 17



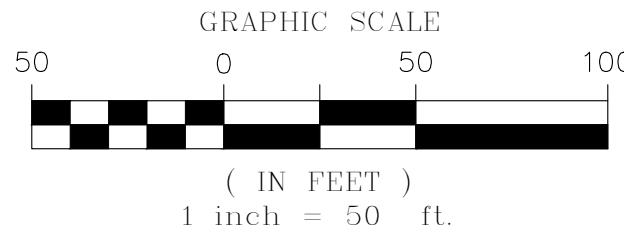
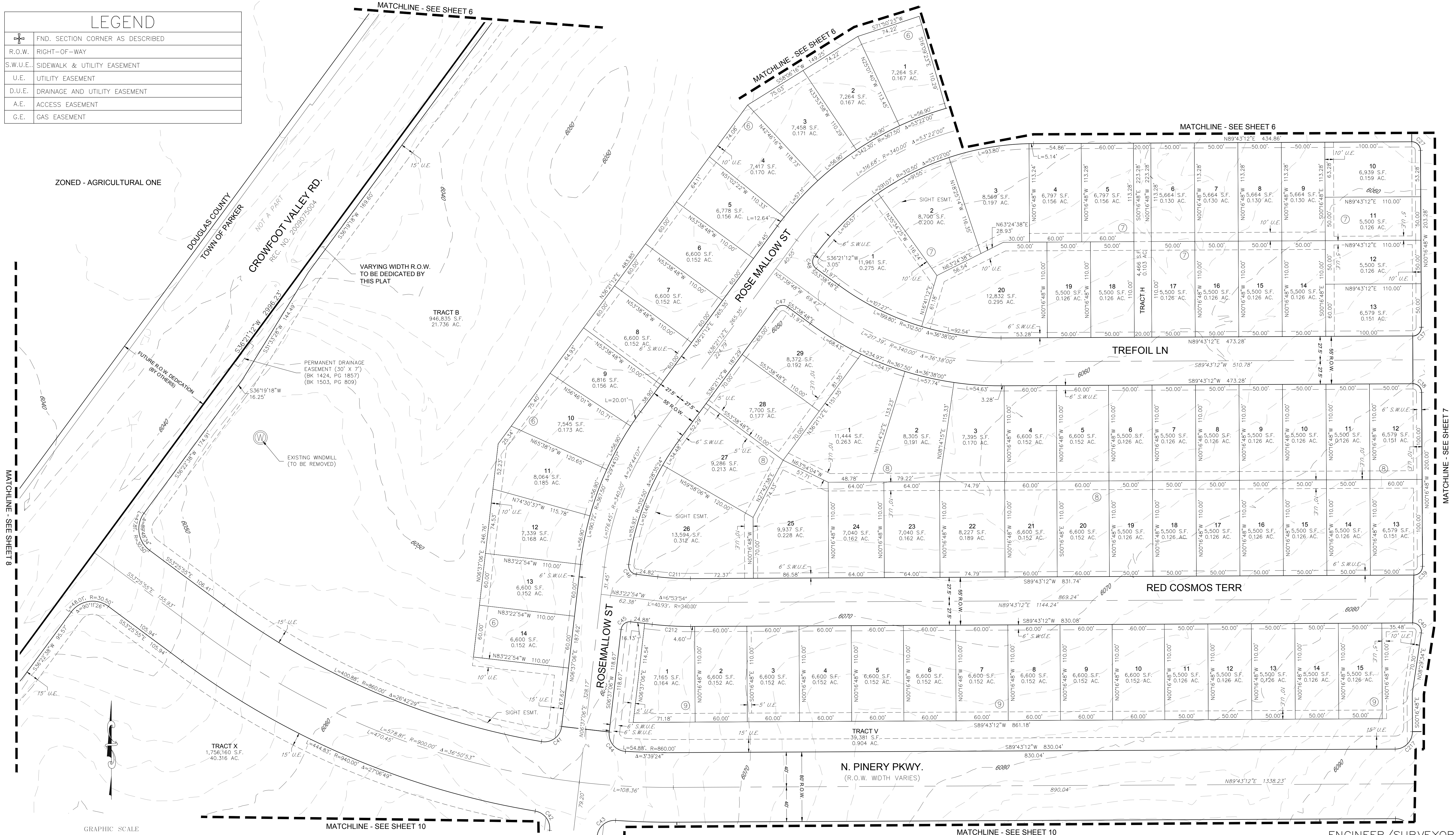
NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

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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 8 OF 22

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



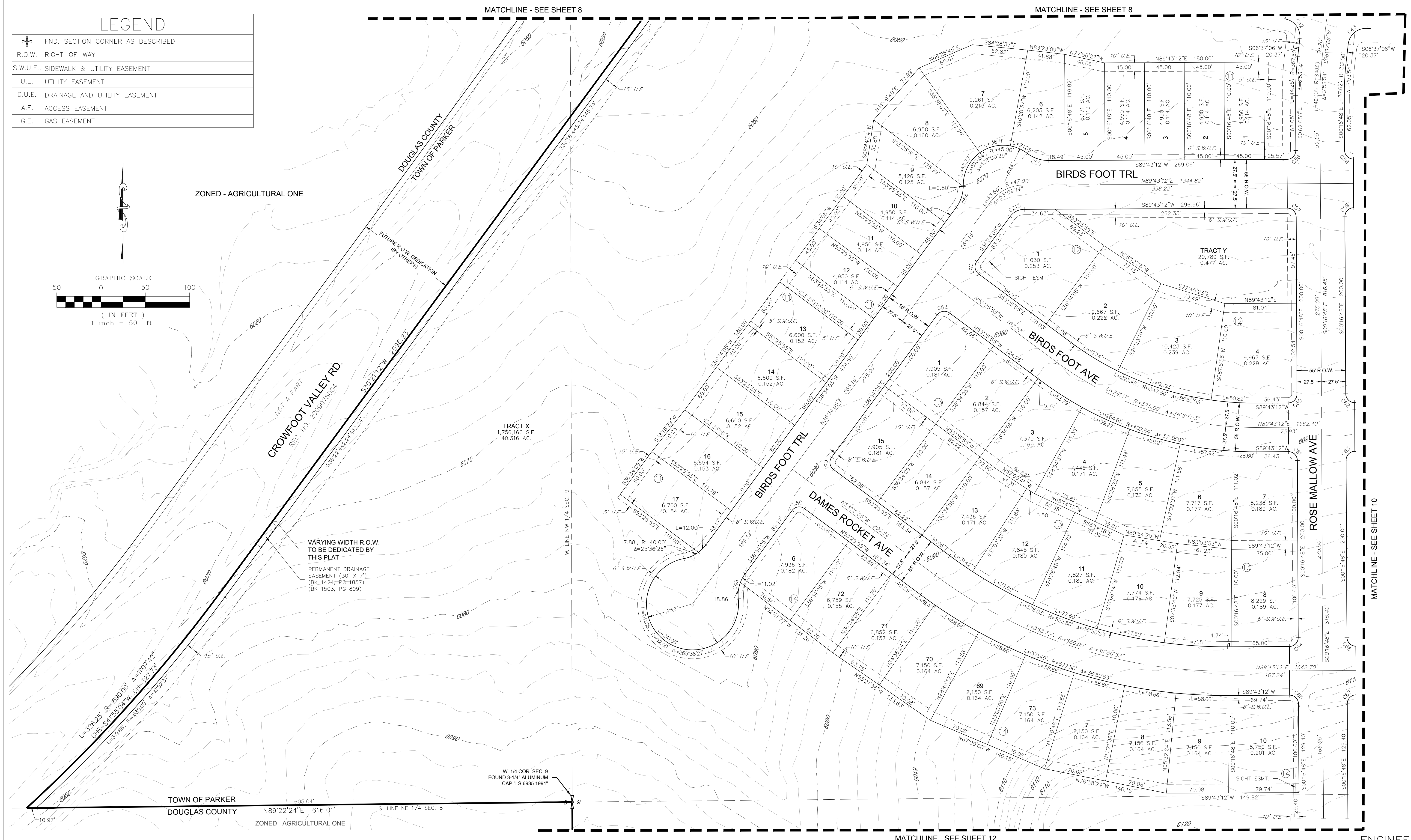
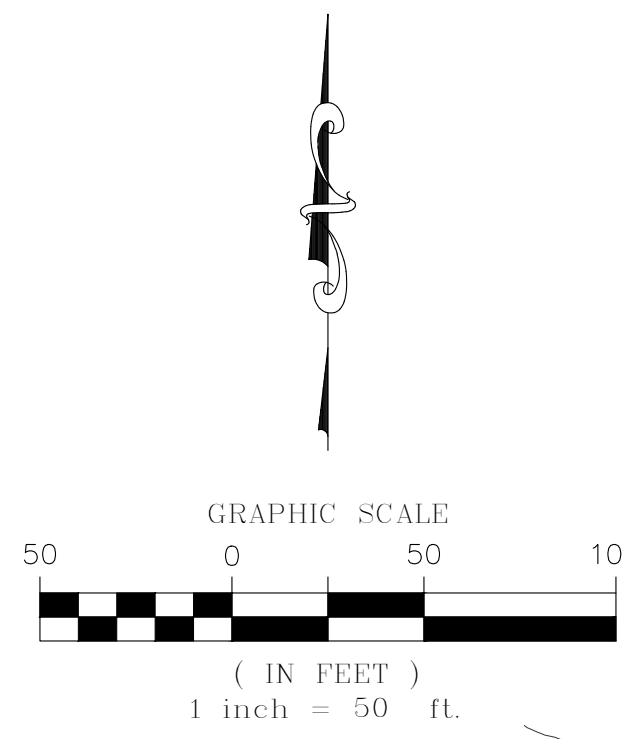
ENGINEER/SURVEYOR
CVL Consultants
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

NOTE: SEE SHEET 22 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 9 OF 22

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

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)

TOWN OF PARKER
DOUGLAS COUNTY
N89°22'24"E 616.01'
S. LINE NE 1/4 SEC. B
ZONED - AGRICULTURAL ONE

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

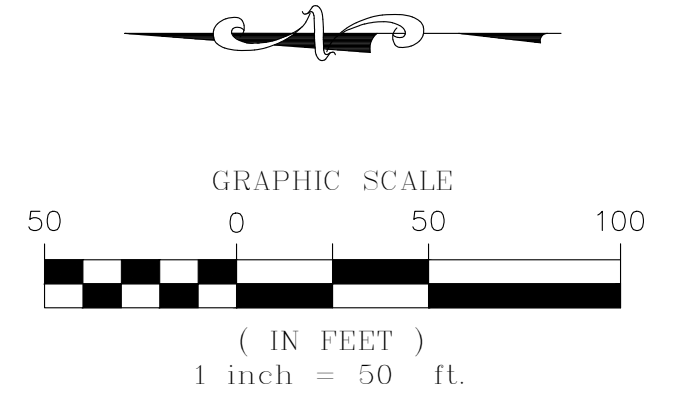
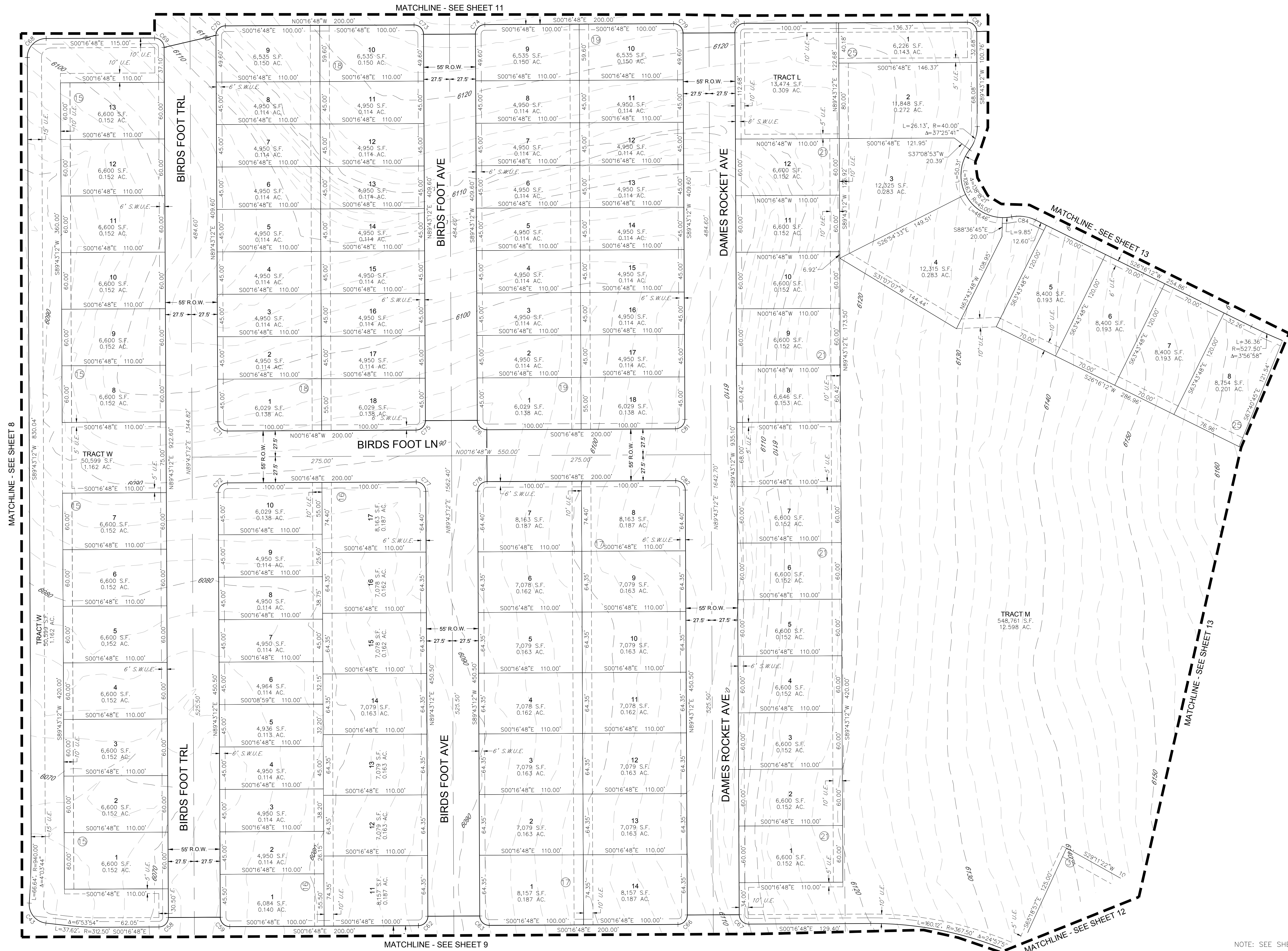
ENGINEER/SURVEYOR

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 22 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 10 OF 22



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'

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

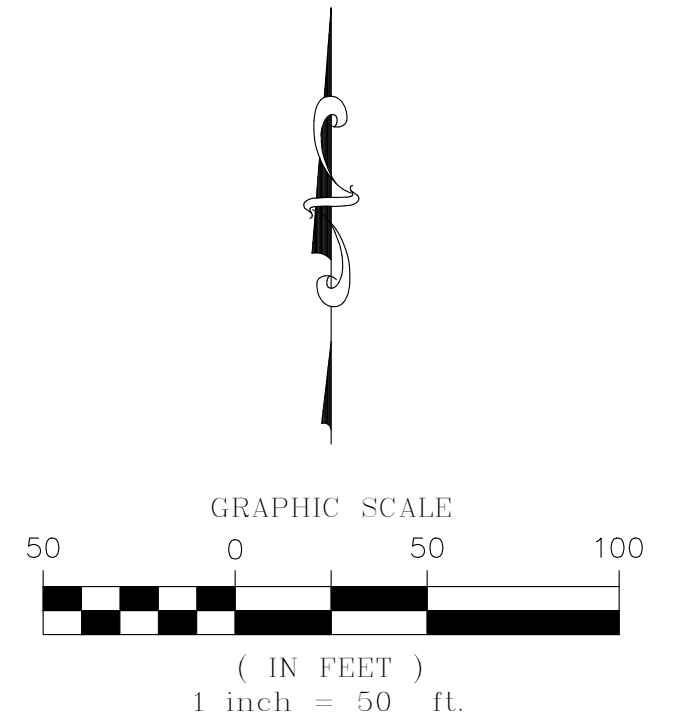
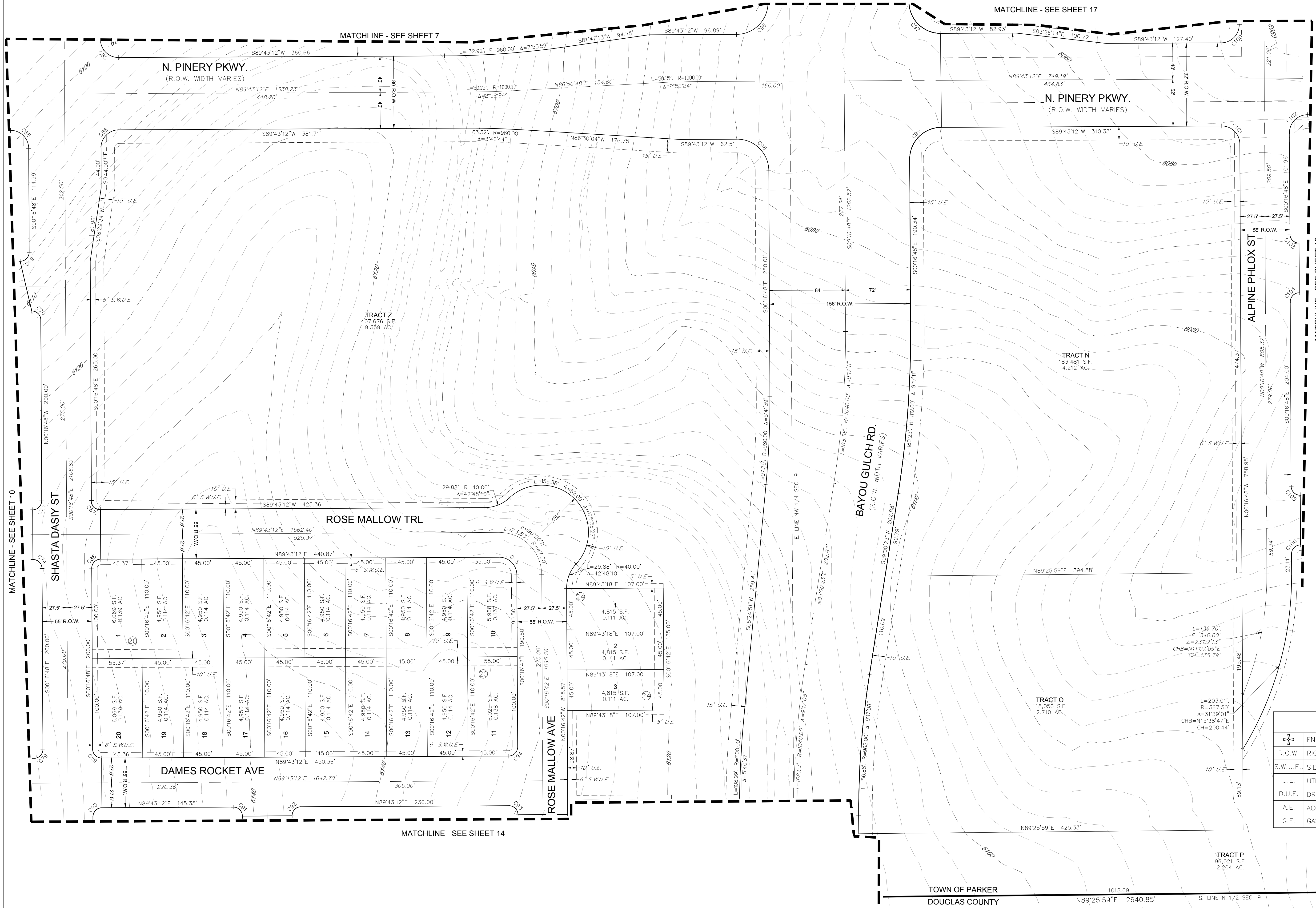
ENGINEER/SURVEYOR
CVL Consultants
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

NOTE: SEE SHEET 22 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 11 OF 22



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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10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
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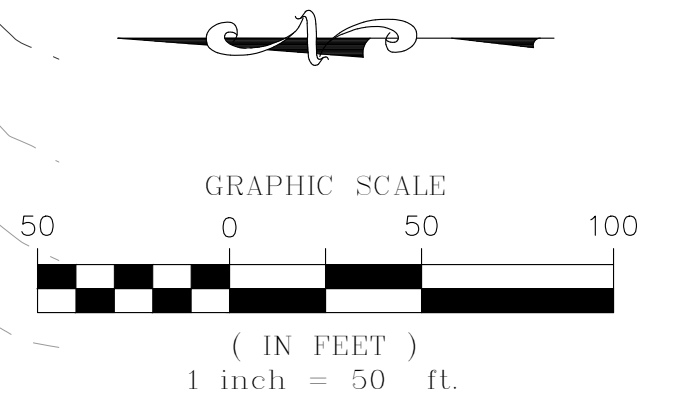
TRACT P
96,021 S.F.
2,204 AC.

TOWN OF PARKER
DOUGLAS COUNTY

NOTE: SEE SHEET 22 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 12 OF 22



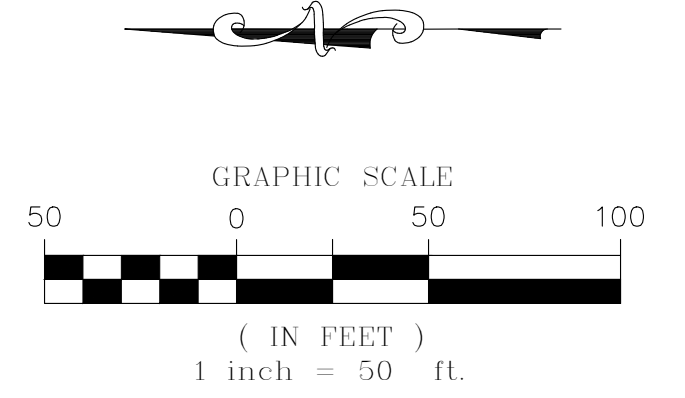
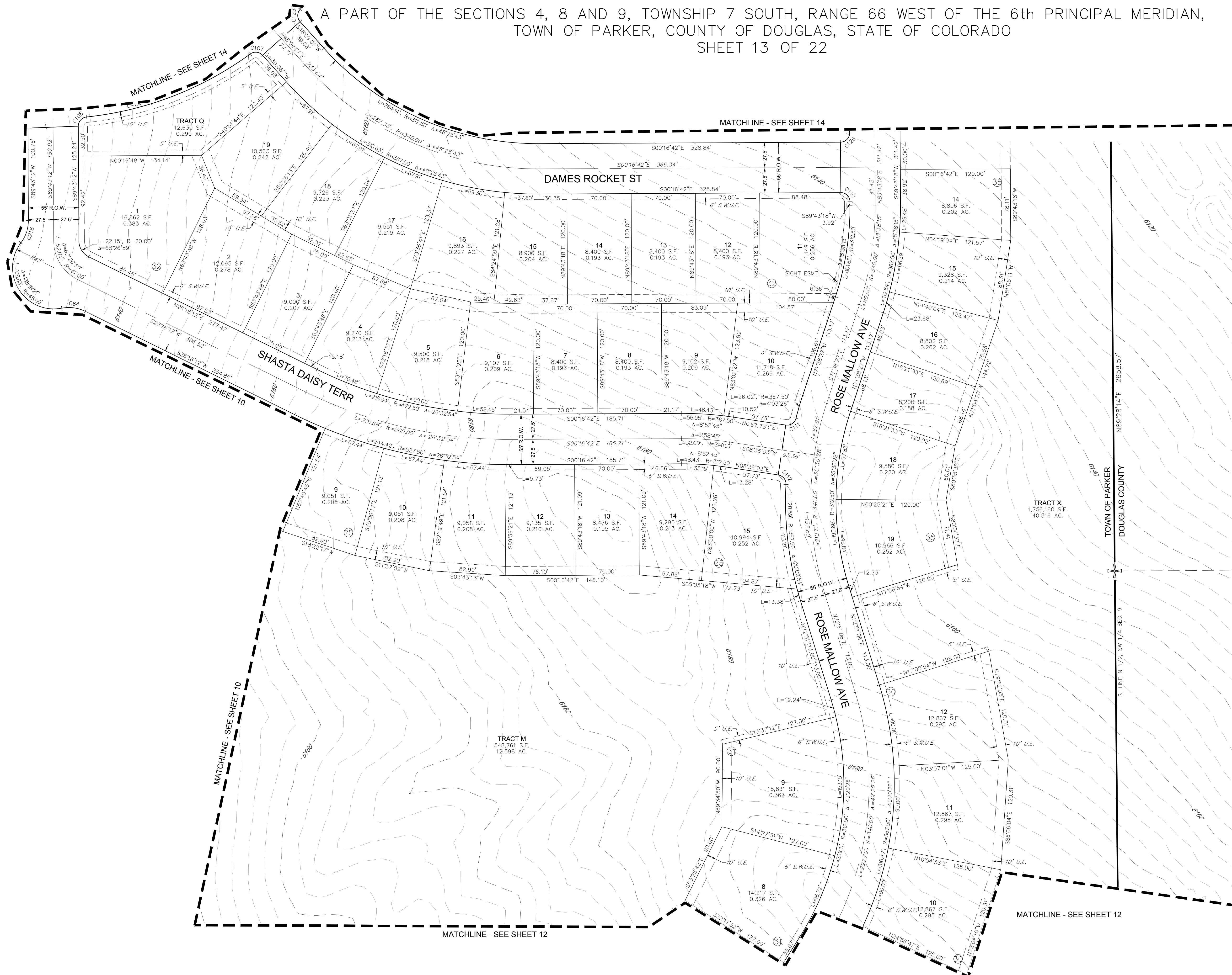
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

S. 1/16 COR. SEC. 9
FOUND 2-1/2" ALUMINUM
CAP *TS 6935 1991*

ENGINEER/SURVEYOR
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of Colorado, Inc.
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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 13 OF 22



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'
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'

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

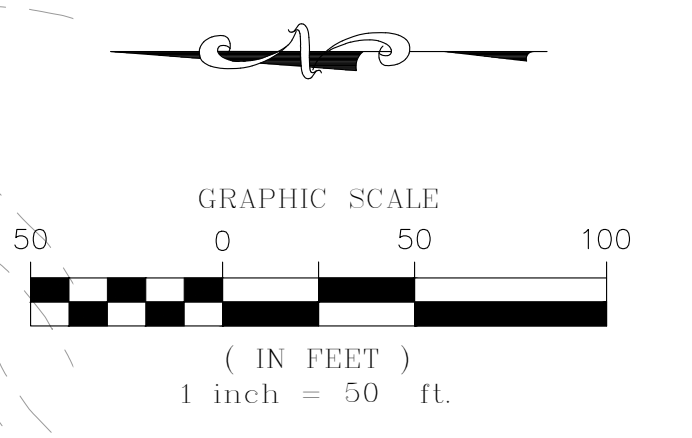
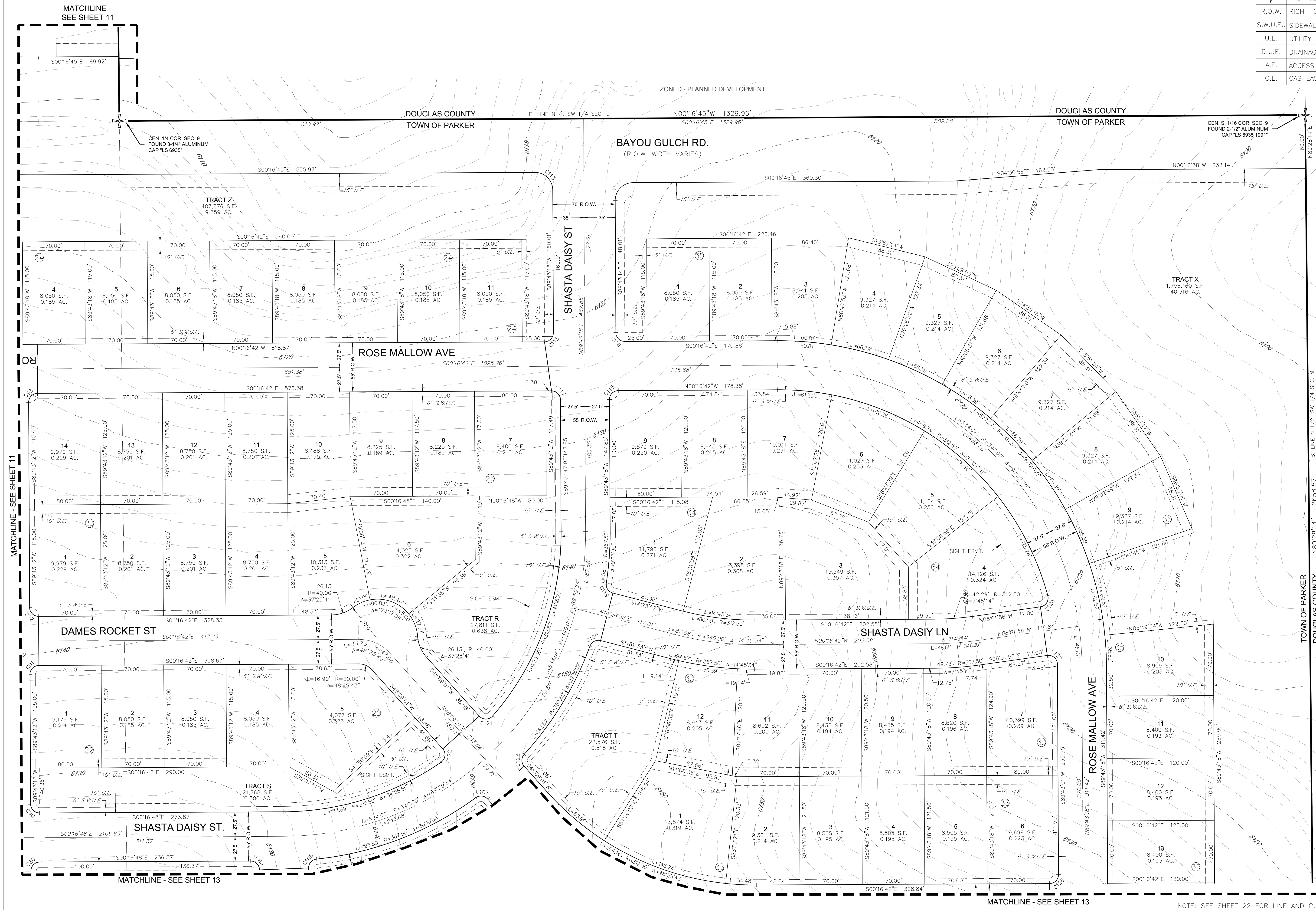
ENGINEER/SURVEYOR
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

NOTE: SEE SHEET 22 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 22

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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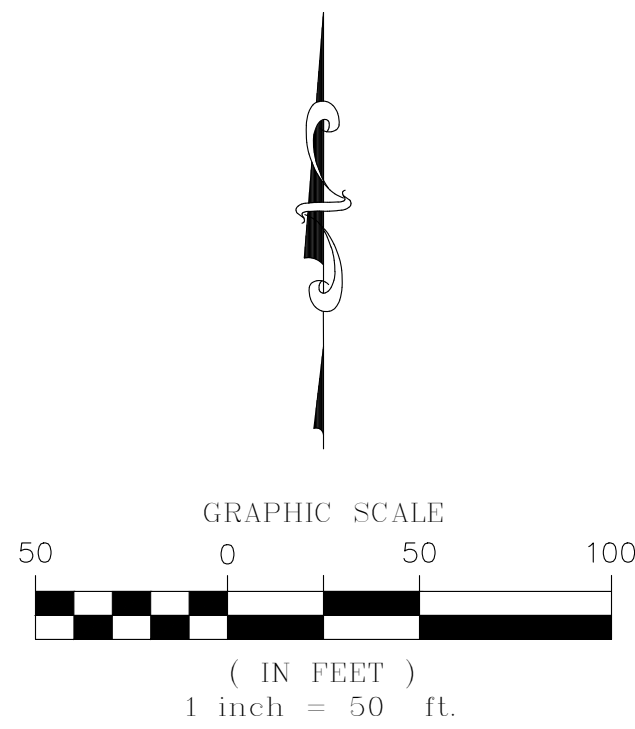
NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

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 15 OF 22

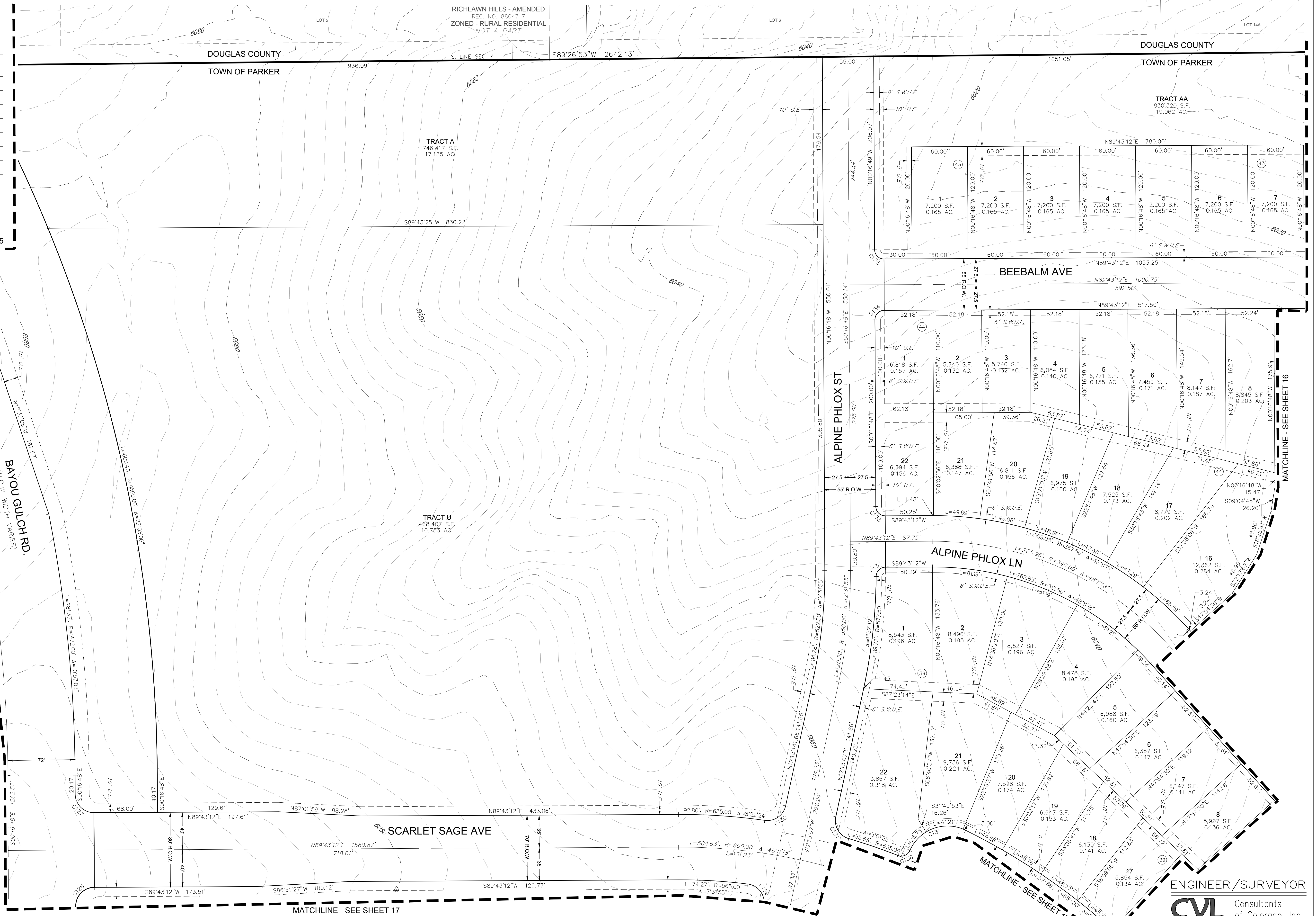
RICHLAWN HILLS - 2ND AMENDMENT
REC. NO. 2010045222
ZONED - RURAL RESIDENTIAL
NOT A PART

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'
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	15.29'	10.00'	87°36'03"	N67°38'02"E	13.84'



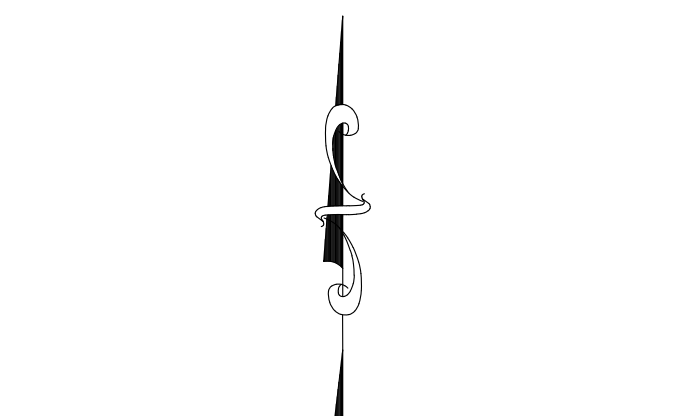
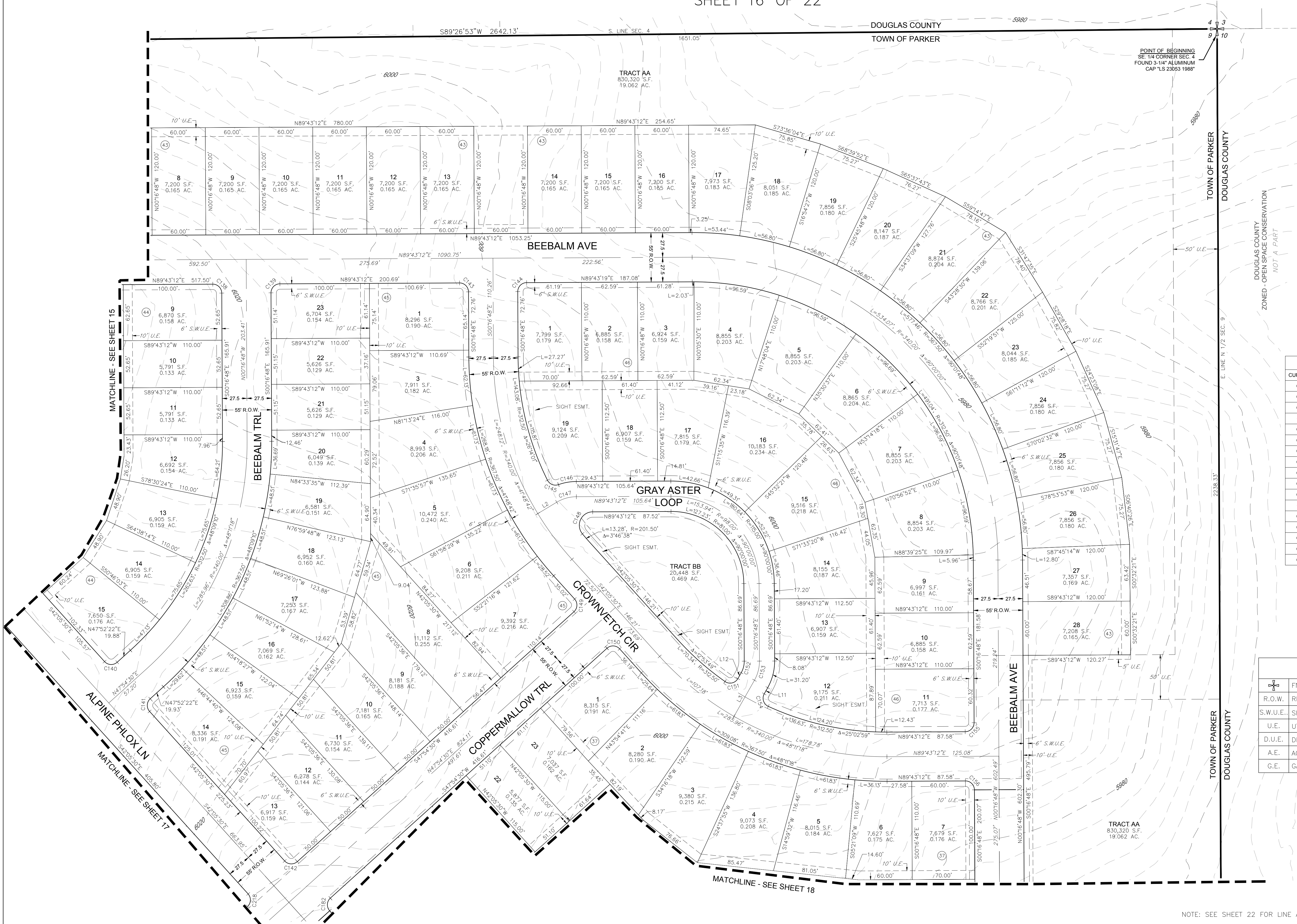
NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

ENGINEER/SURVEYOR

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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 16 OF 22



GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 50 ft.

LINE TABLE			
LINE NO.	LENGTH	DIRECTION	
L11	7.86'	S29°30'37"W	
L12	7.51'	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'
C148	33.87'	15.00'	129°22'35"	S25°01'55"W	27.12'
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	16.67'	10.00'	95°30'04"	N77°15'39"E	14.80'
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'

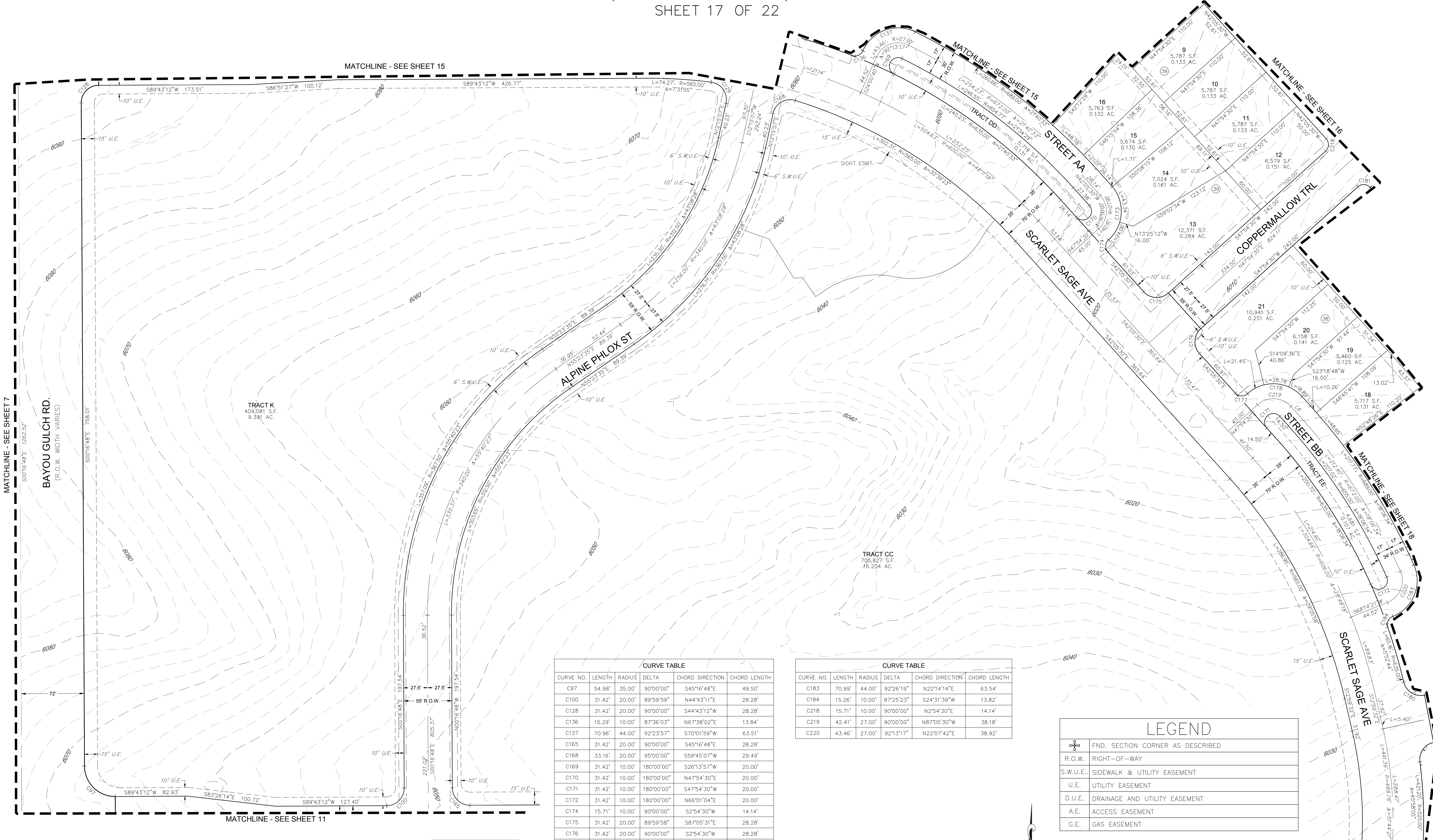
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
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NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

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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 17 OF 22

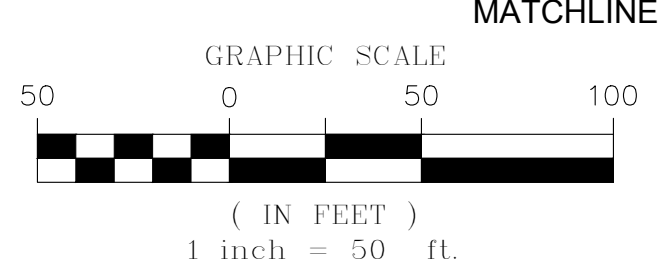


CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C97	54.98'	35.00'	90°00'00"	S45°16'48"E	49.50'
C100	31.42'	20.00'	89°59'59"	N44°43'11"E	28.28'
C128	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C136	15.29'	10.00'	87°36'03"	N67°38'02"E	13.84'
C137	70.96'	44.00'	92°23'57"	S70°01'59"W	63.51'
C165	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
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°01'04"E	20.00'
C174	15.71'	10.00'	90°00'00"	S2°54'30"W	14.14'
C175	31.42'	20.00'	89°59'58"	S87°05'31"E	28.28'
C176	31.42'	20.00'	90°00'00"	S2°54'30"W	28.28'
C177	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C178	69.12'	44.00'	90°00'00"	N87°05'30"W	62.23'
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'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C183	70.99'	44.00'	92°26'19"	N22°14'14"E	63.54'
C184	15.26'	10.00'	87°25'23"	S24°31'39"W	13.62'
C218	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'
C219	42.41'	27.00'	90°00'00"	N87°05'30"W	38.18'
C220	43.46'	27.00'	92°13'17"	N22°07'42"E	38.92'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L5	14.50'	S42°05'30"E

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

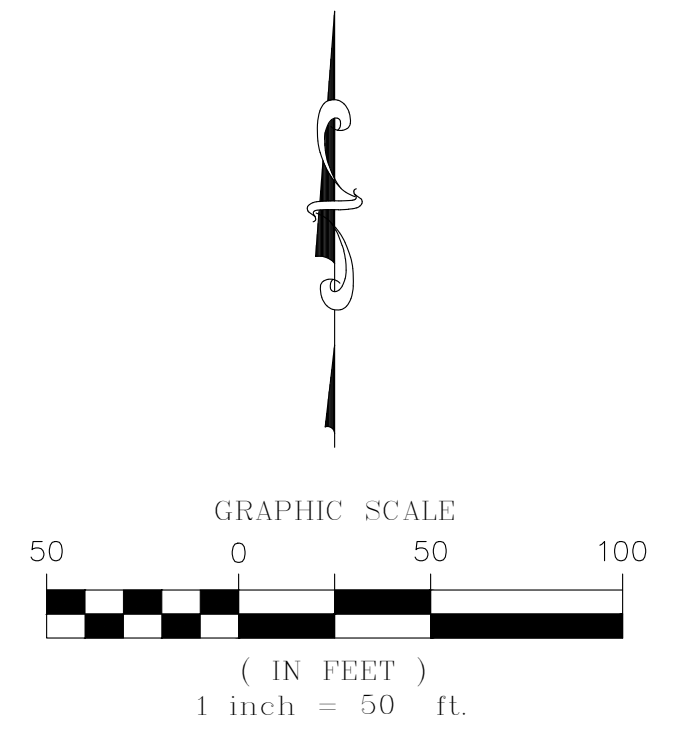


NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

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

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 22



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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'
C183	70.99'	44.00'	92°26'19"	N22°14'14"E	63.54'
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'
C188	12.57'	19.50'	36°56'00"	S71°15'12"W	12.35'
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"	S73°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'
C221	15.71'	10.00'	90°00'00"	N57°21'40"W	14.14'
C222	15.71'	10.00'	90°00'00"	S32°38'20"W	14.14'

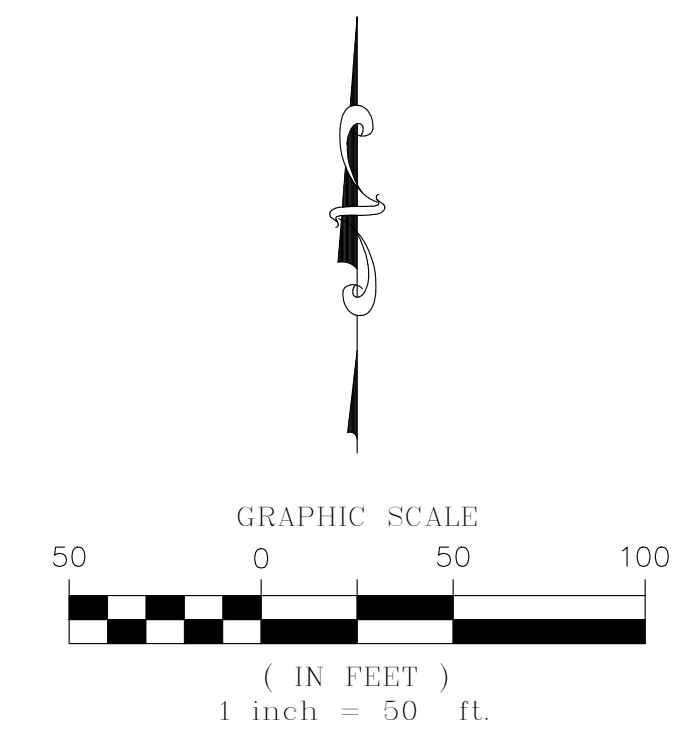
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

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 22 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 19 OF 22



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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'
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°59'56"	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'

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

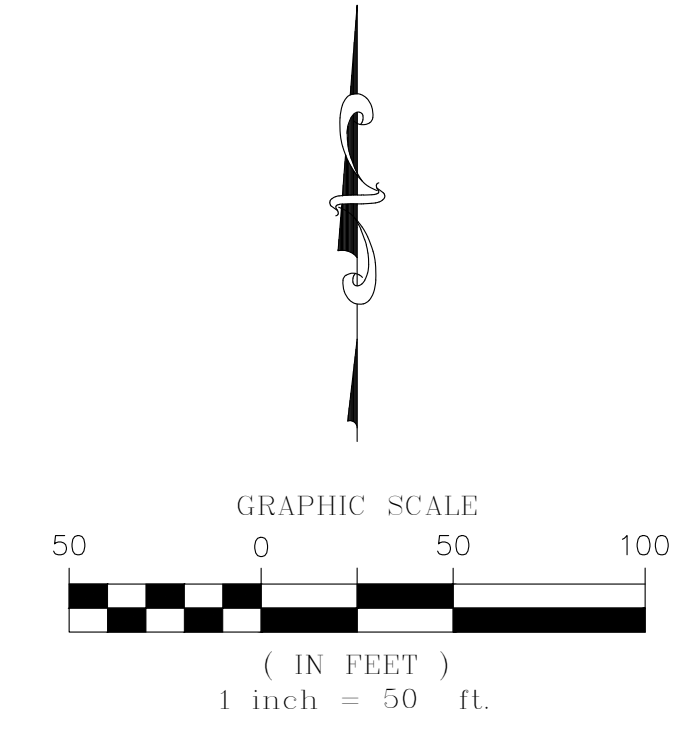
TOWN OF PARKER
DOUGLAS COUNTY
S. LINE N 1/2 SEC. 9
N89°25'59"E 2640.85'
ZONED - PLANNED DEVELOPMENT

NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

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

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 22



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'
C224	32.17'	19.50'	94°31'08"	S17°23'57"E	28.64'

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

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

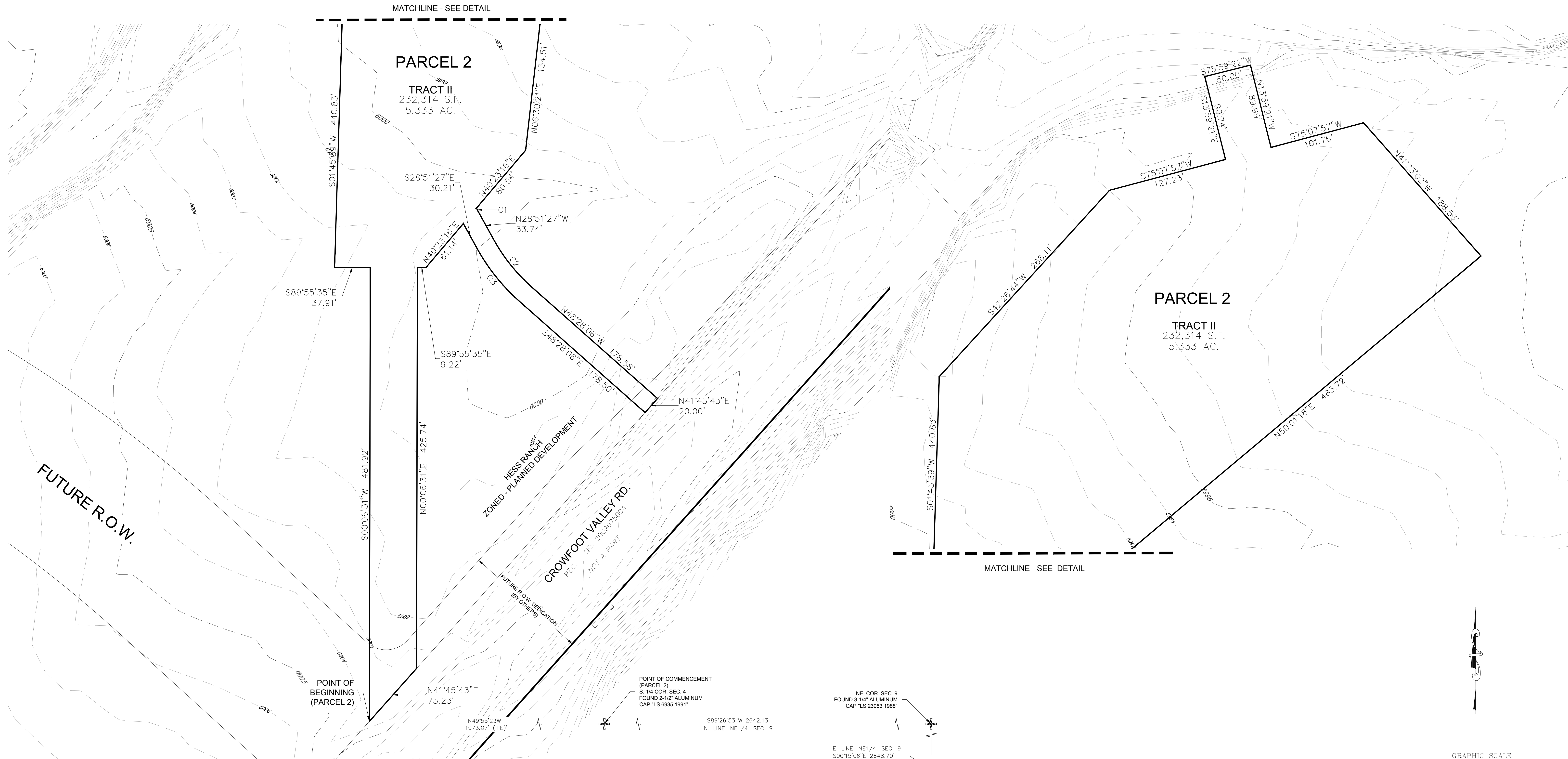
TOWN OF PARKER DOUGLAS COUNTY S. LINE N 1/2 SEC. 9 N89°25'59"E 2640.85'
TOWN OF PARKER DOUGLAS COUNTY E. LINE N 1/2 SEC. 9 N00°15'06"W 2648.70'

ENGINEER/SURVEYOR
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
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NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

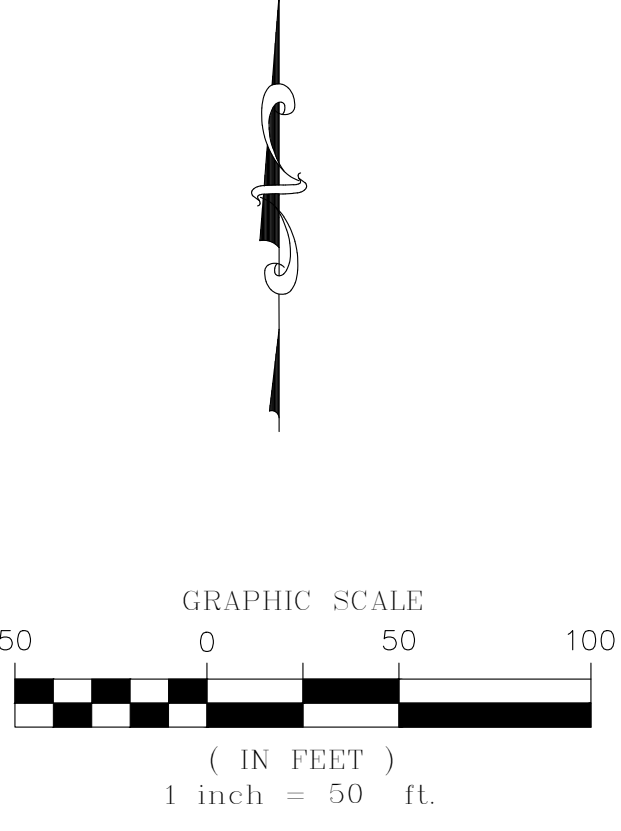
TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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 21 OF 22



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	4.09'	76.00'	3°05'11"	S27°18'52"E	4.09'
C2	65.03'	190.00'	19°36'39"	S38°39'47"E	64.72'
C3	71.88'	210.00'	19°36'39"	S38°39'47"E	71.53'

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

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

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 22 OF 22

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'
C13	7.17'	852.50'	0°28'56"	N52°30'18"W	7.17'
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'
C15	18.03'	577.50'	1°47'20"	N51°51'05"W	18.03'
C16	20.03'	367.50'	3°07'24"	N23°56'57"W	20.03'
C16	12.69'	367.50'	1°58'42"	N51°45'25"W	12.69'
C17	31.17'	19.85'	90°00'01"	N45°09'42"E	28.07'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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'
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'
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'
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'

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'
C44	32.55'	20.00'	93°14'18"	S40°00'16"E	29.07'
C45	15.71'	10.00'	90°00'00"	S51°37'08"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	25.33'	40.00'	36°17'13"	N18°25'28"E	24.91'
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'
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'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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'
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'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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'
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"	S45°16'48"W	49.50'
C100	31.42'	20.00'	89°59'59"	N44°43'11"E	28.28'
C101	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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"	N8°00'03"E	13.42'
C108	14.71'	10.00'	84°17'56"	N48°07'50"W	13.42'
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'
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'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C123	14.71'	10.00'	84°17'56"	N89°42'01"W	13.42'
C124	16.95'	10.00'	97°07'16"	S58°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	15.99'	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	15.29'	10.00'	87°36'03"	N67°38'02"E	13.84'
C137	70.96'	44.00'	92°23'57"	S70°01'59"W	63.51'
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'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
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	23.05'	43.00'	30°42'57"	S74°21'43"W	22.78'
C148	33.87'	15.00'	129°22'35"	S25°01'55"W	27.12'
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	16.67'	10.00'	95°30'04"	N77°15'39"E	14.80'
C152	13.52'	26.00'	29°47'25"	S14°36'54"W	13.37'
C153	22.36'	43.00'	29°47'25"	N14°36'54"E	22.11'
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'
C165	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
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°01'04"E	20.00'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA		