

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 21

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 REQUESTS, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-908, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CIVIL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CIVIL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 5914-2556675, 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 1080032 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 98 DATUM.
6. 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.
7. 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 PROVIDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
8. THERE ARE A TOTAL OF 736 LOTS AND 34 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 ACCESS 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 FULLY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRAIL AND CONSERVATION REPRESENTS THE RESULTS OF MY SURVEY MADE ON JULY 19, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS AS SHOWN HEREON. THAT MATHEMATICAL, CLSURE 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 CIVIL CONSULTANTS OF COLORADO, INC.
10333 E. DOW CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
(720)-249-3542

TRACT SUMMARY TABLE

TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	17.135 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
B	21.736 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
C	1.398 AC	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
D	0.103 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.107 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
F	0.097 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
G	0.104 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
H	0.103 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
I	0.101 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
J	9.325 AC	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
K	9.391 AC	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
L	0.452 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
M	13.587 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
N	4.212 AC	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
O	2.710 AC	FIRE STATION SITE	PARKER FIRE	PARKER FIRE
P	2.204 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
Q	0.290 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
R	0.638 AC	PARK LAND / OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
S	0.500 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
T	0.518 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
U	10.753 AC	SCHOOL SITE	SCHOOL DIST.	SCHOOL DIST.
V	0.904 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
W	1.162 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
X	40.952 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
Y	0.477 AC	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
Z	9.359 AC	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
AA	21.308 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
BB	0.469 AC	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
CC	16.204 AC	PARK LAND / OPEN SPACE	PARKS & REC.	PARKS & REC.
DD	0.131 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
EE	0.107 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
FF	0.698 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
GG	8.787 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
HH	0.050 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST

LAND USE SUMMARY CHART

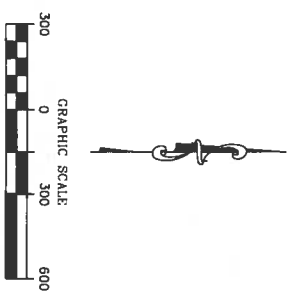
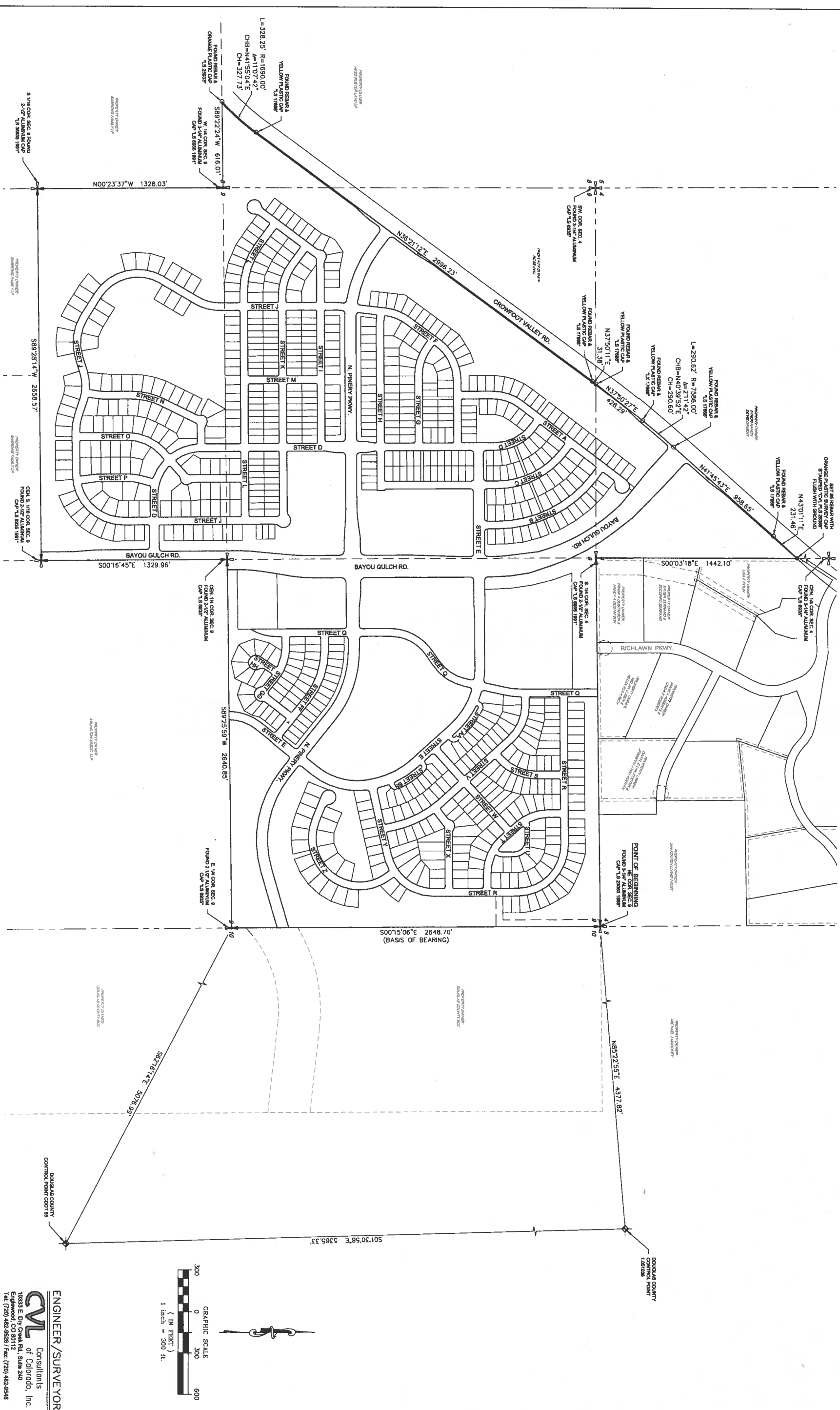
TYPE	AREA	% OF TOTAL AREA
FIRE STATION	2.710 AC.	0.68%
SCHOOL SITE	10.753 AC.	2.69%
SINGLE FAMILY RESIDENTIAL LOTS	123.064 AC.	30.76%
MIXED USE LAND	32.287 AC.	8.07%
PARK LAND	19.186 AC.	4.80%
OPEN SPACE AREAS	131.136 AC.	32.76%
ROAD RIGHTS OF WAY	80.977 AC.	20.24%
TOTAL	400.113 AC.	100%

ENGINEER/SURVEYOR

CIVIL Consultants
of Colorado, Inc.
10333 E. Dow Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9528 / Fax: (720) 482-9546

TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

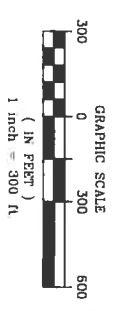
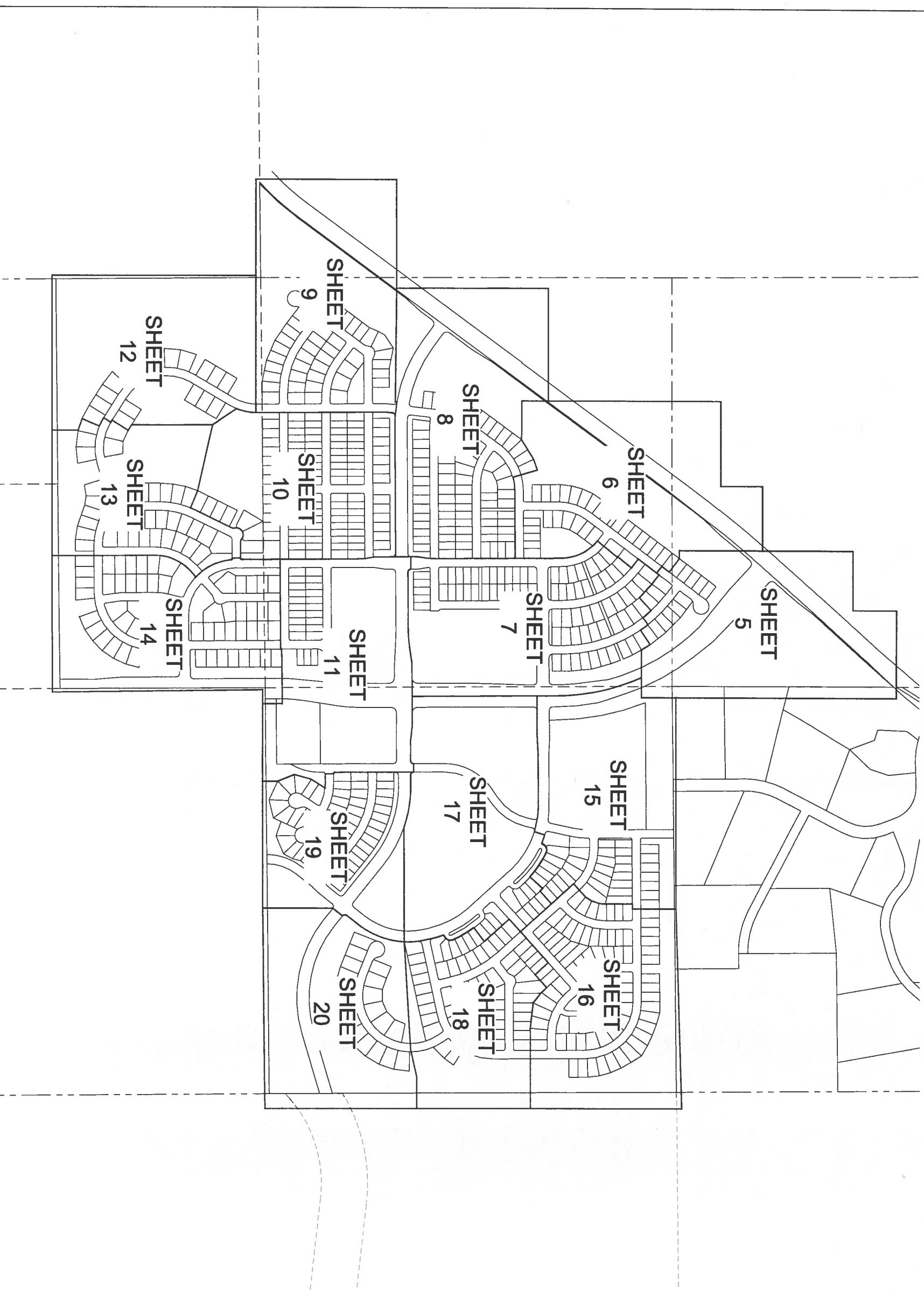
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 21



ENGINEER/SURVEYOR
CVL Consultants
 of Colorado, Inc.
 10333 E. Duvall Blvd., Suite 200
 Greenwood, CO 80112
 Tel: (720) 482-8528 / Fax: (720) 482-8548

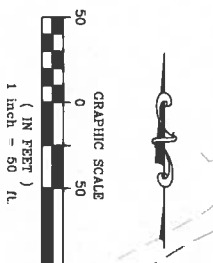
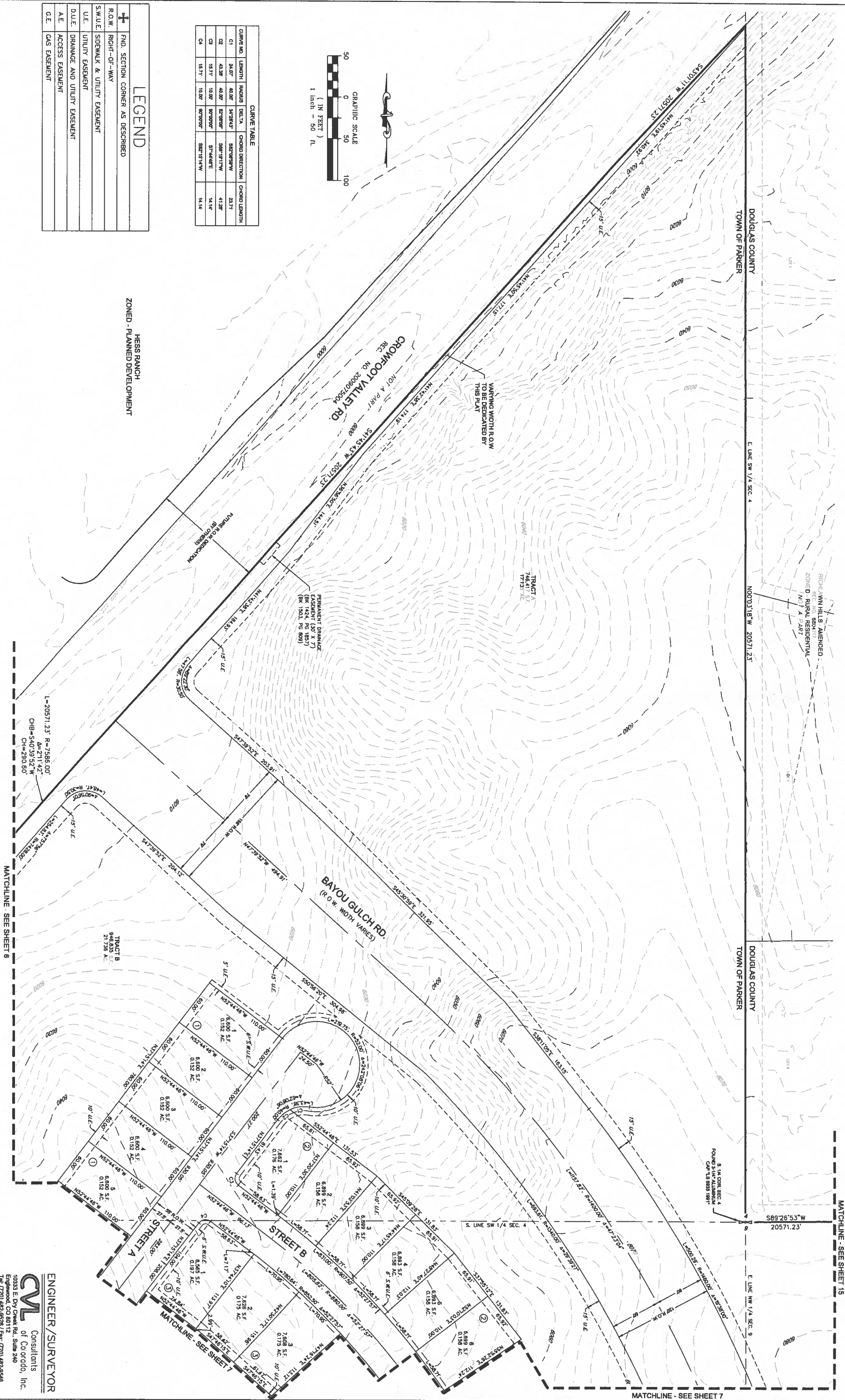
TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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 4 OF 21



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 5 OF 21



CURVE NO.	LENGTH	POUNTS	DELTA	CHORD DISTANCE	CHORD LENGTH
C1	24.07'	45.00'	34.7344°	307.927W	23.71'
C2	43.30'	45.00'	30.7000°	508.1817W	41.28'
C3	15.71'	10.00'	90.7000°	57.4482E	14.16'
C4	15.71'	10.00'	90.7000°	57.4482E	14.16'

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

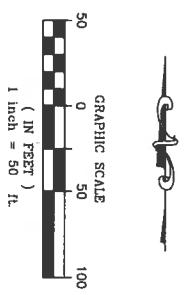
HESS RANCH
ZONED - PLANNED DEVELOPMENT

ENGINEER/SURVEYOR
CVL Consultants
of Colorado, Inc.
10333 E. Duvall Blvd., Suite 240
Englewood, CO 80112
Tel: (720) 485-8528 / Fax: (720) 485-8548

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 6 OF 21

CURVE NO.	LENGTH	RADIUS	DELTA	CURVE DIRECTION	CHORD LENGTH
C1	15.71'	10.00'	90°00'00"	S74°44'E	14.14'
C2	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C3	15.71'	10.00'	90°00'00"	S74°44'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"	N44°49'12"E	14.14'
C6	15.71'	10.00'	90°00'00"	S45°10'48"W	14.14'
C7	15.71'	10.00'	90°00'00"	N44°49'12"E	14.14'
C8	15.71'	10.00'	90°00'00"	S45°10'48"W	14.14'

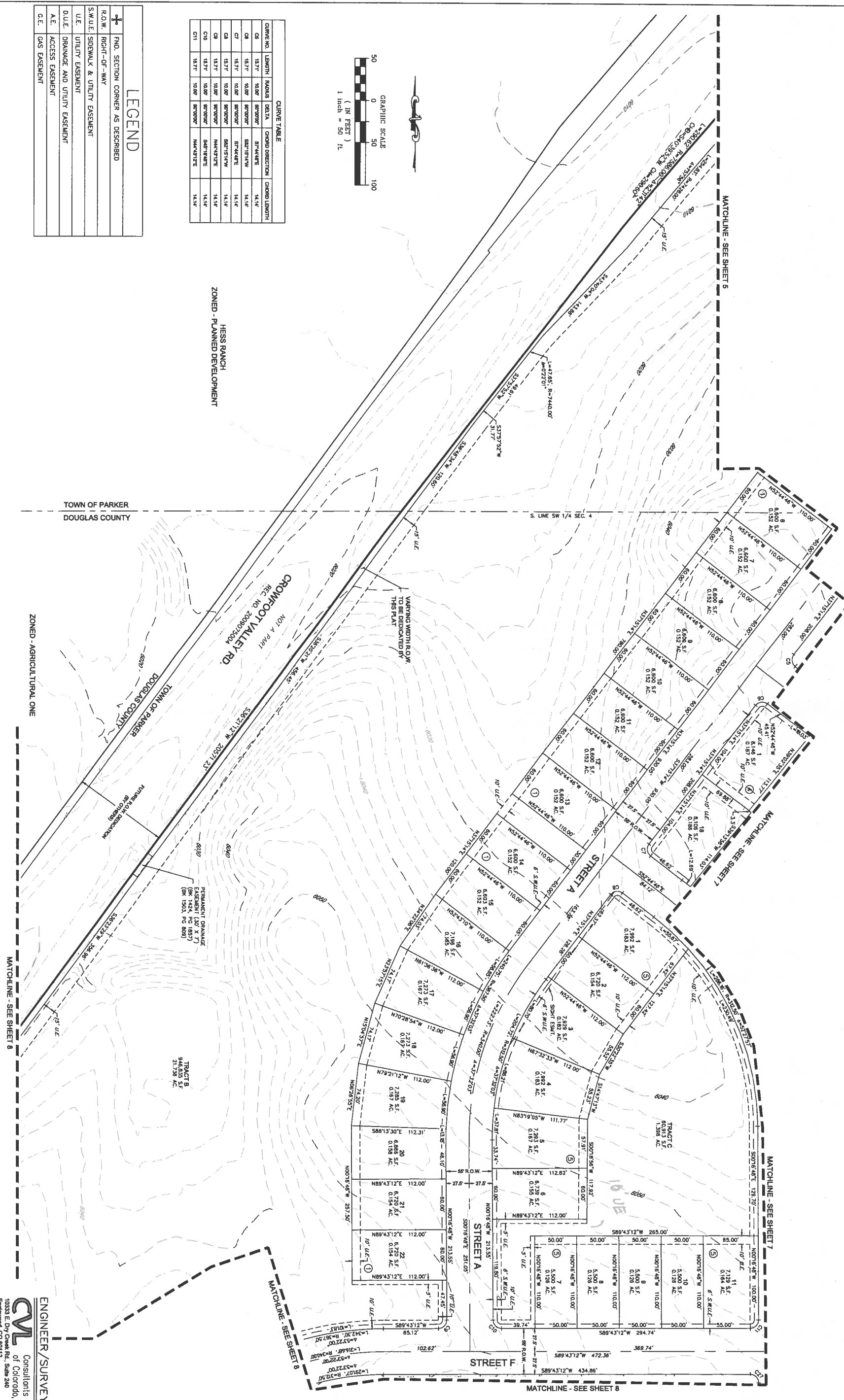


Symbol	DESCRIPTION
+	FIND SECTION CORNER AS DESCRIBED
—	RIGHT-OF-WAY
—	S.W.U.E. SIDEWALK & UTILITY EASEMENT
—	U.E. UTILITY EASEMENT
—	D.U.E. DRAINAGE AND UTILITY EASEMENT
—	A.E. ACCESS EASEMENT
—	G.E. GAS EASEMENT

HESS RANCH
ZONED - PLANNED DEVELOPMENT

TOWN OF PARKER
DOUGLAS COUNTY

ZONED - AGRICULTURAL ONE



TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT
PRELIMINARY PLAT - SEE EXHIBIT
PROPOSED: 04/20/2011 REVISION: 02/02/2017 SHEET 6 OF 21

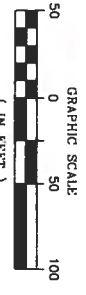
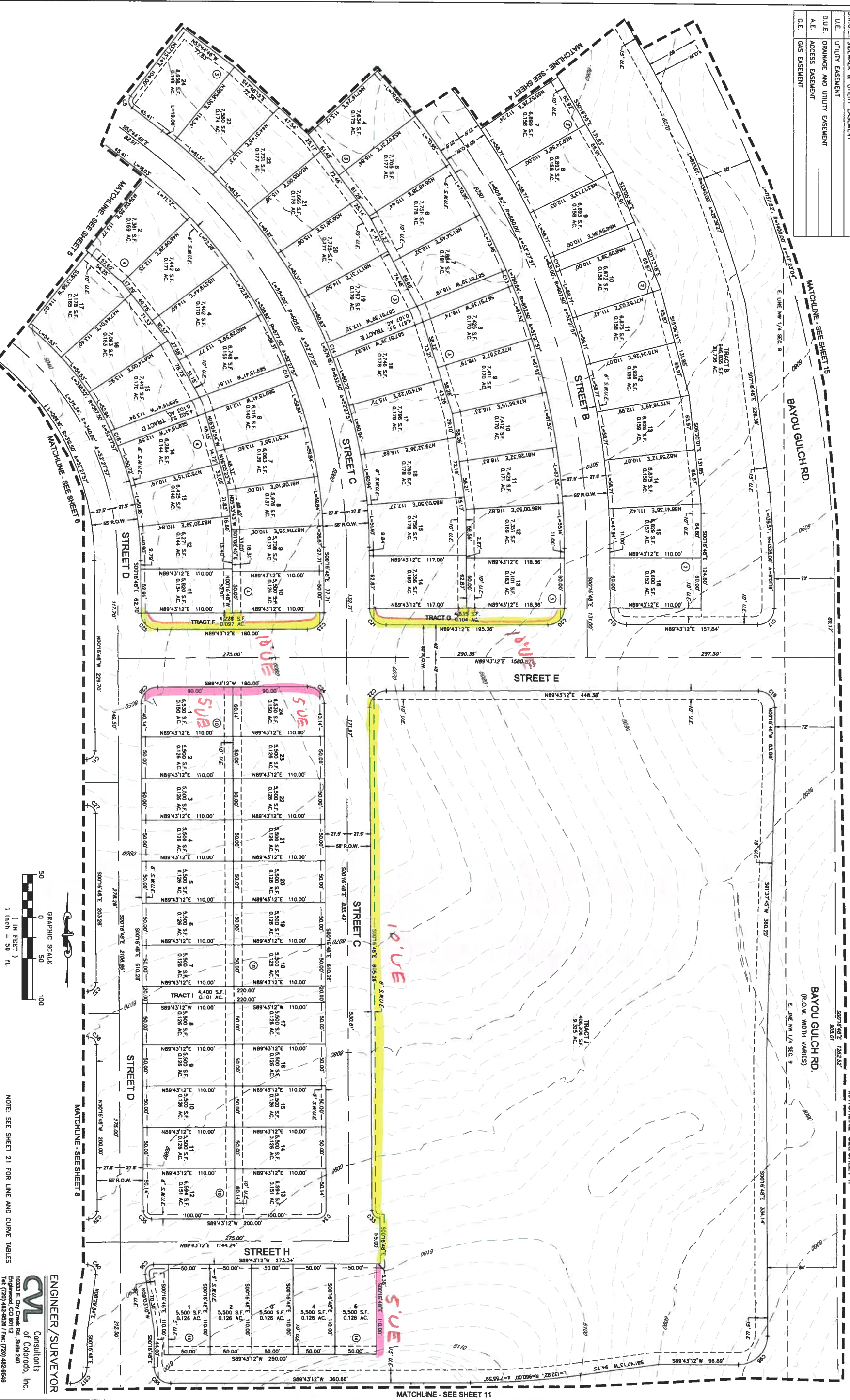
ENGINEER/SURVEYOR
CWL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-8258 / Fax: (720) 482-3448

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 7 OF 21

LEGEND

+	FIND SECTION CORNER AS DESCRIBED
—	RIGHT-OF-WAY
—	SIDEWALK & UTILITY EASEMENT
—	UTILITY EASEMENT
—	DRAINAGE AND UTILITY EASEMENT
—	ACCESS EASEMENT
—	GAS EASEMENT



ENGINEER/SURVEYOR
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Denver, CO 80112
Tel: (303) 468-9881 / Fax: (303) 468-9848

NOTE: SEE SHEET 21 FOR LINE AND CURVE TABLES

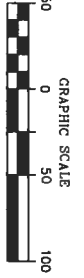
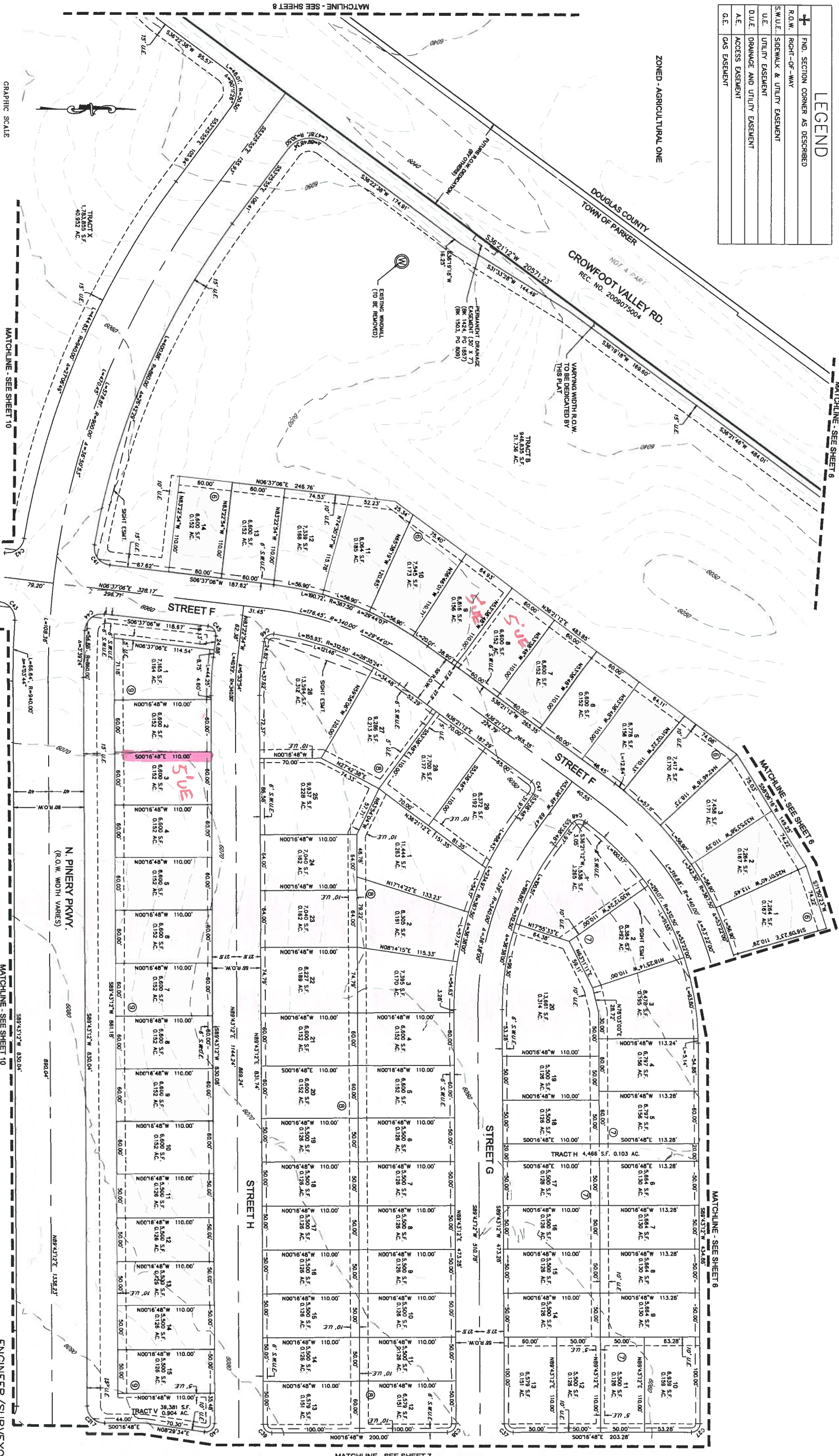
TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT
PRELIMINARY PLAT
PREPARED: 09/29/2018
REVISED: 02/02/2019
SHEET 7 OF 21

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 21

LEGEND	
+	FINO. 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
G.E.	GRS EASEMENT

ZONED - AGRICULTURAL ONE



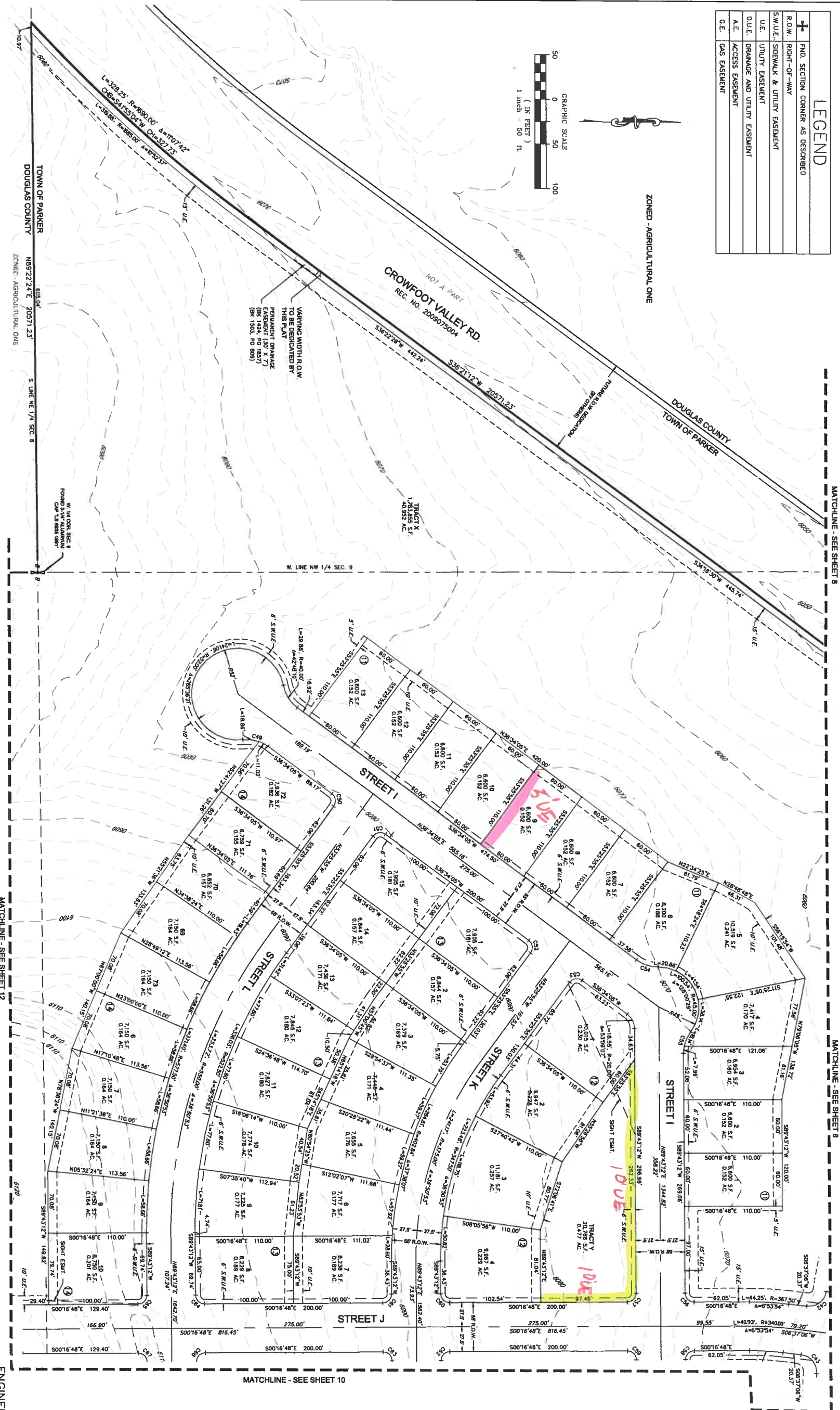
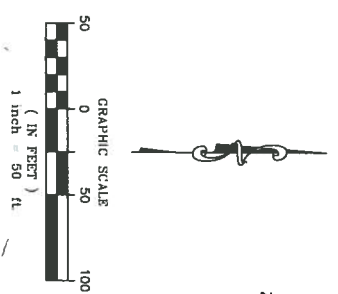
NOTE: SEE SHEET 21 FOR LINE AND CURVE TABLES

ENGINEER/SURVEYOR
CWL Consultants
of Colorado, Inc.
10333 E. Duvall Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-4826 / Fax: (720) 482-8848

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 21

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
—	G.E. GAS EASEMENT



TOWN OF PARKER
DOUGLAS COUNTY
N89°22'24"E 20571.23'
ZONED - AGRICULTURAL ONE

W. 1/4 COR. SEC. 8
FOUND S. 1/4 ALABAMA
CIVIL 1885 1881

W. LINE NW 1/4 SEC. 8

W. LINE NE 1/4 SEC. 8

NOT A PART
CROWFOOT VALLEY RD.
REC. NO. 2009075004

WARNING WIDTH ROW
THIS PLAT DEDICATED BY
PERMANENT DRAINAGE
(BK 1424, PG 1827)
(BK 1503, PG 809)

TRACT X
1,261,885 S.F.
40,552 AC.

TRACT Y
20,788 S.F.
0,477 AC.

TRACT Z
20,788 S.F.
0,477 AC.

TRACT W
20,788 S.F.
0,477 AC.

TRACT V
20,788 S.F.
0,477 AC.

TRACT U
20,788 S.F.
0,477 AC.

TRACT T
20,788 S.F.
0,477 AC.

TRACT S
20,788 S.F.
0,477 AC.

TRACT R
20,788 S.F.
0,477 AC.

TRACT Q
20,788 S.F.
0,477 AC.

TRACT P
20,788 S.F.
0,477 AC.

TRACT O
20,788 S.F.
0,477 AC.

TRACT N
20,788 S.F.
0,477 AC.

TRACT M
20,788 S.F.
0,477 AC.

TRACT L
20,788 S.F.
0,477 AC.

TRACT K
20,788 S.F.
0,477 AC.

TRACT J
20,788 S.F.
0,477 AC.

TRACT I
20,788 S.F.
0,477 AC.

TRACT H
20,788 S.F.
0,477 AC.

TRACT G
20,788 S.F.
0,477 AC.

TRACT F
20,788 S.F.
0,477 AC.

TRACT E
20,788 S.F.
0,477 AC.

TRACT D
20,788 S.F.
0,477 AC.

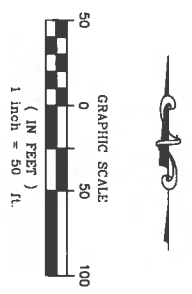
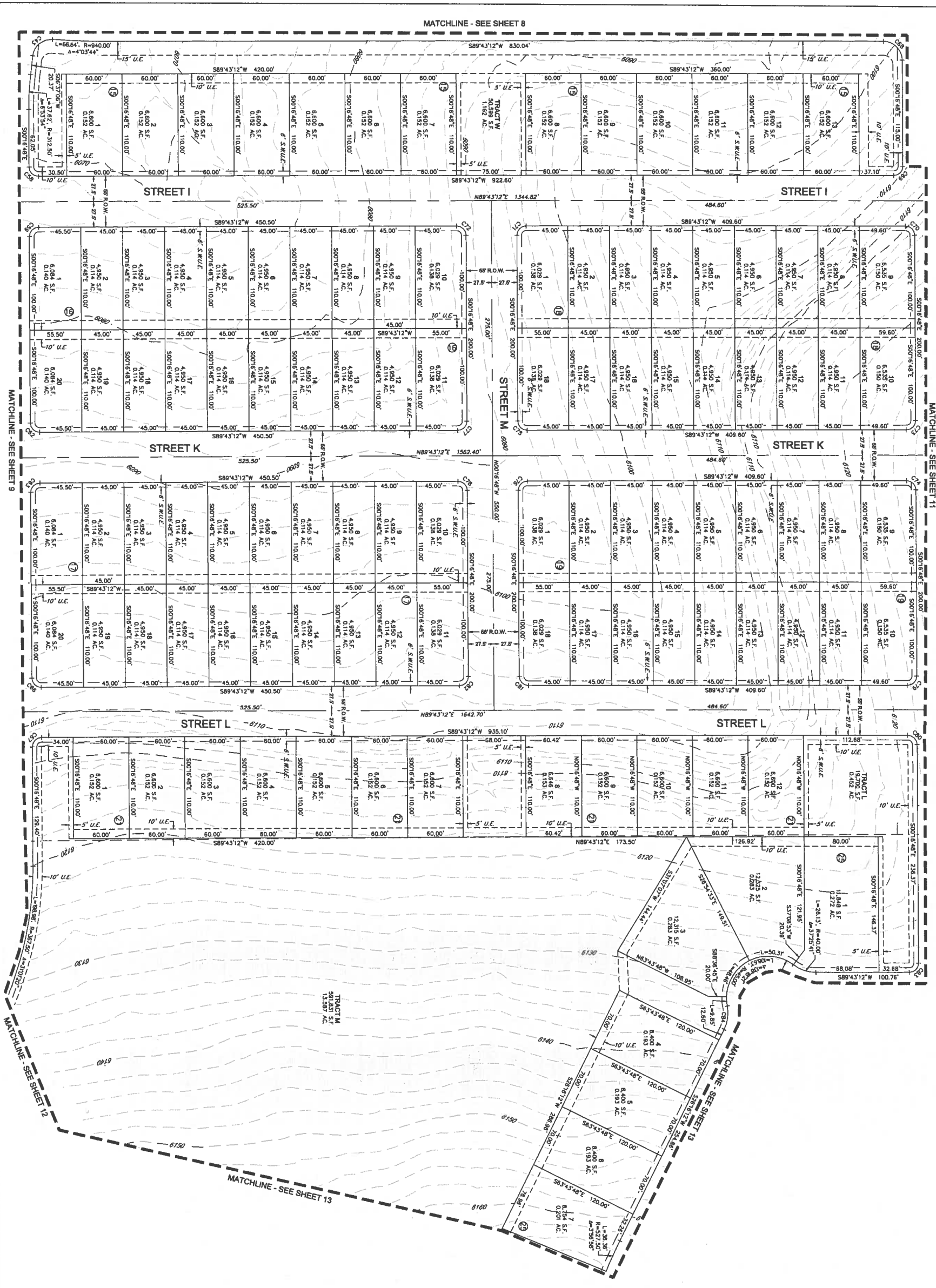
TRACT C
20,788 S.F.
0,477 AC.

TRACT B
20,788 S.F.
0,477 AC.

TRACT A
20,788 S.F.
0,477 AC.

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 21



CURVE TABLE

CURVE NO.	LENGTH	RAIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C04	30.42'	20.00'	90.0000°	30.00'	S89°43'12"W	27.86'
C05	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C06	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C07	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C08	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C09	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C10	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C11	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C12	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C13	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C14	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C15	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C16	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C17	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C18	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C19	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C20	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C21	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C22	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C23	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'
C24	15.71'	10.00'	90.0000°	15.00'	S89°43'12"W	13.93'

LEGEND

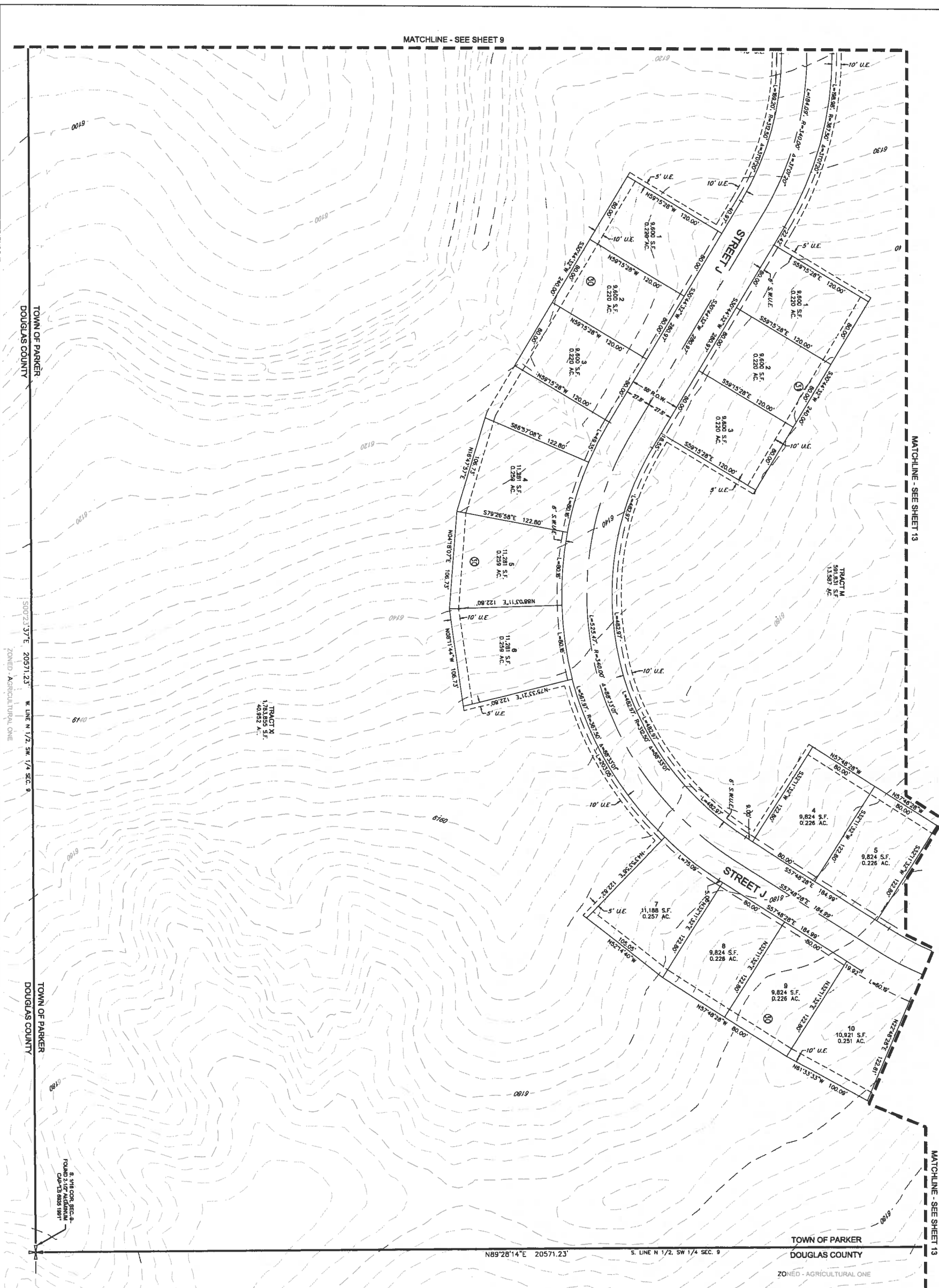
Symbol	Description
+	PND. SECTION CORNER AS DESCRIBED
—	R.O.W. RIGHT-OF-WAY
—	S.W.U.E. SIDEWALK & UTILITY EASEMENT
—	U.E. UTILITY EASEMENT
—	D.U.E. DRAINAGE AND UTILITY EASEMENT
—	A.E. ACCESS EASEMENT
—	G.E. GAS EASEMENT

ENGINEER/SURVEYOR
CWL Consultants
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-2525 / Fax: (720) 482-2546

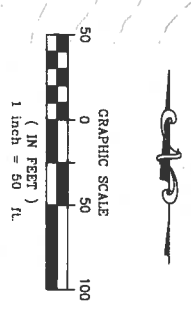
THIS IS AN UNRECORDED PRELIMINARY PLAT. PREPARED BY: J.A. BRIDGEMAN. RECORDED: 02/20/2018. RECORDED: 02/20/2018. SHEET 10 OF 21

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 21



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

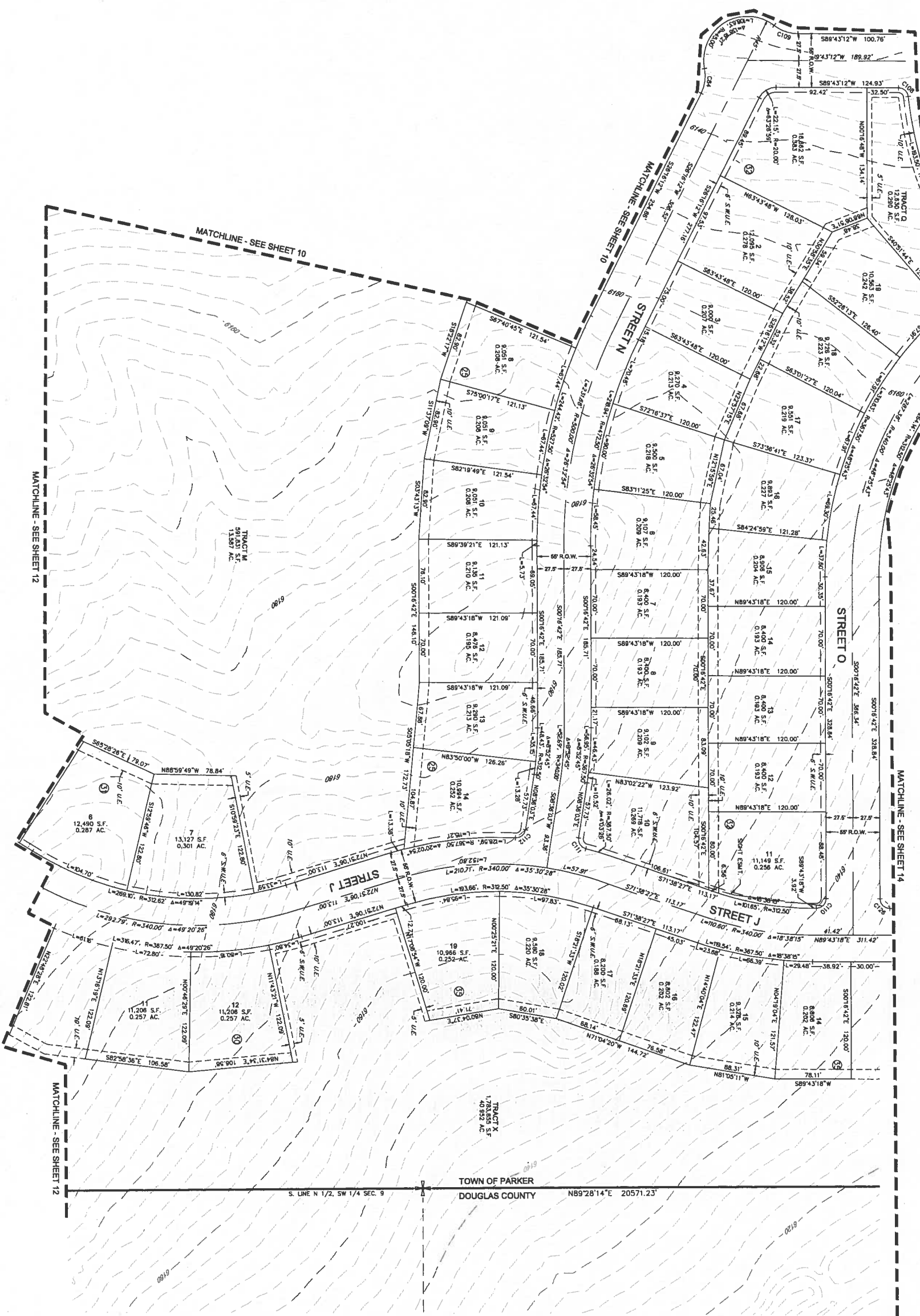


ENGINEER/SURVEYOR
CWL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-8551 / Fax: (720) 482-8546

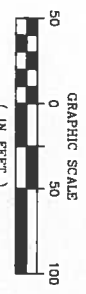
TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT - REQUIREMENT PLAT - L.A. 8130333333 - PREPARED: 04/29/2018 - REVISION: 02/01/2017 - SHEET 12 OF 21

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 21



CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C104	28.15'	40.00'	37.2541°	N79°27'00"	28.87'
C107	14.31'	10.00'	94.1778°	N89°00'00"	13.42'
C108	14.31'	10.00'	94.1778°	N89°00'00"	13.42'
C109	28.15'	40.00'	37.2541°	S71°33'00"	28.87'
C110	14.31'	10.00'	94.1778°	N89°00'00"	13.42'
C111	14.31'	10.00'	94.1778°	N89°00'00"	13.42'
C112	14.31'	10.00'	94.1778°	N89°00'00"	13.42'
C118	14.31'	10.00'	94.1778°	S89°00'00"	13.42'



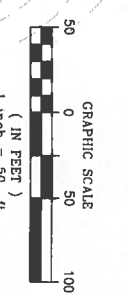
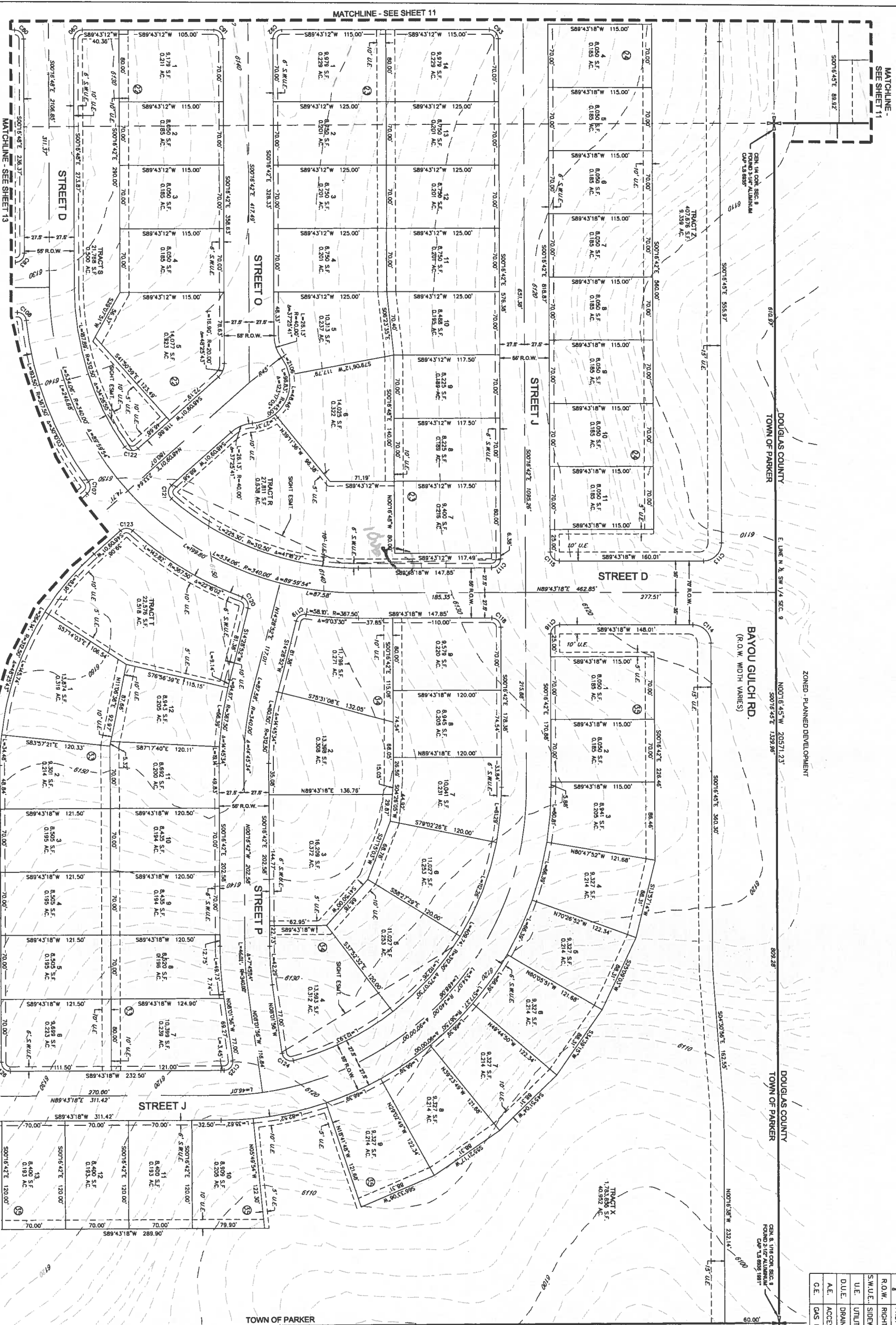
+	FND. SECTION CORNER AS DESCRIBED
—	RIGHT-OF-WAY
—	S.W.U.E. SIDEWALK & UTILITY EASEMENT
—	U.E. UTILITY EASEMENT
—	D.U.E. DRAINAGE AND UTILITY EASEMENT
—	A.E. ACCESS EASEMENT
—	G.E. GAS EASEMENT

ENGINEER/SURVEYOR
CVL
 Consultants
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-8258 / Fax: (720) 482-8468

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 21

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



NOTE: SEE SHEET 21 FOR LINE AND CURVE TABLES

CWL
ENGINEER/SURVEYOR
Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 200
Englewood, CO 80112
Tel: (720) 482-8588 / Fax: (720) 482-8468

TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

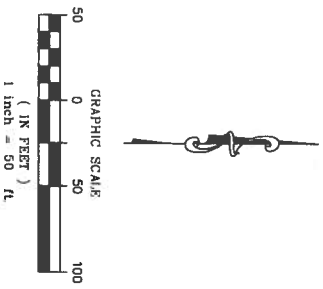
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 15 OF 21

RICHLAWN HILLS - AMENDED
REC. NO. 086417
ZONED - RURAL RESIDENTIAL
NOT A PART

RICHLAWN HILLS - 2ND AM. IND. ENT.
REC. NO. 070304522
ZONED - RURAL RESIDENTIAL
NOT A PART

LEGEND

+	IND. SECTION CORNER AS DESCRIBED
+	RIGHT-OF-WAY
---	SIDEWALK & UTILITY EASEMENT
---	UTILITY EASEMENT
---	UTILITY EASEMENT AND UTILITY EASEMENT
---	ACCESS EASEMENT
---	GAS EASEMENT

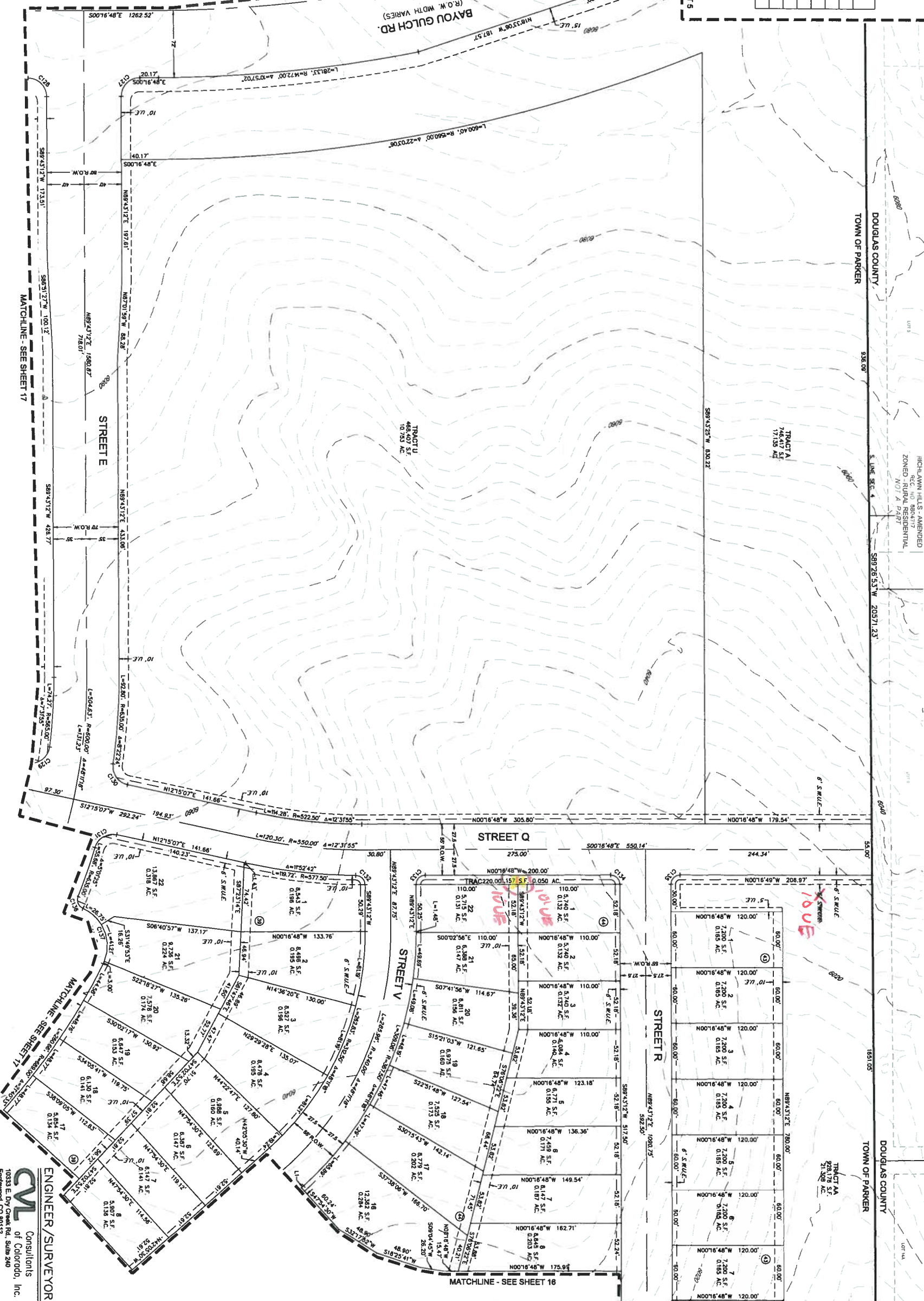


LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	106.67'	S89°31'27\"

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C17	31.17'	18.85'	89°00'00\"	54.818487'	28.20'	28.20'
C18	31.42'	20.00'	89°00'00\"	54.431210'	28.28'	28.28'
C19	33.18'	20.00'	89°00'00\"	54.431210'	28.48'	28.48'
C20	28.86'	20.00'	89°00'00\"	54.431210'	27.24'	27.24'
C21	15.87'	10.00'	89°00'00\"	54.431210'	14.88'	14.88'
C22	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C23	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C24	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C25	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C26	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C27	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C28	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C29	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C30	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C31	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C32	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C33	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C34	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C35	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C36	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C37	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C38	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C39	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C40	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C41	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C42	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C43	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C44	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C45	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C46	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C47	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C48	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C49	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C50	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C51	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C52	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C53	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C54	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C55	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C56	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C57	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C58	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C59	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C60	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C61	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C62	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C63	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C64	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C65	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C66	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C67	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C68	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C69	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C70	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C71	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C72	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C73	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C74	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C75	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C76	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C77	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C78	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C79	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C80	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C81	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C82	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C83	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C84	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C85	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C86	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C87	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C88	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C89	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C90	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C91	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C92	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C93	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C94	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C95	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C96	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C97	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C98	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C99	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'
C100	15.87'	10.00'	89°00'00\"	54.431210'	14.14'	14.14'

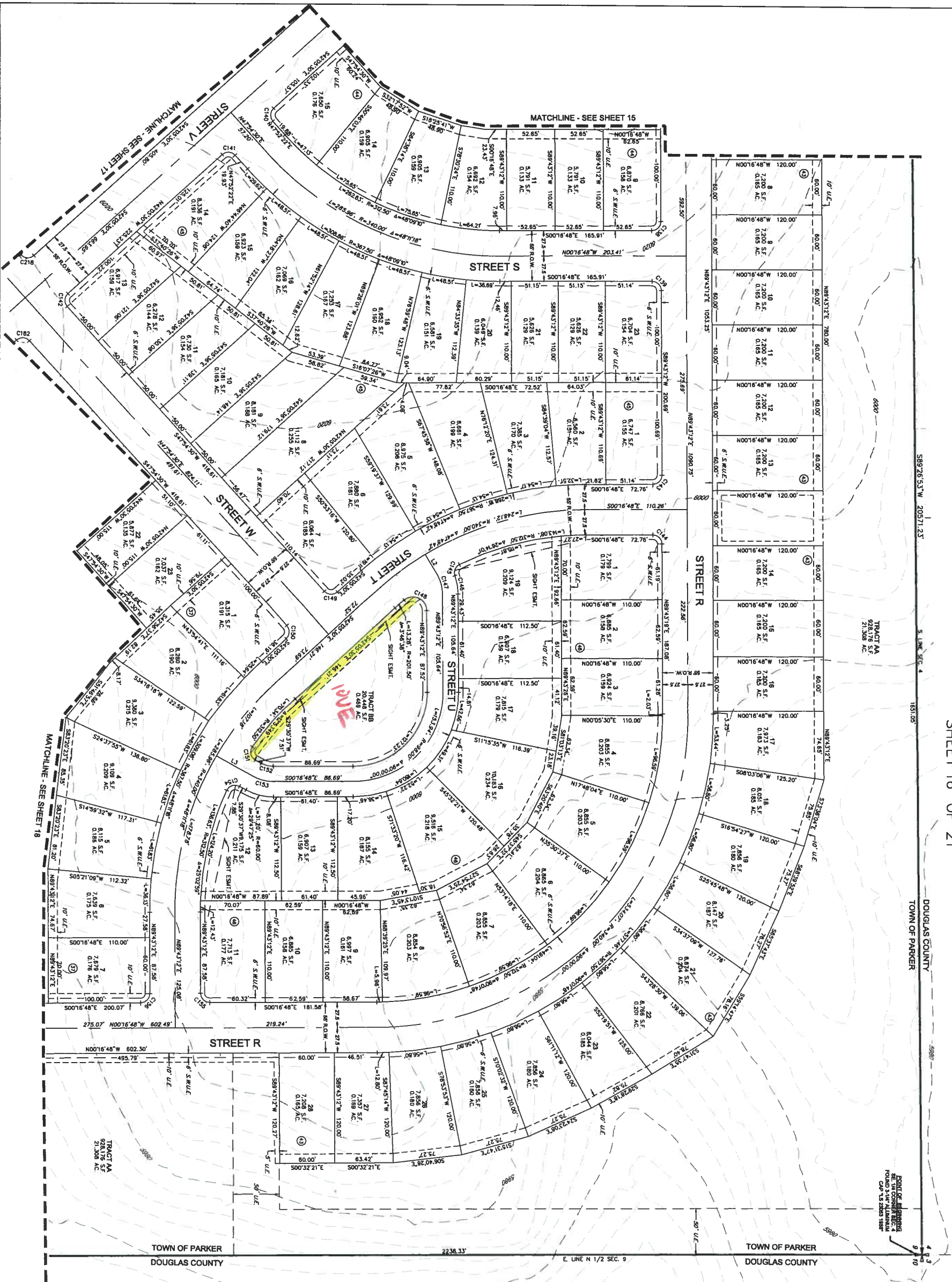


TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT
MEASUREMENT PLAN
L.S. BRIDGESON
PROJ. NO. 07/20/2014
DATE: 02/02/2017
SHEET 15 OF 21

CVL
ENGINEER/SURVEYOR
Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 200
Englewood, CO 80112
Tel: (720) 482-9528 / Fax: (720) 482-9548

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 21



POINT OF BEGINNING
FOUND 3-16-1988
C&P 1-5-2003 188'

DOUGLAS COUNTY
ZONED - OPEN SPACE CONSERVATION
NOT A PART



LINE NO.	LENGTH	DIRECTION
L1	24.89'	N89°43'12\"
L3	46.39'	S87°29'31\"

CURVE TABLE

CURVE NO.	LENGTH	RAIUS	DELTA	CURVE DIRECTION	CHORD LENGTH
C18	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C19	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C20	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C21	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C22	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C23	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C24	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C25	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C26	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C27	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C28	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C29	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C30	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C31	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C32	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C33	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C34	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C35	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C36	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C37	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C38	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C39	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C40	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C41	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C42	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C43	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C44	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C45	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C46	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C47	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C48	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C49	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C50	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C51	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C52	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C53	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C54	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C55	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C56	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C57	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C58	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C59	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C60	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C61	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C62	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C63	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C64	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C65	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C66	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C67	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C68	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C69	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C70	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C71	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C72	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C73	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C74	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C75	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C76	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C77	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C78	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C79	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C80	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C81	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C82	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C83	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C84	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C85	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C86	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C87	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C88	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C89	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C90	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C91	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C92	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C93	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C94	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C95	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C96	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C97	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C98	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'
C99	18.31'	10.00'	88°49'48\"	S41°48'12\"	14.14'
C100	18.31'	10.00'	88°49'48\"	N41°48'12\"	14.14'

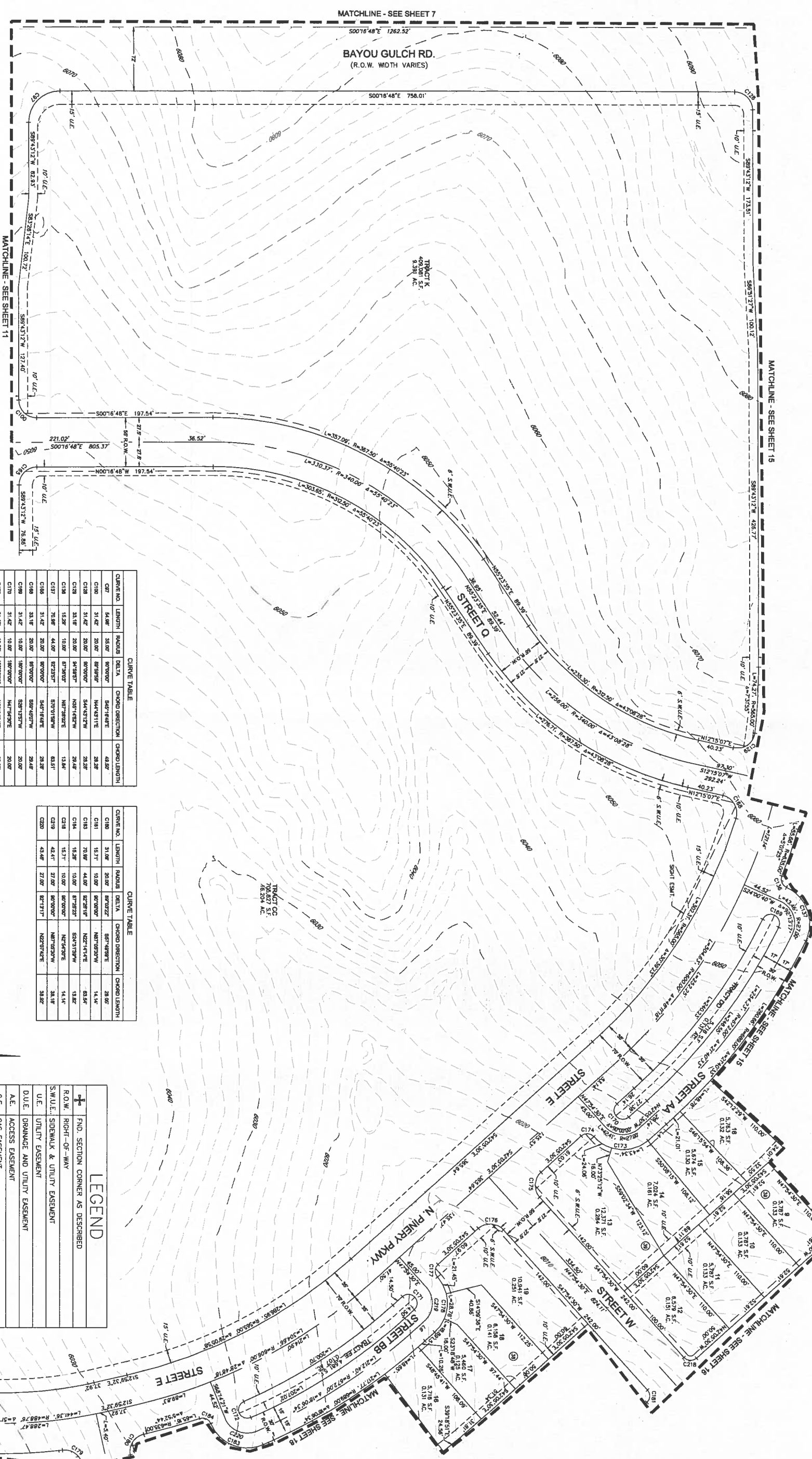
LEGEND

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

ENGINEER/SURVEYOR
CVL Consultants
 of Colorado, Inc.
 11033 E. Duvall Blvd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-8588 / Fax: (720) 482-8548

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 21



LINE TABLE

LINE NO.	LENGTH	DIRECTION
LA	28.14'	N45°00'00"W
LB	14.59'	S45°00'00"E
LC	14.59'	S45°00'00"E

CURVE TABLE

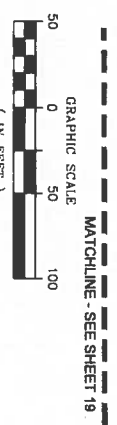
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C17	54.88'	50.00'	87°00'00"	S47°14'48"E	48.87'
C18	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C19	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C20	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C21	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C22	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C23	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C24	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C25	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C26	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C27	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C28	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C29	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C30	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C31	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C32	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C33	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C34	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C35	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C36	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C37	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C38	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C39	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C40	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C41	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C42	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C43	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C44	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C45	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C46	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C47	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C48	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'
C49	31.42'	20.00'	87°00'00"	S44°45'11"E	28.28'
C50	31.42'	20.00'	87°00'00"	N44°45'11"E	28.28'

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	31.00'	20.00'	87°00'00"	S87°48'39"E	28.95'
C11	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C12	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C13	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C14	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C15	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C16	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C17	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C18	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C19	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C20	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C21	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C22	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C23	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C24	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C25	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C26	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C27	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C28	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C29	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C30	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C31	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C32	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C33	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C34	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C35	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C36	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C37	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C38	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C39	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C40	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C41	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C42	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C43	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C44	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C45	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C46	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C47	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C48	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'
C49	15.71'	10.00'	87°00'00"	N87°00'00"E	14.14'
C50	15.71'	10.00'	87°00'00"	S87°00'00"E	14.14'

LEGEND

	FOUND 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

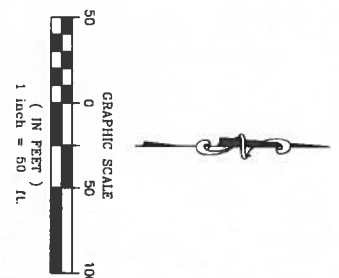
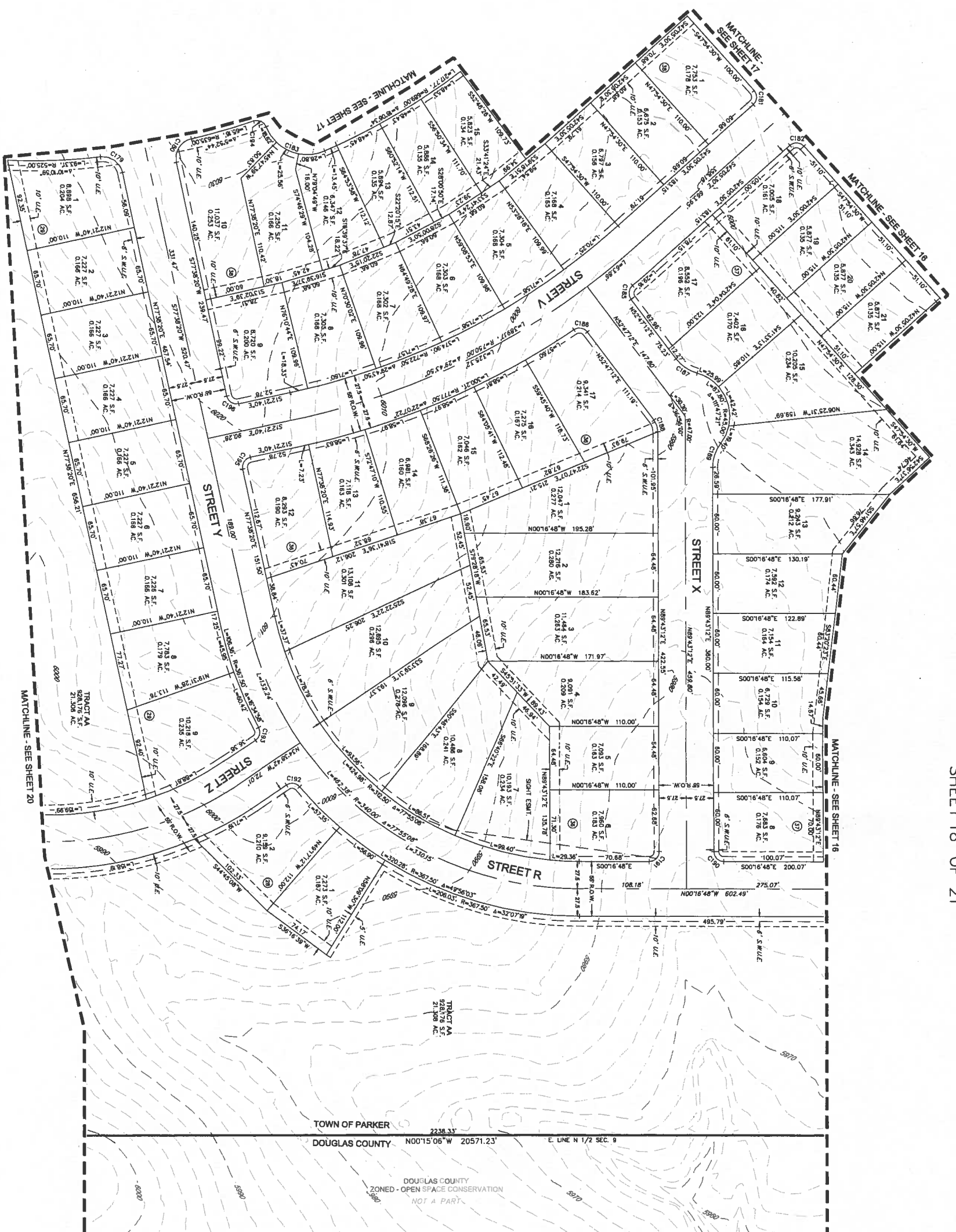


THIS IS COMPUTER GENERATED PRELIMINARY PLAT. PRELIMINARY PLAT. JK 8/20/2019. PREPARED: 04/20/2019. REVISION: 02/02/2021. SHEET 17 OF 21.

CVL CONSULTANTS
 ENGINEER/SURVEYOR
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9255 / Fax: (720) 482-9548

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 21



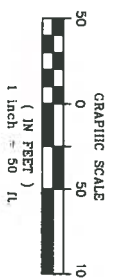
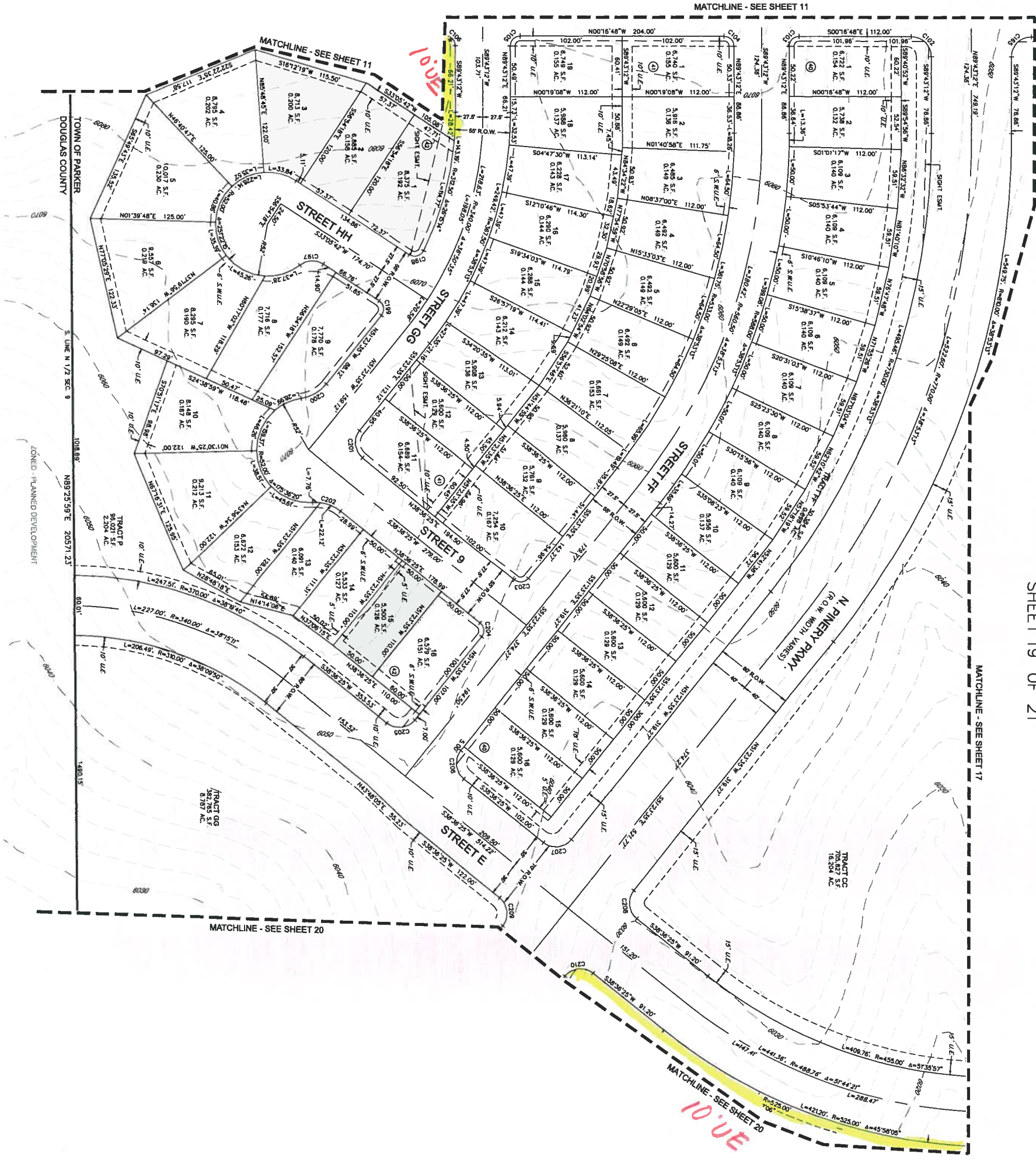
CURVE NO.	LENGTH	HAUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C179	28.87'	28.00'	80.000°	50.000'	S80.000°W	27.00'
C180	31.99'	30.00'	80.000°	50.000'	S70.000°W	28.00'
C181	14.37'	10.00'	80.000°	16.000'	N87.000°W	14.14'
C182	15.37'	10.00'	80.000°	16.000'	S27.000°W	13.87'
C183	15.37'	10.00'	87.184°	16.000'	S87.184°E	13.87'
C184	28.15'	40.00'	37.264°	37.264°	N40.000°E	28.87'
C185	14.37'	10.00'	84.178°	16.000'	N84.178°E	14.14'
C186	14.37'	10.00'	84.178°	16.000'	N4.178°E	14.14'
C187	14.37'	10.00'	84.178°	16.000'	N84.178°E	14.14'
C188	14.37'	10.00'	84.178°	16.000'	N4.178°E	14.14'
C189	14.37'	10.00'	80.000°	16.000'	N80.000°E	14.14'
C190	14.37'	10.00'	80.000°	16.000'	N4.000°E	14.14'

Symbol	Description
+	FIND SECTION CORNER AS DESCRIBED
—	RIGHT-OF-WAY
—	SIDEWALK & UTILITY EASEMENT
—	UTILITY EASEMENT
—	DRAINAGE AND UTILITY EASEMENT
—	ACCESS EASEMENT
—	GAS EASEMENT

ENGINEER/SURVEYOR
CVL Consultants
 of Colorado, Inc.
 10333 E. Duvall Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-8528 / Fax: (720) 482-8548

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 21



CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C187	24.31'	20.00'	71°22'14"	S82°28'26"W	23.33'
C188	18.85'	10.00'	97°07'18"	N15°27'26"W	14.88'
C189	18.87'	10.00'	82°36'42"	S80°11'29"W	14.87'
C200	20.88'	40.00'	42°48'10"	N68°39'39"W	28.18'
C201	20.88'	18.87'	90°00'00"	S82°36'42"W	27.82'
C202	20.88'	40.00'	47°48'10"	S17°12'29"W	28.18'
C203	15.71'	10.00'	90°00'00"	N72°28'26"W	14.14'
C204	15.71'	10.00'	90°00'00"	S82°36'42"W	14.14'
C205	15.71'	10.00'	90°00'00"	N72°28'26"W	28.28'
C206	15.71'	10.00'	90°00'00"	N82°36'42"W	28.28'
C207	15.71'	10.00'	90°00'00"	N72°28'26"W	28.28'
C208	15.71'	10.00'	90°00'00"	N82°36'42"W	28.28'
C209	15.71'	10.00'	90°00'00"	S82°36'42"W	28.28'
C210	15.71'	10.00'	90°00'00"	S72°28'26"W	28.28'

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

ENGINEER/SURVEYOR
CWL Consultants
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9520 / Fax: (720) 482-2648

TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT PRELIMINARY PLAT JAN 2023/2023 REVISIONS 09/27/2023 SHEET 19 OF 21

