

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 2 OF 19

LEGAL DESCRIPTION:

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 NORTH QUARTER 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 NORTH 89°26'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 21.86 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 29°11'26", AN ARC LENGTH OF 794.77 FEET, THE CHORD OF WHICH BEARS SOUTH 14°52'31" EAST, 786.20 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 27.17 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 96.58 FEET;

THENCE SOUTH 84°34'10" EAST, A DISTANCE OF 120.60 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 341.43 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 641.00 FEET, A CENTRAL ANGLE OF 08°24'40", AN ARC LENGTH OF 94.10 FEET, THE CHORD OF WHICH BEARS SOUTH 86°04'28" EAST, 94.02 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°52'45", AN ARC LENGTH OF 29.98 FEET, THE CHORD OF WHICH BEARS NORTH 55°11'29" EAST, 27.25 FEET;

THENCE SOUTH 76°30'24" EAST, A DISTANCE OF 55.01 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 77°32'58", AN ARC LENGTH OF 27.07 FEET, THE CHORD OF WHICH BEARS SOUTH 26°31'22" EAST, 25.05 FEET;

THENCE SOUTH 09°33'27" WEST, A DISTANCE OF 79.87 FEET;

THENCE SOUTH 79°20'41" EAST, A DISTANCE OF 30.67 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 27°45'43", AN ARC LENGTH OF 273.76 FEET, THE CHORD OF WHICH BEARS SOUTH 55°58'21" EAST, 271.09 FEET;

THENCE SOUTH 42°05'30" EAST, A DISTANCE OF 365.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°05'58", AN ARC LENGTH OF 286.95 FEET, THE CHORD OF WHICH BEARS SOUTH 27°32'31" EAST, 283.88 FEET;

THENCE SOUTH 12°59'32" EAST, A DISTANCE OF 37.92 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 51°35'57", AN ARC LENGTH OF 409.76 FEET, THE CHORD OF WHICH BEARS SOUTH 12°48'27" WEST, 396.05 FEET;

THENCE SOUTH 38°36'25" WEST, A DISTANCE OF 91.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 83°36'25" WEST, 28.28 FEET;

THENCE NORTH 51°23'35" WEST, A DISTANCE OF 319.27 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 38°53'13", AN ARC LENGTH OF 549.75 FEET, THE CHORD OF WHICH BEARS NORTH 70°50'11" WEST, 539.26 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 76.86 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°43'12" WEST, 28.28 FEET;

THENCE SOUTH 74°27'53" WEST, A DISTANCE OF 57.01 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°16'48" WEST, 28.28 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 307.33 FEET;

THENCE SOUTH 44°43'12" WEST, A DISTANCE OF 49.50 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 187.34 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 05°04'56", AN ARC LENGTH OF 98.90 FEET, THE CHORD OF WHICH BEARS SOUTH 02°15'40" WEST, 98.87 FEET;

THENCE SOUTH 09°00'23" WEST, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 09°17'08", AN ARC LENGTH OF 156.88 FEET, THE CHORD OF WHICH BEARS SOUTH 04°21'49" WEST, 156.70 FEET;

THENCE SOUTH 00°16'45" EAST, A DISTANCE OF 89.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°25'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.00 FEET TO A POINT BEING 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 POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 12,062,524 SQUARE FEET OR 276.917 ACRES, MORE OR LESS.

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	130,701 S.F.	3.000 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	264,496 S.F.	6.072 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
J	965,444 S.F.	22.164 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
K	465,841 S.F.	10.694 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
L	380,918 S.F.	8.745 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
M	202,854 S.F.	4.657 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
N	81,002 S.F.	1.860 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
O	932,178 S.F.	21.399 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
P	82,687 S.F.	1.898 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
Q	375,683 S.F.	8.624 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
R	354,072 S.F.	8.128 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
S	34,109 S.F.	0.783 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
T	155,975 S.F.	3.581 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
U	492,966 S.F.	11.317 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
V	55,666 S.F.	1.278 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
W	70,365 S.F.	1.615 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
X	208,815 S.F.	4.794 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
Y	72,599 S.F.	1.667 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
Z	83,945 S.F.	1.927 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
AA	394,653 S.F.	9.060 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
BB	390,028 S.F.	8.954 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
CC	399,494 S.F.	9.171 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
DD	671,684 S.F.	15.420 AC	PARK LAND	TOWN OF PARKER	TOWN OF PARKER

LAND USE SUMMARY CHART

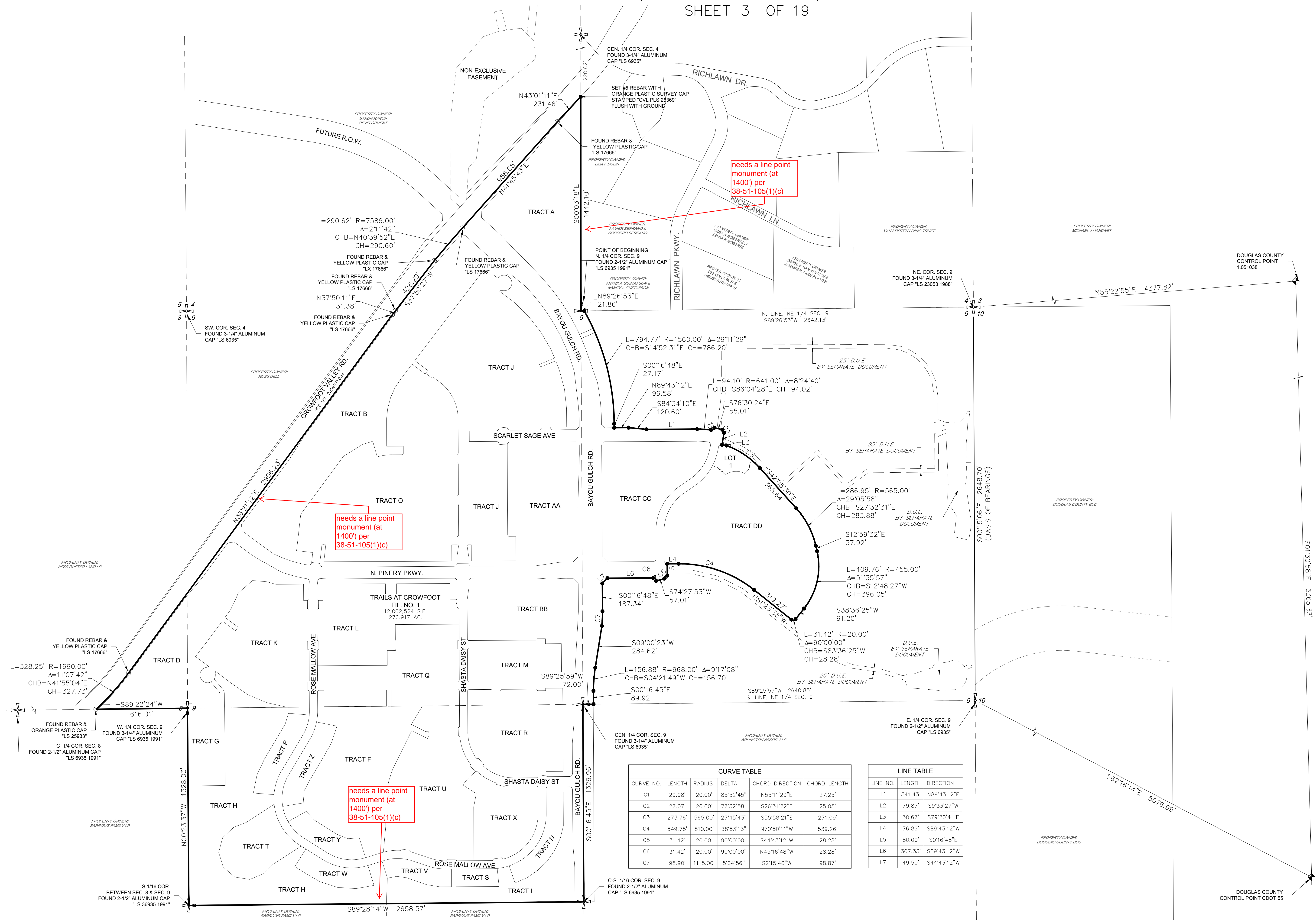
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
FUTURE RESIDENTIAL DEVELOPMENT	6,199,295 S.F.	142.316 AC	51.39%
OPEN SPACE AREAS	3,703,392 S.F.	85.018 AC	30.70%
PARK LAND	705,676 S.F.	16.200 AC	5.85%
ROAD RIGHTS OF WAY	1,454,161 S.F.	33.383 AC	12.06%
TOTAL	12,062,524 S.F.	276.917 AC	100%

ENGINEER/SURVEYOR

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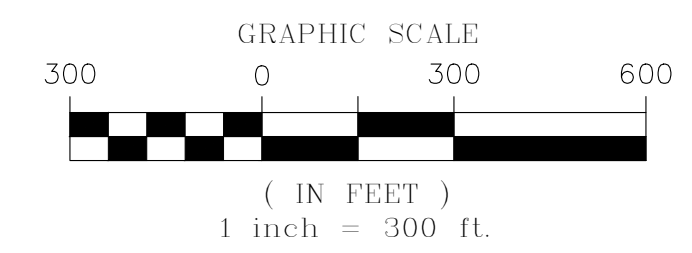
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 19



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"	S27°40'40"W	98.87'

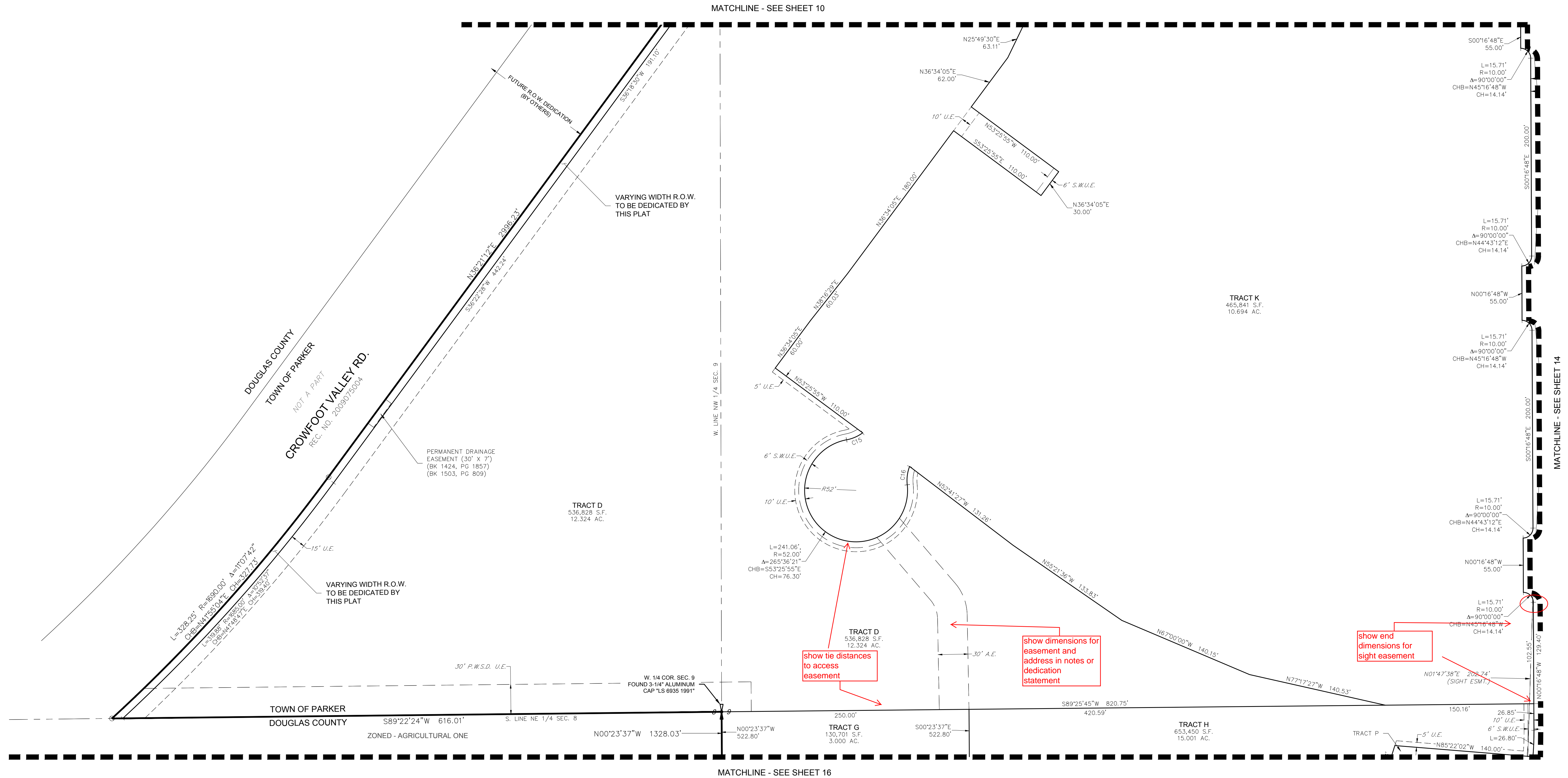
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	341.43'	N89°43'12"E
L2	79.87'	S9°33'27"W
L3	30.67'	S79°20'41"E
L4	76.86'	S89°43'12"W
L5	80.00'	S0°16'48"E
L6	307.33'	S89°43'12"W
L7	49.50'	S44°43'12"W



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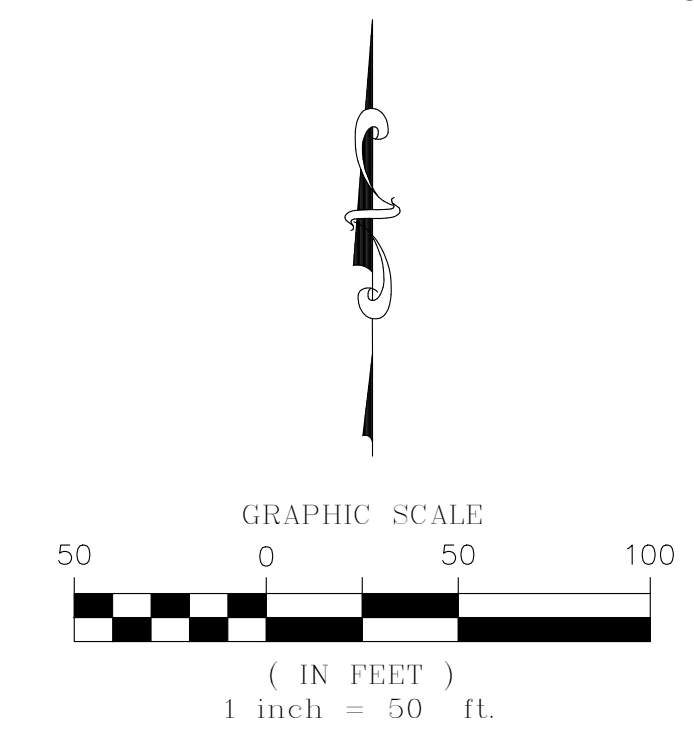
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SHEET 13 OF 19



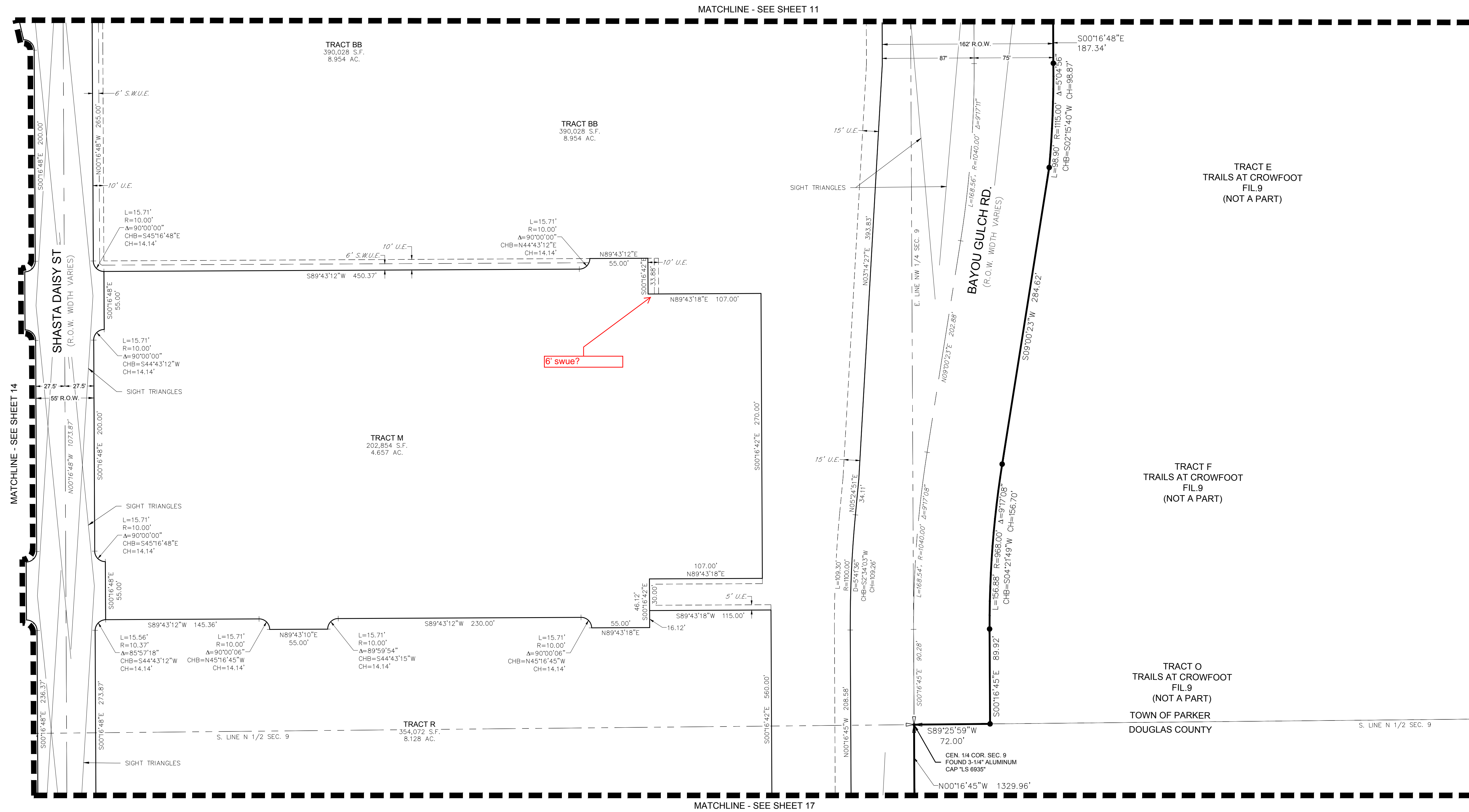
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	P.W.S.D. U.E. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT SEE NOTE 13 ON SHEET 1
	○ FOUND 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

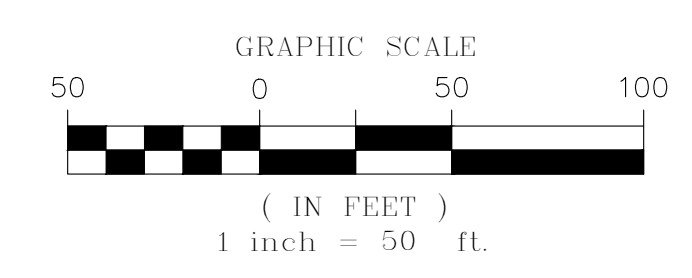


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SHEET 15 OF 19



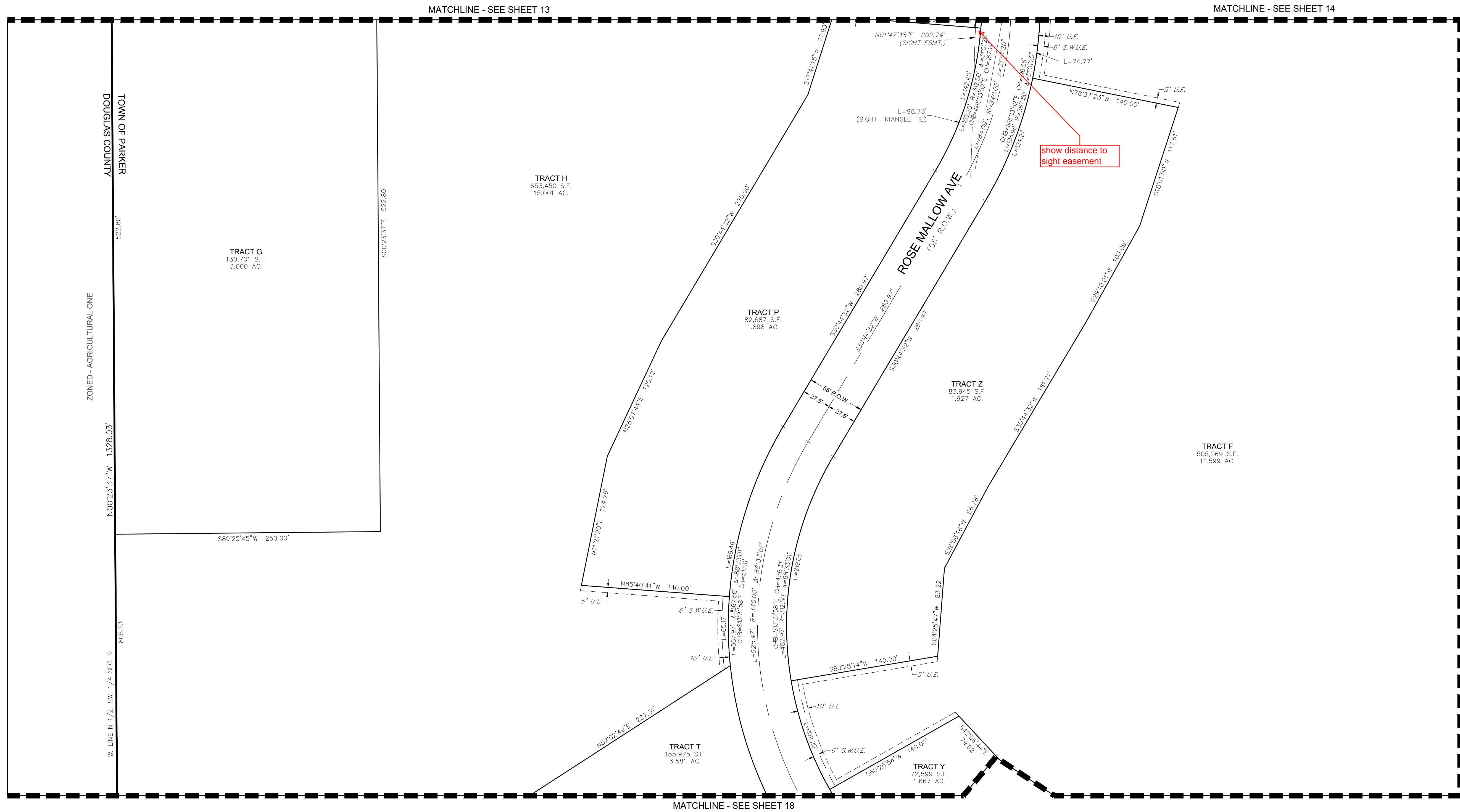
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
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	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
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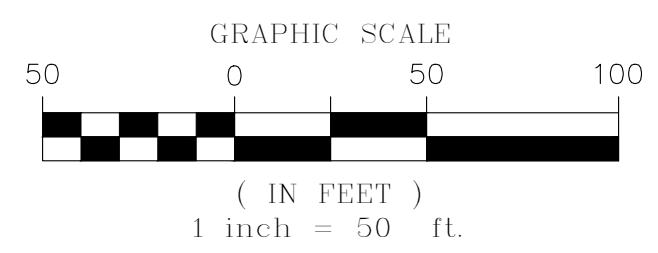
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SHEET 16 OF 19

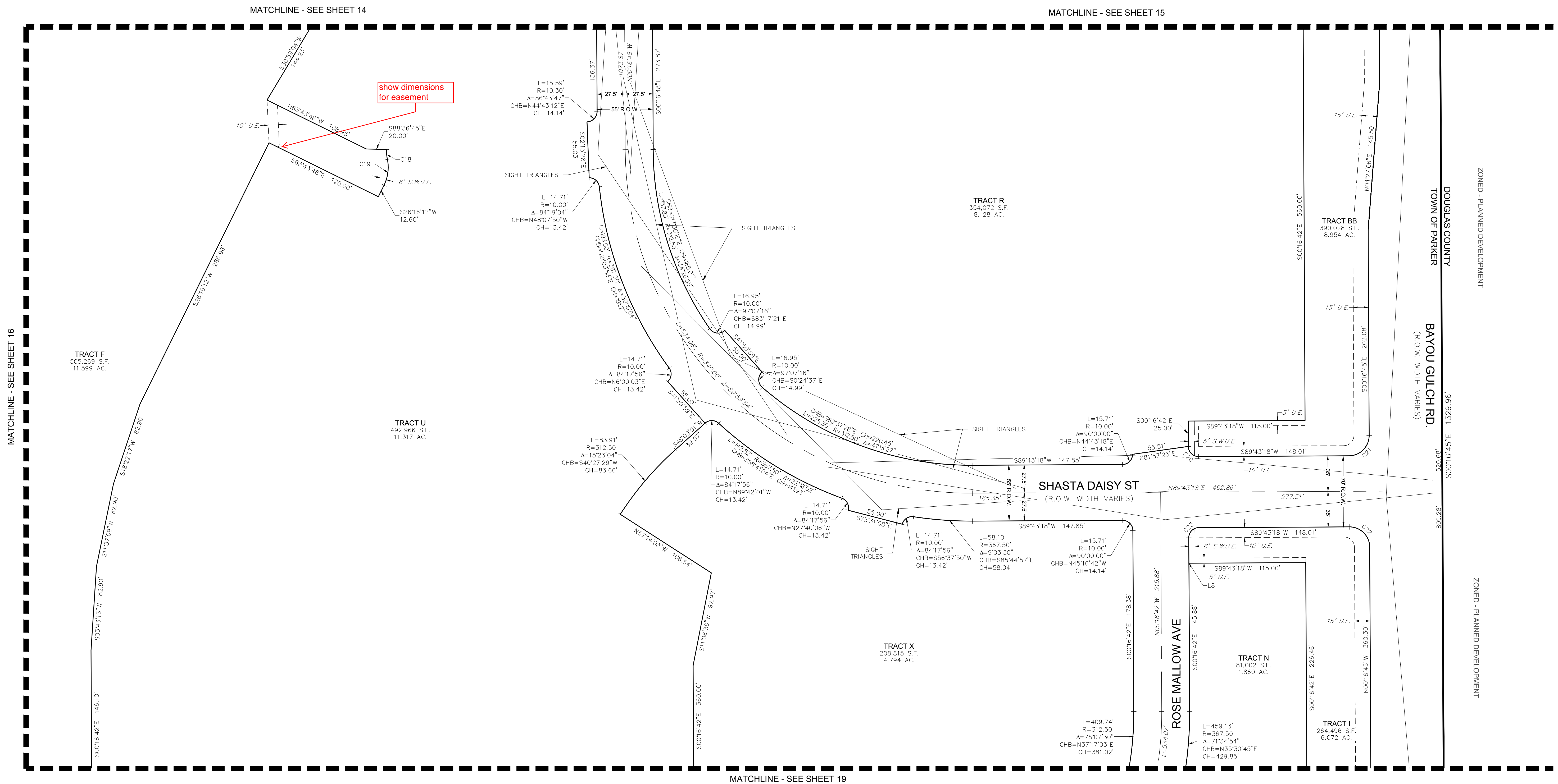


LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
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	A.E. ACCESS EASEMENT
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SHEET 17 OF 19



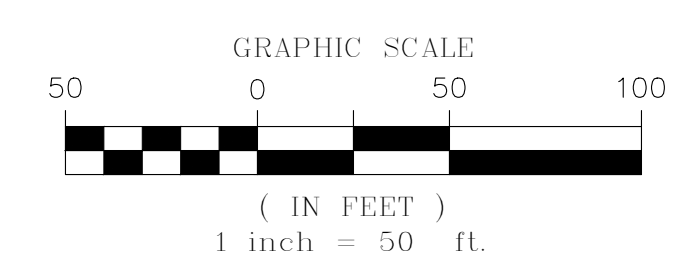
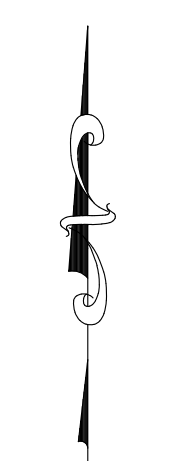
MATCHLINE - SEE SHEET 16

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

ZONED - PLANNED DEVELOPMENT

ZONED - PLANNED DEVELOPMENT

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