

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

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 17

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. H0513965-023-CNX-CN, AMENDMENT NO. 1 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF NOVEMBER 17, 2017 AT 8:00 A.M.
- BASIS OF BEARINGS: BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING ASSUMED TO BEAR SOUTH 0015'06" 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 THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, D, G, H, AND I FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- TRACTS H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, AND Z ARE HEREBY ESTABLISHED AS PARCELS TO BE RE-PLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THIS TRACT, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION AGREEMENT WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACT SHALL BE DEVELOPED INCLUDING BUT NOT LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS RE-PLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS ALLOWED FOR IN THE TRAILS AT CROWFOOT FILING 1 CONSTRUCTION PLANS.
- TRACTS H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, AND Z ARE HEREBY ESTABLISHED AS UNBUILDABLE TRACTS AND SHALL REQUIRE A REPLAT FOR FUTURE DEVELOPMENT. NO PORTION OF THIS TRACT SHALL BE DEVELOPED, WHICH INCLUDES EARTHWORK, SURFACE IMPROVEMENTS OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, EXCEPT AS PROVIDED IN THE CONSTRUCTION DRAWINGS AND THE ASSOCIATED SUBDIVISION AGREEMENT APPROVED BY THE TOWN OF PARKER AS PARK OF TRAILS AT CROWFOOT FILING NO. 1.
- TRACTS A, B, C, D, E, F, AND G ARE HEREBY ESTABLISHED AS OPEN SPACE TRACTS. NO PORTION OF THESE TRACTS SHALL BE DEVELOPED, WHICH INCLUDES SURFACE IMPROVEMENTS OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, WITH THE EXCEPTION OF UNDERGROUND UTILITY EASEMENTS WHICH INCLUDE THE INSTALLATION OF UNDERGROUND UTILITIES TO CONNECT PLANNING AREAS WITH UTILITIES WHICH INCLUDE, BUT ARE NOT LIMITED TO, WATER AND SEWER MAINS, STORMWATER MAINS, ELECTRICAL, TELEPHONE AND CABLE TELEVISION AND AS IDENTIFIED WITHIN THE ASSOCIATED SUBDIVISION AGREEMENT APPROVED BY THE TOWN OF PARKER AS PARK OF TRAILS AT CROWFOOT FILING NO. 1.
- 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.
- A. AS SHOWN TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA.
B. AS SHOWN ALLEY-TYPE LOTS, SIX-FOOT (6') WIDE DRY UTILITY EASEMENTS WITHIN THE LOTS FOR NATURAL GAS FACILITIES INCLUDING SPACE FOR SERVICE TRUCKS TO DRIVE ARE REQUIRED. IF GAS AND ELECTRIC ARE WITHIN THE SAME TRENCH, A TEN (10') WIDE DRY UTILITY EASEMENT IS REQUIRED, NOT TO OVERLAP ANY WET UTILITY EASEMENT.
- 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.
- ALL 30' PARKER WATER & SANITATION DISTRICT UTILITY EASEMENTS ARE DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- THERE ARE A TOTAL OF 0 LOTS AND 29 TRACTS IN TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1.

TITLE VERIFICATION:

WE, COMMONWEALTH LAND 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 DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

SIGNATURE

BY: _____

AS: _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

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

AS _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. HESSELBACH, JR., A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TRAILS AT CROWFOOT FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 20____, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, 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 SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

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

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

TRACT SUMMARY TABLE

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	586,408 S.F.	13.462 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
B	936,260 S.F.	21.494 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
C	39,381 S.F.	0.904 AC	OPEN SPACE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
D	536,828 S.F.	12.324 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
E	50,598 S.F.	1.162 AC	OPEN SPACE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
F	505,269 S.F.	11.599 AC	OPEN SPACE / UTILITIES	OWNER/DEV	OWNER/DEV
G	285,930 S.F.	6.564 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
H	653,450 S.F.	15.001 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
I	264,480 S.F.	6.072 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
J	965,444 S.F.	22.164 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
K	465,841 S.F.	10.694 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
L	380,918 S.F.	8.745 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
M	202,854 S.F.	4.657 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
N	81,002 S.F.	1.860 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
O	932,178 S.F.	21.400 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
P	82,687 S.F.	1.898 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
Q	375,683 S.F.	8.624 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
R	354,072 S.F.	8.128 AC	FUTURE MIXED USE LAND / SIDEWALK	OWNER/DEV	OWNER/DEV
S	34,109 S.F.	0.783 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
T	155,975 S.F.	3.581 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
U	492,966 S.F.	11.317 AC	FUTURE MIXED USE LAND / SIDEWALK	OWNER/DEV	OWNER/DEV
V	55,681 S.F.	1.278 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
W	70,365 S.F.	1.615 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
X	208,815 S.F.	4.794 AC	FUTURE MIXED USE LAND / SIDEWALK	OWNER/DEV	OWNER/DEV
Y	72,599 S.F.	1.667 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
Z	83,945 S.F.	1.927 AC	FUTURE MIXED USE LAND	OWNER/DEV	OWNER/DEV
AA	394,653 S.F.	9.060 AC	FUTURE MIXED USE LAND / SIDEWALK	OWNER/DEV	OWNER/DEV
BB	390,028 S.F.	8.954 AC	FUTURE MIXED USE LAND / SIDEWALK	OWNER/DEV	OWNER/DEV
CC	130,701 S.F.	3.000 AC	OPEN SPACE/ DRAINAGE/ UTILITIES	OWNER/DEV	OWNER/DEV

LAND USE SUMMARY CHART

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
FUTURE RESIDENTIAL DEVELOPMENT	5,799,818 S.F.	133.144 AC.	52.35%
OPEN SPACE AREAS	3,989,304 S.F.	91.583 AC.	36.02%
ROAD RIGHTS OF WAY	1,288,596 S.F.	29.582 AC.	11.63%
TOTAL	11,077,718 S.F.	254.309 AC.	100%

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 _____, 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.

PLANNING DIRECTOR, TOWN OF PARKER

DIRECTOR OF ENGINEERING: TOWN OF PARKER

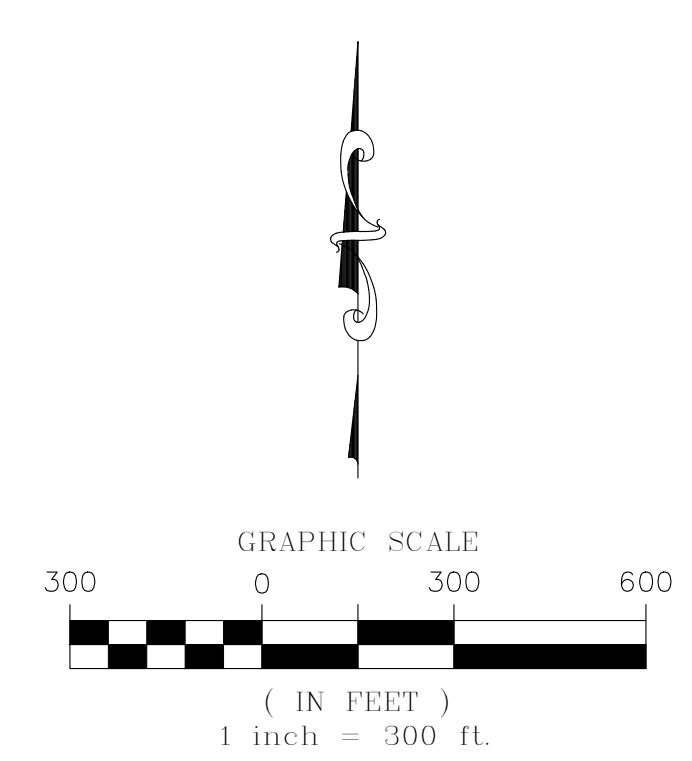
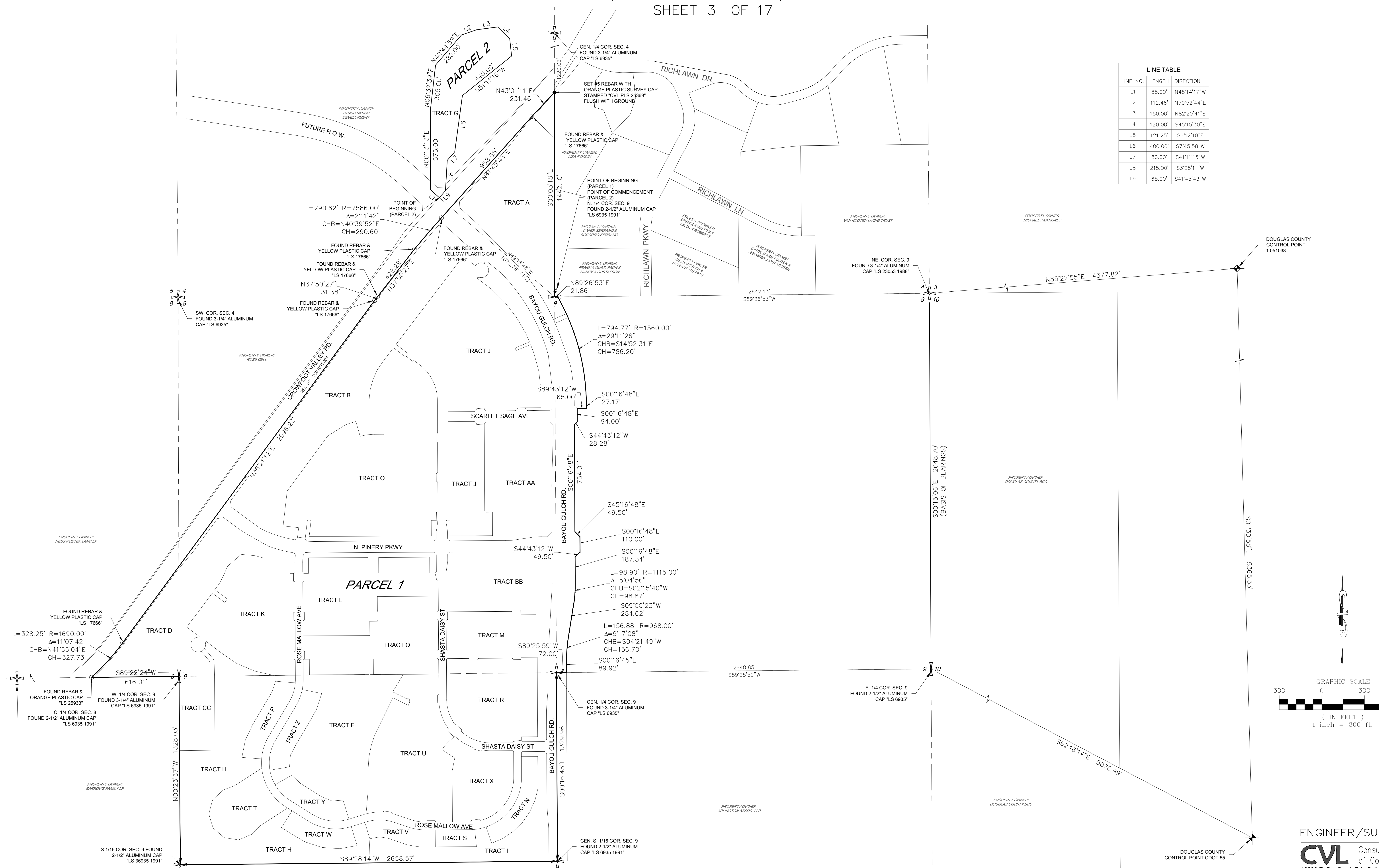
ENGINEER/SURVEYOR

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TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

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 17

LINE NO.	LENGTH	DIRECTION
L1	85.00'	N48°14'17"W
L2	112.46'	N70°52'44"E
L3	150.00'	N82°20'41"E
L4	120.00'	S45°15'30"E
L5	121.25'	S6°12'10"E
L6	400.00'	S7°45'58"W
L7	80.00'	S41°11'15"W
L8	215.00'	S3°25'11"W
L9	65.00'	S41°45'43"W

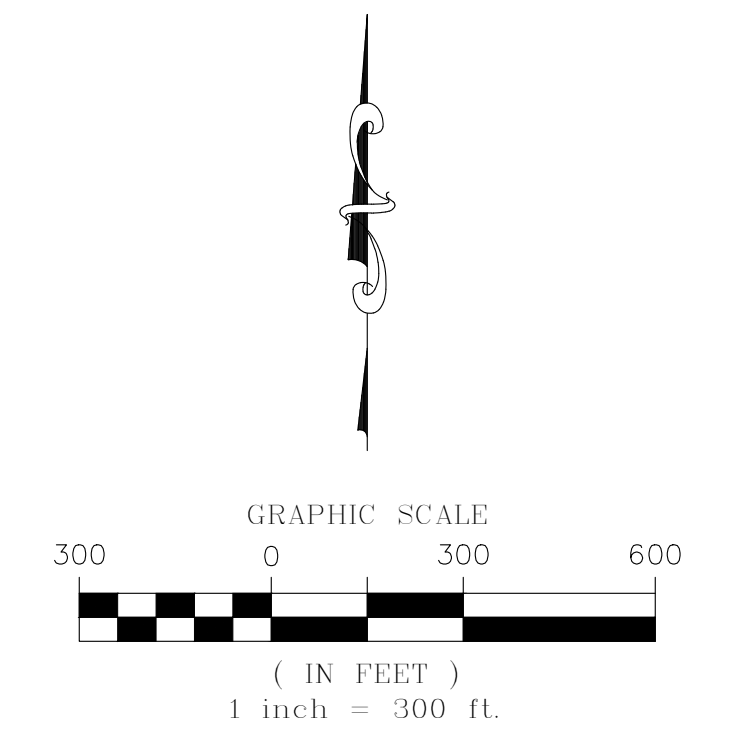
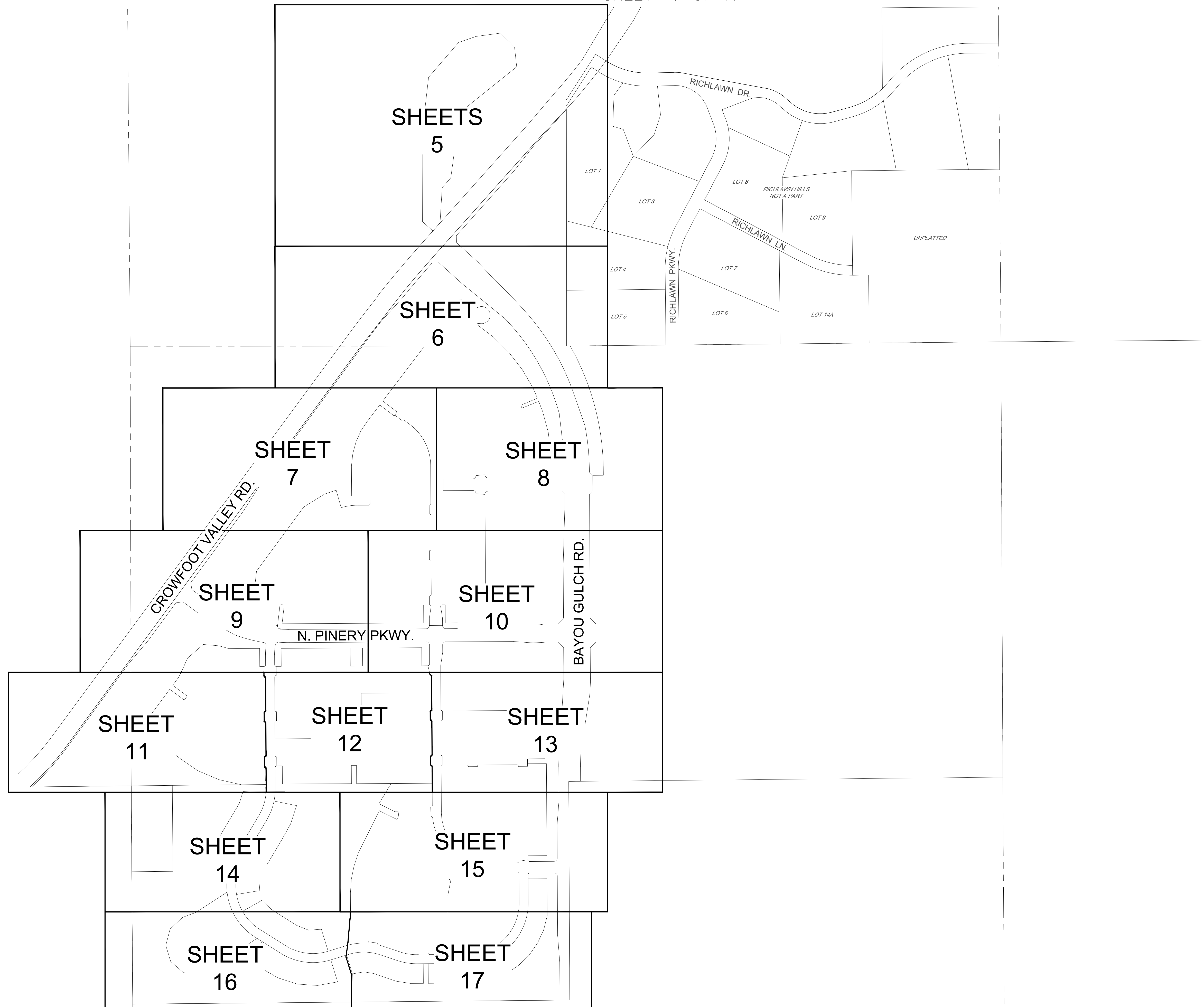


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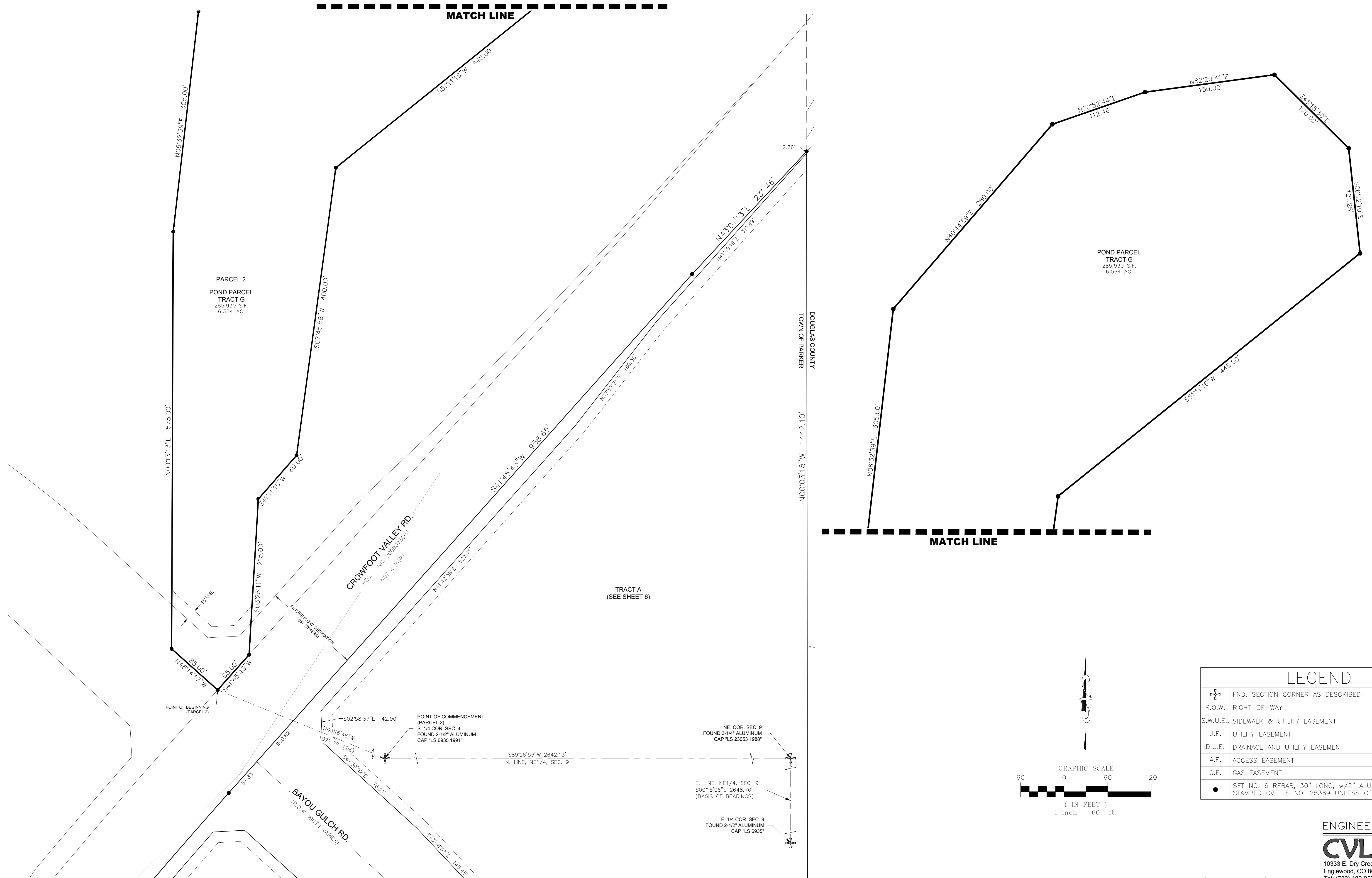
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 17



TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 17



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
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

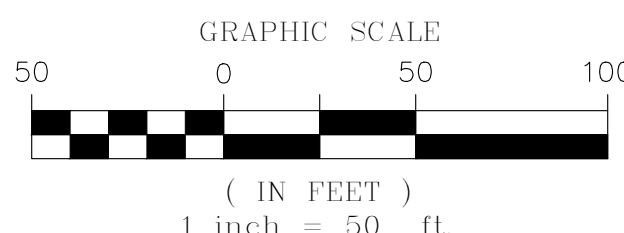
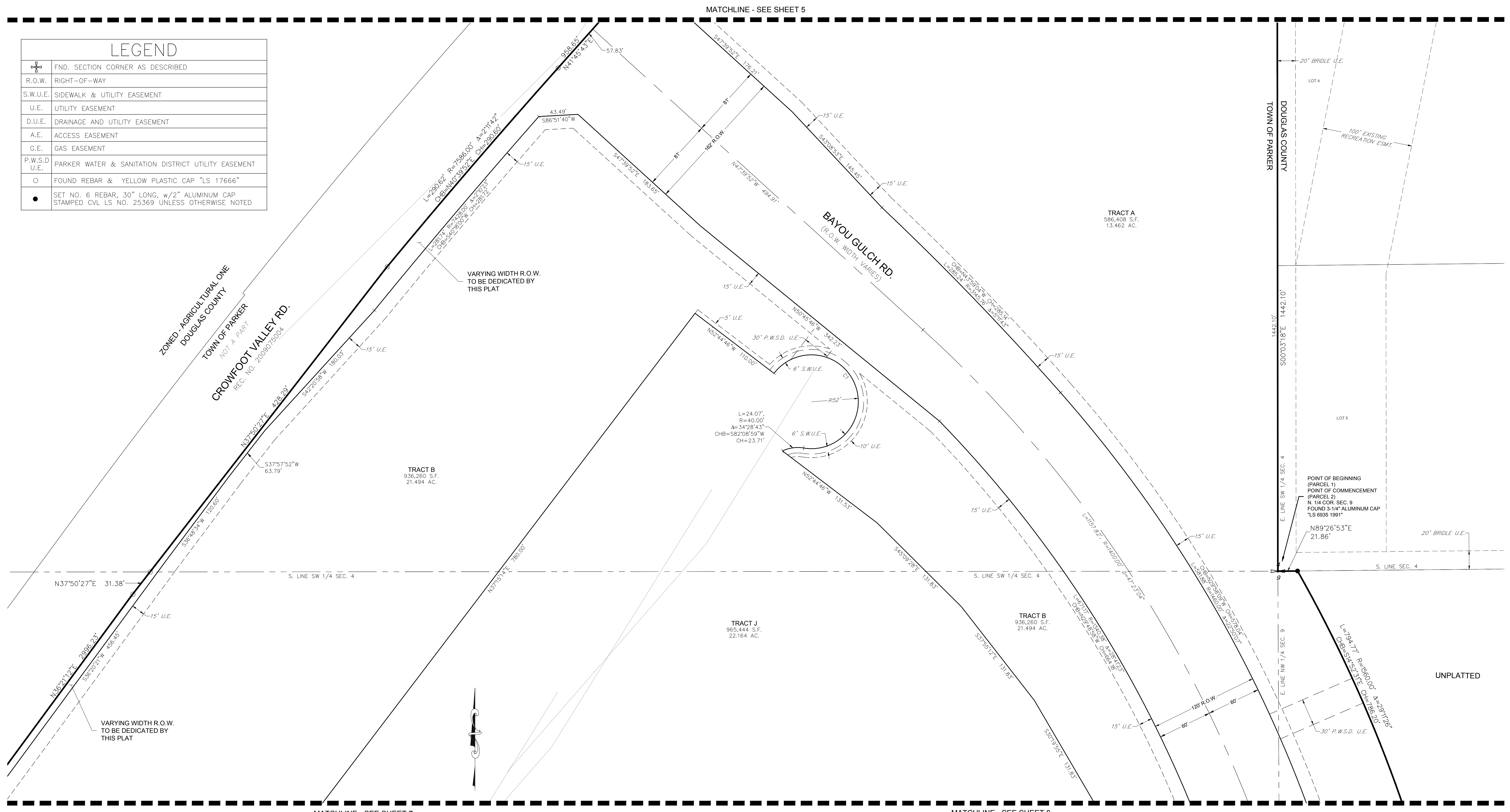
GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 inch = 60 ft.

ENGINEER/SURVEYOR
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 6 OF 17

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	RIGHT-OF-WAY
	SIDEWALK & UTILITY EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	ACCESS EASEMENT
	GAS EASEMENT
	PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
	FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	219.75'	52.00'	242°08'09"	N21°40'43"W	89.08'

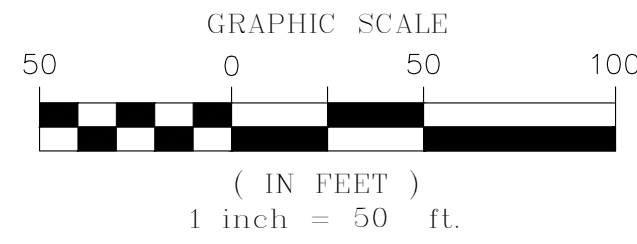
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SHEET 9 OF 17

MATCHLINE - SEE SHEET 8



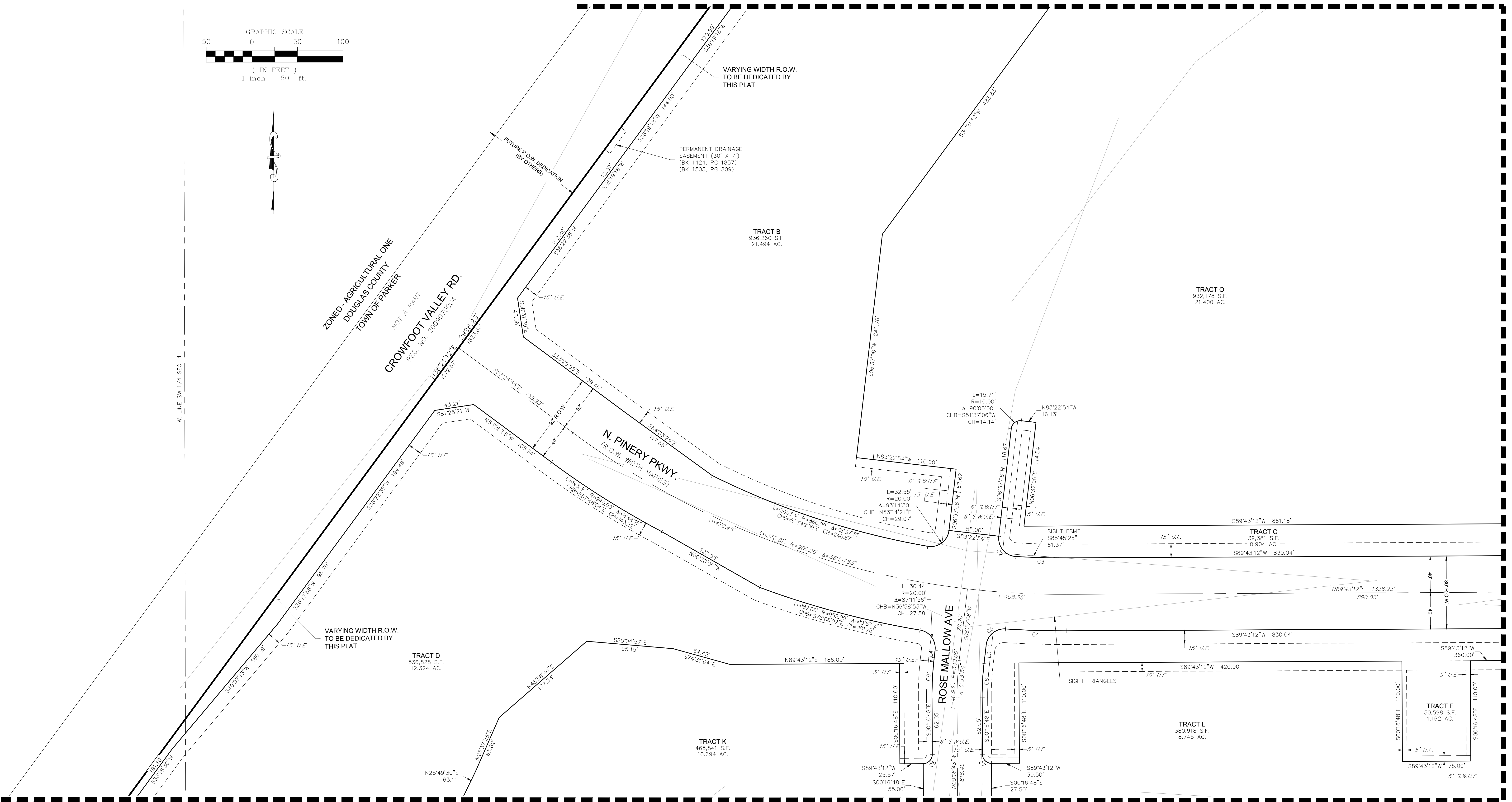
W. LINE, SW 1/4, SEC. 4

ZONED - AGRICULTURAL ONE
DOUGLAS COUNTY
TOWN OF PARKER

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

N. PINERY PKWY.
(R.O.W. WIDTH VARIES)

ROSE MALLOW AVE



MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 13

LEGEND

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

LINE NO.	LENGTH	DIRECTION
L3	20.37'	S6°37'06"W
L4	8.36'	S6°37'06"W

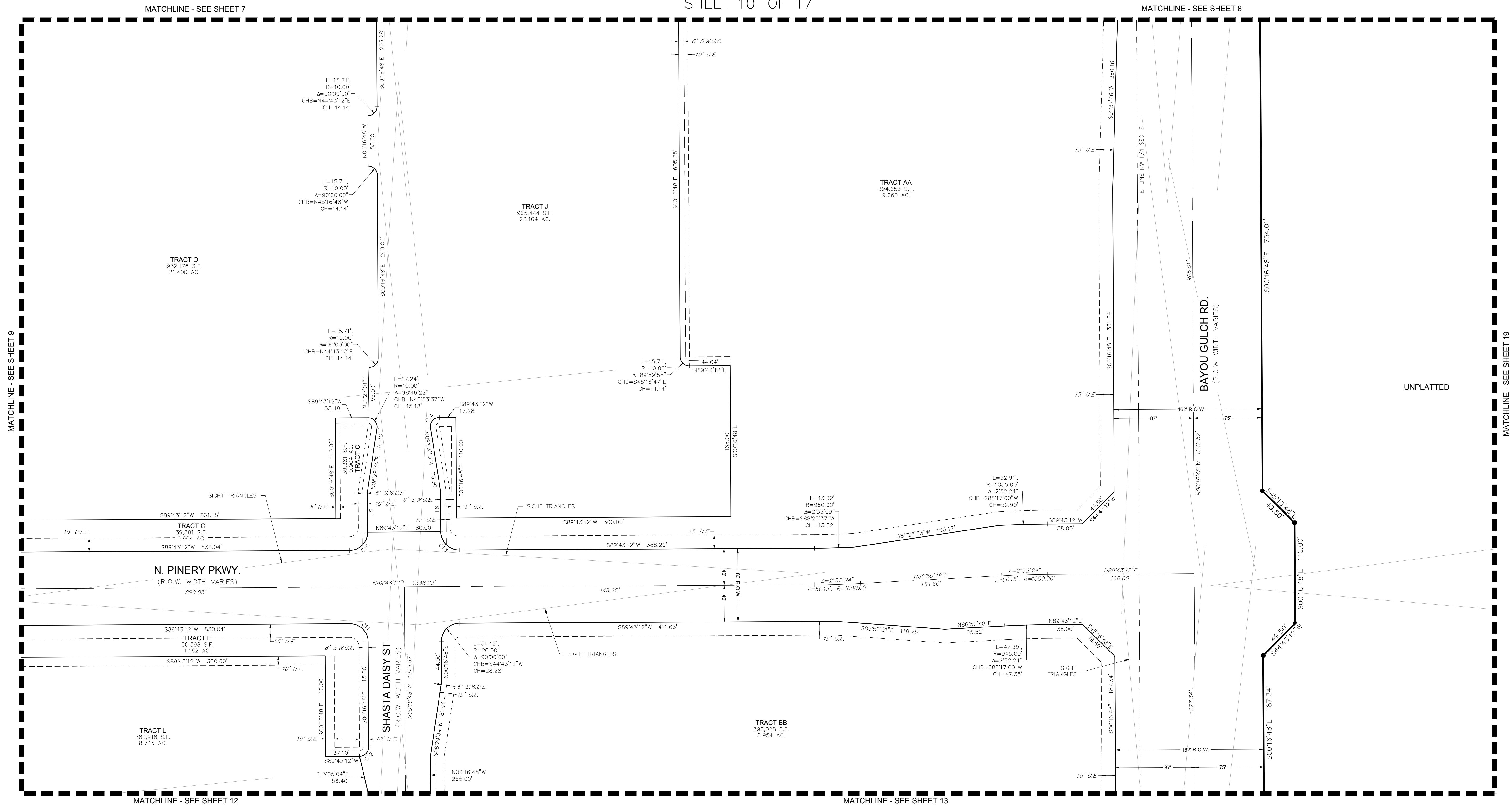
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	32.55'	20.00'	93°14'30"	S40°00'09"E	29.07'
C3	54.88'	860.00'	3°39'24"	S88°27'06"E	54.88'
C4	66.64'	940.00'	4°03'44"	S88°14'56"E	66.63'
C5	30.43'	20.00'	87°09'50"	S80°12'01"W	27.58'
C6	37.62'	312.78'	6°53'31"	S3°10'09"W	37.60'
C7	15.73'	9.95'	90°31'18"	S45°16'48"E	14.14'
C8	15.69'	10.04'	89°35'50"	N44°43'12"E	14.14'
C9	44.25'	367.54'	6°53'51"	S3°10'09"W	44.22'

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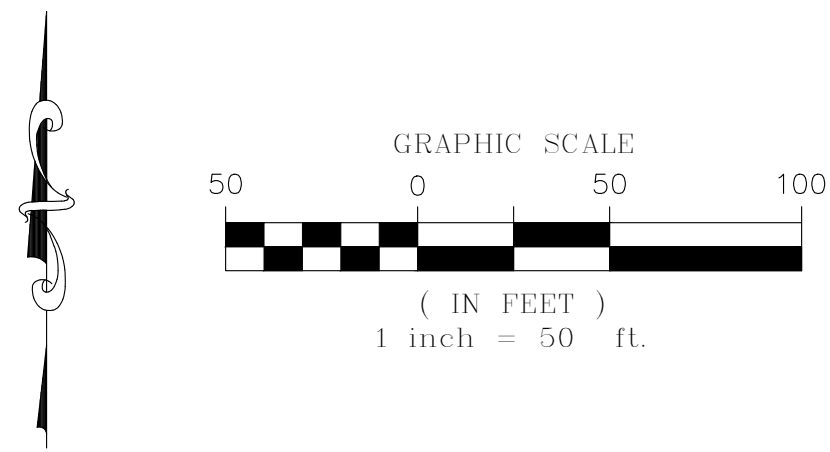
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 10 OF 17



LEGEND

	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
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	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

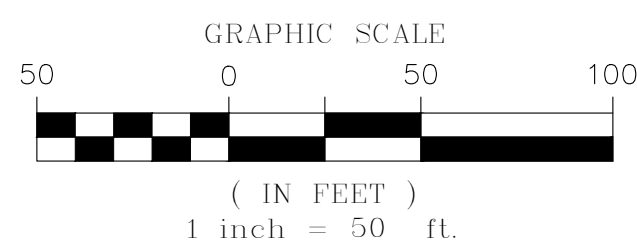
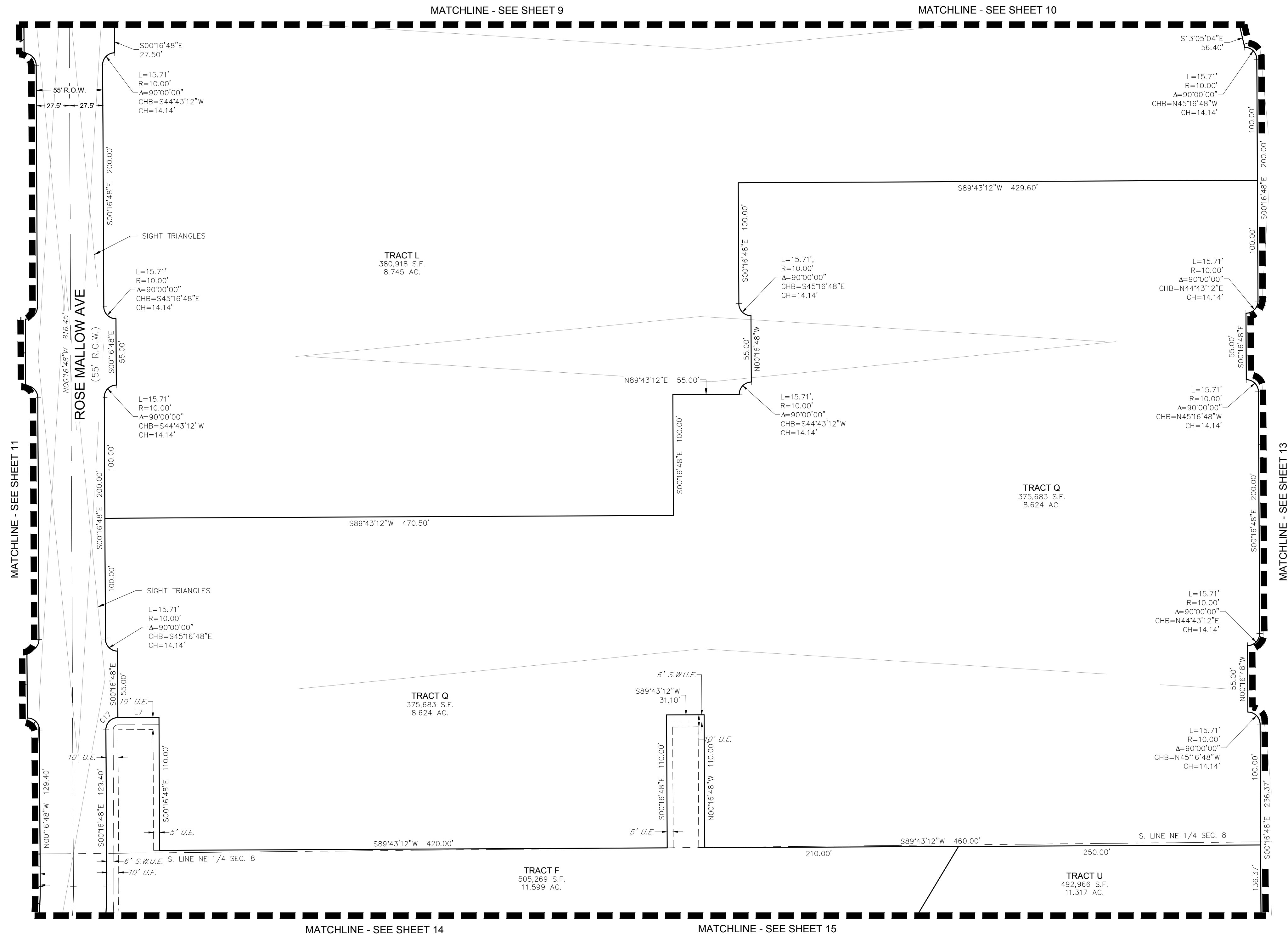


CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C11	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C12	15.63'	10.20'	87°49'20"	N44°43'12"E	14.14'
C13	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C14	17.24'	10.00'	98°46'22"	S40°20'01"W	15.18'

LINE NO.	LENGTH	DIRECTION
L5	44.00'	S0°16'48"E
L6	44.00'	S0°16'48"E

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 12 OF 17



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

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C17	15.71'	9.98'	90°10'40"	S44°43'12"W

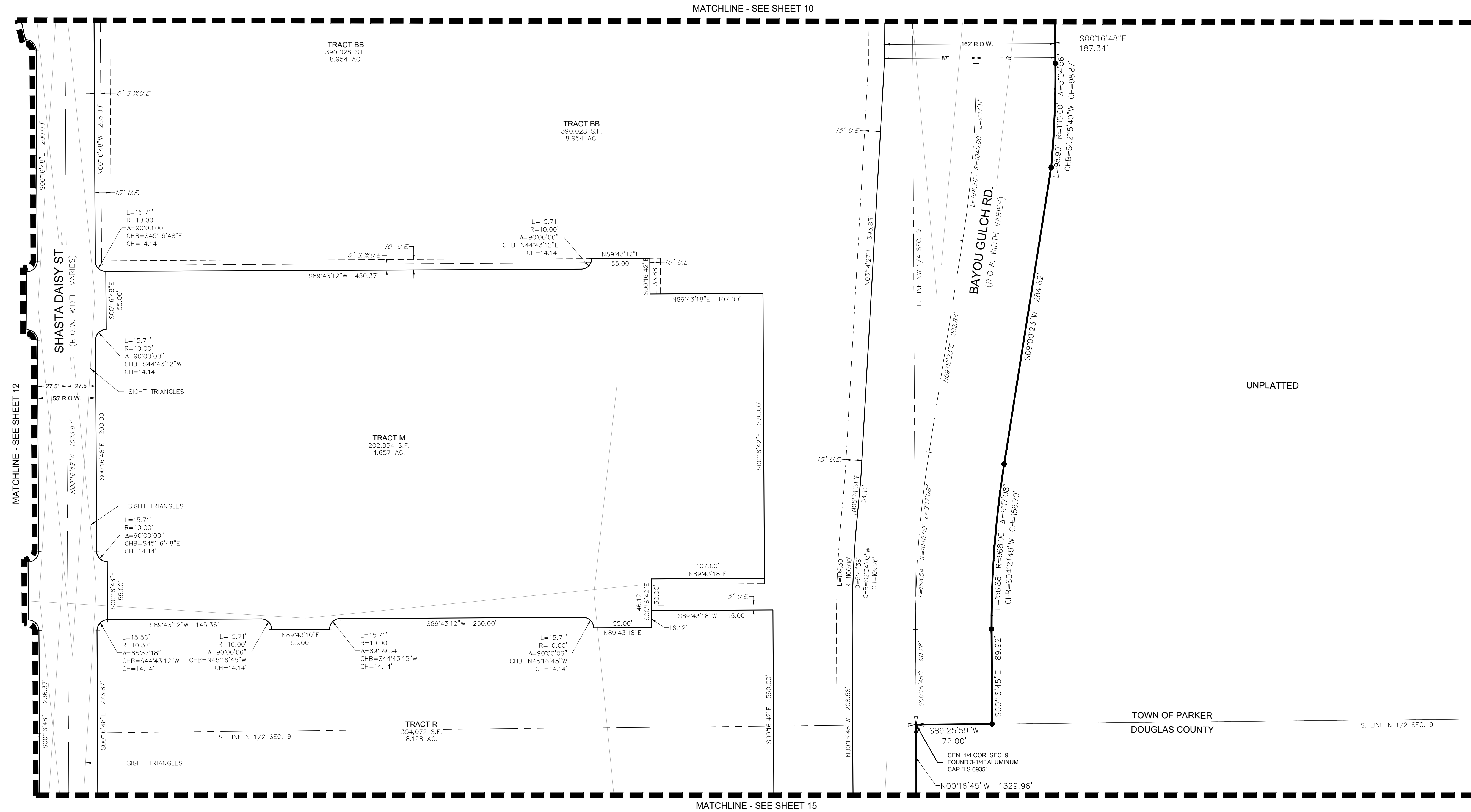
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L7	34.00'	S89°43'12"W

ENGINEER/SURVEYOR

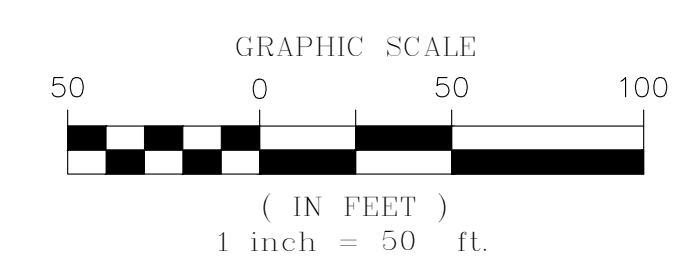
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

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 17



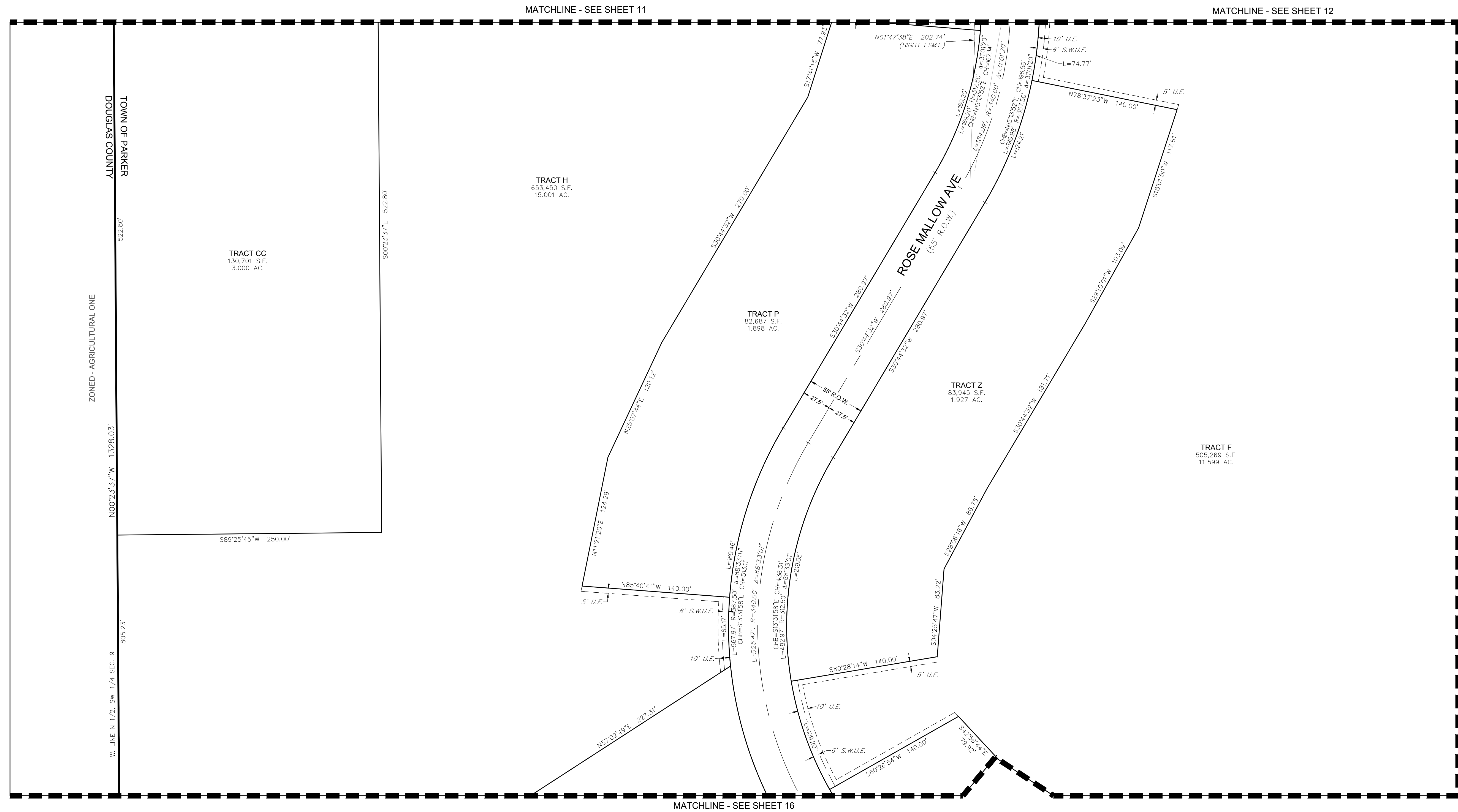
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



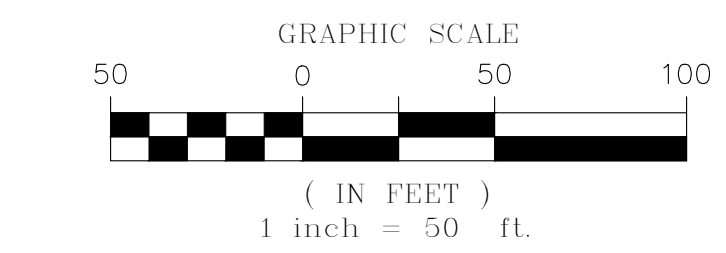
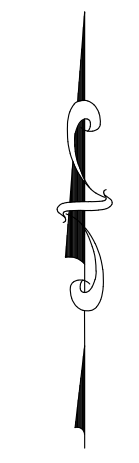
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 14 OF 17

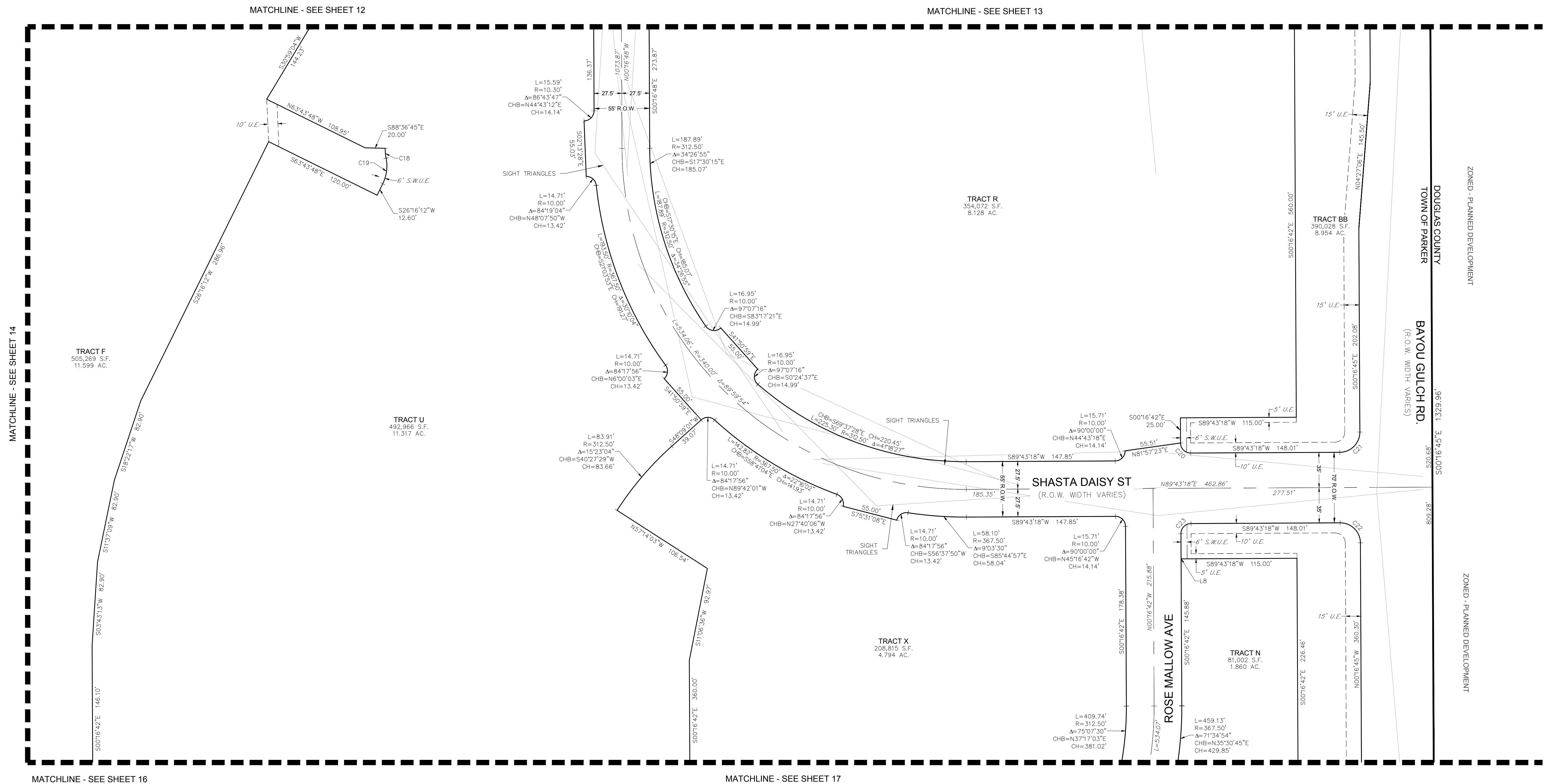


LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT



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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 15 OF 17



MATCHLINE - SEE SHEET 14

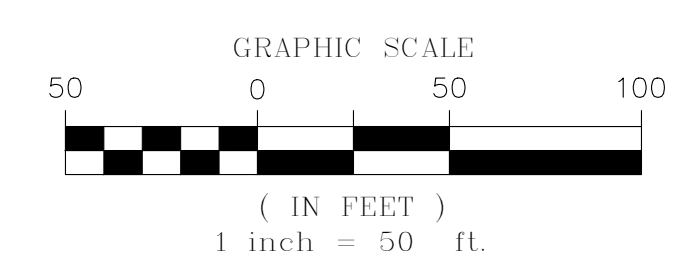
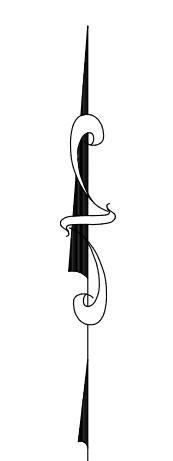
MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 17

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



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C18	9.85'	45.00'	12°32'44"	S4°53'07"E	9.83'
C19	26.13'	40.00'	37°25'41"	N7°33'22"E	25.67'
C20	15.71'	10.00'	90°00'00"	S45°16'42"E	14.14'
C21	31.42'	20.00'	90°00'00"	N44°43'16"E	28.28'
C22	31.42'	20.00'	89°59'57"	N45°16'44"W	28.28'
C23	15.71'	10.00'	90°00'00"	S44°43'18"W	14.14'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L8	25.00'	S0°16'42"E

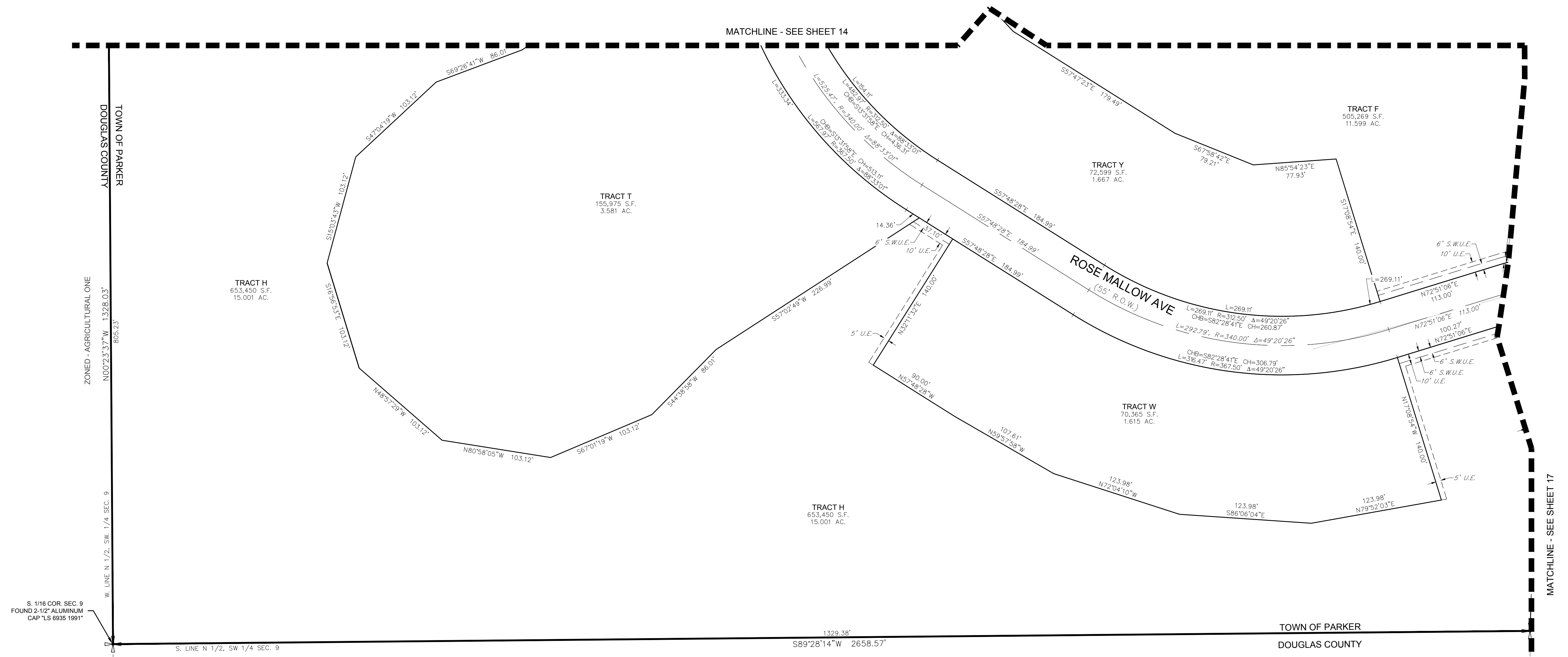
ZONED - PLANNED DEVELOPMENT

ZONED - PLANNED DEVELOPMENT

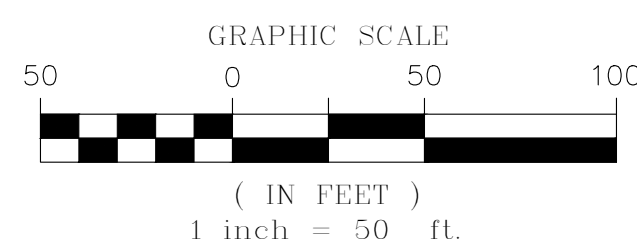
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 16 OF 17



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

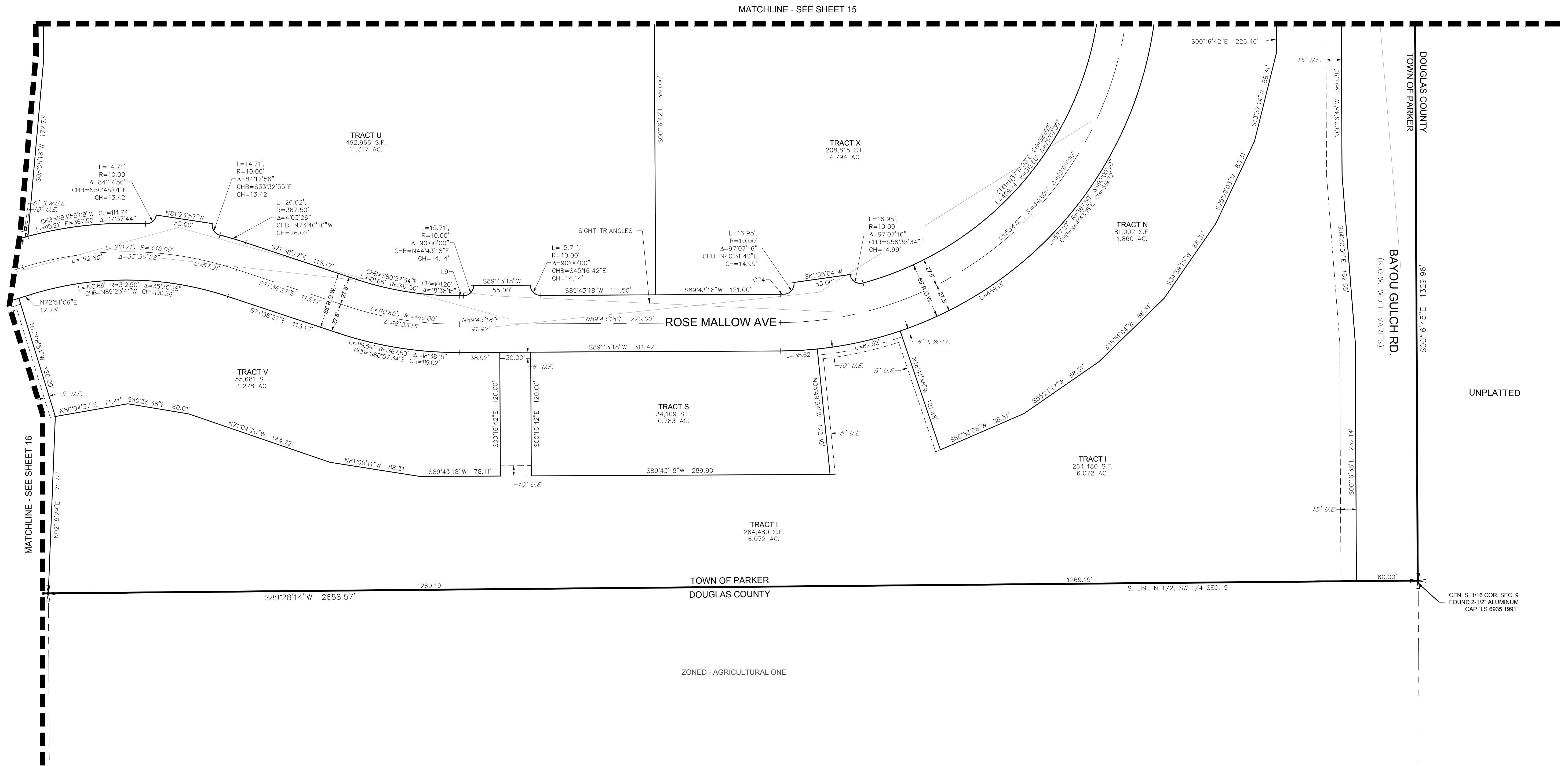


ENGINEER/SURVEYOR

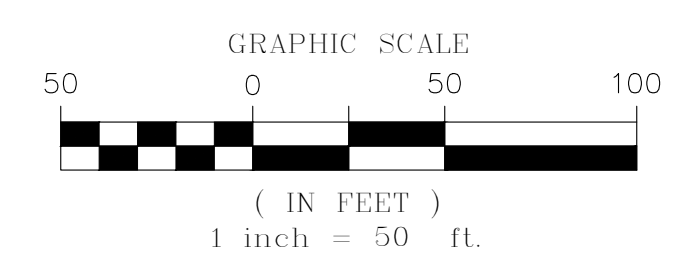
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 17 OF 17



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



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C24	3.45'	312.50'	0°37'58"	N89°24'19"E	3.45'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L9	3.92'	S89°43'18"W

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

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