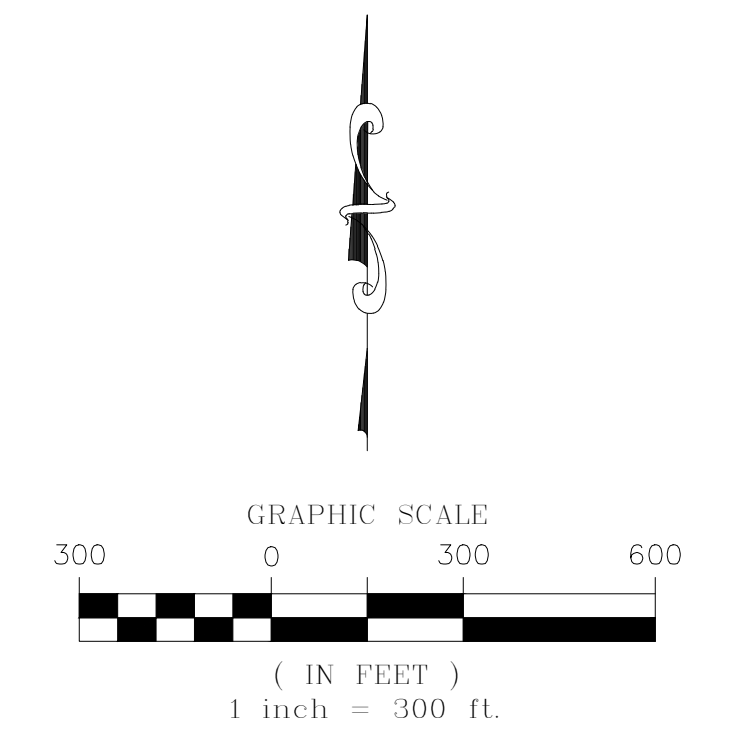
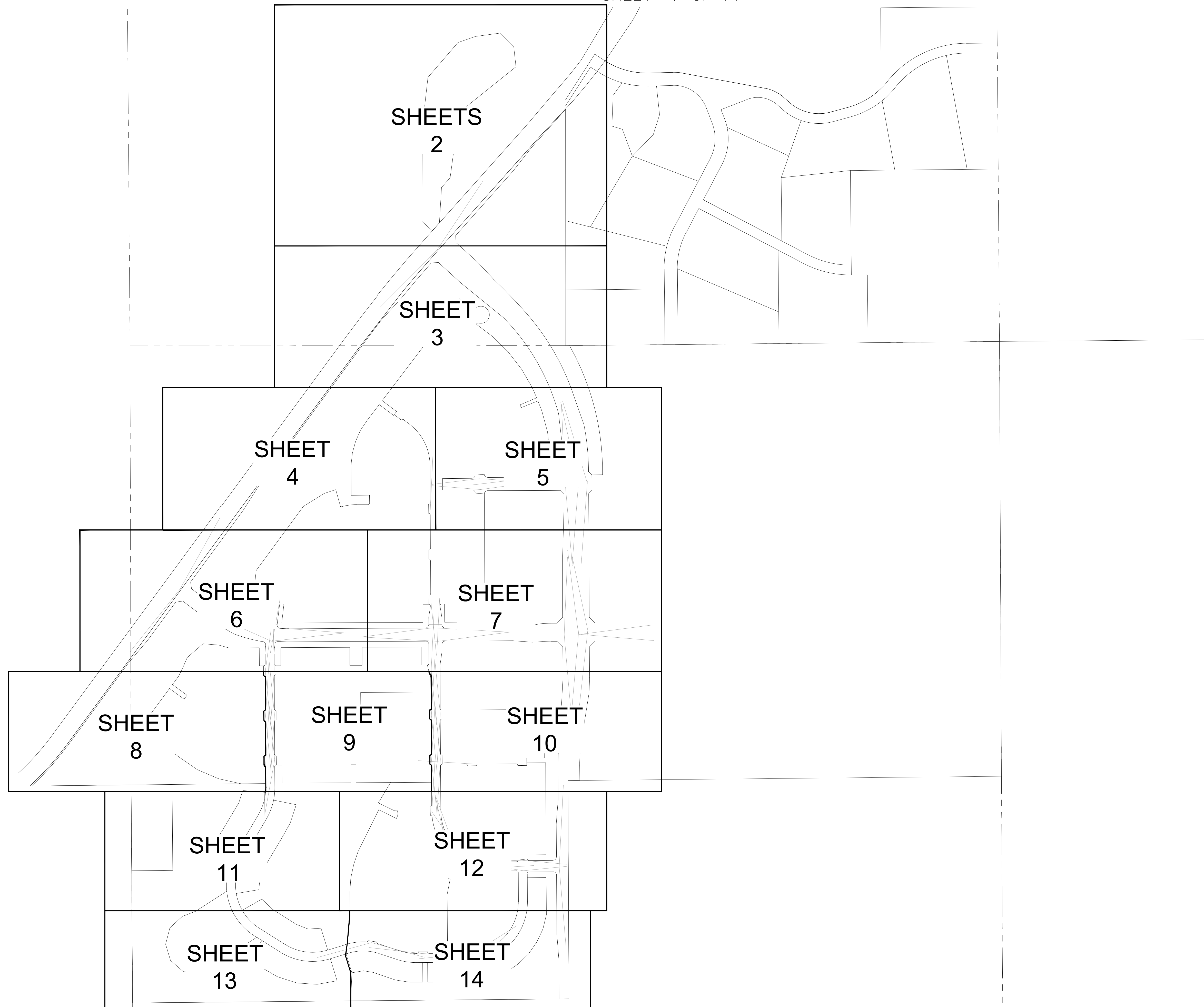


# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1 ADDRESS PLAT

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 14

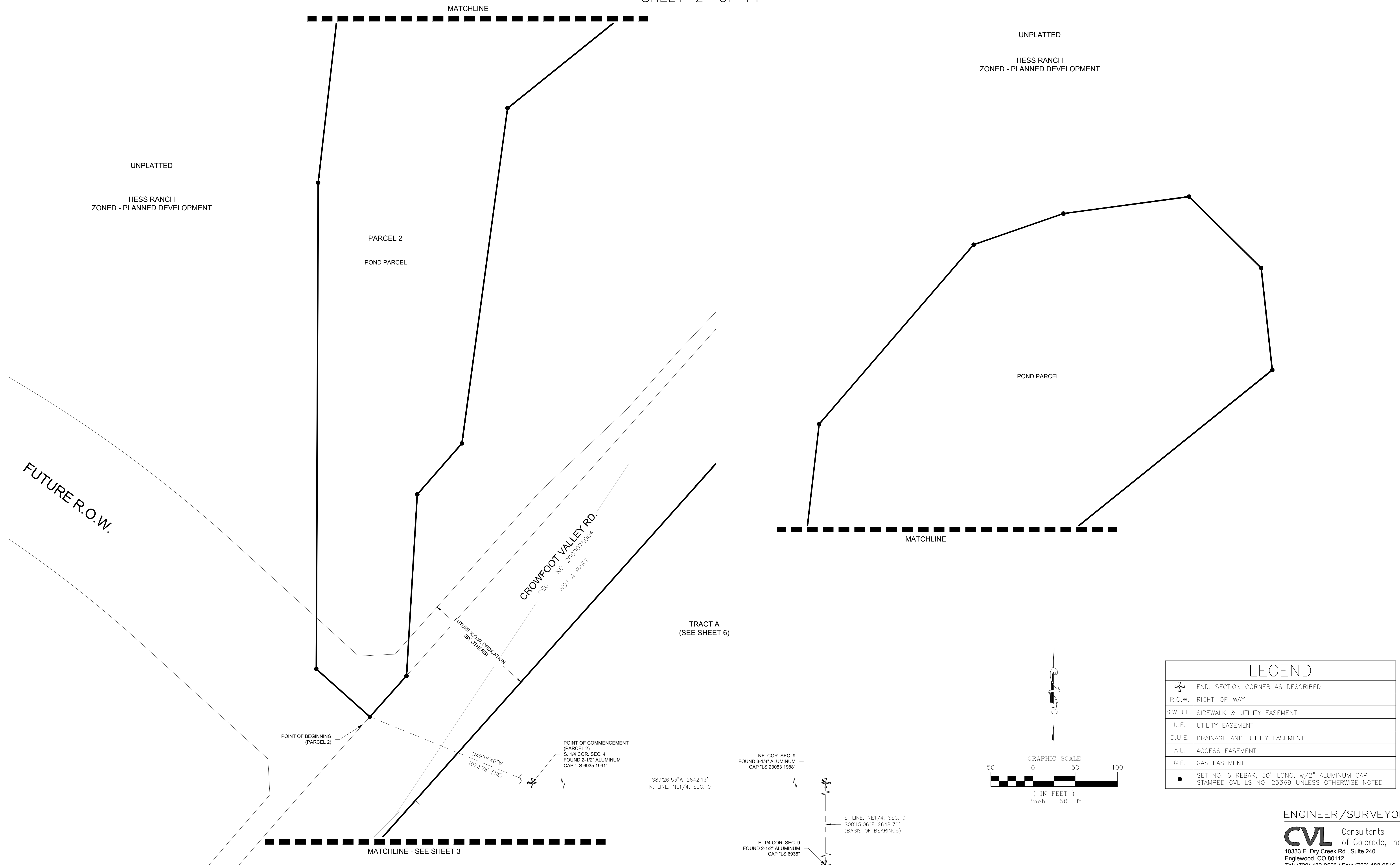


ENGINEER/SURVEYOR

**CVL** Consultants  
of Colorado, Inc.  
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Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1 ADDRESS 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 14



UNPLATTED  
HESS RANCH  
ZONED - PLANNED DEVELOPMENT

UNPLATTED  
HESS RANCH  
ZONED - PLANNED DEVELOPMENT

PARCEL 2  
POND PARCEL

POND PARCEL

FUTURE R.O.W.

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

TRACT A  
(SEE SHEET 6)

POINT OF BEGINNING  
(PARCEL 2)

POINT OF COMMENCEMENT  
(PARCEL 2)  
S. 1/4 COR. SEC. 4  
FOUND 2-1/2" ALUMINUM  
CAP "LS 6935 1991"

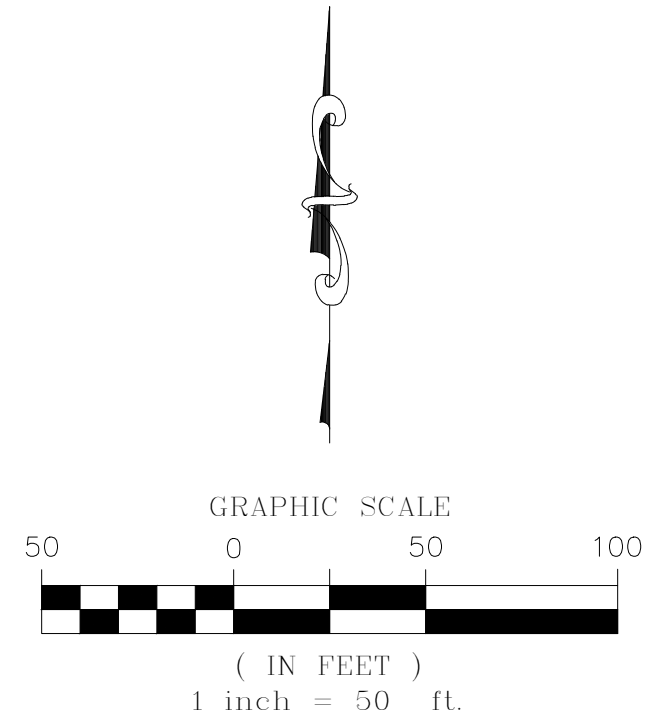
NE COR. SEC. 9  
FOUND 3-1/4" ALUMINUM  
CAP "LS 23053 1988"

E. LINE, NE1/4, SEC. 9  
500°15'06"E 2648.70'  
(BASIS OF BEARINGS)

E. 1/4 COR. SEC. 9  
FOUND 2-1/2" ALUMINUM  
CAP "LS 6935"

MATCHLINE - SEE SHEET 3

MATCHLINE



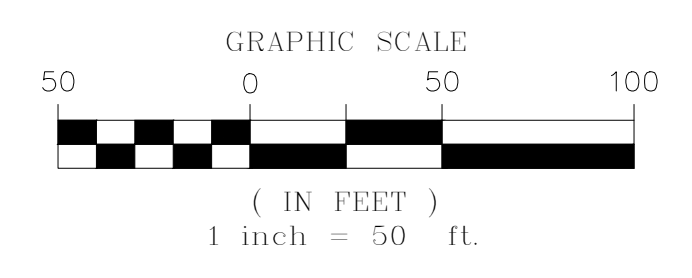
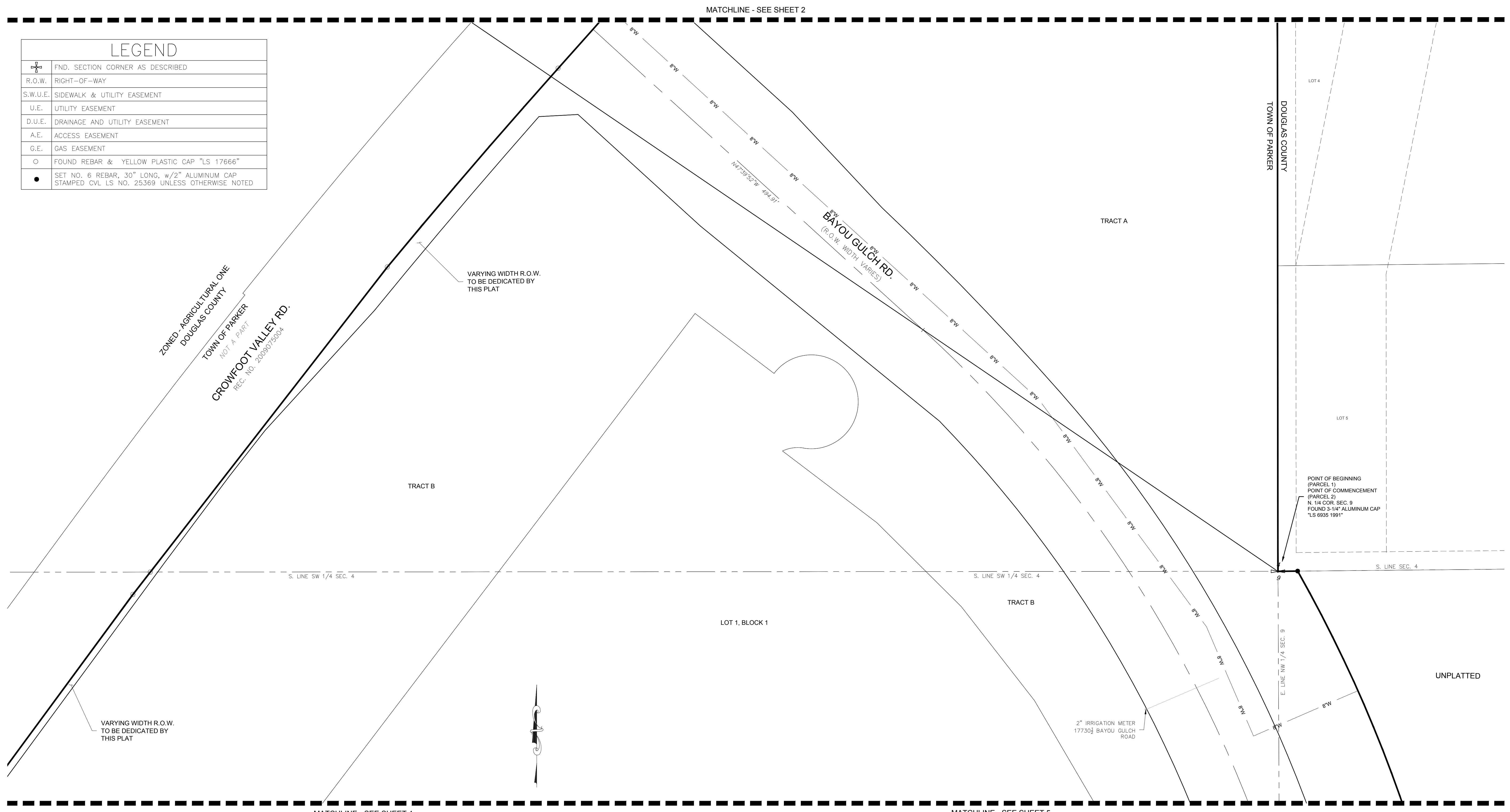
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 14

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

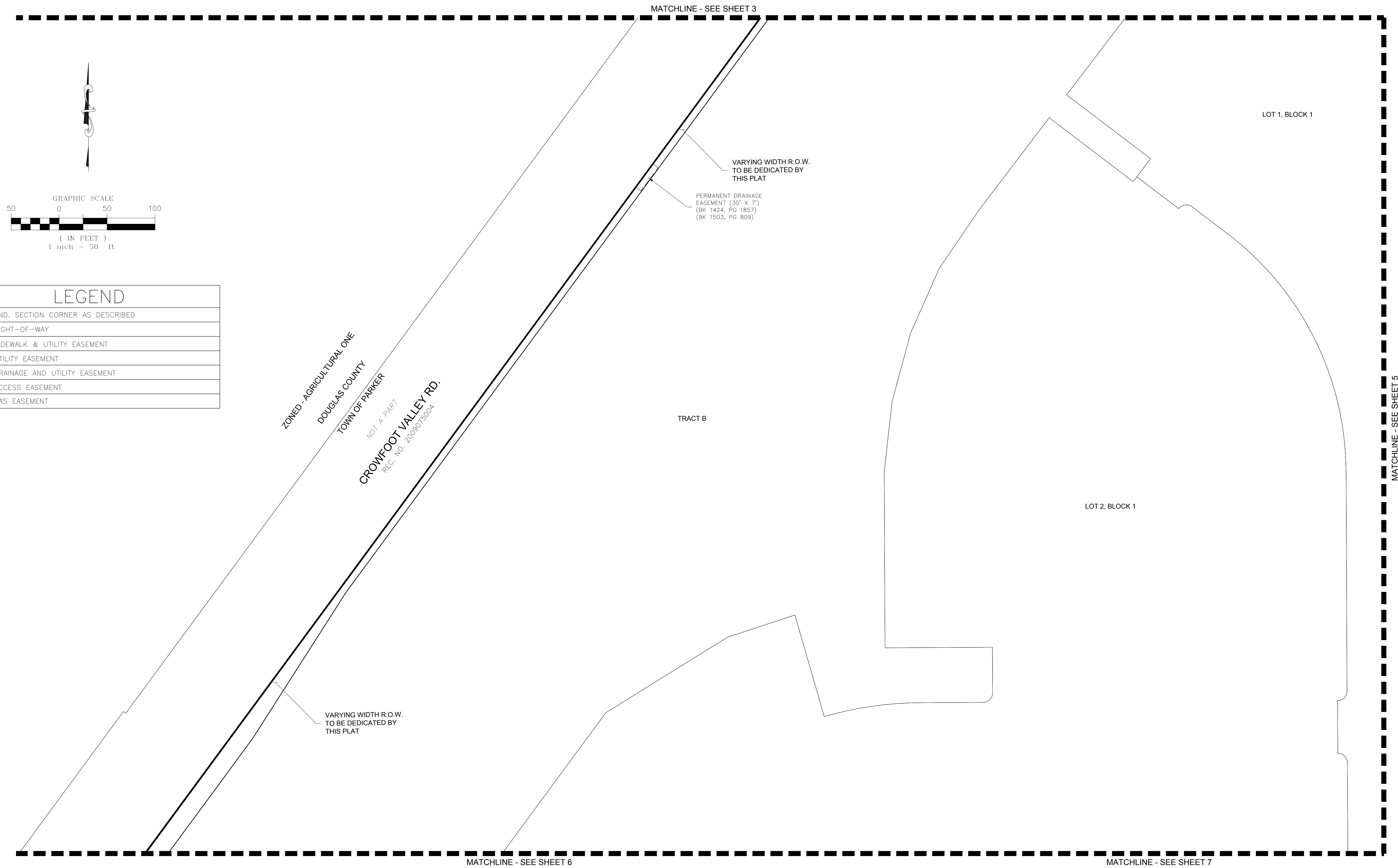


CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH

ENGINEER/SURVEYOR  
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 4 OF 14



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

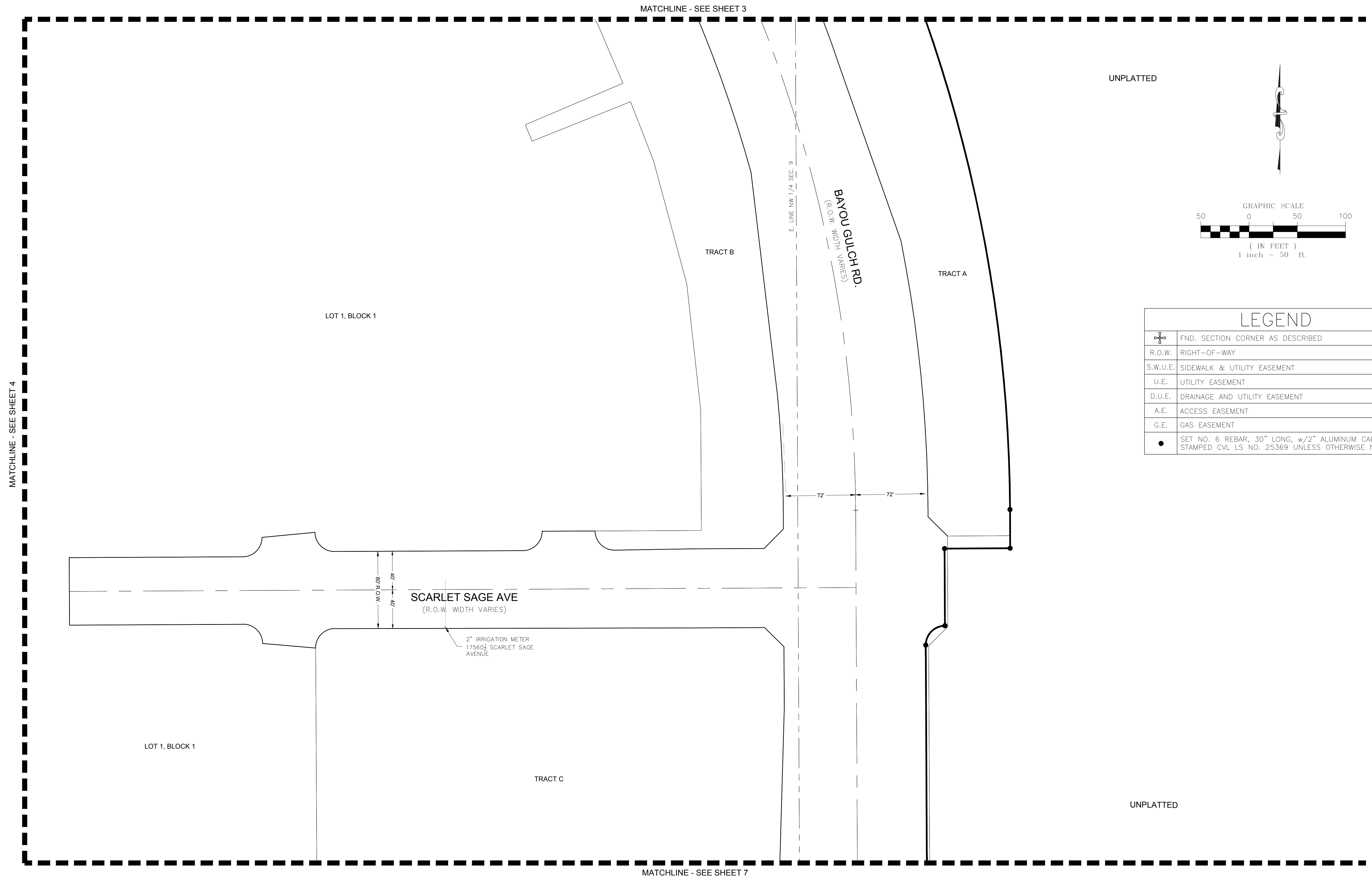
ZONED - AGRICULTURAL ONE  
DOUGLAS COUNTY  
TOWN OF PARKER  
NOT A PART  
CROWFOOT VALLEY RD.  
REC. NO. 2008075004

ENGINEER/SURVEYOR

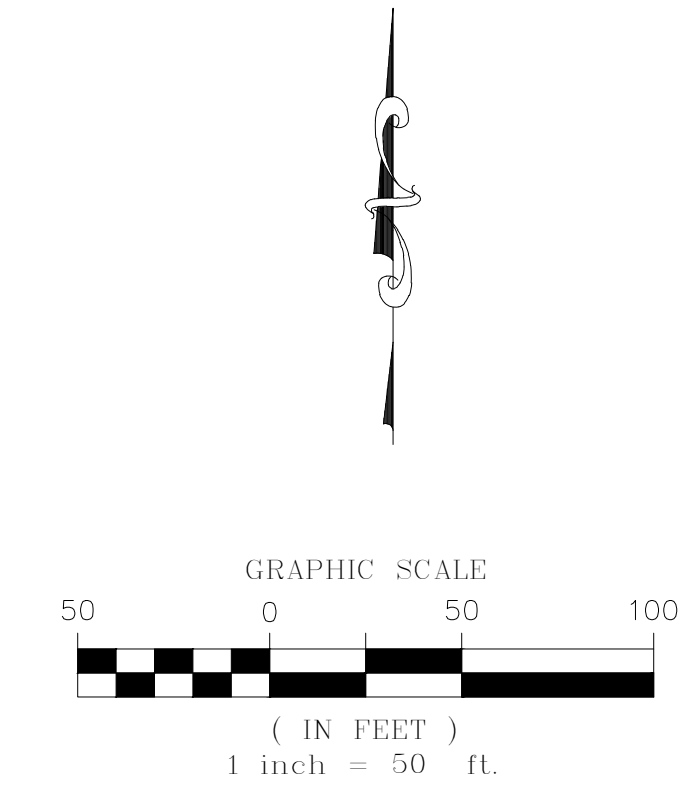
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 5 OF 14



UNPLATTED



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

UNPLATTED

ENGINEER/SURVEYOR

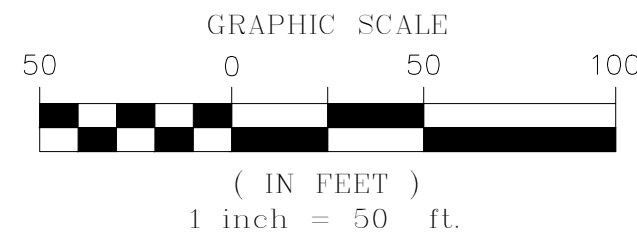
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 6 OF 14

MATCHLINE - SEE SHEET 4



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

ZONED - AGRICULTURAL ONE  
DOUGLAS COUNTY  
TOWN OF PARKER

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

VARYING WIDTH R.O.W.  
TO BE DEDICATED BY  
THIS PLAT

PERMANENT DRAINAGE  
EASEMENT (30' X 7')  
(BK 1424, PG 1857)  
(BK 1503, PG 809)

FUTURE R.O.W. DEDICATION  
(By Others)

TRACT B

LOT 2, BLOCK 1

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

2" IRRIGATION METER  
17000 1/2 N. PINERY PARKWAY

TRACT D  
2" IRRIGATION METER  
17191 1/2 N. PINERY  
PARKWAY

LOT 3, BLOCK 2

VARYING WIDTH R.O.W.  
TO BE DEDICATED BY  
THIS PLAT

ROSE MALLOW AVE

LOT 1, BLOCK 2

LOT 1, BLOCK 3

TRACT F

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7

## LEGEND

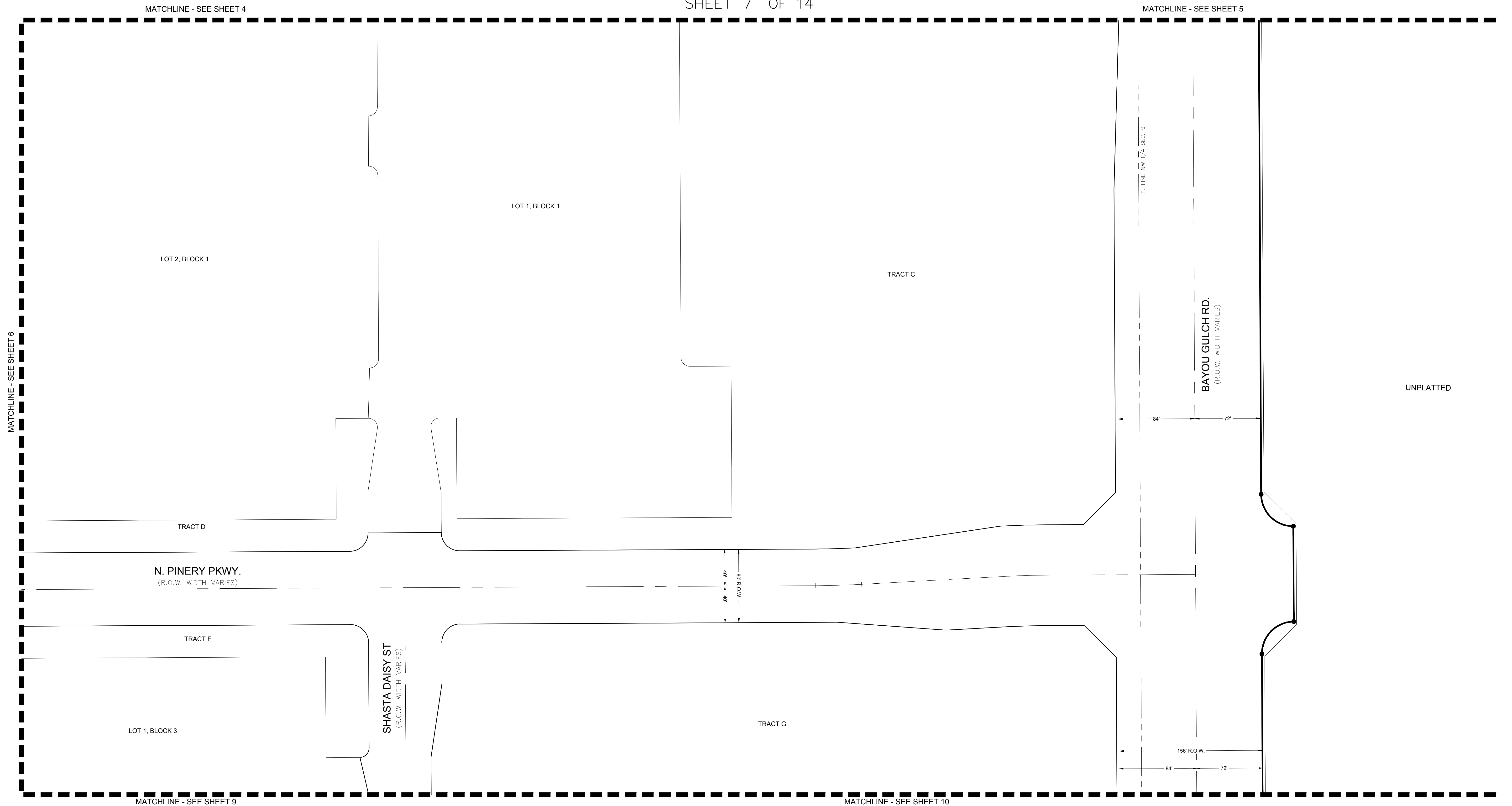
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

ENGINEER/SURVEYOR

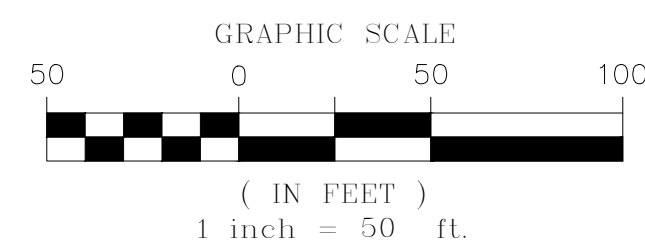
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 7 OF 14



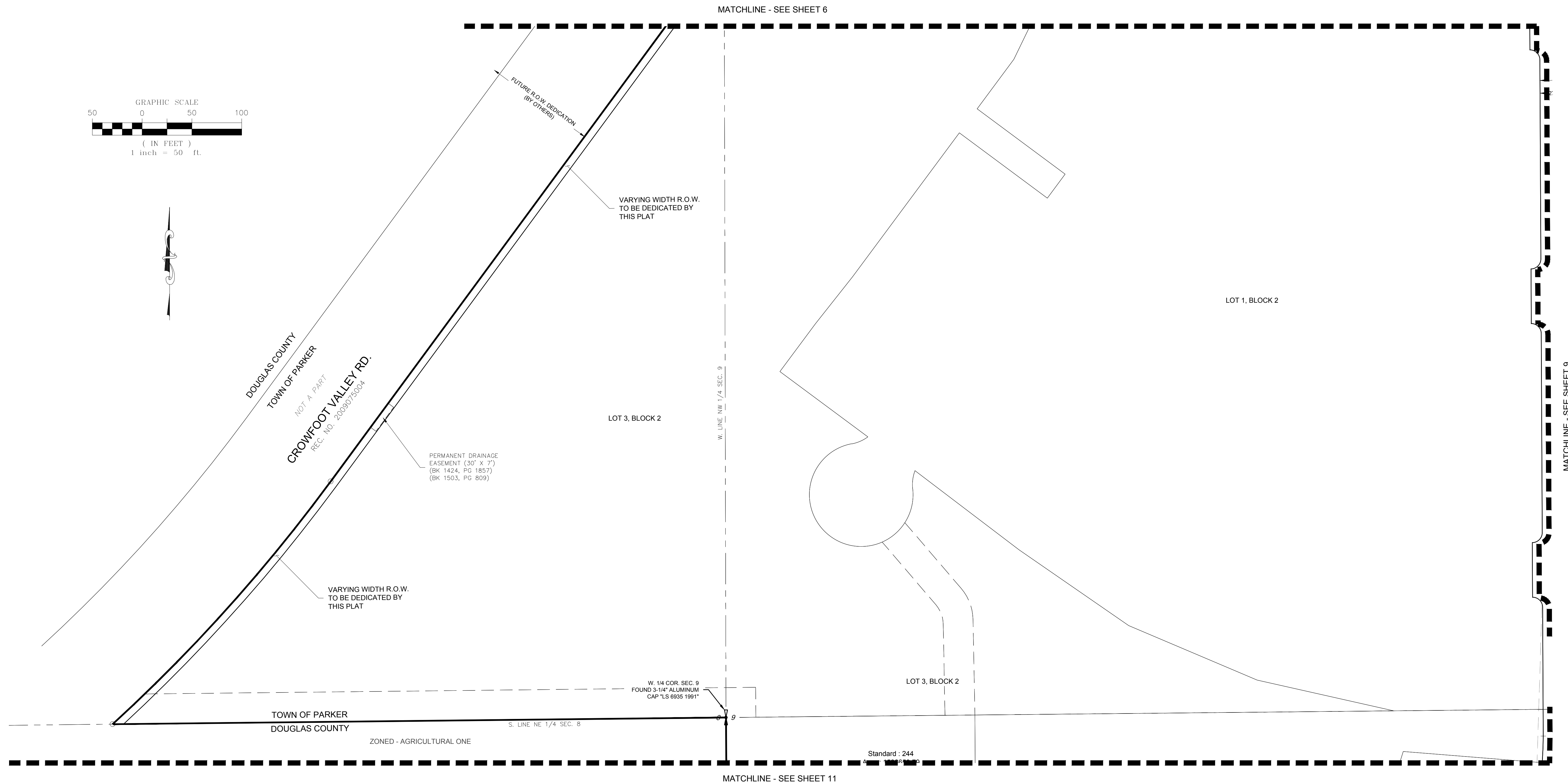
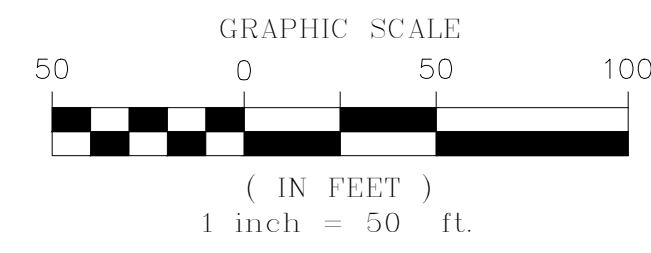
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 8 OF 14



## LEGEND

	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"

## CURVE TABLE

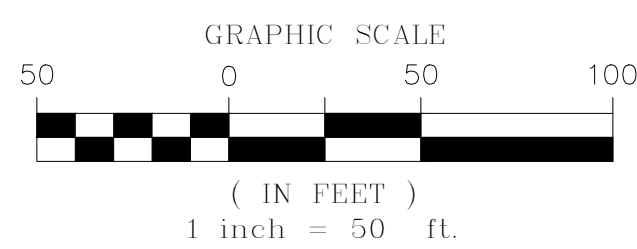
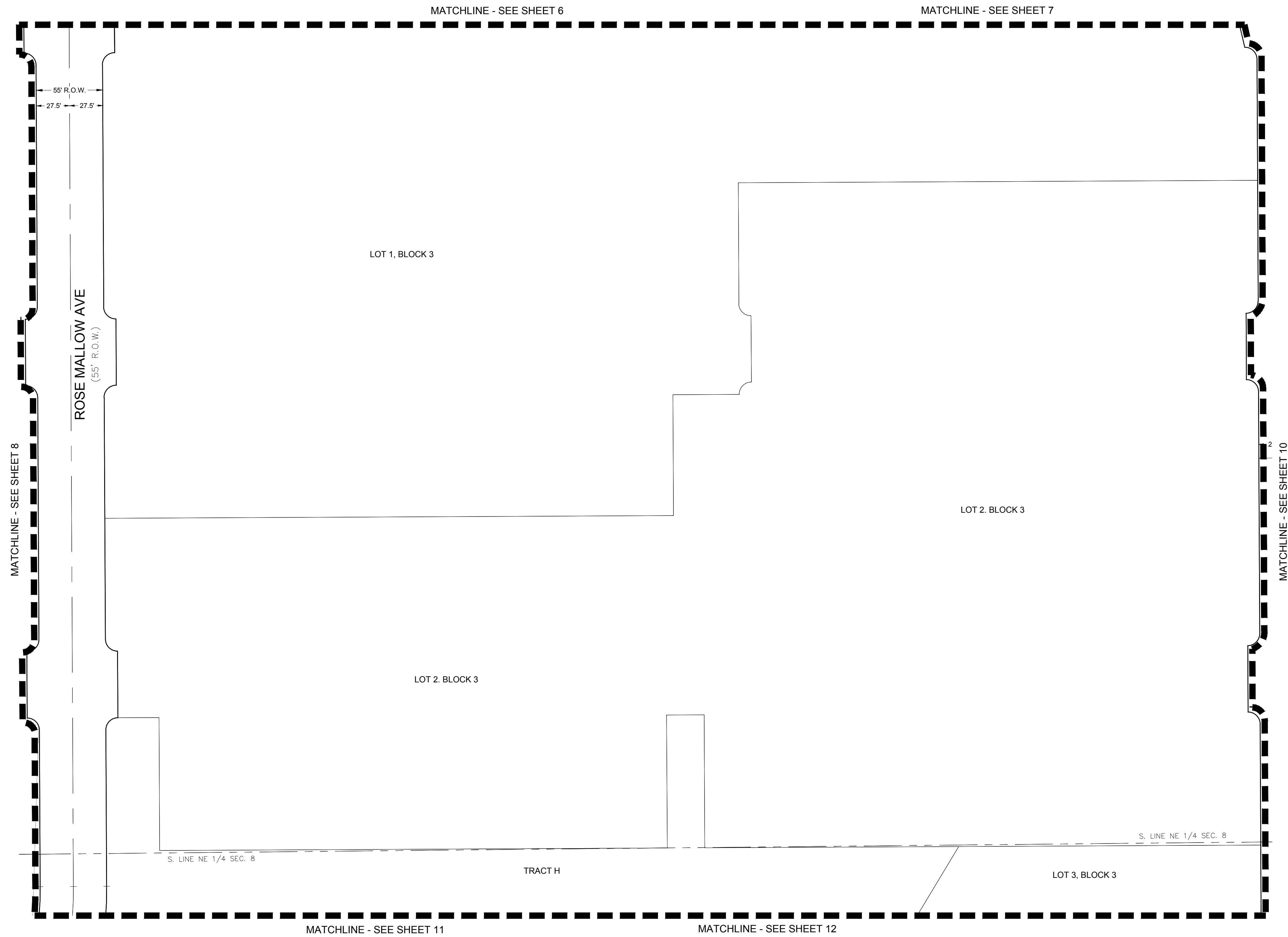
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 9 OF 14

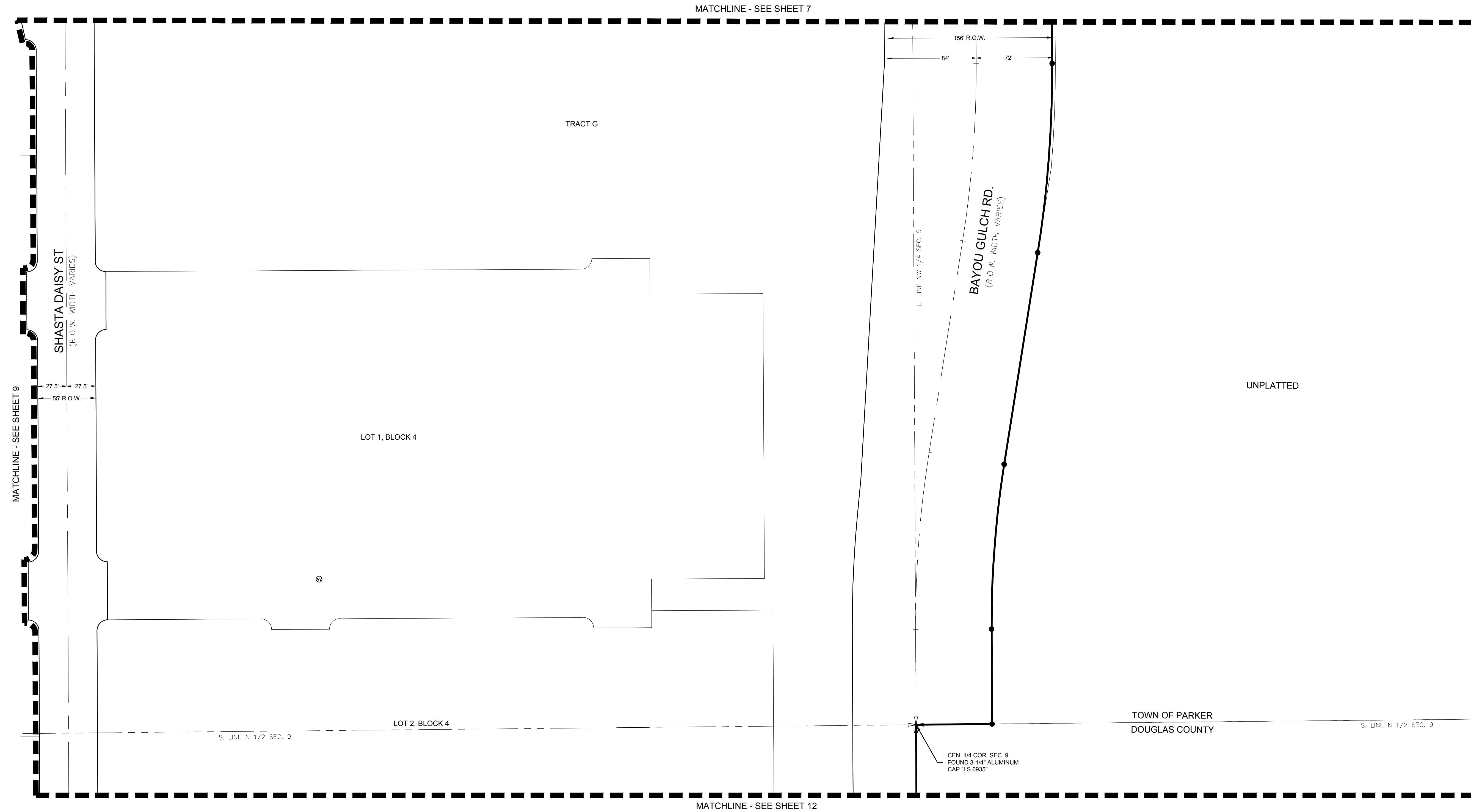


LEGEND	
	FND. SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
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A.E.	ACCESS EASEMENT
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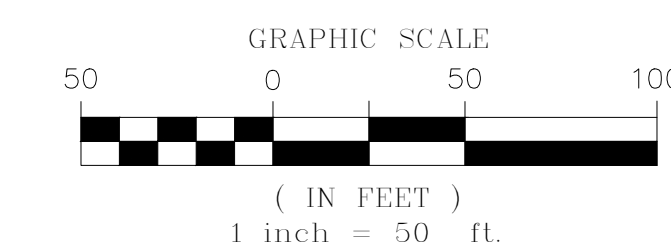
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A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 10 OF 14



## LEGEND

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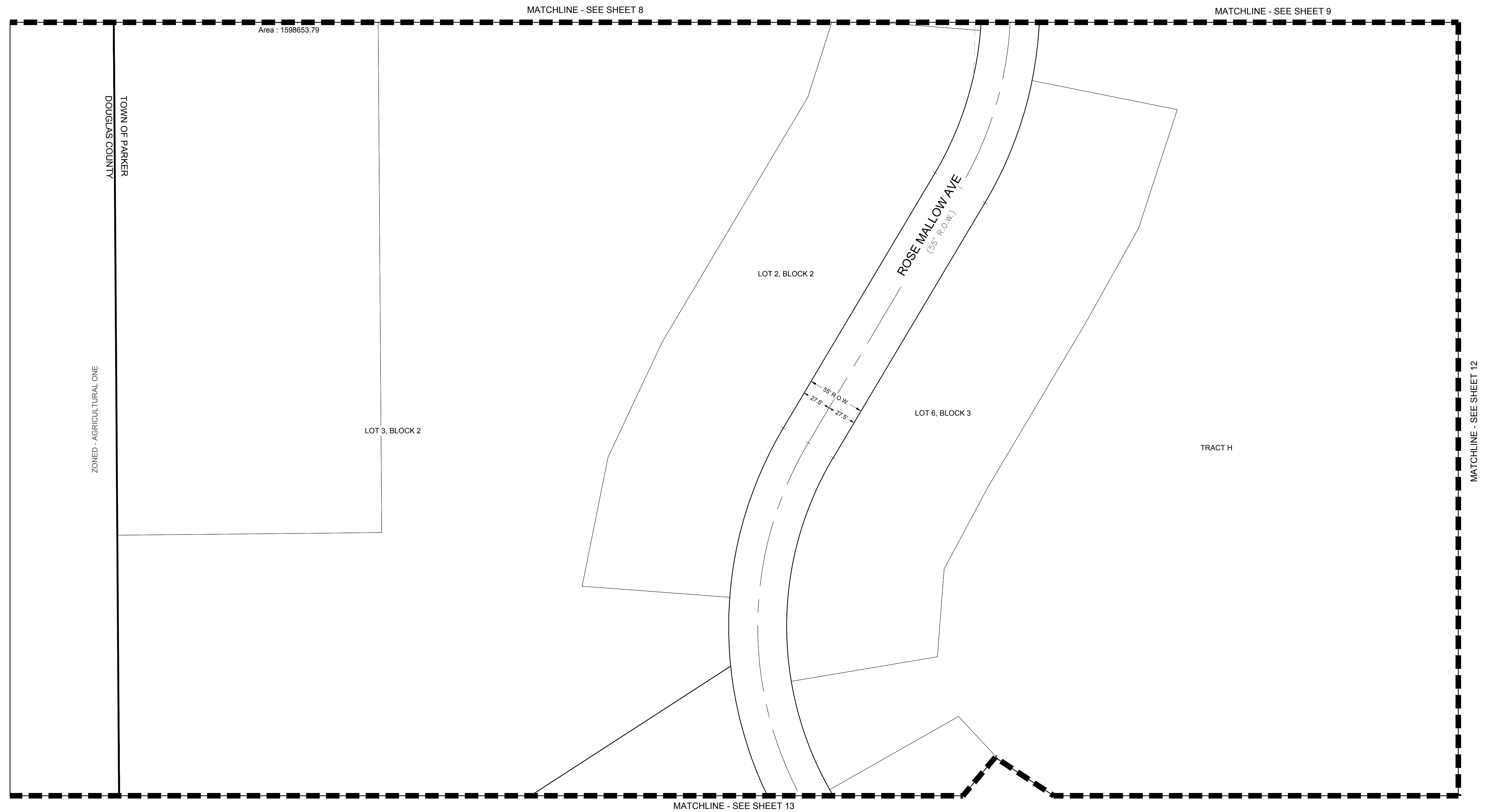


ENGINEER/SURVEYOR

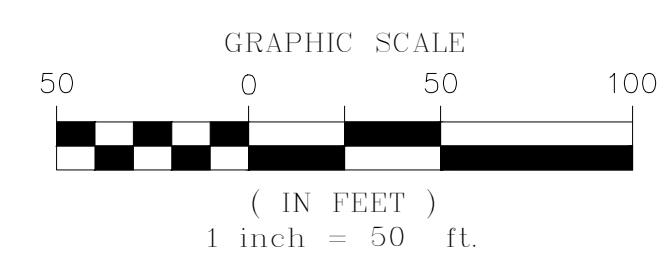
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 11 OF 14



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

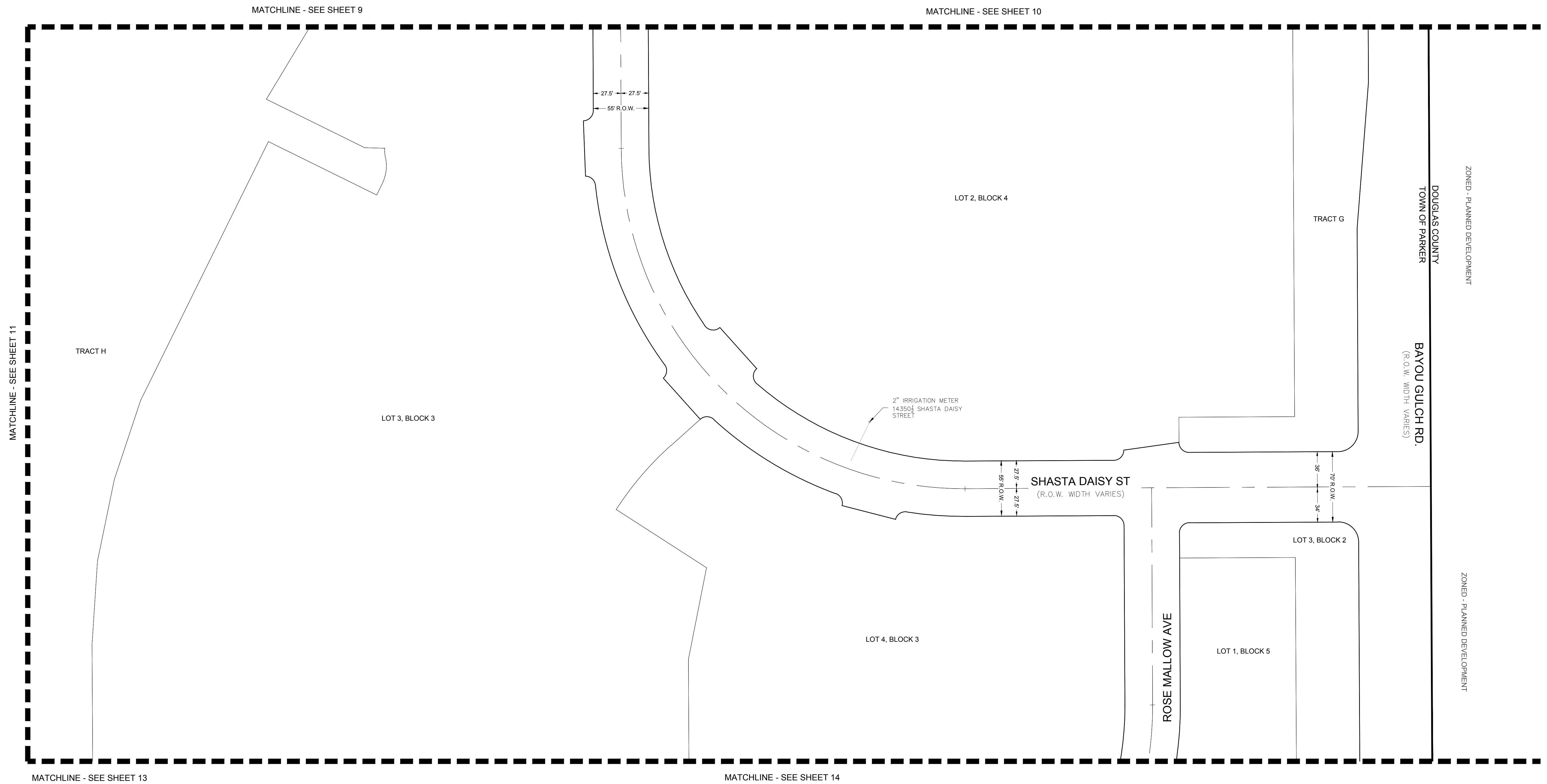


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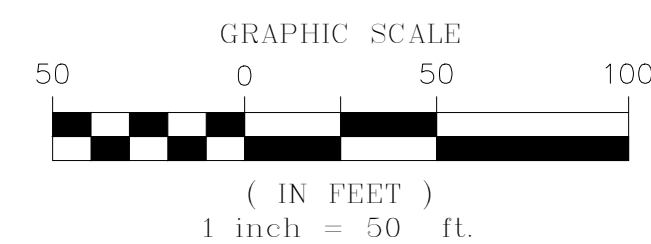
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 12 OF 14



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

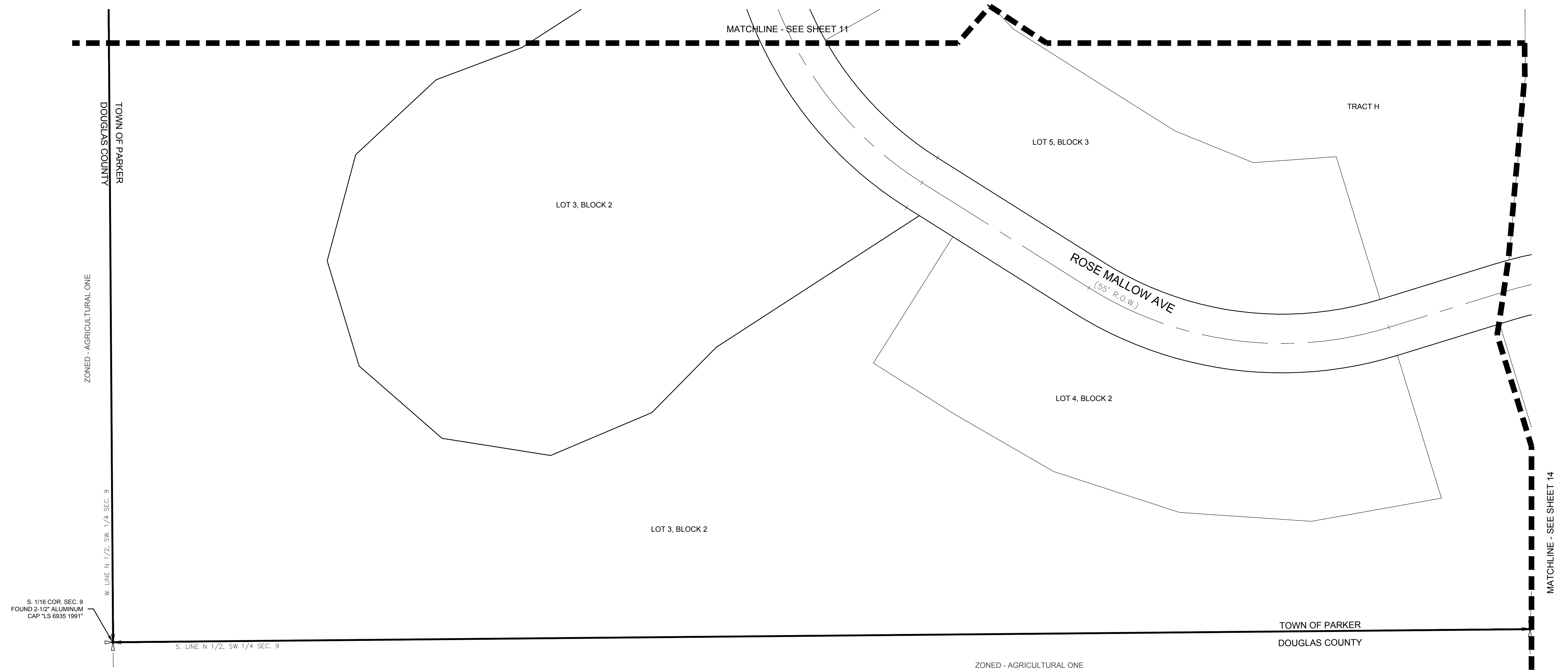


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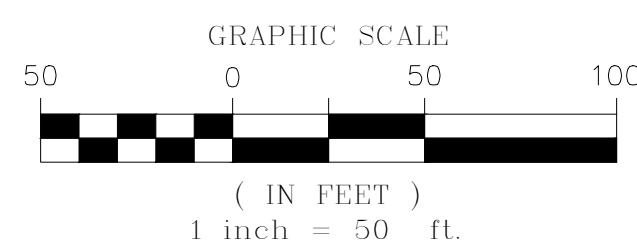
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 13 OF 14



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

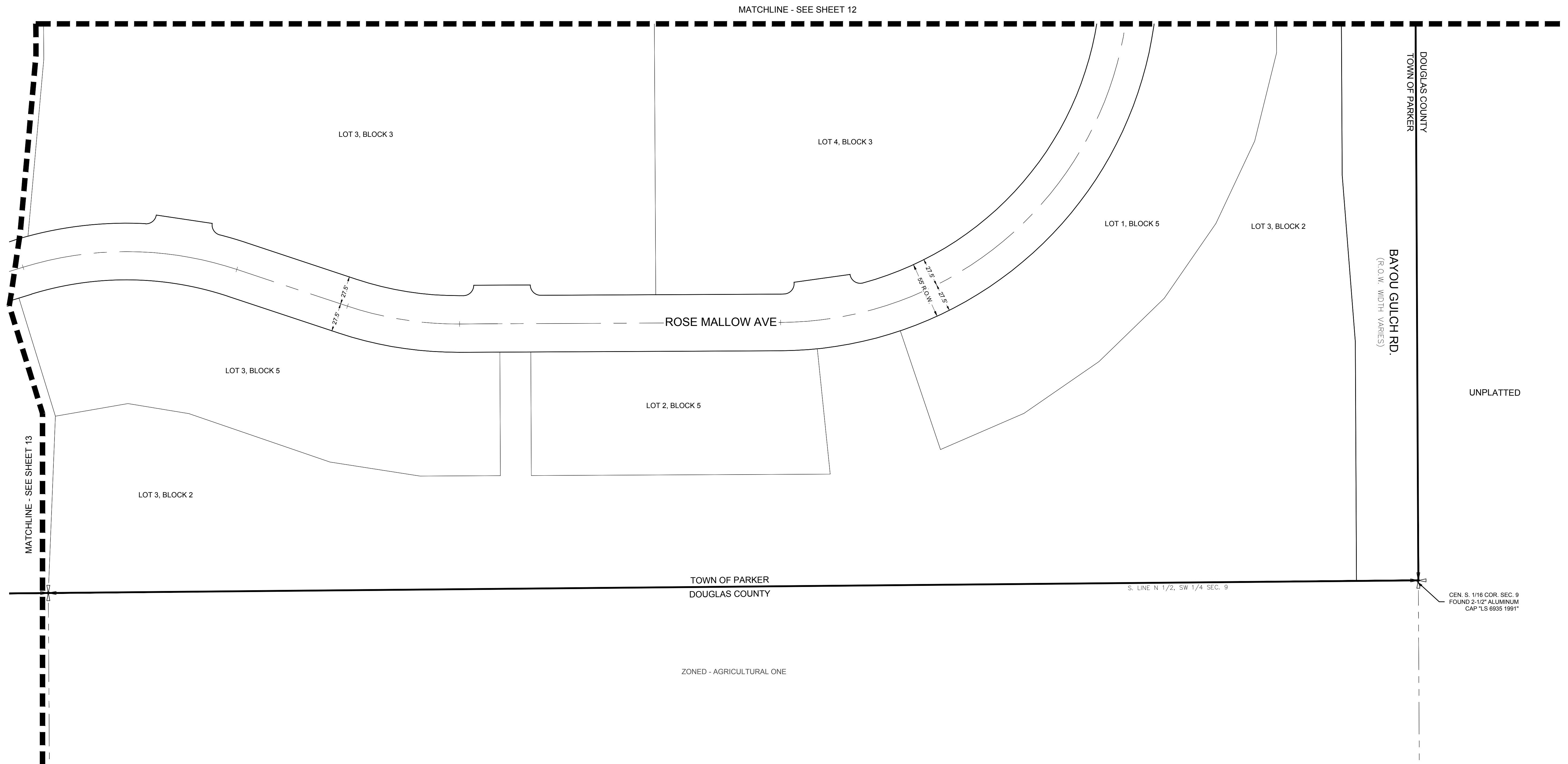


ENGINEER/SURVEYOR

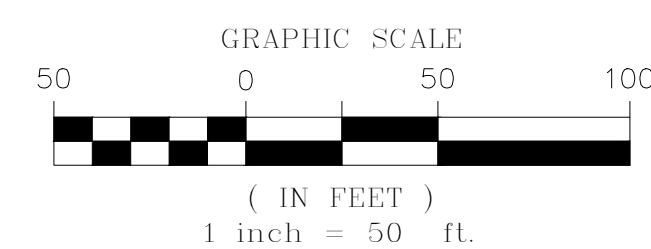
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 14 OF 14



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