

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 = 409.713 ACRES, 736 RESIDENTIAL LOTS, 35 TRACTS

See comment on sheet 2

DEDICATION STATEMENT:

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

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLIATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.C.S. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER (AS TO PARCEL 1)

HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____

BY: _____

AS _____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2017. BY _____ AS _____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

DEED OF TRUST HOLDER (AS TO PARCEL 1)

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SIGNATURE _____

BY: _____

AS _____ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2017. BY _____ AS _____ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER (AS TO PARCEL 2)

STROH RANCH DEVELOPMENT, LLC.

SIGNATURE _____

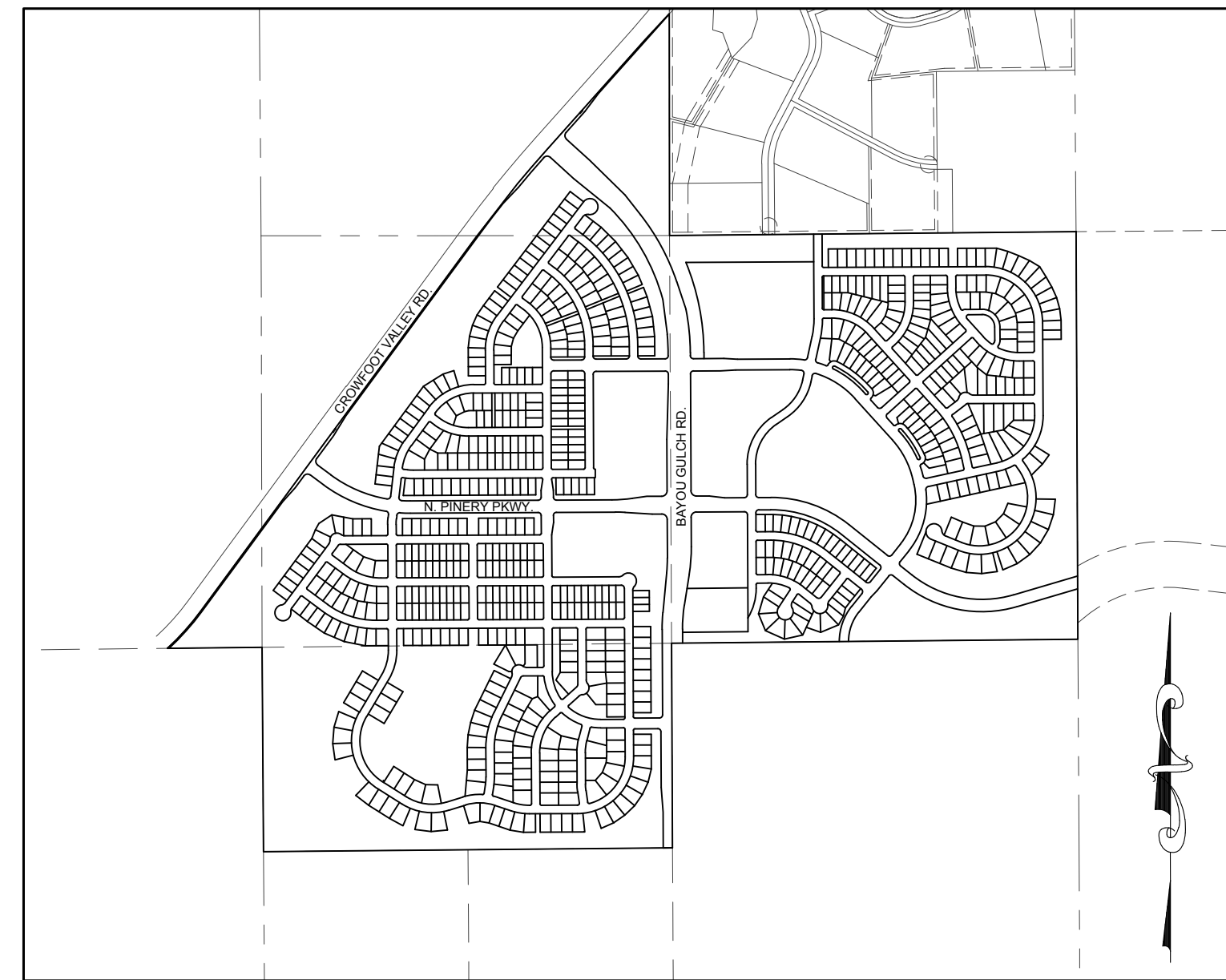
BY: _____

AS _____ OF STROH RANCH DEVELOPMENT, LLC.

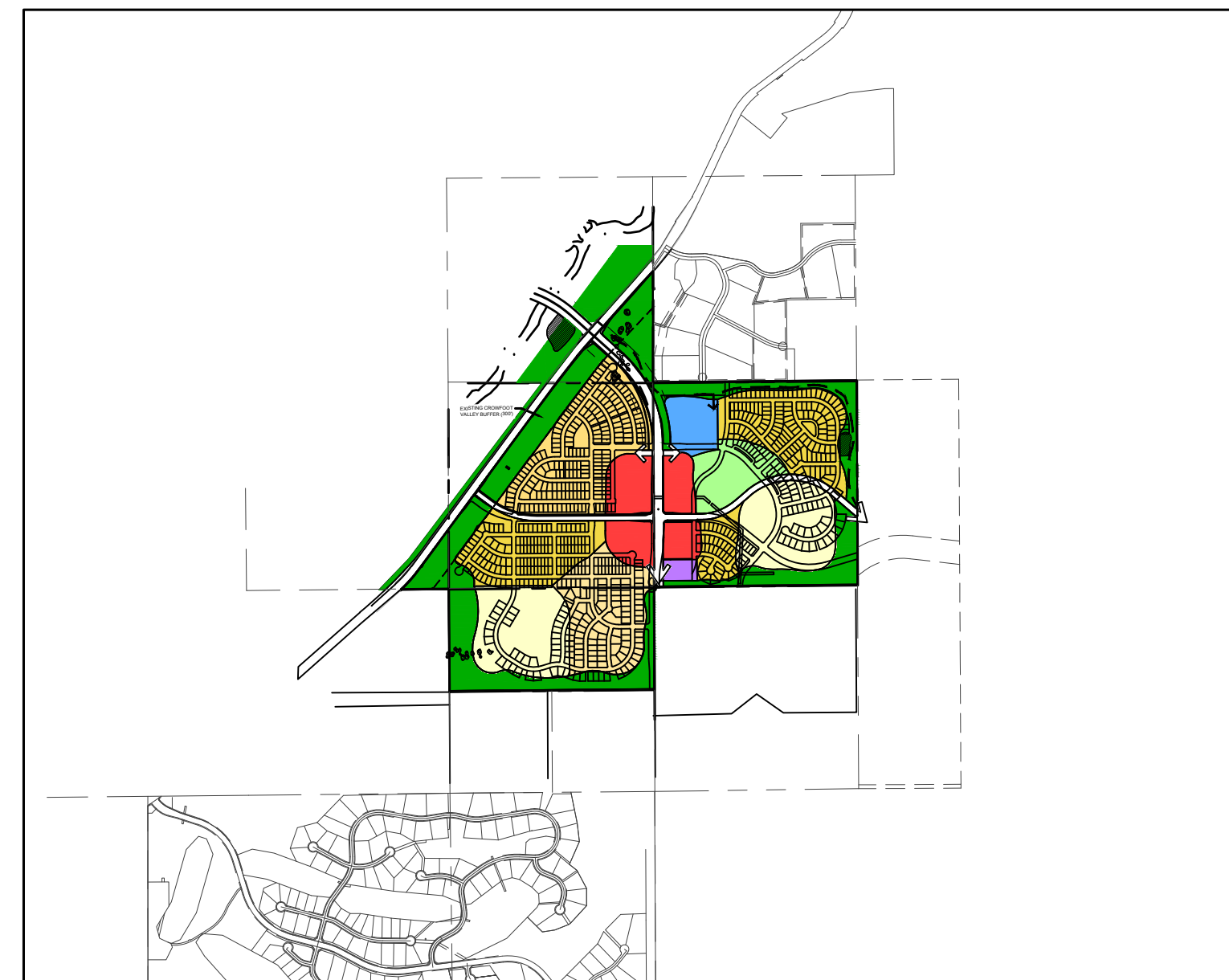
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2017. BY _____ AS _____ OF STROH RANCH DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____



VICINITY MAP
SCALE: 1" = 1000'



PLANNING AREA OVERLAY
SCALE: 1" = 2000'

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

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

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

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

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

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

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

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

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

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

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

SAID PARCEL CONTAINING A CALCULATED AREA OF 17,428,939 SQUARE FEET OR 400.113 ACRES, MORE OR LESS, AND 824 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 CONSIDERING 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 55°44'54" WEST, A DISTANCE OF 1081.84 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;

THENCE NORTH 47°39'52" WEST, A DISTANCE OF 257.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1415.00 FEET, A CENTRAL ANGLE OF 16°39'18", AN ARC LENGTH OF 411.32 FEET, THE CHORD OF WHICH BEARS NORTH 55°59'31" WEST, 409.87 FEET;

THENCE NORTH 43°37'17" EAST, A DISTANCE OF 679.51 FEET;

THENCE SOUTH 49°28'59" EAST, A DISTANCE OF 641.27 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 41°45'43" WEST, A DISTANCE OF 611.70 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 7692.00 FEET, A CENTRAL ANGLE OF 00°12'48", AN ARC LENGTH OF 28.65 FEET, THE CHORD OF WHICH BEARS SOUTH 41°40'26" WEST, 28.65 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 418,173 SQUARE FEET OR 9.600 ACRES, MORE OR LESS.

PLANNING COMMISSION STATEMENT:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____, 2017.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION _____ DATE _____

CLERK AND RECORDER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO ON _____

THIS _____ DAY OF _____, 2017 AT _____ O'CLOCK _____ M. AT _____

RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

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 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. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 5514-2556675, AMENDMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.M.
- 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.
- 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.
- 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 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 736 LOTS AND 35 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.

Per Board Rule 6.8.3 show as grid, astronomic, assumed, or referenced to a recorded survey.

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
II	9.600 AC	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST

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.

TITLE VERIFICATION:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HERON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATION(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

SIGNATURE _____

BY: _____

AS: _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

AS _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL OF TOWN COUNCIL:

THIS PLAT WAS APPROVED BY TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 2017, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS. THE RESPONSIBILITY FOR MAINTAINING THE PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

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

LAND USE SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
FIRE STATION	2.710 AC.	0.66%
SCHOOL SITE	10.753 AC.	2.62%
SINGLE FAMILY RESIDENTIAL LOTS	123.064 AC.	30.04%
MIXED USE LAND	32.287 AC.	7.88%
PARK LAND	19.186 AC.	4.68%
OPEN SPACE AREAS	140.736 AC.	34.35%
ROAD RIGHTS OF WAY	80.977 AC.	19.77%
TOTAL	409.713 AC.	100%

ENGINEER/SURVEYOR

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

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A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 22

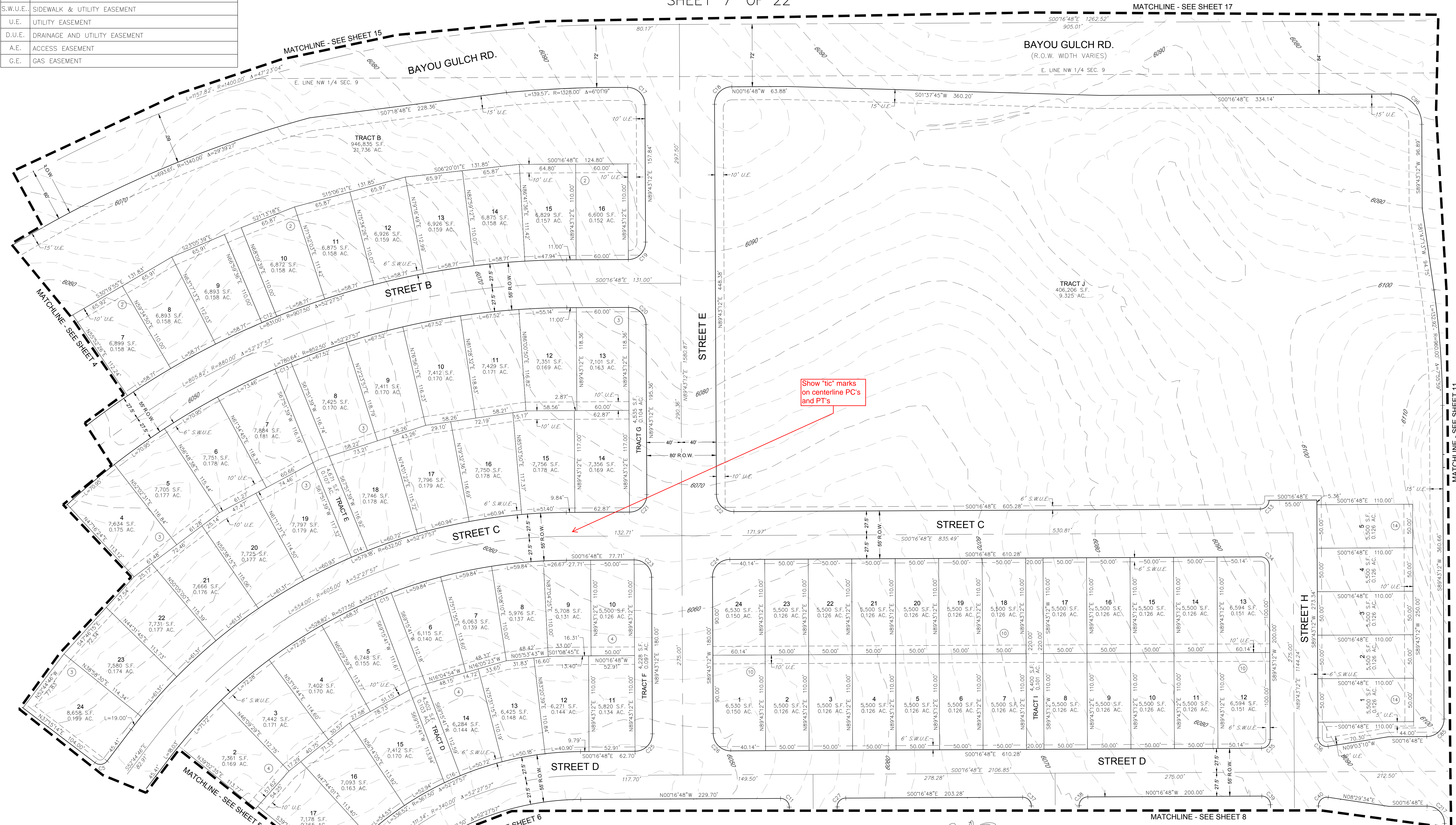


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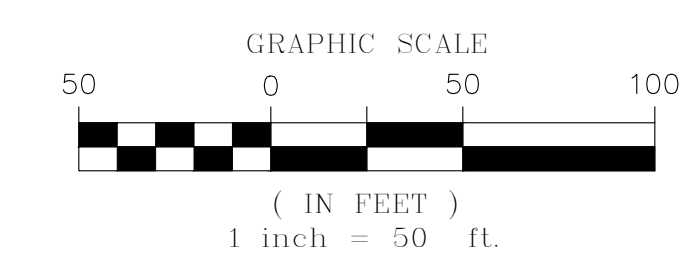
TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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 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



Show "tic" marks on centerline PC's and PT's



NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

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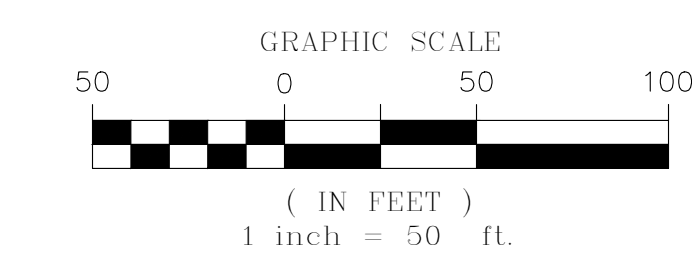
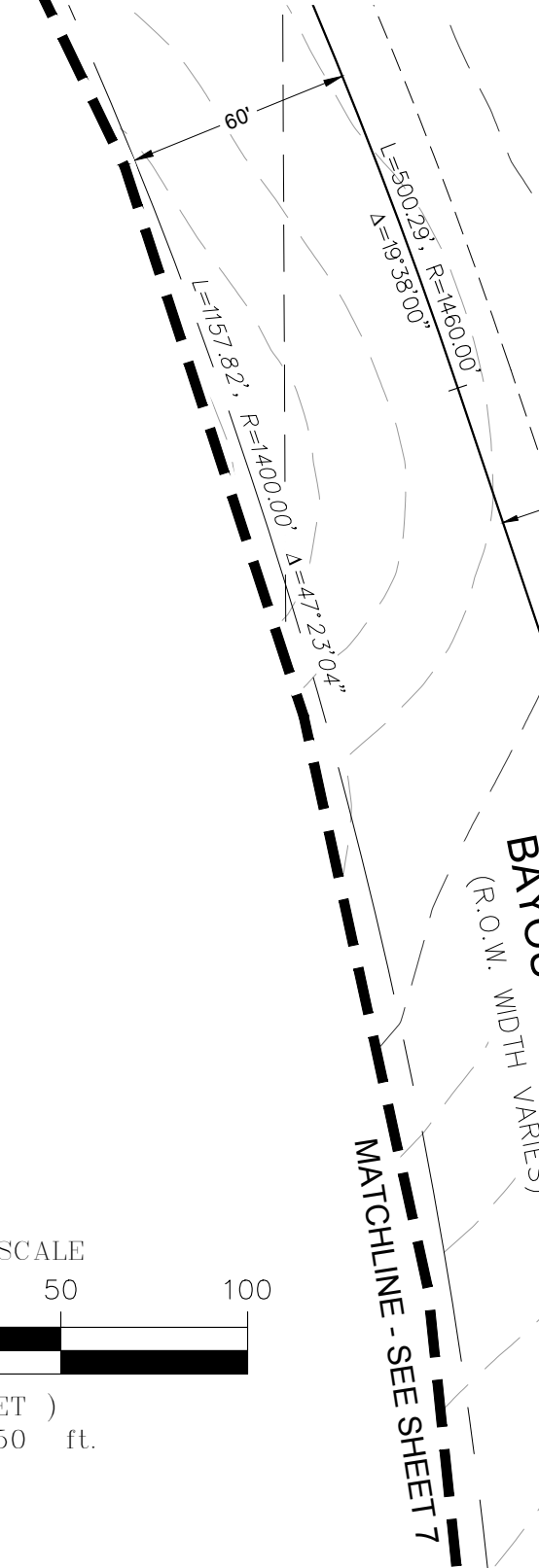
TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 15 OF 22

RICHLAWN HILLS - 2ND AMENDMENT
REC. NO. 2010043222
ZONED - RURAL RESIDENTIAL
NOT A PART

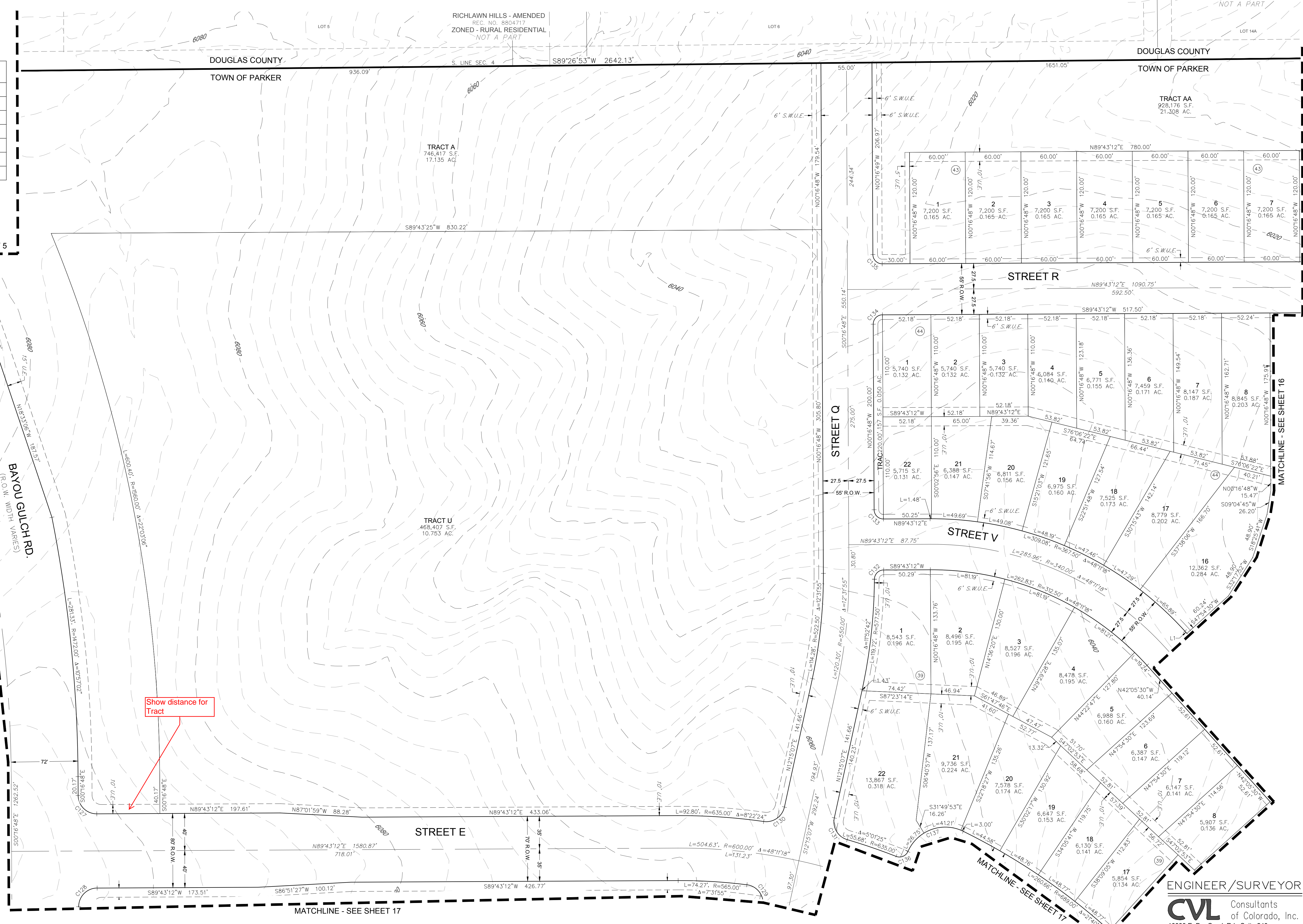
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

MATCHLINE - SEE SHEET 5



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

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C17	31.17'	19.85'	90°00'01"	N45°09'42"E	28.07'
C127	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C128	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C129	33.16'	20.00'	94°59'57"	N35°14'52"W	29.49'
C130	29.96'	20.00'	85°50'29"	N55°10'21"E	27.24'
C131	29.96'	20.00'	85°50'29"	S30°40'07"E	27.24'
C132	15.59'	10.00'	89°20'46"	S45°02'49"W	14.06'
C133	15.71'	10.00'	89°59'42"	S45°16'39"E	14.14'
C134	15.71'	10.00'	89°59'57"	S44°43'13"W	14.14'
C135	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C136	15.29'	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'



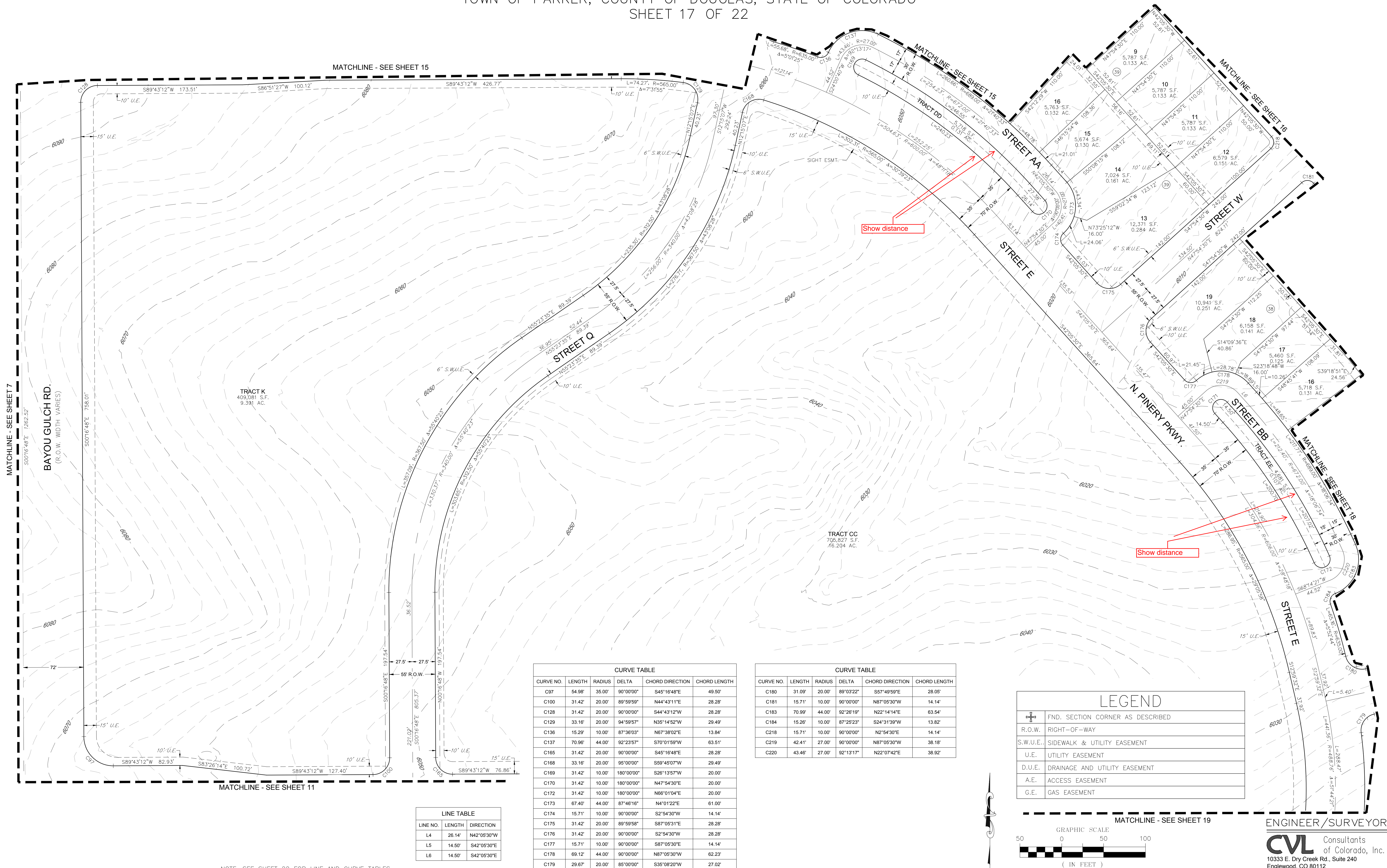
Show distance for Tract

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 17 OF 22



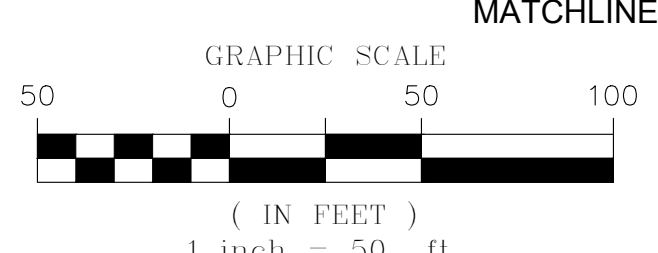
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C97	54.98'	35.00'	90°00'00"	S45°16'48"E	49.50'
C100	31.42'	20.00'	89°59'59"	N44°43'11"E	28.28'
C128	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C129	33.16'	20.00'	94°59'57"	N35°14'52"W	29.49'
C136	15.29'	10.00'	87°36'03"	N67°38'02"E	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"	S69°49'07"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'
C172	31.42'	10.00'	180°00'00"	N66°01'04"E	20.00'
C173	67.40'	44.00'	87°46'16"	N4°01'22"E	61.00'
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'
C179	29.67'	20.00'	85°00'00"	S35°08'20"W	27.02'

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'
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	13.82'
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
L4	26.14'	N42°05'30"W
L5	14.50'	S42°05'30"E
L6	14.50'	S42°05'30"E

NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

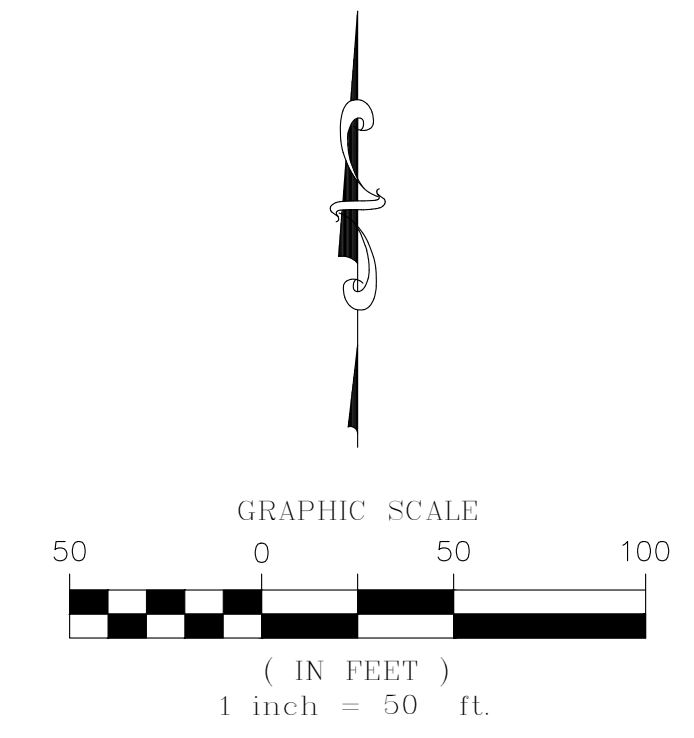
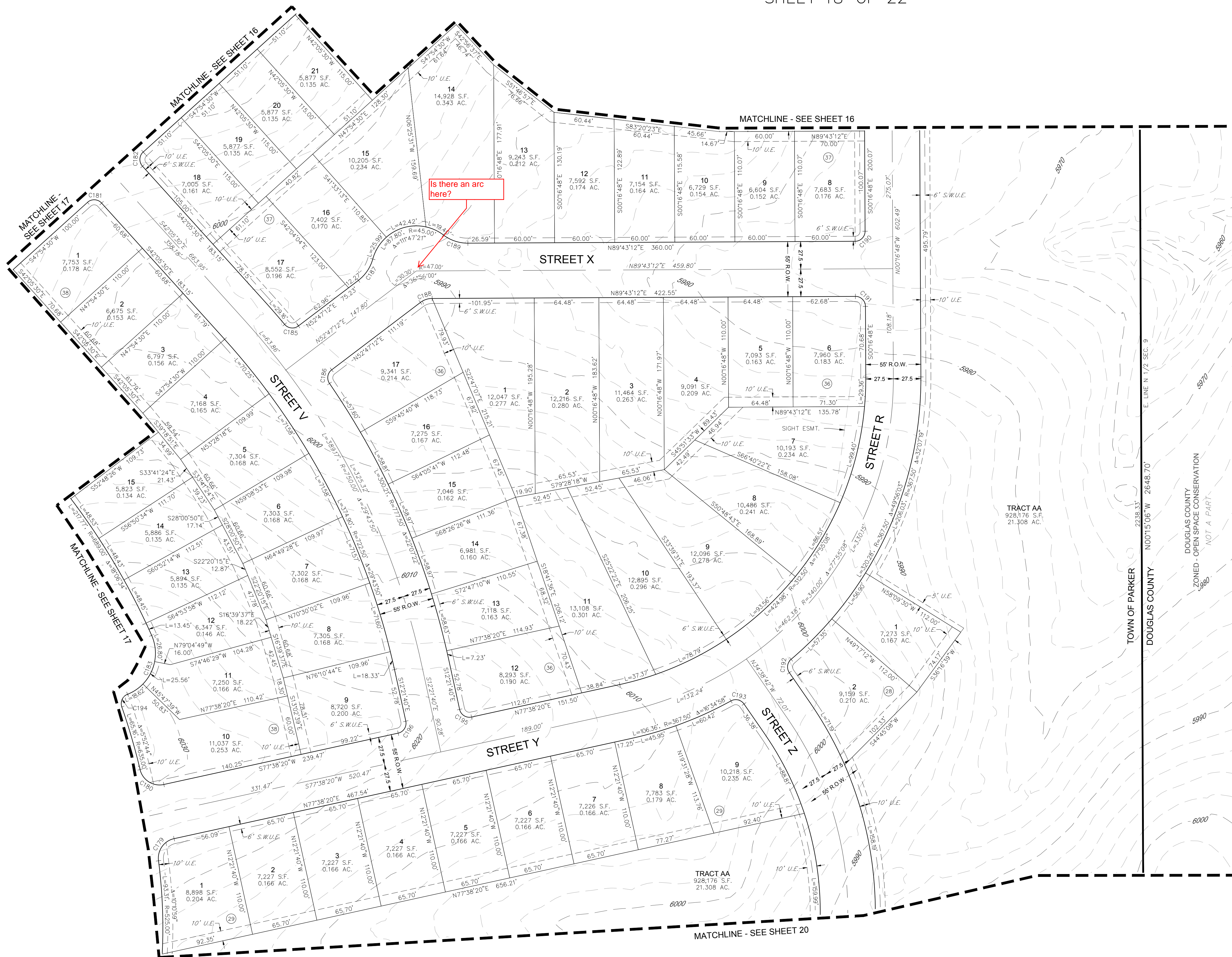
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 18 OF 22



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

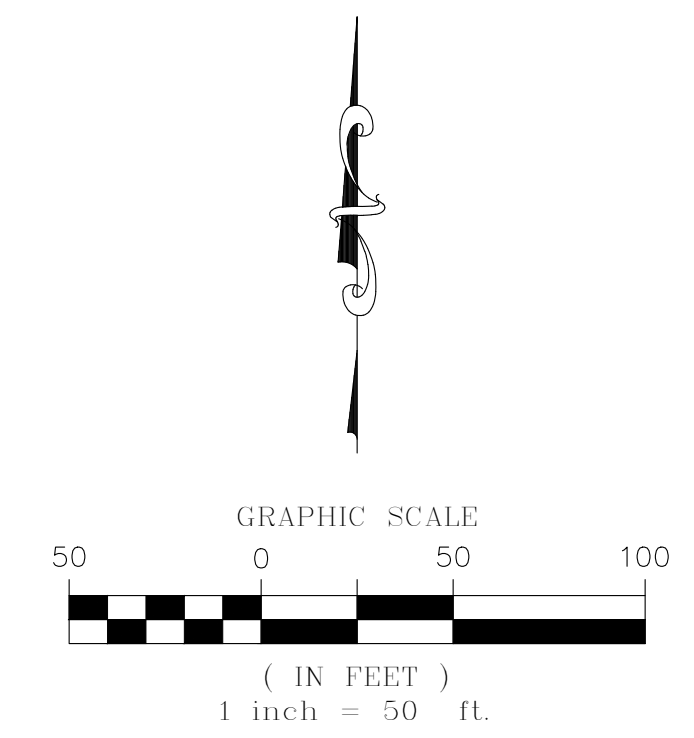
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NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

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SHEET 19 OF 22



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

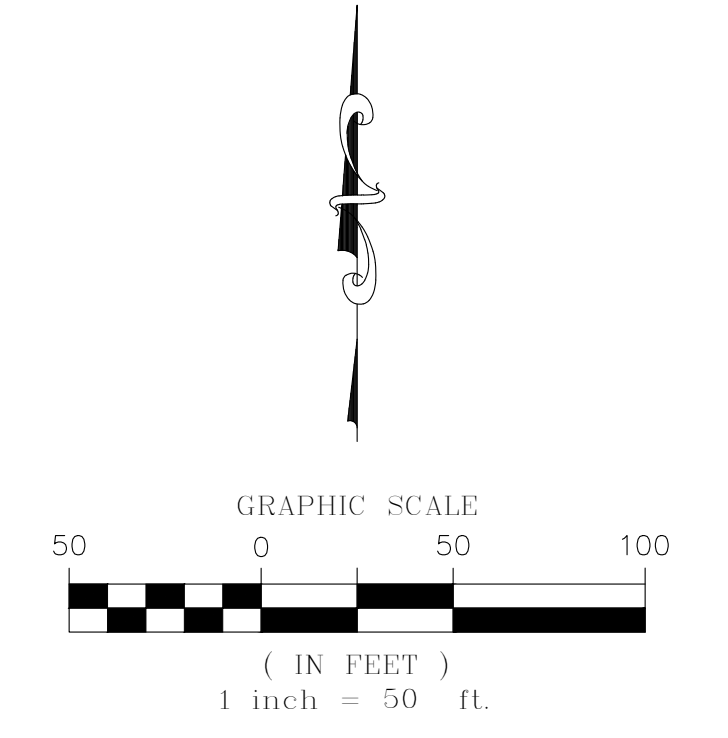
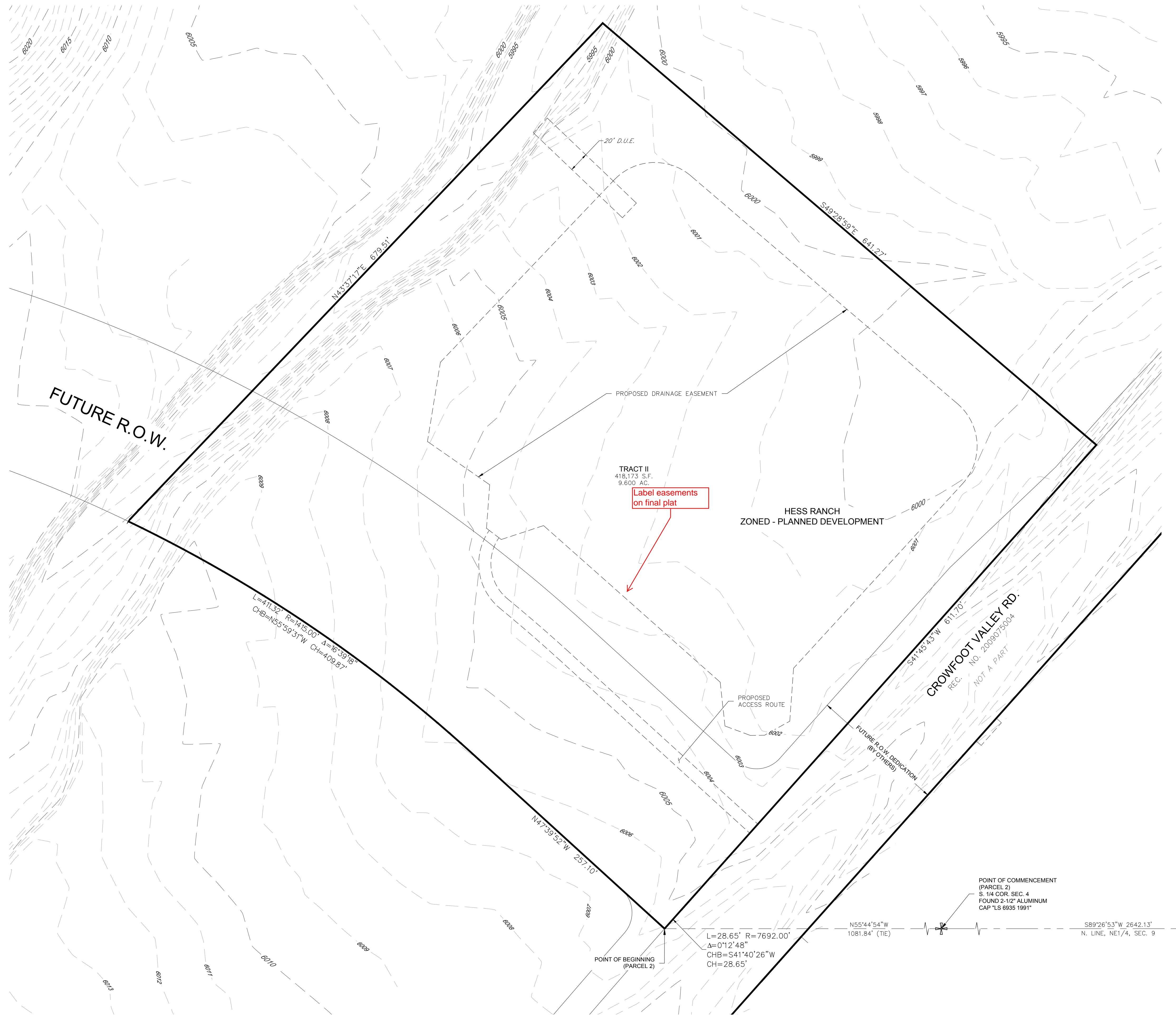
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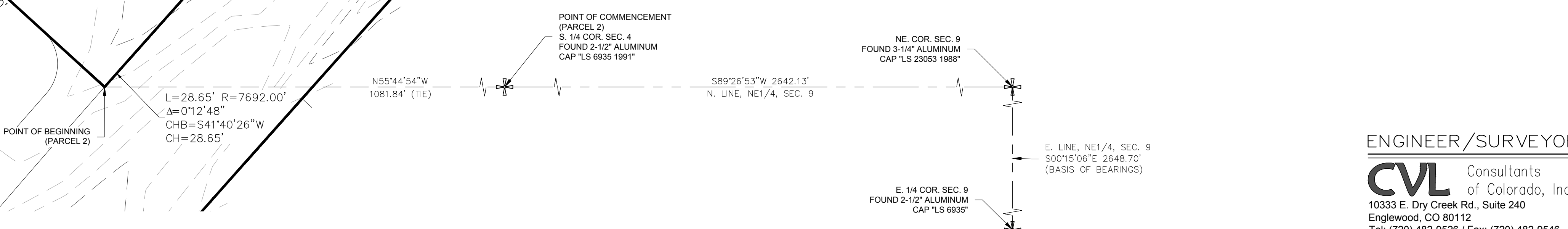
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SHEET 21 OF 22



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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