

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

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

SHEET 1 OF 20

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 235627, BEING SOUTH 007506° EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE SOUTH 007506° 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 892559° WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2640.65 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 007164° 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 882814° 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 002337° 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 892224° WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 618.01 FEET TO A POINT ON THE WESTERN 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 1107.42°; AN ARC LENGTH OF 282.25 FEET, THE CHORD OF WHICH BEARS WITH 4153504° EAST, 327.73 FEET;

2. NORTH 335011° EAST, A DISTANCE OF 2668.23 FEET;

3. NORTH 375027° EAST, A DISTANCE OF 4282.29 FEET TO A POINT OF CURVATURE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7986.00 FEET, A CENTRAL ANGLE OF 0211.42°, AN ARC LENGTH OF 290.62 FEET, THE CHORD OF WHICH BEARS NORTH 403932° EAST, 290.60 FEET;

5. NORTH 414543° EAST, A DISTANCE OF 958.65 FEET;

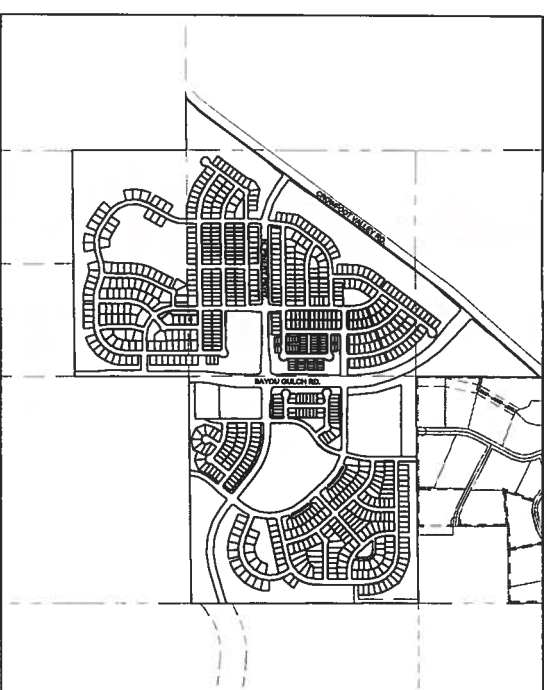
6. NORTH 430111° EAST, A DISTANCE OF 231.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 000318° 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 892653° EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2642.13 FEET TO THE SAID PARCEL CONTAINING 400.113 ACRES AND 824 RESIDENTIAL LOTS.

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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COLLARS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, BY CIVIL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR ENCUMBRANCES OF RECORD AND THEREFORE THE RESULTS OF THIS SURVEY MADE ON JULY 19, 2016 MAY BE AFFECTED BY UNRECORDED ENCUMBRANCES OF RECORD OR UNRECORDED ENCUMBRANCES OF RECORD NOT RECORDED UPON COMPLETION OF THIS SURVEY. COMMITMENT NO. 5514235627, COMMITMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.M.
- BASES OF BEARINGS, BASES 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 007506° EAST, 2648.70 FEET.
- BENCHMARK: DOUGLAS COUNTY CONTROL POINT KNOWN AS 1060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD 88 DATUM.
- WITHIN ALL RIGHT 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 SHORT DISTANCE TRIANGLES WILL BE LIMITED TO STRIPES, TRAIL MARKERS, AND SIGNAGE. STRIPES SHALL NOT BE MORE THAN TWO (2) FEET WIDE PLANTED WITHIN THE INTERSECTION SHORT DISTANCE TRIANGLES. STRIPES SHALL NOT BE MORE THAN TWO (2) FEET WIDE PLANTED WITHIN THE INTERSECTION SHORT DISTANCE TRIANGLES WITHIN THE SHORT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- 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.
- 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 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 TRACTS	130.419 AC.	32.60%
PUBLIC ROW	185.510 AC.	46.36%
TOTAL	84.184 AC.	21.04%
	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 AND CORRECTED REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2016. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT ALL MATERIAL DISCLOSURE 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. 25389
FOR AND ON BEHALF OF CIVIL CONSULTANTS OF COLORADO, INC.

MUNICIPALITY:

TOWN OF PARKER
20120 E. MANSTREET
PARKER, CO 80138
TEL: (303) 841-0553

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

CIVIL CONSULTANTS OF COLORADO
10333 E. DRY CREEK ROAD, STE 240
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ENGINEER/SURVEYOR:

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10333 E. DRY CREEK ROAD, STE 240
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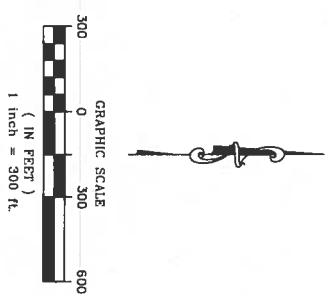
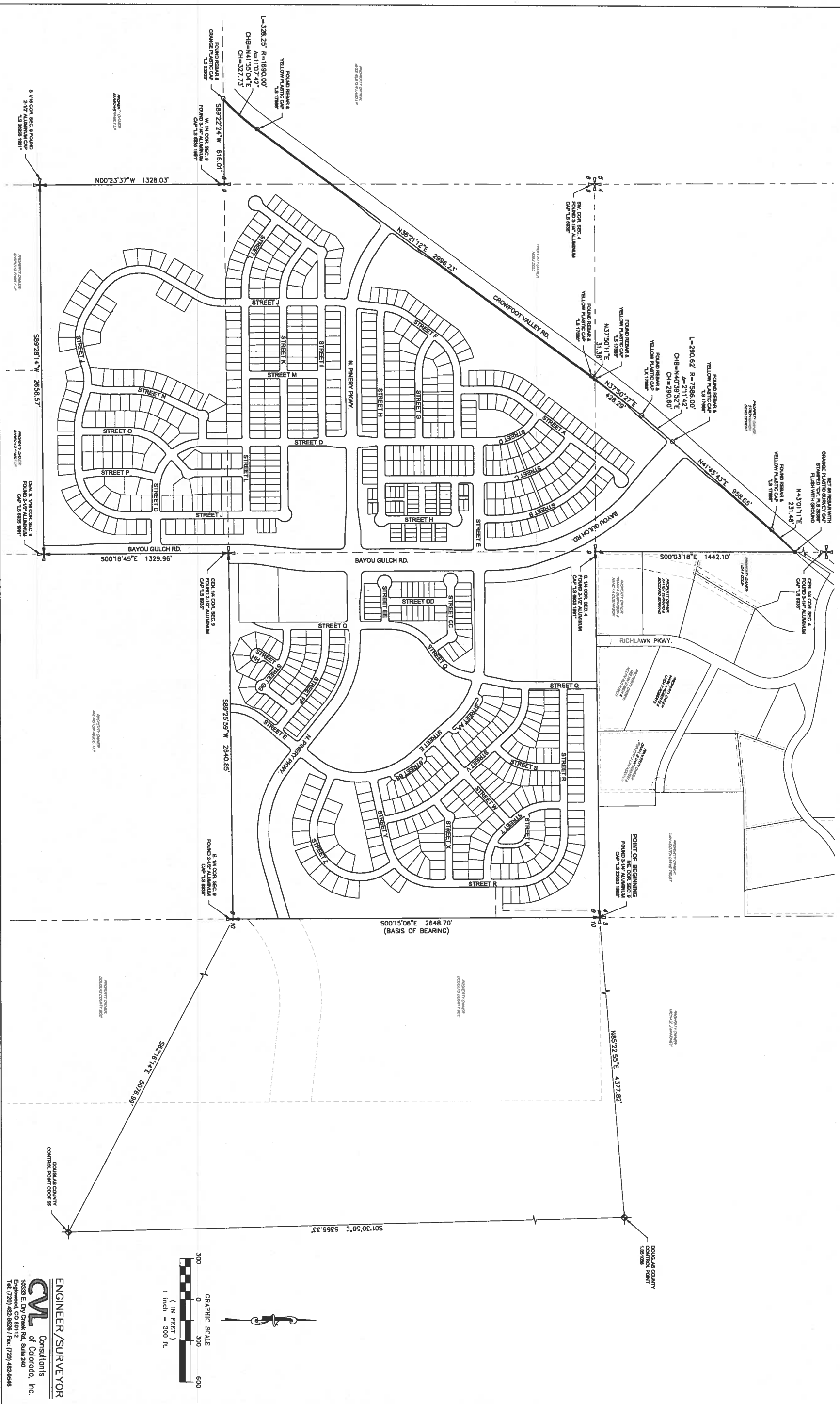


SCALE: 1" = 1000'



TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

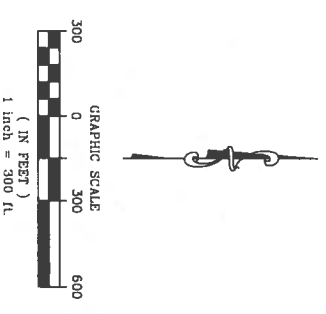
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 20



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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 20

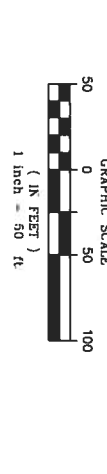
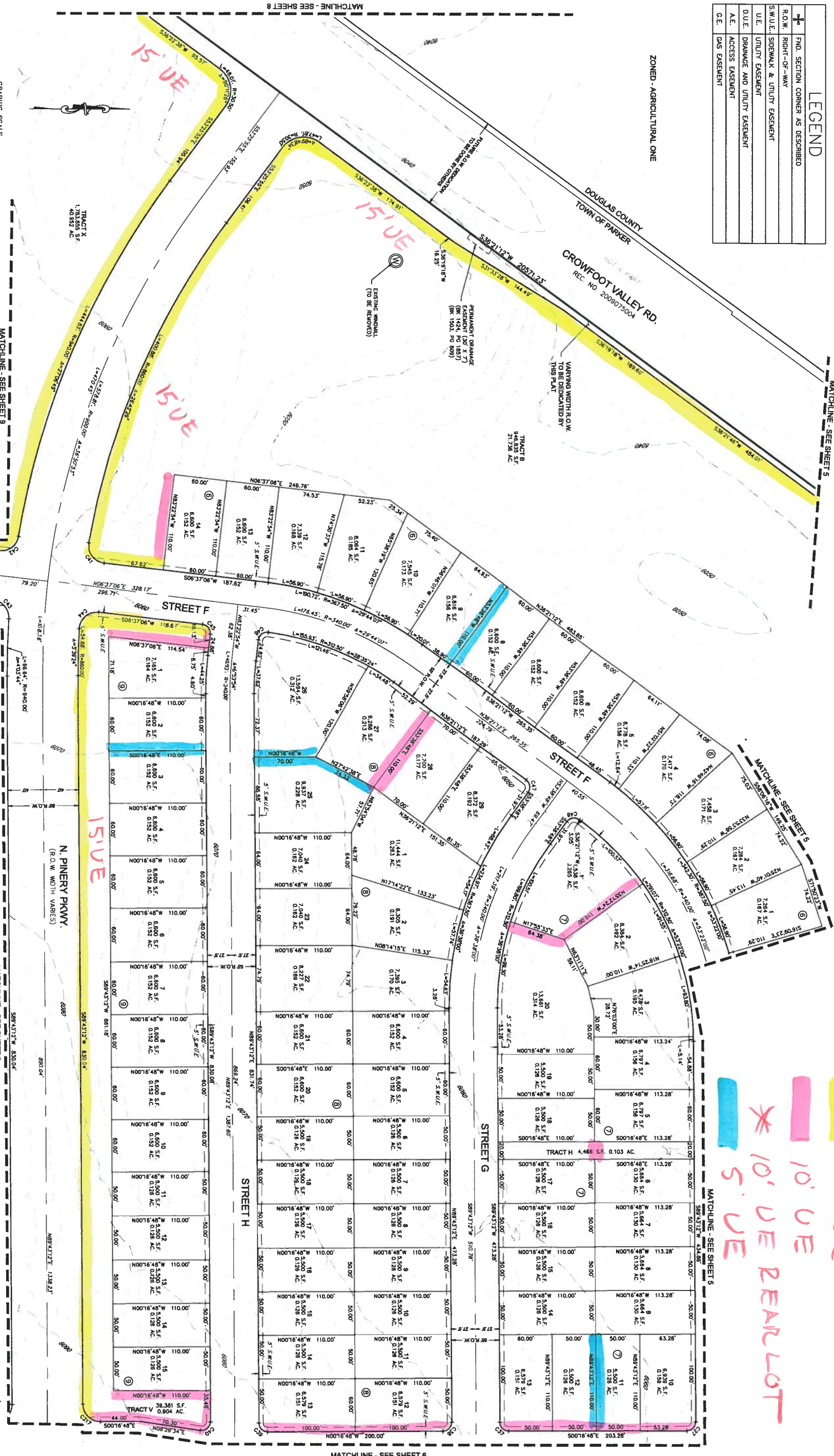


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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 7 OF 20

LEGEND	
+	FINO. SECTION CORNER AS DESCRIBED
+	ROW - RIGHT-OF-WAY
+	SWUE - SIDEWALK & UTILITY EASEMENT
+	UE - UTILITY EASEMENT
+	DUE - DRAINAGE AND UTILITY EASEMENT
+	AE - ACCESS EASEMENT
+	CE - GAS EASEMENT

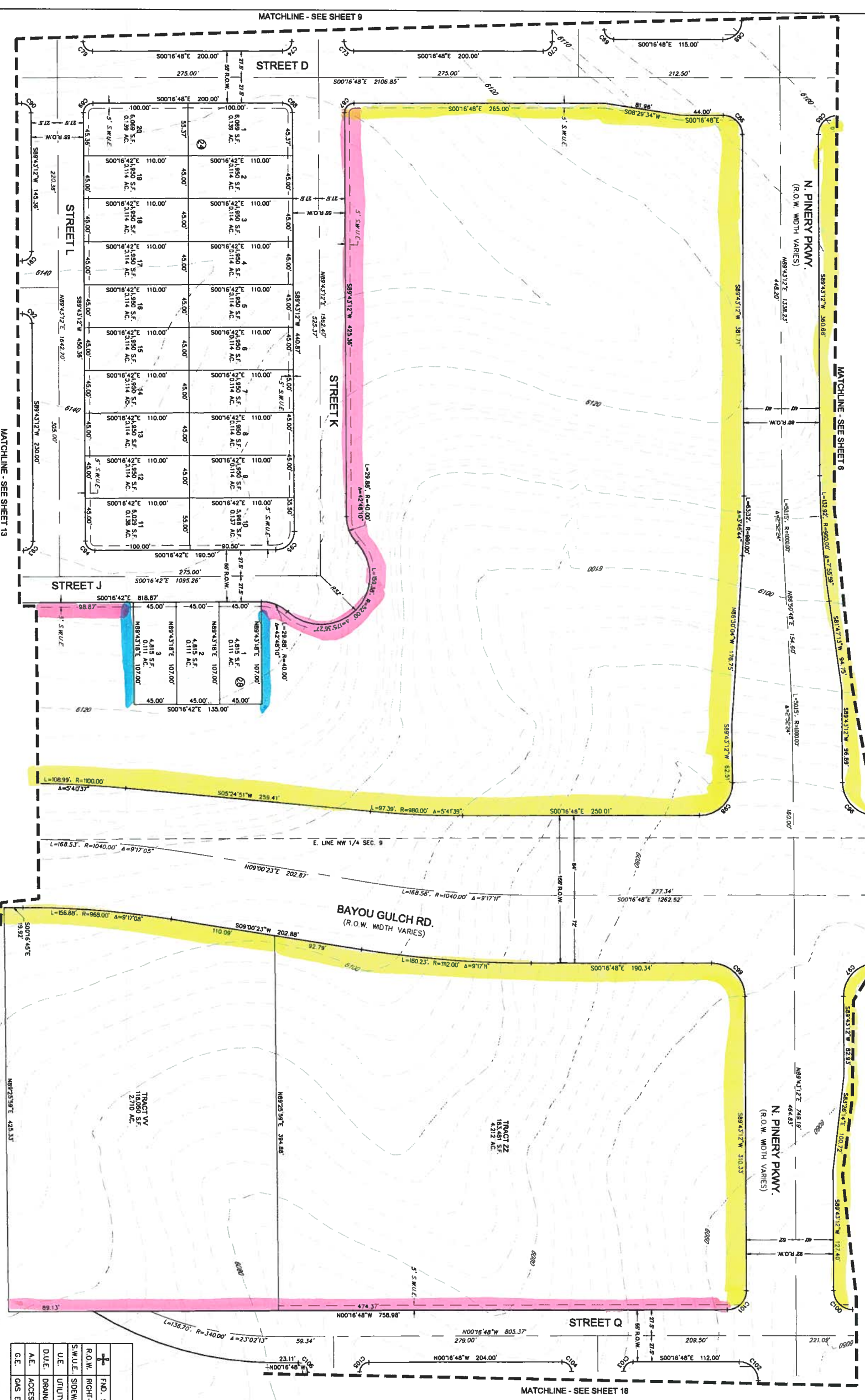
15' UE
10' UE
5' UE
10' UE REAR LOT



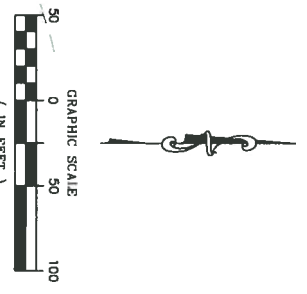
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SHEET 7 OF 20

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 10 OF 20



LEGEND	
	P.D. SECTION CORNER AS DESCRIBED
	RIGHT-OF-WAY
	SIDEWALK & UTILITY EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	ACCESS EASEMENT
	GAS EASEMENT



TOWN OF PARKER
DOUGLAS COUNTY

TRACT WW
96,021 S.F.
2.204 AC.

TRACT VV
2,710 AC.

TRACT ZZ
4,319 AC.

TRACT AA
2,710 AC.

TRACT BB
4,319 AC.

TRACT CC
2,710 AC.

TRACT DD
4,319 AC.

TRACT EE
2,710 AC.

TRACT FF
4,319 AC.

TRACT GG
2,710 AC.

TRACT HH
4,319 AC.

TRACT II
2,710 AC.

TRACT JJ
4,319 AC.

TRACT KK
2,710 AC.

TRACT LL
4,319 AC.

TRACT MM
2,710 AC.

TRACT NN
4,319 AC.

TRACT OO
2,710 AC.

TRACT PP
4,319 AC.

TRACT QQ
2,710 AC.

TRACT RR
4,319 AC.

TRACT SS
2,710 AC.

TRACT TT
4,319 AC.

TRACT UU
2,710 AC.

TRACT VV
4,319 AC.

TRACT WW
2,710 AC.

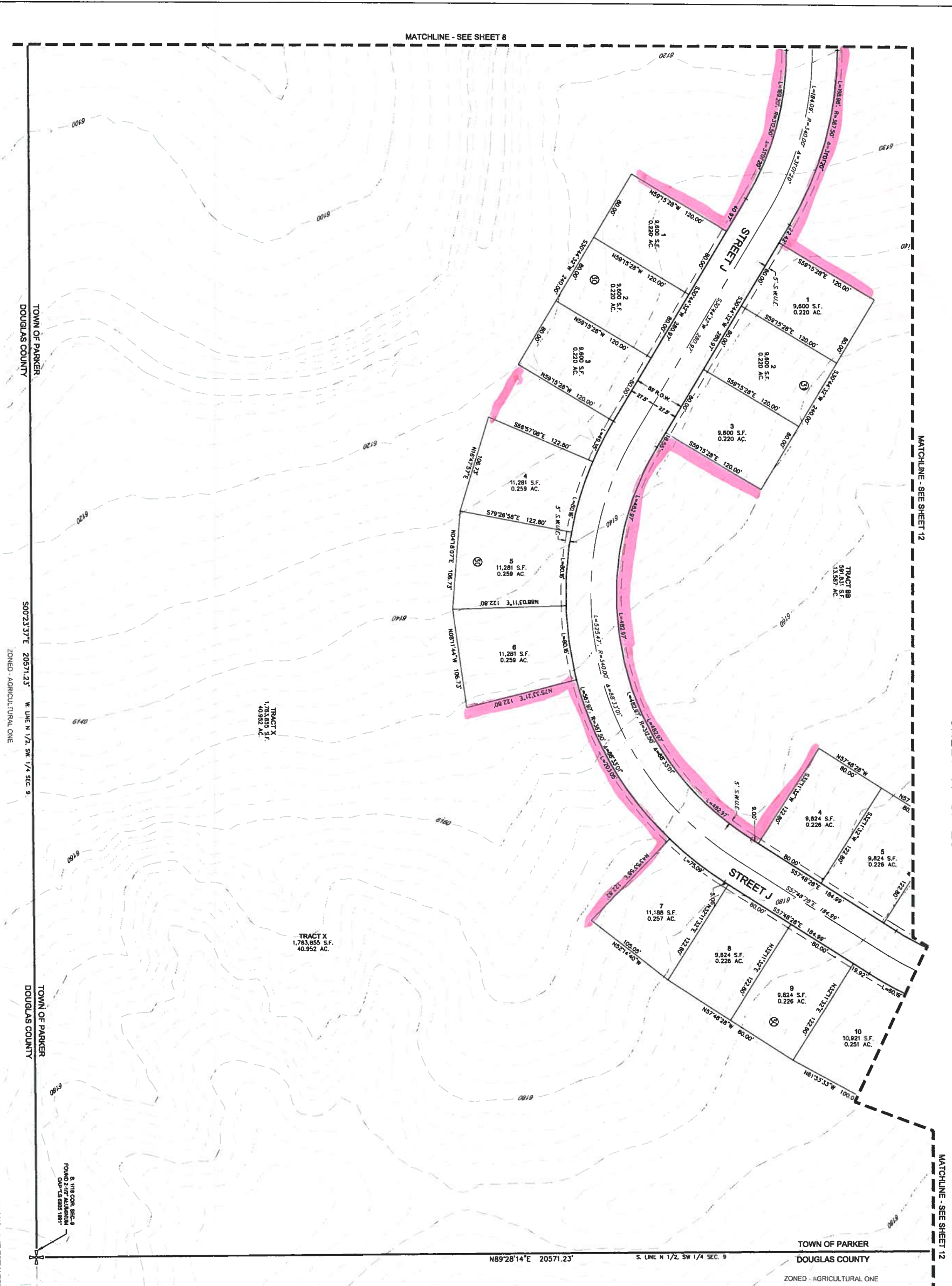
TRACT XX
4,319 AC.

TRACT YY
2,710 AC.

TRACT ZZ
4,319 AC.

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 11 OF 20



MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 8

TOWN OF PARKER DOUGLAS COUNTY

500'23.37'E 205'71.23' W LINE N 1/2 SW 1/4 SEC. 9. ZONED - AGRICULTURAL ONE

TOWN OF PARKER DOUGLAS COUNTY

8 1/4 SEC. 9 FOUND 2 1/2" ALUMINUM CAP - 4.9 8883 181'

TRACT X 1,783,855 S.F. 40,952 AC

TRACT Y 11,281 S.F. 0.259 AC

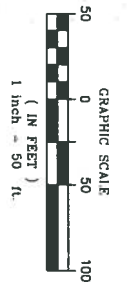
TRACT Z 1,783,855 S.F. 40,952 AC

N89°28'14"E 20571.23' S. LINE N 1/2 SW 1/4 SEC. 9

TOWN OF PARKER DOUGLAS COUNTY

ZONED - AGRICULTURAL ONE

LEGEND	
+	FIND 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



10' UE
10' UE
REAR LOT

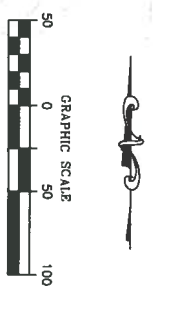
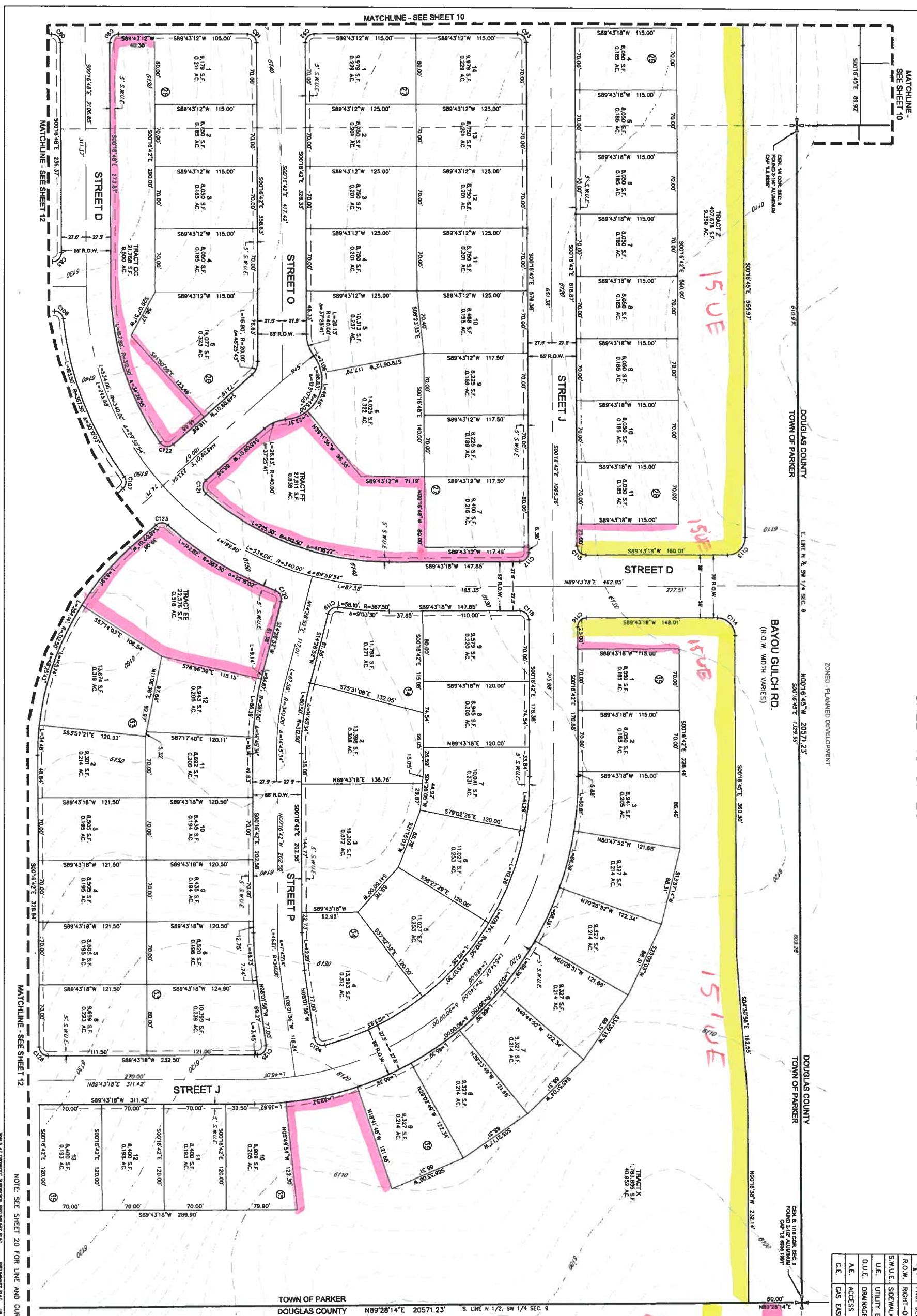
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TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT PREPARED BY: J.A. BLOOMER DATE: 09/29/2018 SHEET 11 OF 20

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SHEET 13 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



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NOTE: SEE SHEET 20 FOR LINE AND CURVE TABLES
 PRELIMINARY PLAT
 SHEET 13 OF 20

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SHEET 14 OF 20

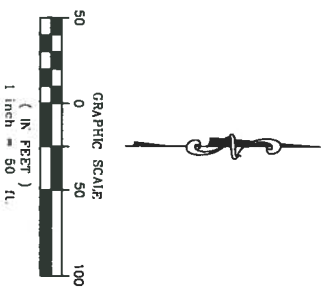
RICHLYNN HILLS, AMENDED
ZONED - RURAL RESIDENTIAL

10' U.E. * 10' O.E. REAR LOT
15' U.E.

RICHLYNN HILLS, 2ND AMENDMENT
ZONED - RURAL RESIDENTIAL

LEGEND

	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

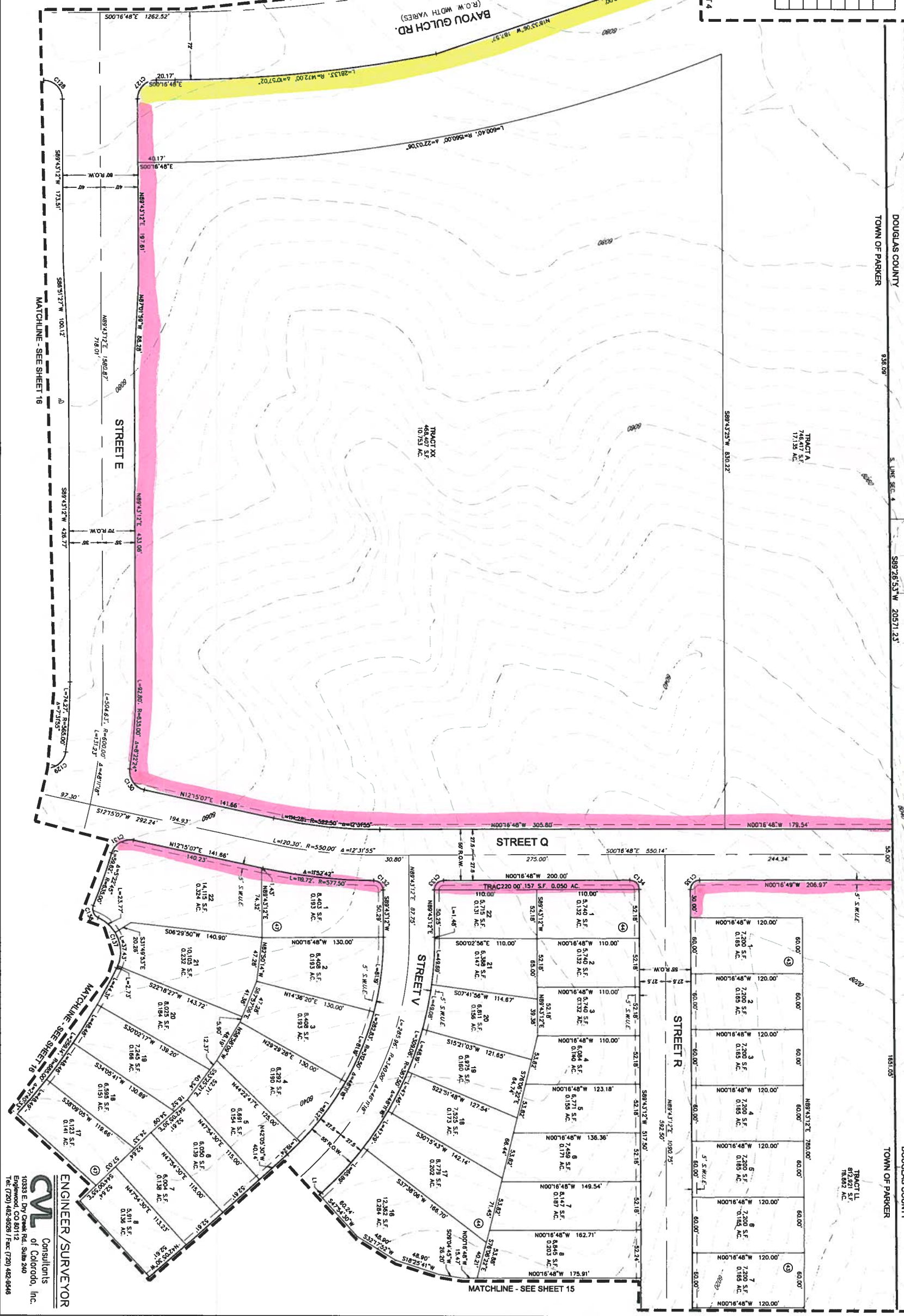


LINE TABLE

LINE NO.	LENGTH	DIRECTION	BEARING
L1	108.87'		

CURVE TABLE

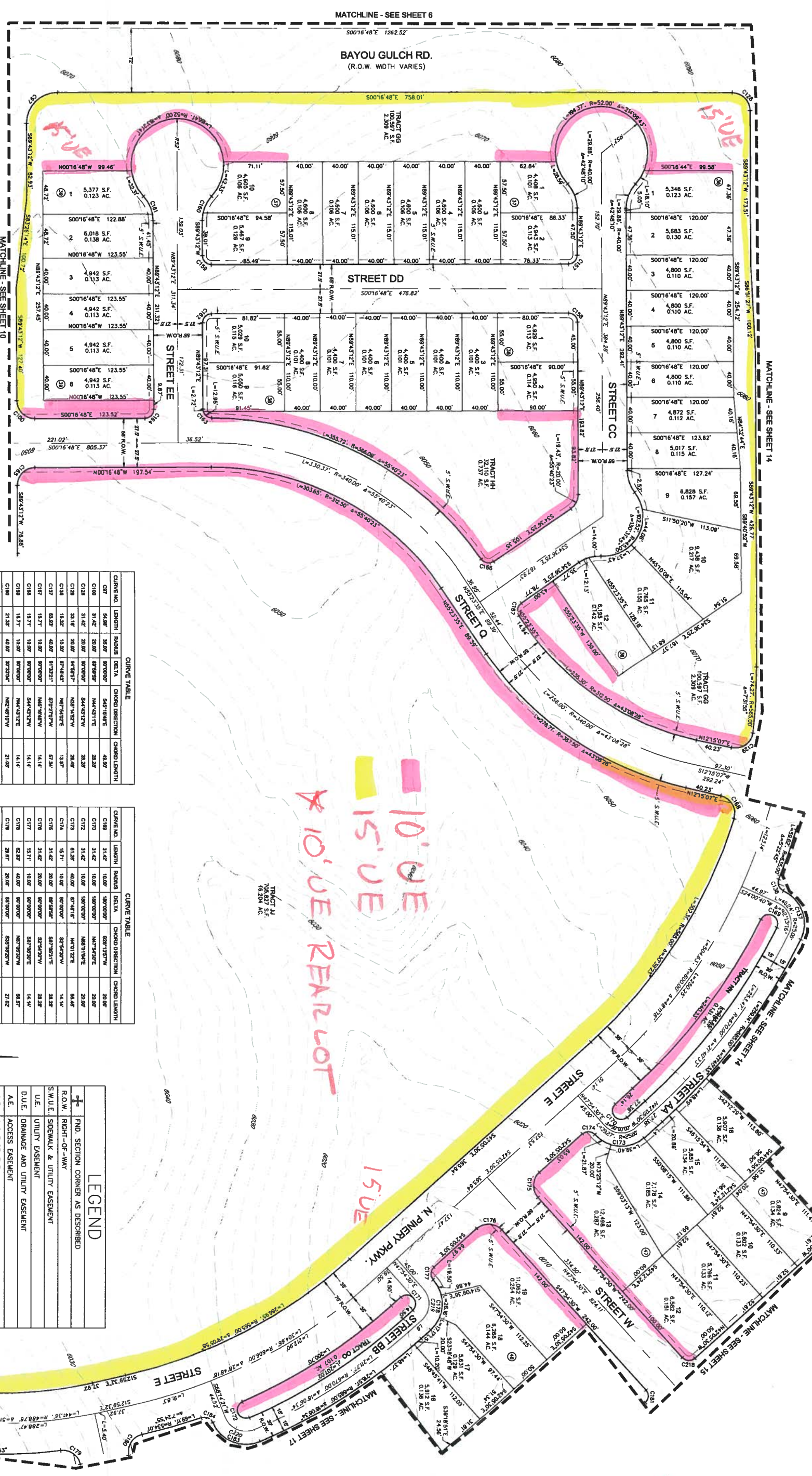
CURVE NO.	LENGTH	PIVOT	DELT.A	CHORD DIRECTION	CHORD LENGTH
C17	31.17'	18.85'	89°00'00"	N47°00'00" W	28.87'
C18	31.42'	20.00'	89°00'00"	S44°15'21" W	28.28'
C19	31.42'	20.00'	89°00'00"	S44°15'21" W	28.28'
C20	31.16'	20.00'	84°59'29"	N87°14'23" W	28.48'
C21	29.86'	20.00'	89°00'00"	N87°14'23" W	27.24'
C22	18.89'	10.00'	89°00'00"	S48°46'07" E	14.08'
C23	18.89'	10.00'	89°00'00"	S48°46'07" E	14.08'
C24	18.71'	10.00'	89°00'00"	S44°42'31" W	14.14'
C25	18.71'	10.00'	89°00'00"	S44°42'31" W	14.14'
C26	18.32'	10.00'	87°46'43"	N87°14'23" W	13.87'
C27	83.85'	40.00'	81°23'21"	S78°23'21" W	57.24'



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SHEET 16 OF 20



LINE TABLE

LINE NO.	LENGTH	DIRECTION
L4	26.54'	N42°05'30"W
L5	14.82'	S42°05'30"E
L6	14.82'	S42°05'30"E

CURVE TABLE

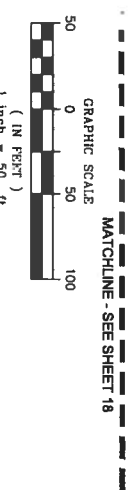
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C107	64.88'	50.00'	90°00'00"	S45°16'48"E	48.88'
C108	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C109	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C110	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C111	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C112	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C113	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C114	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C115	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C116	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C117	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C118	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C119	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C120	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C121	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C122	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C123	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C124	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C125	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C126	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C127	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C128	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C129	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C130	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C131	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C132	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C133	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C134	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C135	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C136	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C137	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C138	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C139	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C140	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C141	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C142	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C143	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C144	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C145	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C146	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C147	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C148	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'
C149	31.42'	20.00'	90°00'00"	S44°43'12"E	28.28'
C150	31.42'	20.00'	90°00'00"	N44°43'12"W	28.28'

LEGEND

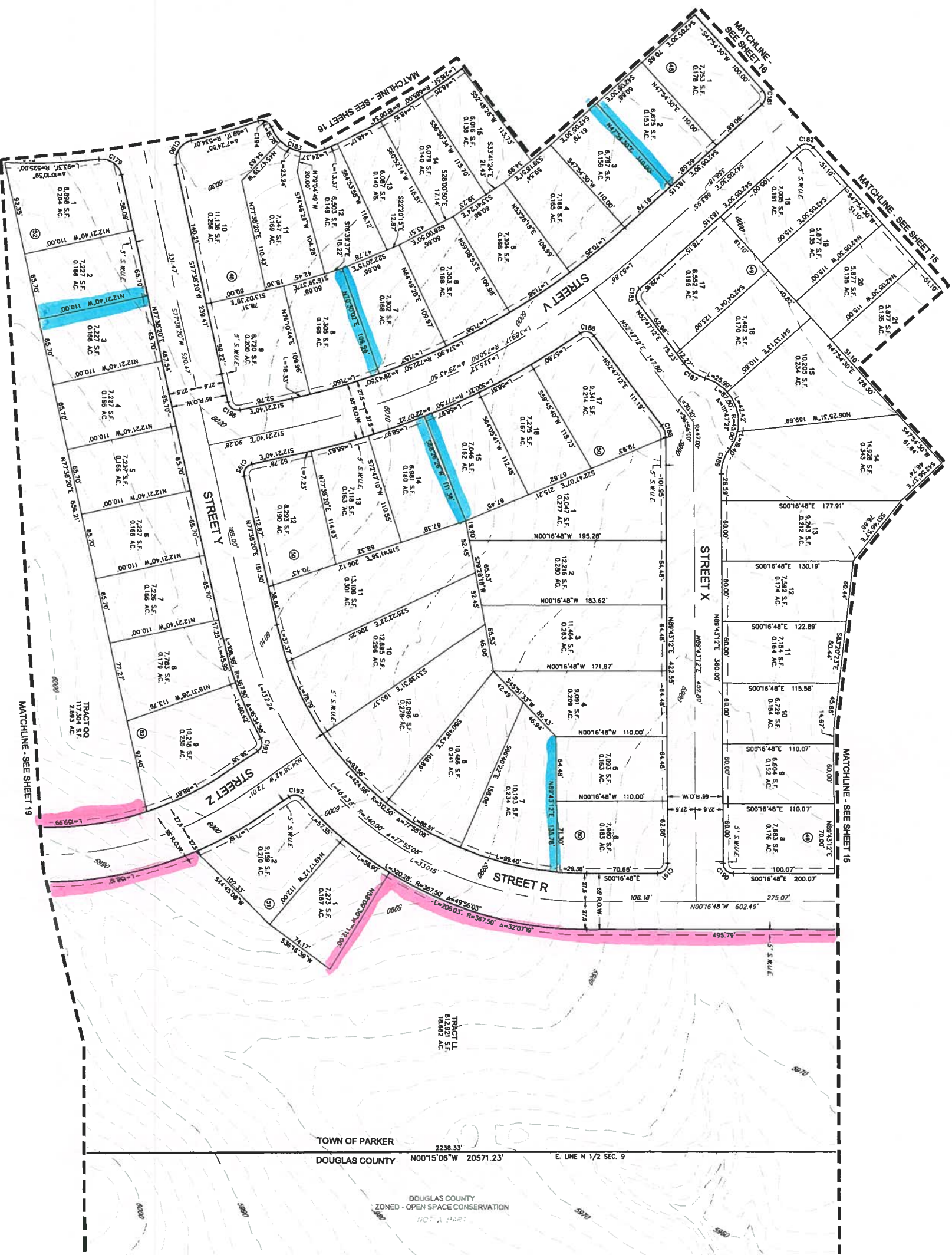
	FND SECTION CORNER AS DESCRIBED
	RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	C.E. GAS EASEMENT



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SHEET 16 OF 20

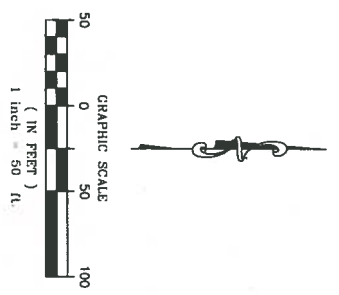
TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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



TOWN OF PARKER
DOUGLAS COUNTY
DOUGLAS COUNTY
ZONED - OPEN SPACE CONSERVATION
NOT A PART

10' UE
5' UE
* 10' UE REAR LOT

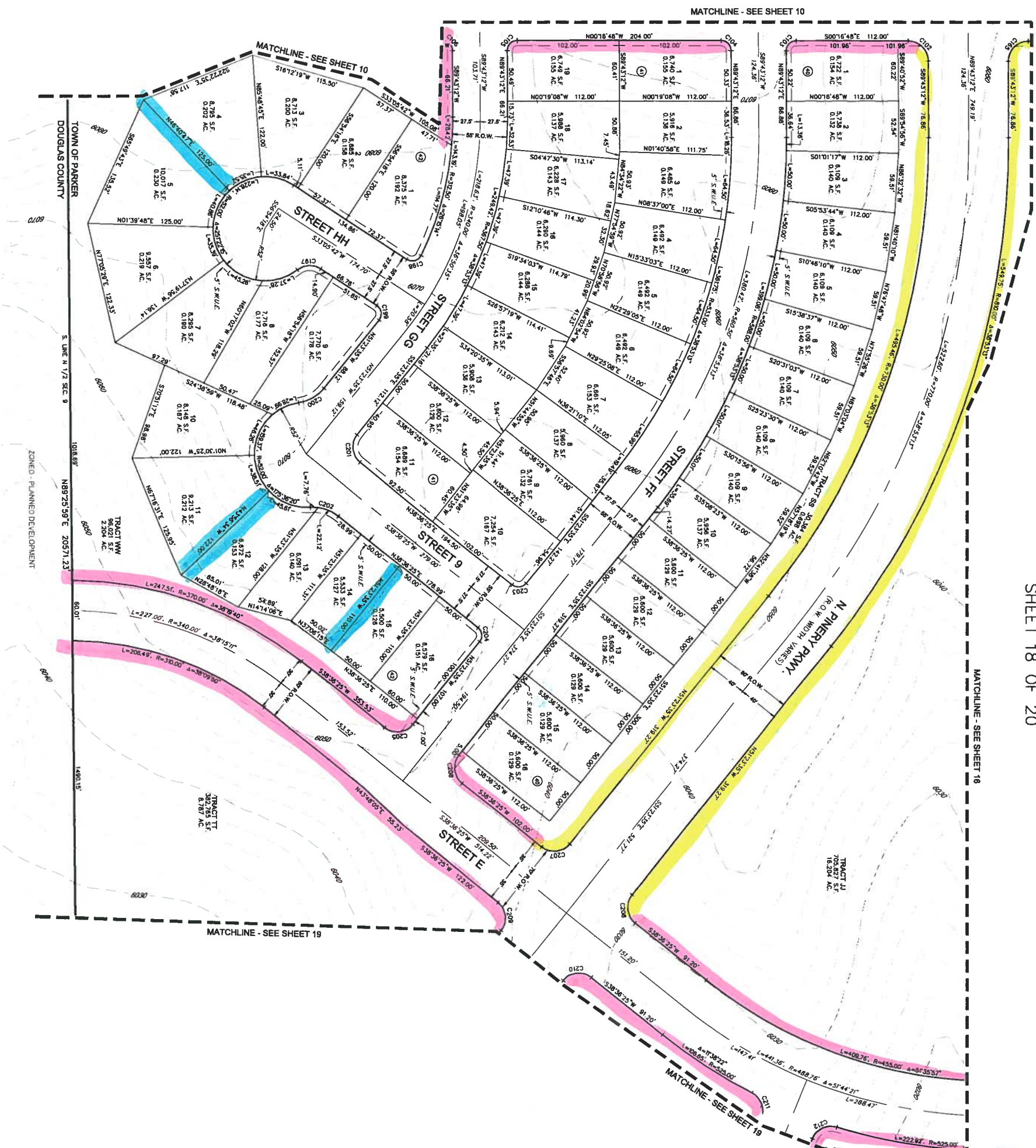


CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C179	28.67'	20.00'	87.000°	S85°00'00"W	21.00'
C180	31.00'	20.00'	87.000°	S87°00'00"E	28.00'
C181	15.71'	10.00'	87.000°	N87°00'00"W	14.14'
C182	15.71'	10.00'	87.000°	S87°00'00"W	14.14'
C183	15.22'	10.00'	87°18'4"	S87°00'00"W	13.80'
C184	15.71'	10.00'	87°28'41"	N84°00'00"E	28.67'
C185	15.71'	10.00'	87°00'00"	N84°00'00"E	28.67'
C186	14.71'	10.00'	84°17'58"	S78°00'00"W	14.14'
C187	14.71'	10.00'	84°17'58"	N78°00'00"W	14.14'
C188	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'

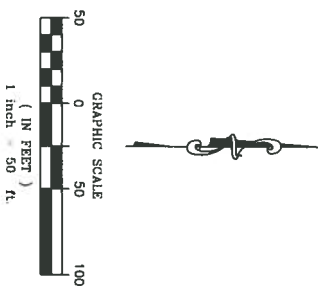
Symbol	DESCRIPTION
+	FOUND SECTION CORNER AS DESCRIBED
—	RIGHT-OF-WAY
—	SIDEWALK & UTILITY EASEMENT
—	UTILITY EASEMENT
—	DRAINAGE AND UTILITY EASEMENT
—	ACCESS EASEMENT
—	GRASS EASEMENT

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



15' UE
10' UE
5' UE
10' UE REARLOT



CURVE NO.	LENGTH	ADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C187	24.81	20.00	71.2244°	S27°29'26"W	23.38
C188	18.89	10.00	87.0116°	N18°27'24"W	14.88
C189	18.87	10.00	88.2042°	S08°51'39"W	14.87
C200	20.88	40.00	42.8417°	N63°29'24"W	20.18
C201	20.87	18.87	89.0000°	S83°32'23"W	27.28
C202	20.88	40.00	42.8417°	S17°12'24"W	20.18
C203	15.17	10.00	89.0000°	N67°22'24"W	14.14
C204	15.17	10.00	89.0000°	S83°32'23"W	20.28
C205	15.17	10.00	89.0000°	N67°22'24"W	20.28
C206	15.17	10.00	89.0000°	N67°22'24"W	20.28
C207	15.17	10.00	89.0000°	N67°22'24"W	20.28
C208	15.17	10.00	89.0000°	N67°22'24"W	20.28
C209	15.17	10.00	89.0000°	N67°22'24"W	20.28
C210	15.17	10.00	89.0000°	N67°22'24"W	20.28
C211	20.87	20.00	89.0000°	S83°32'23"W	27.28
C212	20.87	20.00	89.0000°	S83°32'23"W	27.28

LEGEND	
+	FND. SECTION CORNER AS DESCRIBED
+	RIGHT-OF-WAY
+	S.W.U.E., SIDEWALK & UTILITY EASEMENT
+	UTILITY EASEMENT
+	DRAINAGE AND UTILITY EASEMENT
+	ACCESS EASEMENT
+	GAS EASEMENT

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 Greenwood, 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 20 OF 20

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	34.07	40.00	34.2842	S82°09'00"W	23.71
C2	43.38	40.00	42.0000	S89°17'17"W	41.28
C3	15.71	10.00	90.0000	S74°44'00"E	14.14
C4	15.71	10.00	90.0000	S87°18'45"W	14.14
C5	15.71	10.00	90.0000	S74°44'00"E	14.14
C6	15.71	10.00	90.0000	S87°18'45"W	14.14
C7	15.71	10.00	90.0000	S74°44'00"E	14.14
C8	15.71	10.00	90.0000	S87°18'45"W	14.14
C9	15.71	10.00	90.0000	N44°42'12"E	14.14
C10	15.71	10.00	90.0000	S45°18'48"E	14.14
C11	15.71	10.00	90.0000	N44°42'12"E	14.14
C12	18.48	90.250	17.0000	N22°29'21"W	18.48
C13	20.00	90.250	17.2842	N22°29'21"W	20.00
C14	20.00	90.250	17.4843	N22°29'21"W	20.00
C15	20.00	97.250	17.9360	N22°29'21"W	20.00
C16	20.00	97.250	17.9360	N22°29'21"W	20.00
C17	31.17	18.00	90.0000	N45°00'00"E	28.07
C18	31.42	20.00	90.0000	S45°18'48"E	28.28
C19	31.42	20.00	90.0000	S45°18'48"E	28.28
C20	31.42	20.00	90.0000	N44°42'12"E	28.28

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	31.42	20.00	90.0000	S45°18'48"E	28.28
C22	31.42	20.00	90.0000	S44°42'12"E	28.28
C23	31.42	20.00	90.0000	N44°42'12"E	28.28
C24	31.42	20.00	90.0000	N44°42'12"E	28.28
C25	31.42	20.00	90.0000	S44°42'12"E	28.28
C26	31.42	20.00	90.0000	S44°42'12"E	28.28
C27	15.71	10.00	90.0000	S45°18'48"E	14.14
C28	15.71	10.00	90.0000	S45°18'48"E	14.14
C29	30.85	19.50	90.0000	N45°00'00"E	27.88
C30	30.85	19.50	90.0000	N45°00'00"E	27.88
C31	30.85	19.50	90.0000	N45°00'00"E	27.88
C32	28.88	40.00	42.4810	N83°25'31"W	28.18
C33	15.71	10.00	90.0000	S45°18'48"E	14.14
C34	15.71	10.00	90.0000	S45°18'48"E	14.14
C35	17.24	10.00	90.0000	S45°18'48"E	15.18
C36	15.71	10.00	90.0000	N45°00'00"E	14.14
C37	15.71	10.00	90.0000	N45°00'00"E	14.14
C38	15.71	10.00	90.0000	N45°00'00"E	14.14
C39	15.71	10.00	90.0000	N45°00'00"E	14.14
C40	17.24	10.00	90.0000	N45°00'00"E	15.18

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C41	32.58	20.00	91.7800	N83°25'31"E	28.07
C42	30.45	20.00	91.7800	N83°25'31"E	27.88
C43	30.45	20.00	91.7800	N83°25'31"E	27.88
C44	32.58	20.00	91.7800	S83°25'31"E	28.07
C45	15.71	10.00	90.0000	S83°25'31"E	14.14
C46	15.71	10.00	90.0000	S83°25'31"E	14.14
C47	15.71	10.00	90.0000	S83°25'31"E	14.14
C48	29.98	40.00	42.4810	S83°25'31"E	28.18
C49	15.71	10.00	90.0000	S83°25'31"E	14.14
C50	15.71	10.00	90.0000	S83°25'31"E	14.14
C51	15.71	10.00	90.0000	S83°25'31"E	14.14
C52	15.71	10.00	90.0000	S83°25'31"E	14.14
C53	15.71	10.00	90.0000	S83°25'31"E	14.14
C54	28.15	40.00	37.2841	N17°51'15"E	25.87
C55	28.15	40.00	37.2841	S17°51'15"E	25.87
C56	15.71	10.00	90.0000	N44°42'12"E	14.14
C57	15.71	10.00	90.0000	N44°42'12"E	14.14
C58	15.71	10.00	90.0000	N44°42'12"E	14.14
C59	15.71	10.00	90.0000	N44°42'12"E	14.14
C60	15.71	10.00	90.0000	N44°42'12"E	14.14

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C61	15.71	10.00	90.0000	N45°18'48"E	14.14
C62	15.71	10.00	90.0000	N45°18'48"E	14.14
C63	15.71	10.00	90.0000	S44°42'12"W	14.14
C64	15.71	10.00	90.0000	N44°42'12"E	14.14
C65	15.71	10.00	90.0000	N44°42'12"E	14.14
C66	15.71	10.00	90.0000	N44°42'12"E	14.14
C67	15.71	10.00	90.0000	S44°42'12"W	14.14
C68	15.71	10.00	90.0000	N45°18'48"E	14.14
C69	15.71	10.00	90.0000	N45°18'48"E	14.14
C70	15.71	10.00	90.0000	N45°18'48"E	14.14
C71	15.71	10.00	90.0000	S44°42'12"W	14.14
C72	15.71	10.00	90.0000	N45°18'48"E	14.14
C73	15.71	10.00	90.0000	N45°18'48"E	14.14
C74	15.71	10.00	90.0000	N45°18'48"E	14.14
C75	15.71	10.00	90.0000	S44°42'12"W	14.14
C76	15.71	10.00	90.0000	N45°18'48"E	14.14
C77	15.71	10.00	90.0000	N45°18'48"E	14.14
C78	15.71	10.00	90.0000	N45°18'48"E	14.14
C79	15.71	10.00	90.0000	N45°18'48"E	14.14
C80	15.71	10.00	90.0000	N45°18'48"E	14.14

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C81	15.71	10.00	90.0000	S45°18'48"E	14.14
C82	15.71	10.00	90.0000	N44°42'12"E	14.14
C83	15.71	10.00	90.0000	N44°42'12"E	14.14
C84	28.15	40.00	37.2841	N17°51'15"E	25.87
C85	31.42	20.00	90.0000	S45°18'48"E	28.28
C86	31.42	20.00	90.0000	S45°18'48"E	28.28
C87	15.71	10.00	90.0000	S45°18'48"E	14.14
C88	15.71	10.00	90.0000	S45°18'48"E	14.14
C89	15.71	10.00	90.0000	S45°18'48"E	14.14
C90	15.71	10.00	90.0000	S45°18'48"E	14.14
C91	15.71	10.00	90.0000	S44°42'12"W	14.14
C92	15.71	10.00	90.0000	S44°42'12"W	14.14
C93	15.71	10.00	90.0000	S44°42'12"W	14.14
C94	15.71	10.00	90.0000	S44°42'12"W	14.14
C95	30.85	19.50	90.0000	N45°00'00"E	27.88
C96	30.85	19.50	90.0000	N45°00'00"E	27.88
C97	15.71	10.00	90.0000	S45°18'48"E	14.14
C98	15.71	10.00	90.0000	S45°18'48"E	14.14
C99	15.71	10.00	90.0000	S44°42'12"W	14.14
C100	31.42	20.00	90.0000	N44°42'12"E	28.28

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C91	31.42	20.00	90.0000	N45°18'48"E	28.28
C92	31.42	20.00	90.0000	S44°42'12"W	28.28
C93	15.71	10.00	90.0000	S45°18'48"E	14.14
C94	15.71	10.00	90.0000	S44°42'12"W	14.14
C95	15.71	10.00	90.0000	S45°18'48"E	14.14
C96	15.71	10.00	90.0000	S44°42'12"W	14.14
C97	15.71	10.00	90.0000	N45°18'48"E	14.14
C98	15.71	10.00	90.0000	N45°18'48"E	14.14
C99	15.71	10.00	90.0000	N45°18'48"E	14.14
C100	15.71	10.00	90.0000	N45°18'48"E	14.14
C101	15.71	10.00	90.0000	N45°18'48"E	14.14
C102	15.71	10.00	90.0000	N45°18'48"E	14.14
C103	15.71	10.00	90.0000	N45°18'48"E	14.14
C104	15.71	10.00	90.0000	N45°18'48"E	14.14
C105	15.71	10.00	90.0000	N45°18'48"E	14.14
C106	15.71	10.00	90.0000	N45°18'48"E	14.14
C107	15.71	10.00	90.0000	N45°18'48"E	14.14
C108	15.71	10.00	90.0000	N45°18'48"E	14.14
C109	15.71	10.00	90.0000	N45°18'48"E	14.14
C110	15.71	10.00	90.0000	N45°18'48"E	14.14
C111	15.71	10.00	90.0000	N45°18'48"E	14.14
C112	15.71	10.00	90.0000	N45°18'48"E	14.14
C113	15.71	10.00	90.0000	N45°18'48"E	14.14
C114	15.71	10.00	90.0000	N45°18'48"E	14.14
C115	15.71	10.00	90.0000	N45°18'48"E	14.14
C116	15.71	10.00	90.0000	N45°18'48"E	14.14
C117	15.71	10.00	90.0000	N45°18'48"E	14.14
C118	15.71	10.00	90.0000	N45°18'48"E	14.14
C119	15.71	10.00	90.0000	N45°18'48"E	14.14
C120	15.71	10.00	90.0000	N45°18'48"E	14.14

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C121	15.88	10.00	90.0000	S90°00'00"E	14.88
C122	15.88	10.00	90.0000	S87°18'45"E	14.88
C123	14.71	10.00	90.0000	N83°25'31"E	14.14
C124	15.88	10.00	90.0000	S83°25'31"E	14.88
C125	15.88	10.00	90.0000	S83°25'31"E	14.88
C126	15.88	10.00	90.0000	S83°25'31"E	14.88
C127	15.88	10.00	90.0000	S83°25'31"E	14.88
C128	15.88	10.00	90.0000	S83°25'31"E	14.88
C129	15.88	10.00	90.0000	S83°25'31"E	14.88
C130	15.88	10.00	90.0000	S83°25'31"E	14.88
C131	28.88	20.00	90.0000	N83°25'31"E	27.28
C132	15.88	10.00	90.0000	S83°25'31"E	14.88
C133	15.71	10.00	90.0000	S83°25'31"E	14.14
C134	15.71	10.00	90.0000	S45°18'48"E	14.14
C135	15.71	10.00	90.0000	S45°18'48"E	14.14
C136	15.71	10.00	90.0000	S45°18'48"E	14.14
C137	15.71	10.00	90.0000	S45°18'48"E	14.14
C138	15.71	10.00	90.0000	S45°18'48"E	14.14
C139	15.71	10.00	90.0000	S45°18'48"E	14.14
C140	15.71	10.00	90.0000	S45°18'48"E	14.14

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C141	15.70	10.00	90.0000	S83°25'31"E	14.14
C142	15.71	10.00	90.0000	S83°25'31"E	14.14
C143	15.71	10.00	90.0000	N45°18'48"E	14.14
C144	15.71	10.00	90.0000	S44°42'12"W	14.14
C145	14.82	10.00	90.0000	S44°42'12"W	13.28
C146	20.82	90.000	17.2842	N83°25'31"E	20.22
C147	24.12	40.00	37.2841	S17°51'15"W	23.84
C148	22.07	10.00	150.7215	S83°25'31"E	17.88
C149	15.71	10.00	90.0000	N45°18'48"E	14.14
C150	15.71	10.00	90.0000	N45°18'48"E	14.14
C151	15.84	10.00	90.0000	N45°18'48"E	14.14
C152	15.84	10.00	90.0000	N45°18'48"E	14.14
C153	15.84	10.00	90.0000	N45°18'48"E	14.14
C154	15.84	10.00	90.0000	N45°18'48"E	14.14
C155	15.70	10.00	90.0000	N45°18'48"E	