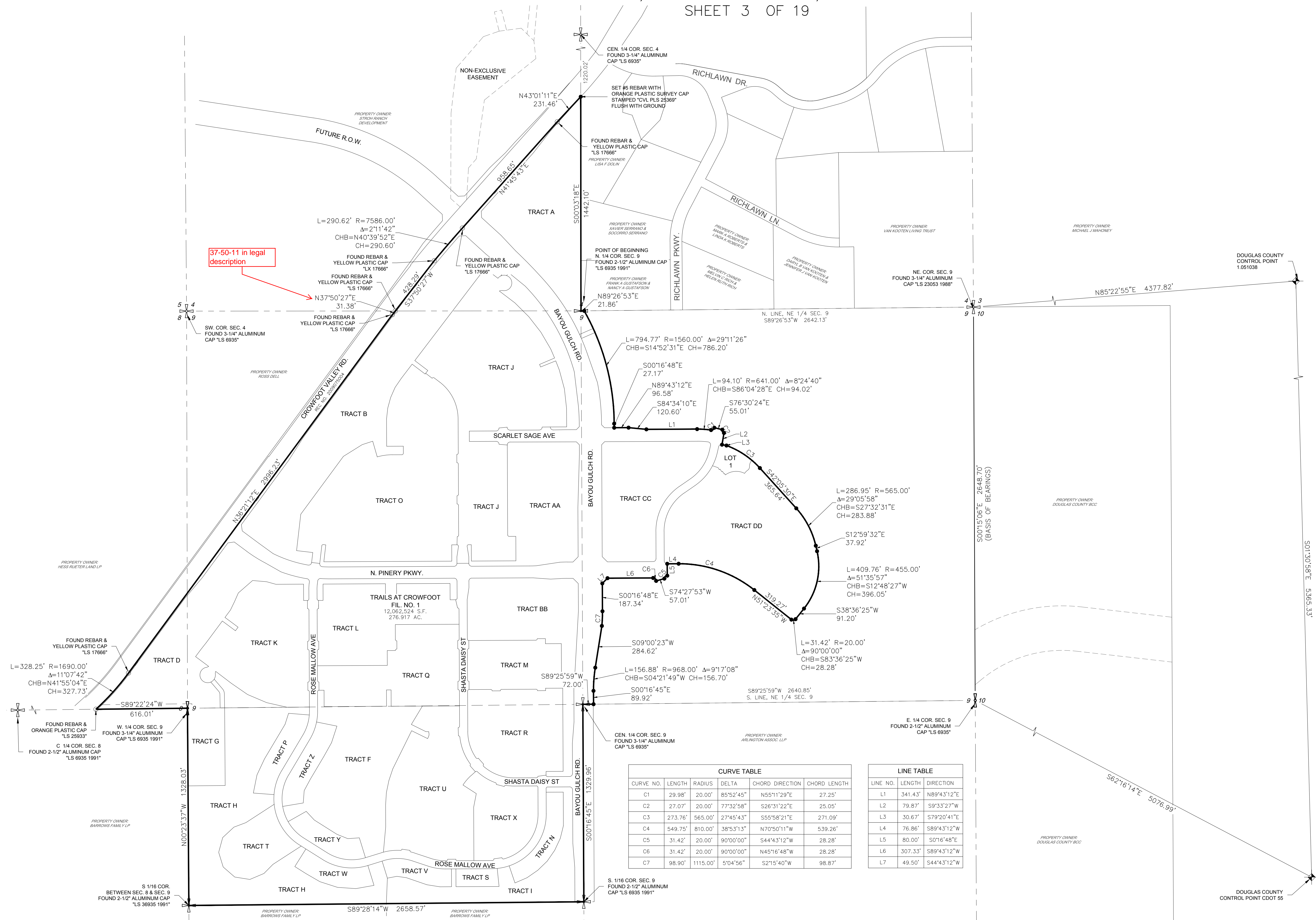


TRAILS AT CROWFOOT FILING NO. 1

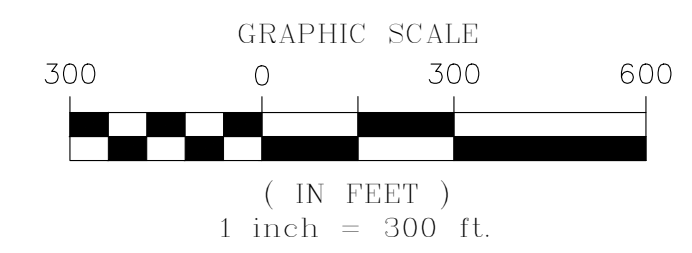
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 19



37-50-11 in legal description

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	29.98'	20.00'	85°52'45"	N55°11'29"E	27.25'
C2	27.07'	20.00'	77°32'58"	S26°31'22"E	25.05'
C3	273.76'	565.00'	27°45'43"	S55°58'21"E	271.09'
C4	549.75'	810.00'	38°53'13"	N70°50'11"W	539.26'
C5	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C6	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C7	98.90'	1115.00'	5°04'56"	S2°15'40"W	98.87'

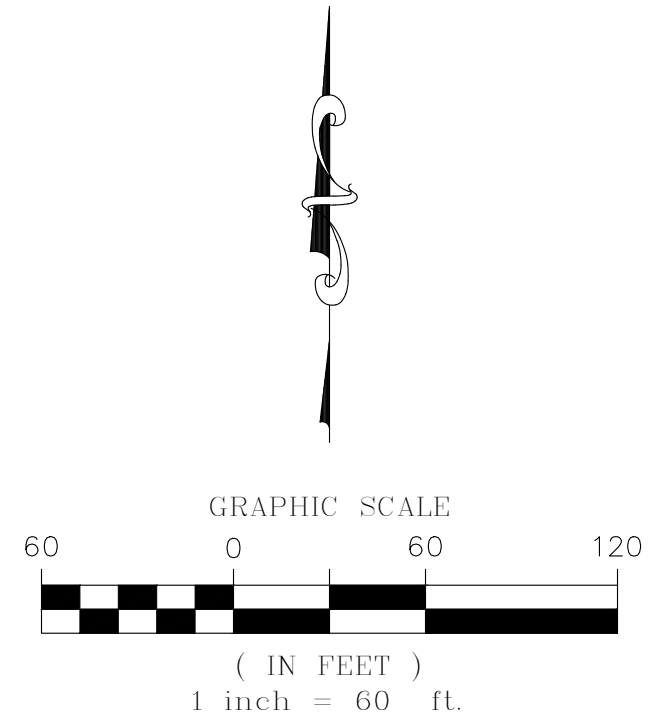
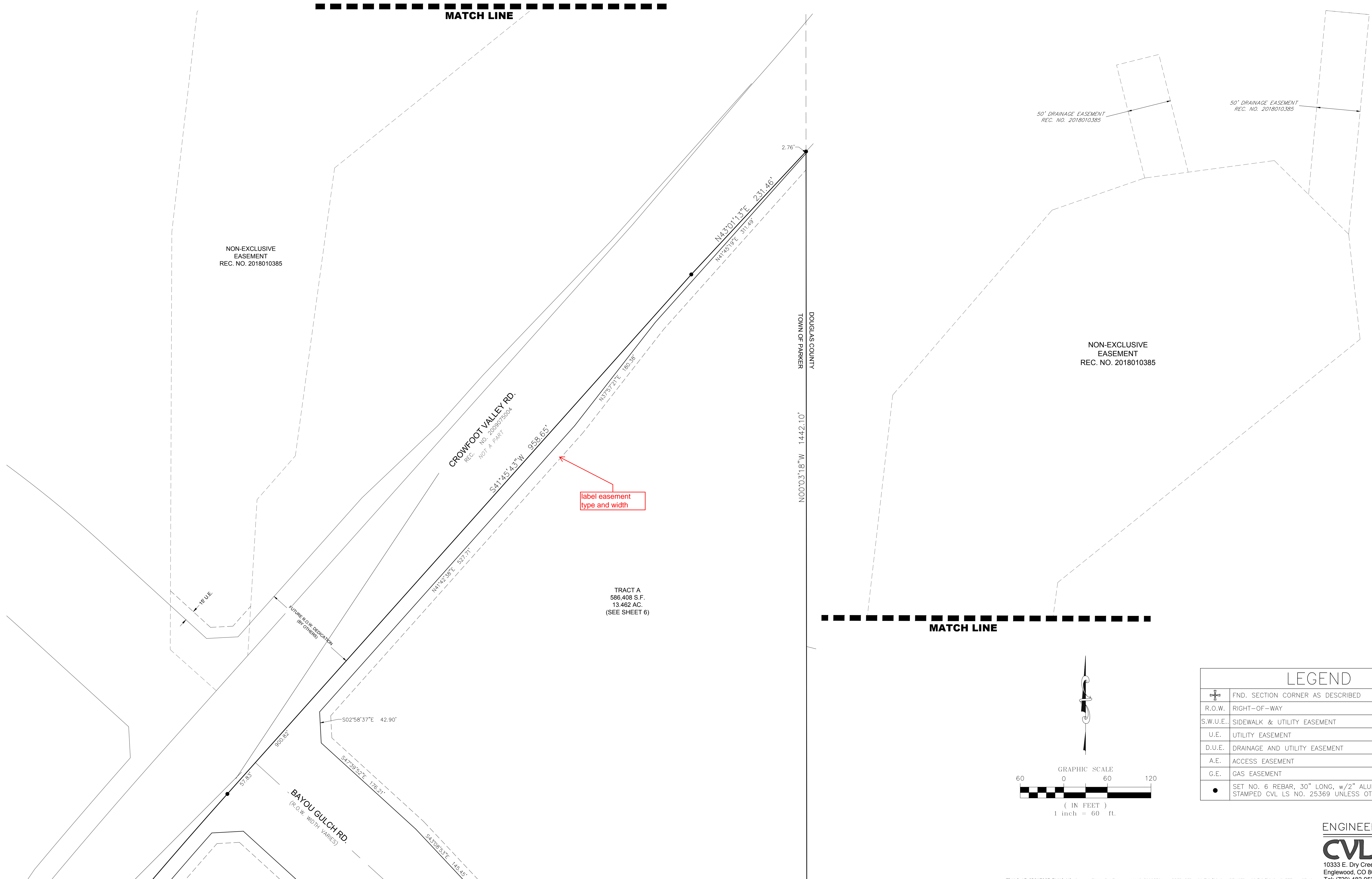
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	341.43'	N89°43'12"E
L2	79.87'	S9°33'27"W
L3	30.67'	S79°20'41"E
L4	76.86'	S89°43'12"W
L5	80.00'	S0°16'48"E
L6	307.33'	S89°43'12"W
L7	49.50'	S44°43'12"W



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 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 5 OF 19

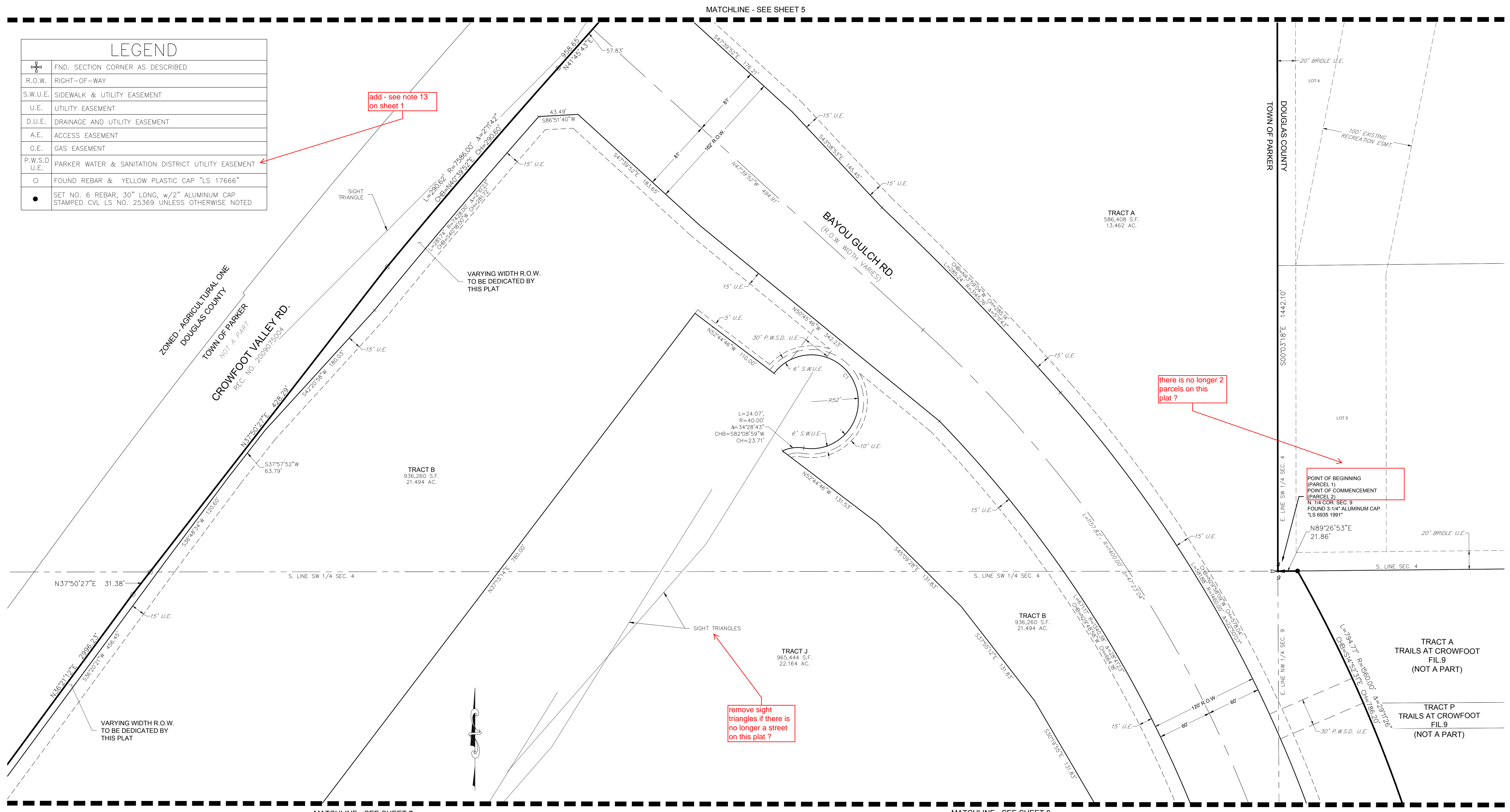


LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

TRAILS AT CROWFOOT 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 6 OF 19

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



add - see note 13 on sheet 1

there is no longer 2 parcels on this plat ?

remove sight triangles if there is no longer a street on this plat ?

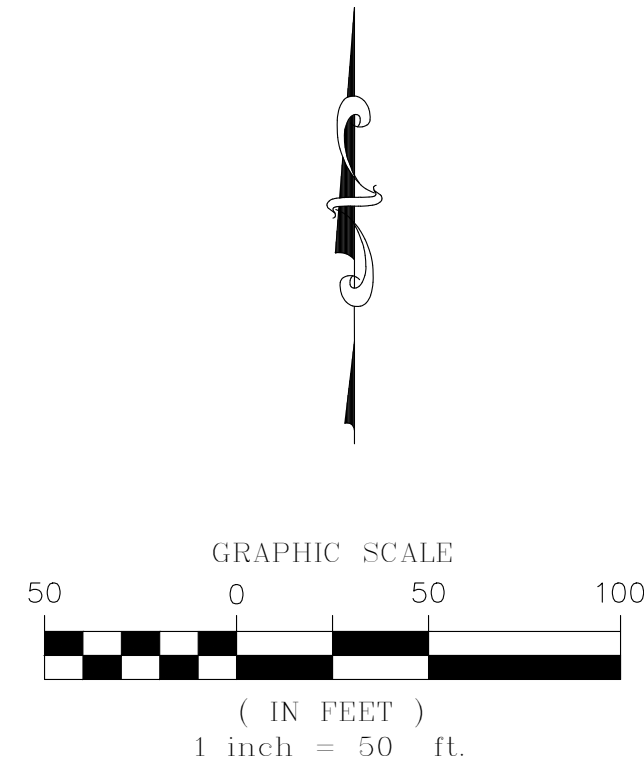
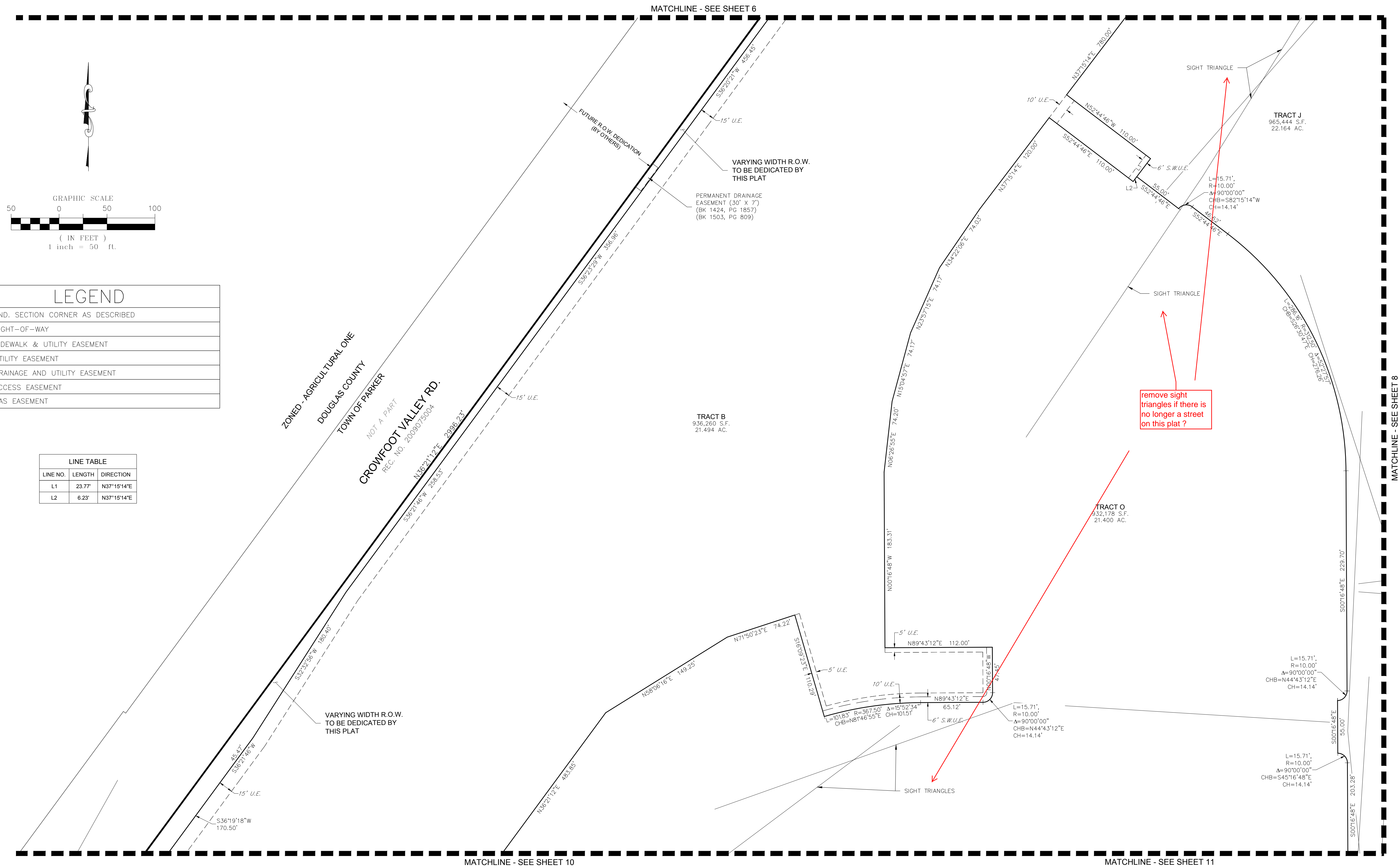
POINT OF BEGINNING (PARCEL 1)
POINT OF COMMENCEMENT (PARCEL 2)
N 1/4 COR. SEC. 9
FOUND 3-1/4" ALUMINUM CAP
"LS 6835 1991"

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'

ENGINEER/SURVEYOR
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TRAILS AT CROWFOOT 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 7 OF 19



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

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	23.77'	N37°15'14"E
L2	6.23'	N37°15'14"E

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

TRACT B
936,260 S.F.
21.484 AC.

TRACT O
332,178 S.F.
21.400 AC.

TRACT J
965,444 S.F.
22.164 AC.

remove sight triangles if there is no longer a street on this plat?

L=15.71',
R=10.00'
A=90°00'00"
CHB=N44°43'12"E
CH=14.14'

L=15.71',
R=10.00'
A=90°00'00"
CHB=S45°16'48"E
CH=14.14'

L=15.71',
R=10.00'
A=90°00'00"
CHB=N44°43'12"E
CH=14.14'

L=101.83',
R=367.50',
A=15°52'34"
CHB=N87°46'55"E
CH=101.51'

65.12'
N89°43'12"E
112.00'

MATCHLINE - SEE SHEET 8

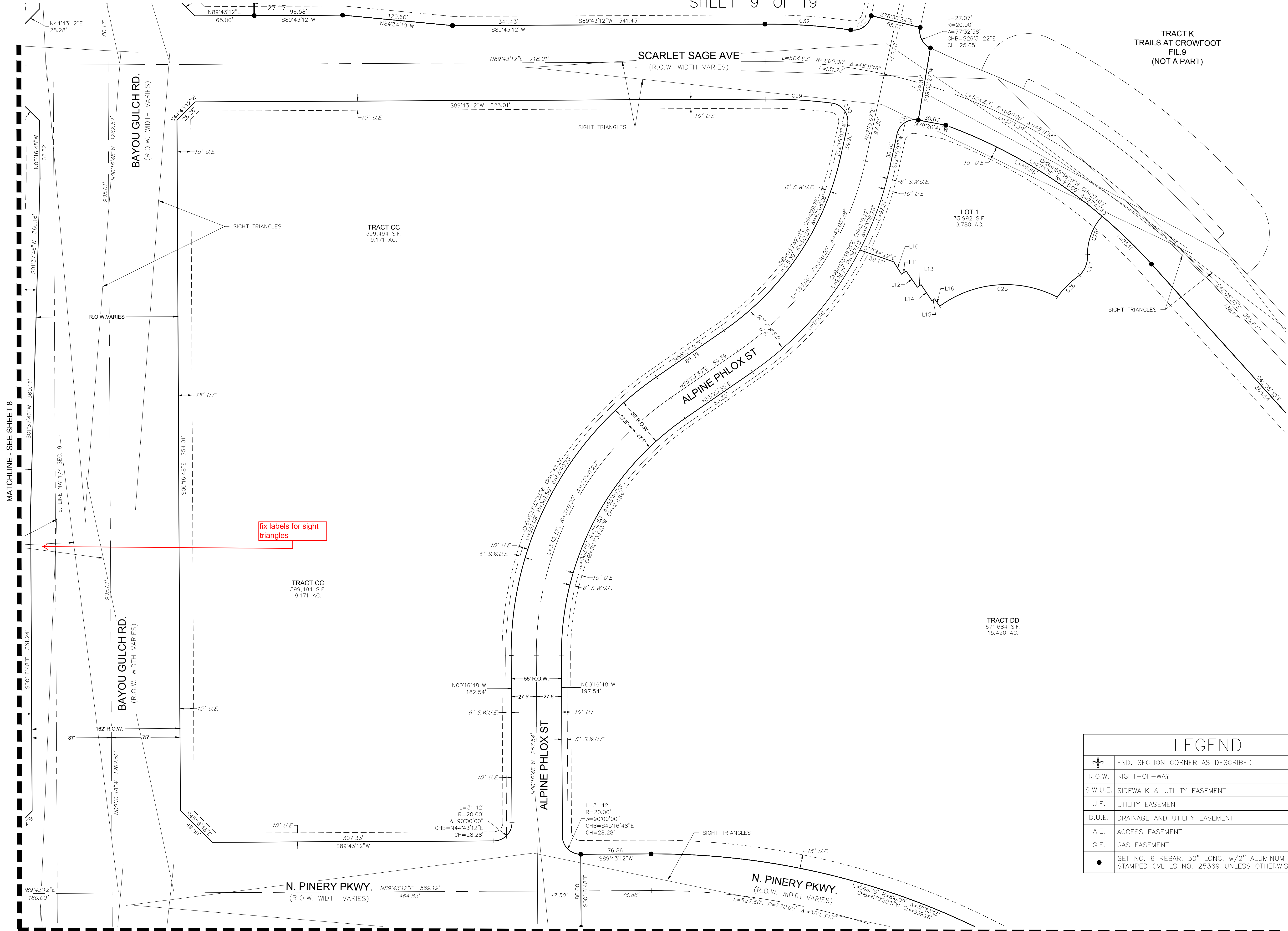
MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 11

TRAILS AT CROWFOOT 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 9 OF 19



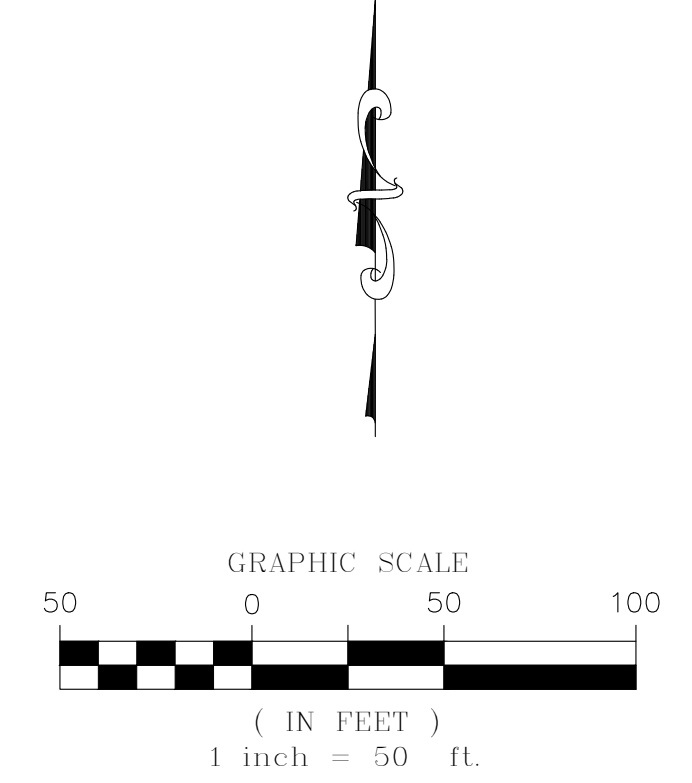
TRACT K
TRAILS AT CROWFOOT
FIL.9
(NOT A PART)

fix labels for sight triangles

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L10	15.93'	S32°16'16"E
L11	6.12'	N55°25'36"E
L12	21.57'	S34°34'24"E
L13	5.00'	N55°25'36"E
L14	20.99'	S33°39'56"E
L15	3.87'	N58°23'08"E
L16	9.85'	S34°36'25"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C25	135.69'	122.26'	63°35'36"	S85°34'05"W	128.84'
C26	34.52'	107.76'	18°21'10"	S45°34'17"W	34.37'
C27	24.74'	27.80'	50°58'32"	N20°37'57"E	23.93'
C28	45.90'	62.63'	41°59'38"	S20°59'49"W	44.88'
C29	72.94'	559.00'	7°28'34"	N86°32'31"W	72.89'
C30	33.18'	20.00'	95°03'21"	N35°16'34"W	29.50'
C31	30.86'	20.00'	88°24'12"	S55°27'13"W	27.89'
C32	94.10'	641.00'	8°24'40"	N86°04'28"W	94.02'
C33	29.98'	20.00'	85°52'45"	N55°11'29"E	27.25'

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



MATCHLINE - SEE SHEET 8

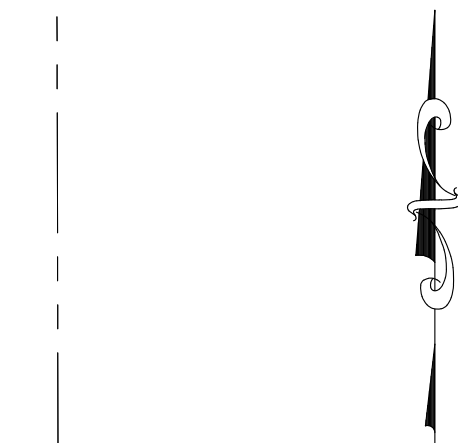
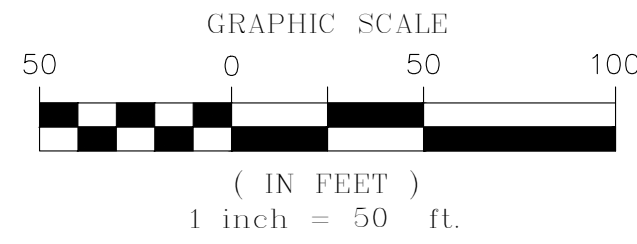
MATCHLINE - SEE SHEET 12

TRAILS AT CROWFOOT 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 10 OF 19

MATCHLINE - SEE SHEET 7



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

ZONED - AGRICULTURAL ONE
DOUGLAS COUNTY
TOWN OF PARKER

CROWFOOT VALLEY RD.
REC. NO. 2009075004

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

ROSE MALLOW AVE

TRACT D
536,828 S.F.
12.324 AC.

TRACT K
465,841 S.F.
10.694 AC.

TRACT B
936,260 S.F.
21.494 AC.

TRACT O
932,178 S.F.
21.400 AC.

remove sight triangles if there is no longer a street on this plat ?

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 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

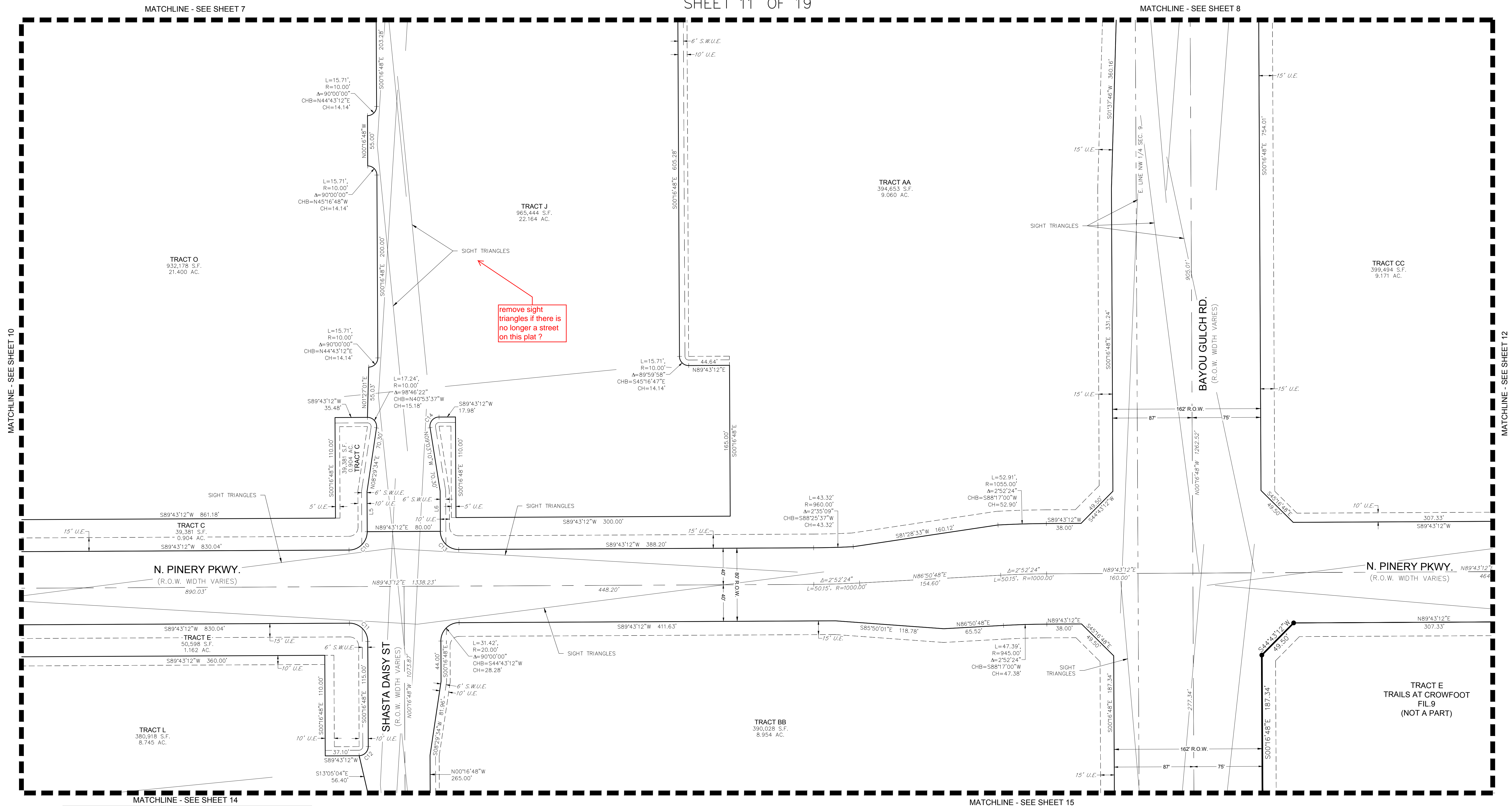
LINE NO.	LENGTH	DIRECTION
L3	20.37'	S6°37'06"W
L4	8.36'	S6°37'06"W

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'

TRAILS AT CROWFOOT 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

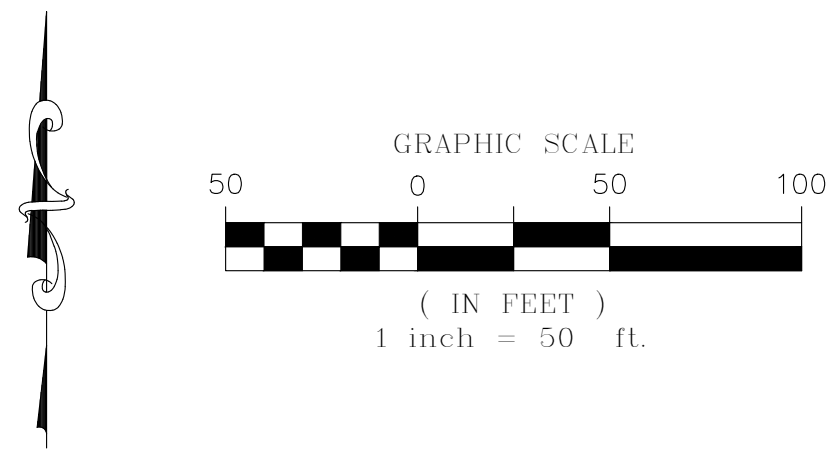
SHEET 11 OF 19



remove sight triangles if there is no longer a street on this plat?

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



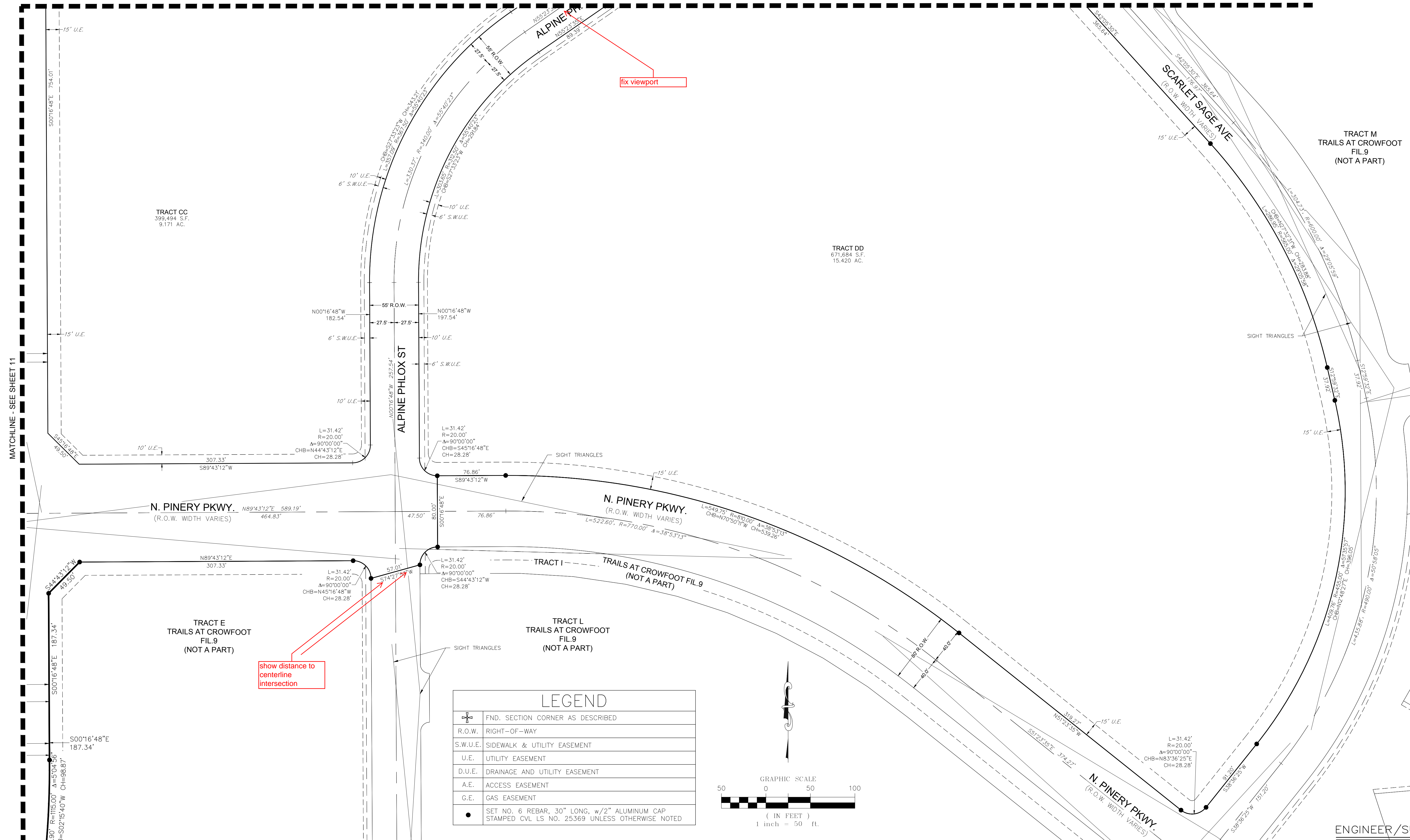
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	31.42	20.00'	90°00'00"	N44°43'12"E	28.28'
C11	31.42	20.00'	90°00'00"	N45°16'48"W	28.28'
C12	15.63	10.20'	87°49'20"	N44°43'12"E	14.14'
C13	31.42	20.00'	90°00'00"	S45°16'48"E	28.28'
C14	17.24'	10.00'	98°46'22"	S40°20'01"W	15.18'

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

TRAILS AT CROWFOOT FILING NO. 1

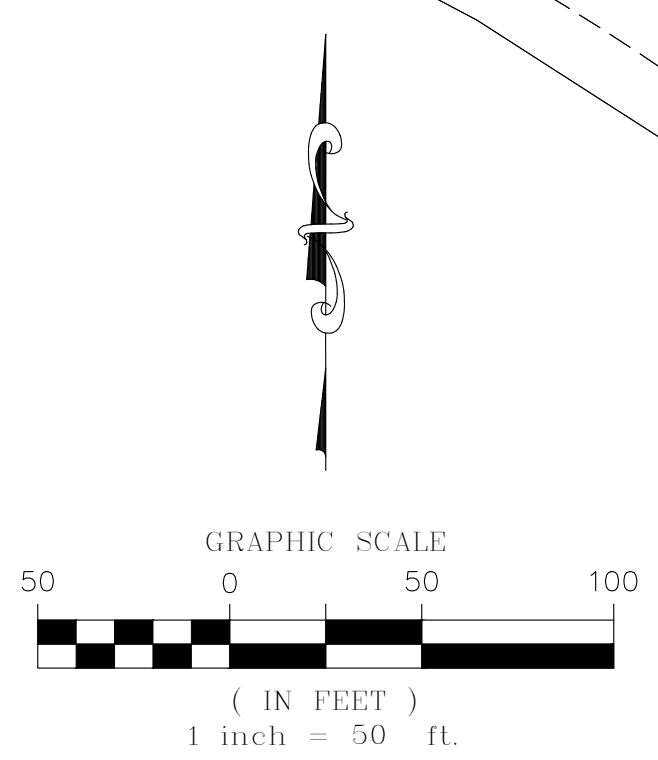
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 12 OF 19

MATCHLINE - SEE SHEET 9



MATCHLINE - SEE SHEET 11

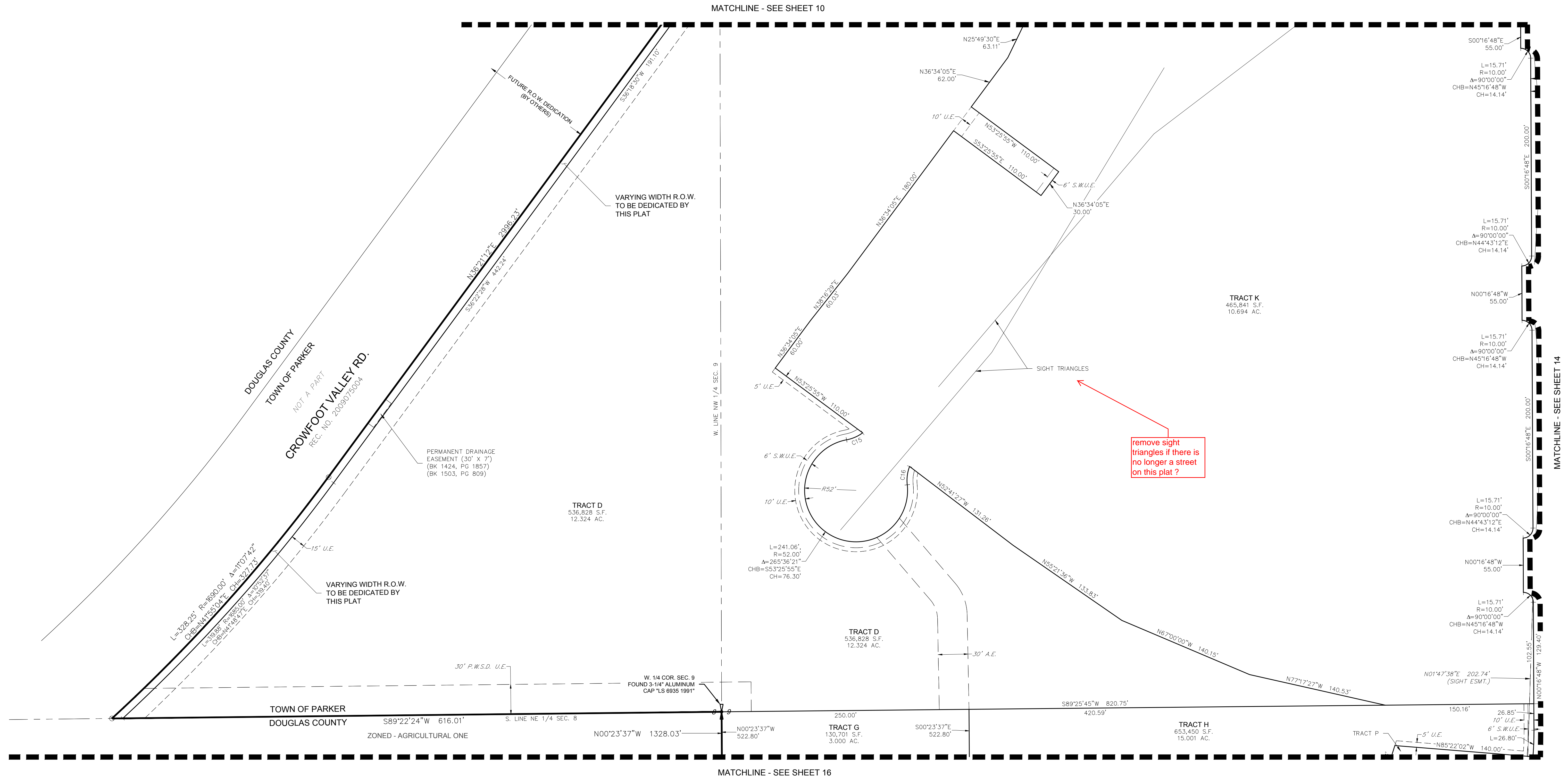
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



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TRAILS AT CROWFOOT 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 19

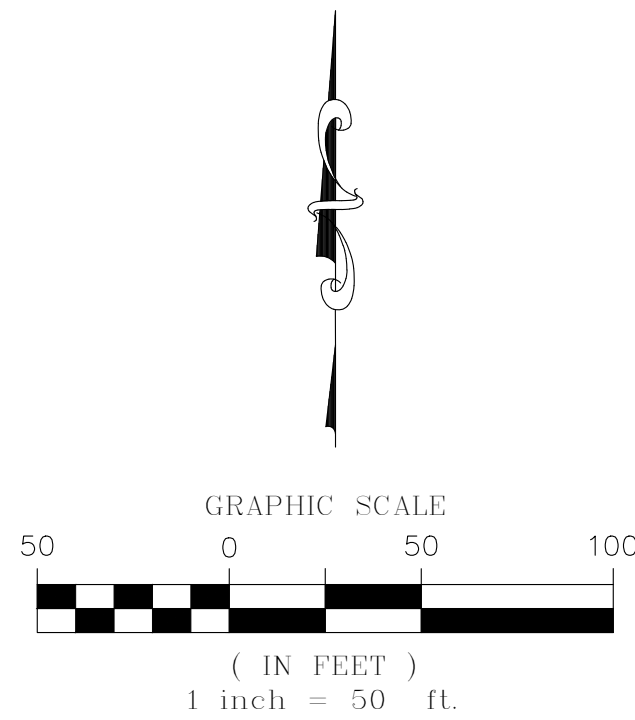


remove sight triangles if there is no longer a street on this plat ?

add - see note 13 on sheet 1

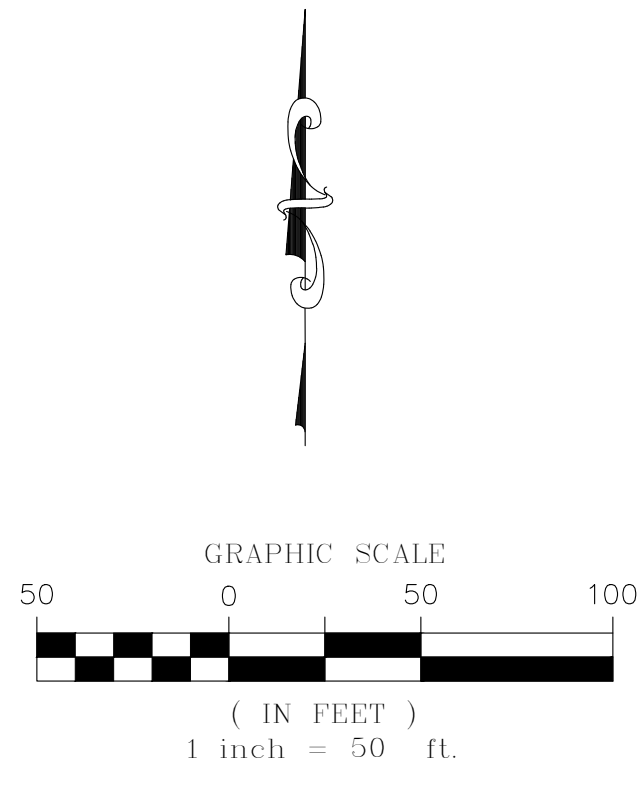
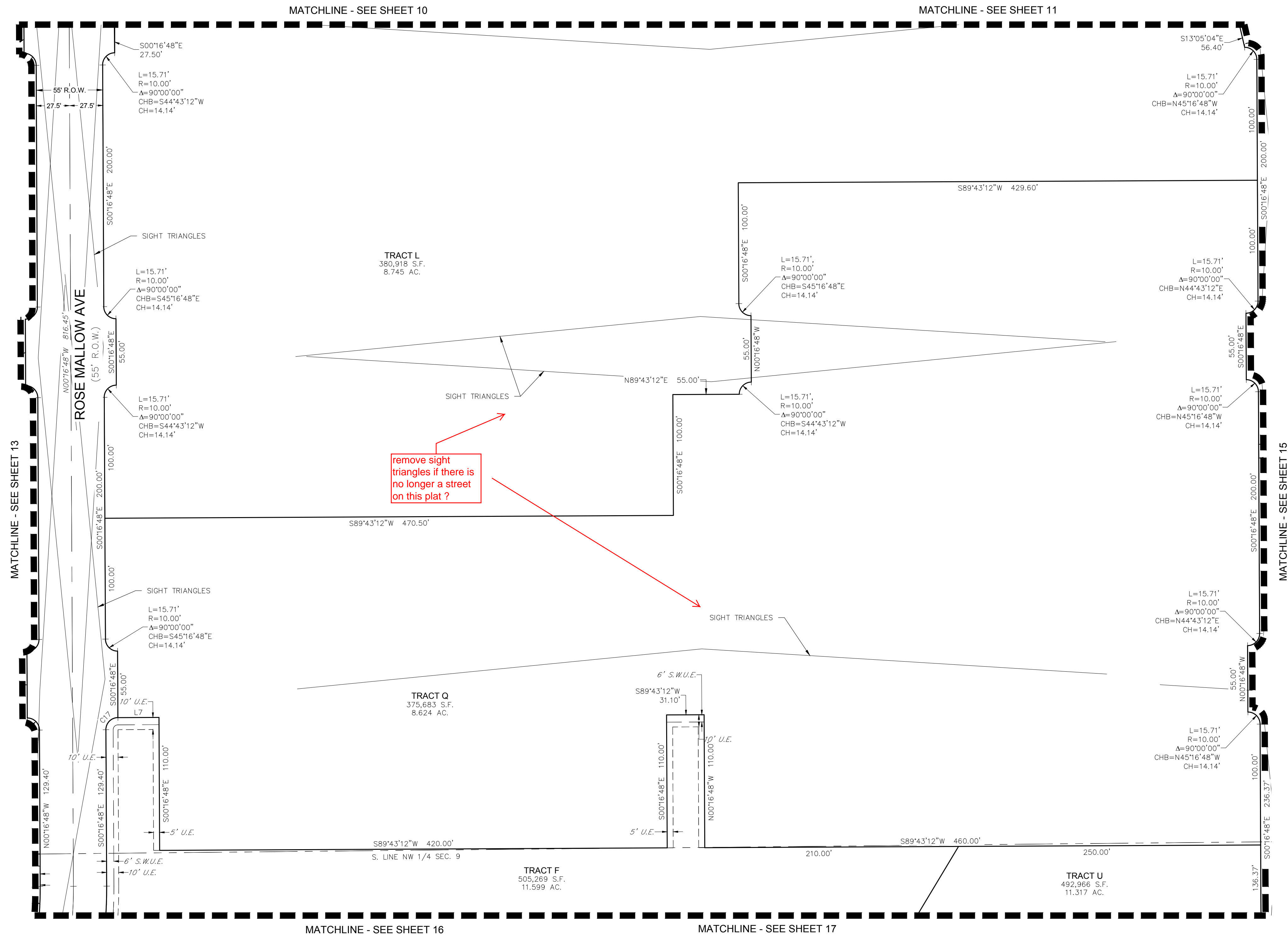
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	P.W.S.D. U.E. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
	FOUND REBAR & YELLOW PLASTIC CAP "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
C15	17.88'	40.00'	25°36'26"	N86°34'02"E
C16	18.88'	40.00'	27°00'55"	S7°16'21"W



TRAILS AT CROWFOOT 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 14 OF 19



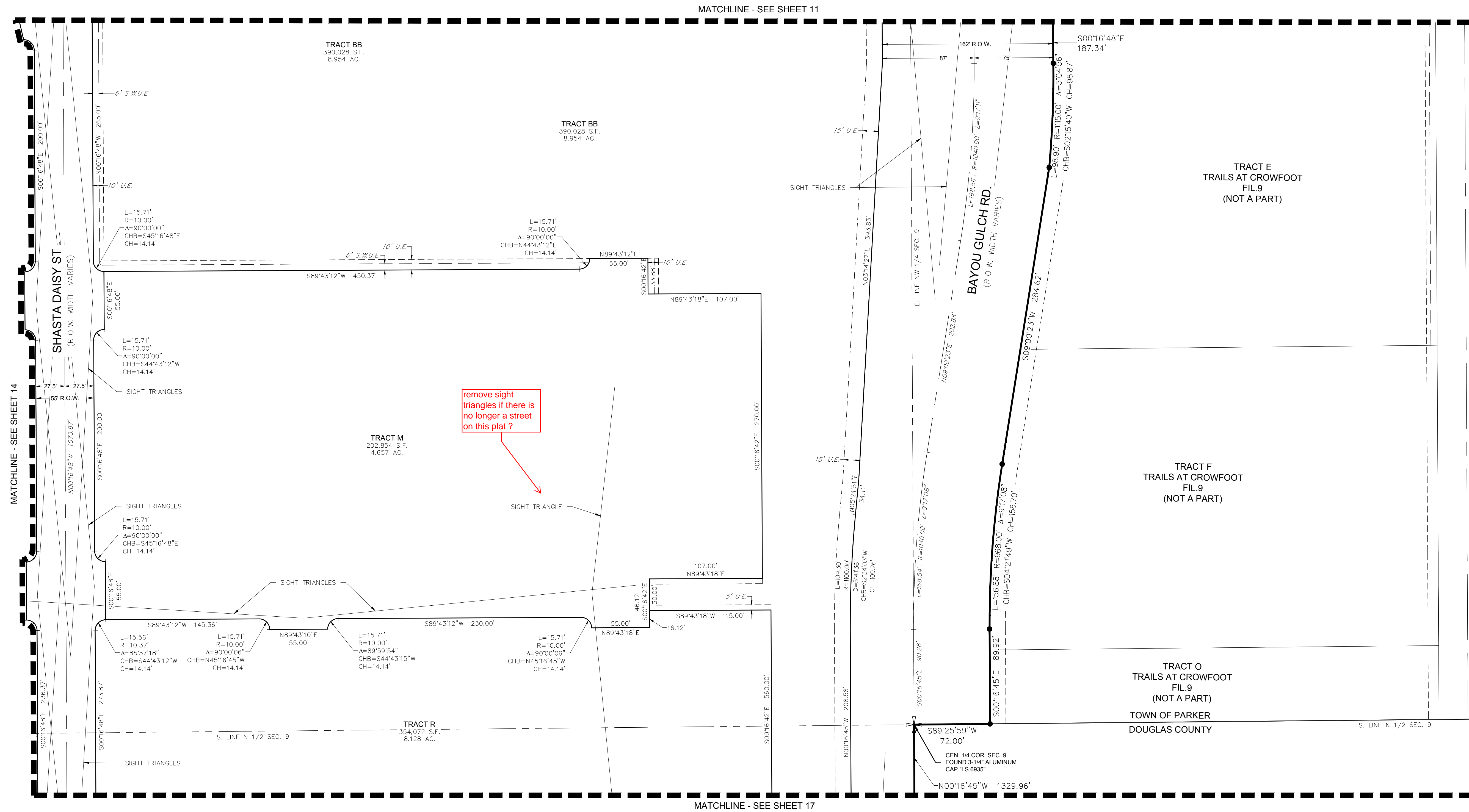
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT

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

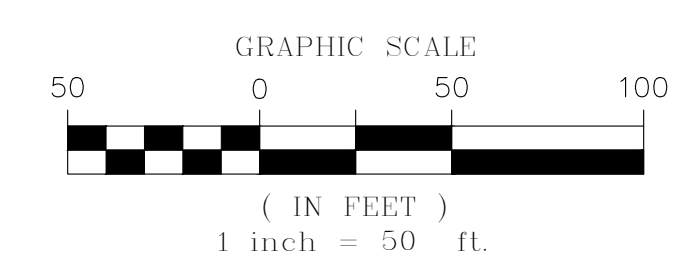
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L7	34.00'	S89°43'12"W

TRAILS AT CROWFOOT 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 15 OF 19



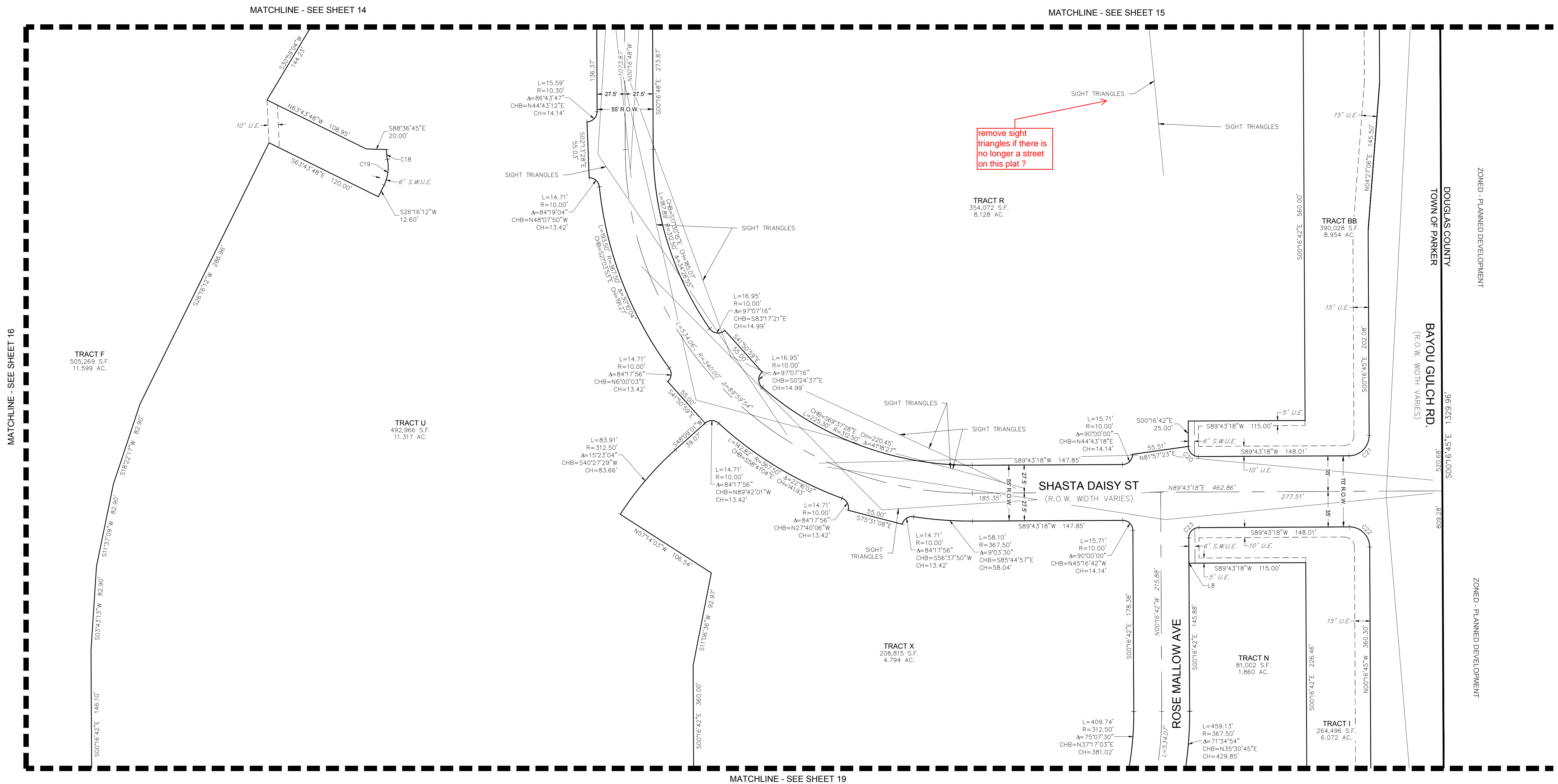
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
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	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369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



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TRAILS AT CROWFOOT FILING NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 17 OF 19



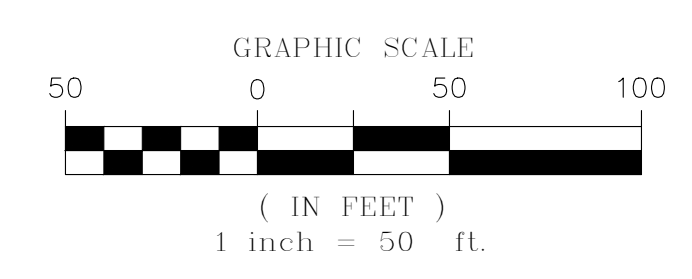
MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 19

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
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°00'03"	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

ENGINEER/SURVEYOR
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of Colorado, Inc.
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Tel: (720) 482-9526 / Fax: (720) 482-9546