

TRAILS AT CROWFOOT FILING NO. 9

A PART OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 12

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 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 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 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 2568.85 FEET;

THENCE NORTH 00°16'45" WEST, A DISTANCE OF 89.92 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 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 NORTH 04°21'49" EAST, 156.70 FEET TO A POINT OF TANGENCY;

THENCE NORTH 09°00'23" EAST, 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 1115.00 FEET, A CENTRAL ANGLE OF 05°04'56", AN ARC LENGTH OF 98.90 FEET, THE CHORD OF WHICH BEARS NORTH 02°15'40" EAST, 98.87 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°16'48" WEST, A DISTANCE OF 187.34 FEET;

THENCE NORTH 44°43'12"EAST, A DISTANCE OF 49.50 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 307.33 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 45°16'48" EAST, 28.28 FEET;

THENCE NORTH 74°27'53" EAST, A DISTANCE OF 57.01 FEET TO A POINT OF NON-TANGENT 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 NORTH 44°43'12" EAST, 28.28 FEET;

THENCE NORTH 00°16'48" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 76.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 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 SOUTH 70°50'11" EAST, 539.26 FEET;

THENCE SOUTH 51°23'35" EAST, 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 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 83°36'25" EAST, 28.28 FEET;

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

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 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 NORTH 12°48'27" EAST, 396.05 FEET;

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

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 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 NORTH 27°32'31" WEST, 283.88 FEET;

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

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 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 NORTH 55°58'21" WEST, 271.09 FEET;

THENCE NORTH 79°20'41" WEST, A DISTANCE OF 30.67 FEET;

THENCE NORTH 09°33'27" EAST, A DISTANCE OF 79.87 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 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 NORTH 26°31'22" WEST, 25.05 FEET;

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

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 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 SOUTH 55°11'29" WEST, 27.25 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 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 NORTH 86°04'28" WEST, 94.02 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 341.43 FEET;

THENCE NORTH 84°34'10" WEST, A DISTANCE OF 120.60 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 96.58 FEET;

THENCE NORTH 00°16'48" WEST, A DISTANCE OF 27.17 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 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 NORTH 14°52'31" WEST, 786.20 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°26'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2620.27 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 5,366,415 SQUARE FEET OR 123.196 ACRES, MORE OR LESS.

TRACT SUMMARY TABLE

TRACT	SQ. FT.	ACRES	USE	OWNERSHIP	MAINTENANCE
A	130,676 S.F.	3.000 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV.	OWNER/DEV.
B	463,376 S.F.	10.638 AC	SCHOOL SITE	SCHOOL DIST.	SCHOOL DIST.
C	798,732 S.F.	18.336 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV.	OWNER/DEV.
D	23,703 S.F.	0.544 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV.	OWNER/DEV.
E	180,990 S.F.	4.155 AC	FUTURE COMMERCIAL DEVELOPMENT	OWNER/DEV.	OWNER/DEV.
F	118,050 S.F.	2.710 AC	FIRE STATION SITE / FUTURE COMMERCIAL DEVELOPMENT	PARKER FIRE	PARKER FIRE
G	52,196 S.F.	1.198 AC	OPEN SPACE / UTILITIES	OWNER/DEV.	OWNER/DEV.
H	380,974 S.F.	8.746 AC	OPEN SPACE / UTILITIES	OWNER/DEV.	OWNER/DEV.
I	30,384 S.F.	0.698 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV.	OWNER/DEV.
J	50,265 S.F.	1.154 AC	OPEN SPACE / UTILITIES	OWNER/DEV.	OWNER/DEV.
K	1,264,134 S.F.	29.021 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV.	OWNER/DEV.
L	438,317 S.F.	10.062 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV.	OWNER/DEV.
M	624,164 S.F.	14.329 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV.	OWNER/DEV.
N	351,366 S.F.	8.066 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV.	OWNER/DEV.
O	29,773 S.F.	0.683 AC	OPEN SPACE / UTILITIES	OWNER/DEV.	OWNER/DEV.

LAND USE SUMMARY CHART

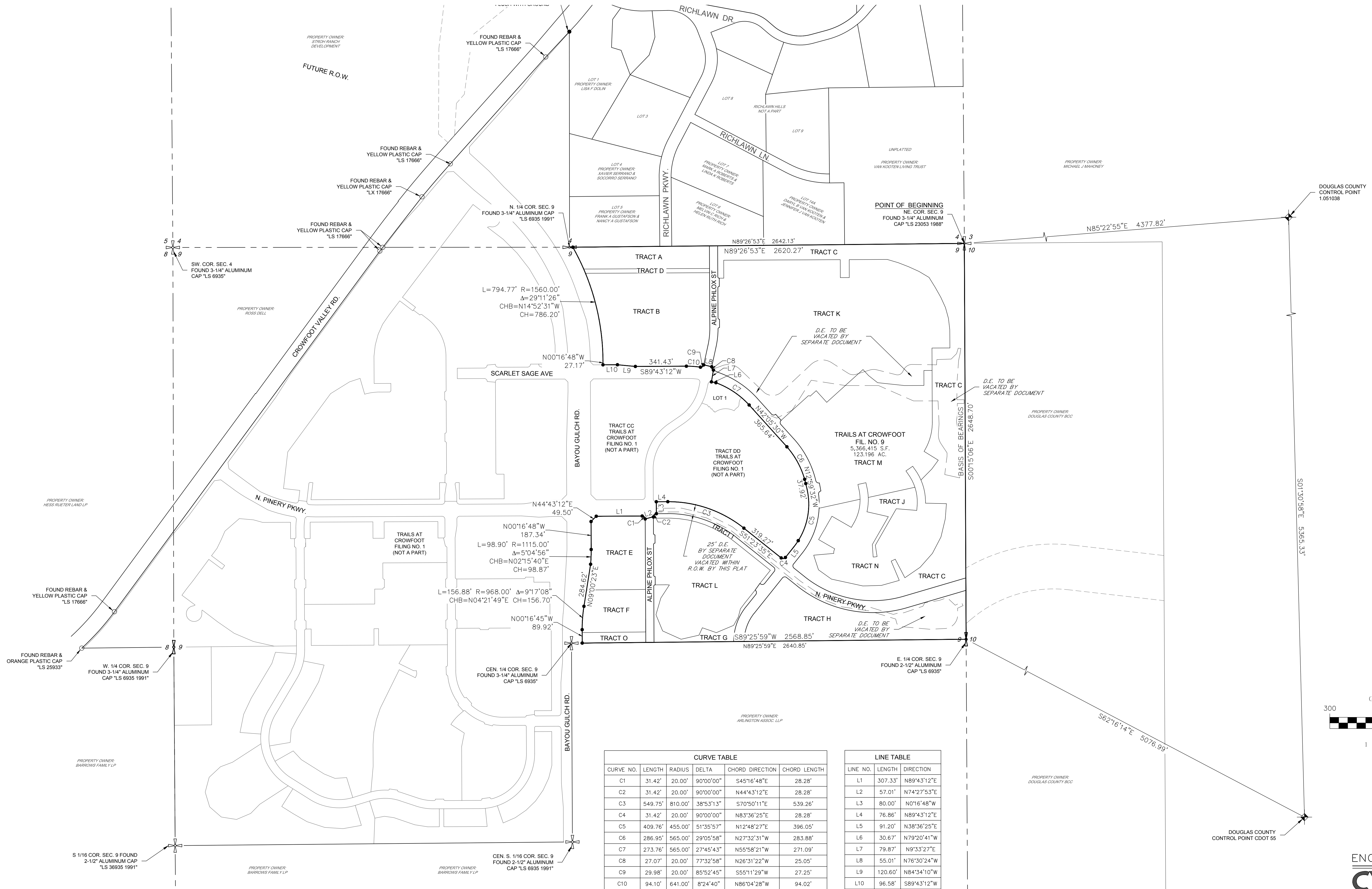
TYPE	SQ. FT.	ACRES	% OF TOTAL AREA
FUTURE RESIDENTIAL DEVELOPMENT	2,677,980 S.F.	61.478 AC	49.90%
FUTURE COMMERCIAL DEVELOPMENT	180,990 S.F.	4.155 AC	3.37%
FIRE STATION / FUTURE COMMERCIAL DEVELOPMENT	118,050 S.F.	2.710 AC	2.20%
SCHOOL SITE	463,376 S.F.	10.638 AC	8.64%
OPEN SPACE AREAS	1,496,703 S.F.	34.359 AC	27.89%
ROAD RIGHTS OF WAY	429,316 S.F.	9.856 AC	8.00%
TOTAL	5,366,415 S.F.	123.196 AC.	100%

ENGINEER/SURVEYOR

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10333 E. Dry Creek Rd., Suite 240
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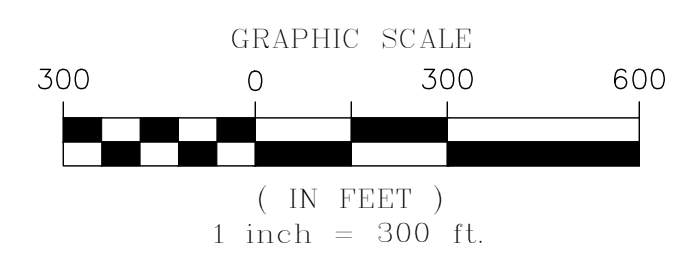
TRAILS AT CROWFOOT FILING NO. 9

A PART OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 12



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C2	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C3	549.75'	810.00'	38°53'13"	S70°50'11"E	539.26'
C4	31.42'	20.00'	90°00'00"	N83°36'25"E	28.28'
C5	409.76'	455.00'	51°35'57"	N12°48'27"E	396.05'
C6	286.95'	565.00'	29°05'58"	N27°32'31"W	283.88'
C7	273.76'	565.00'	27°45'43"	N55°58'21"W	271.09'
C8	27.07'	20.00'	77°32'58"	N26°31'22"W	25.05'
C9	29.98'	20.00'	85°52'45"	S55°11'29"W	27.25'
C10	94.10'	641.00'	8°24'40"	N86°04'28"W	94.02'

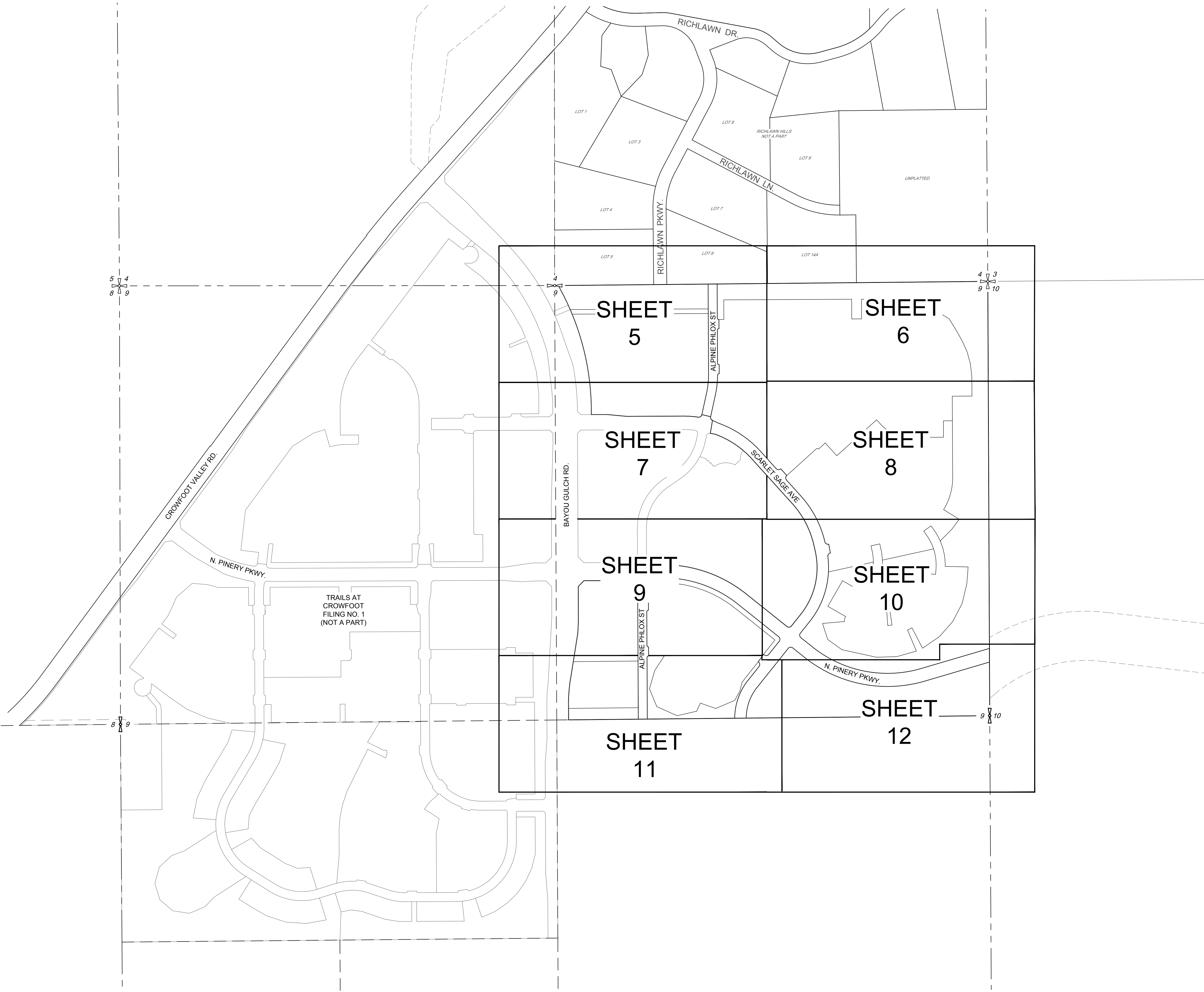
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	307.33'	N89°43'12"E
L2	57.01'	N74°27'53"E
L3	80.00'	N0°16'48"W
L4	76.86'	N89°43'12"E
L5	91.20'	N38°36'25"E
L6	30.67'	N79°20'41"W
L7	79.87'	N9°33'27"E
L8	55.01'	N76°30'24"W
L9	120.60'	N84°34'10"W
L10	96.58'	S89°43'12"W



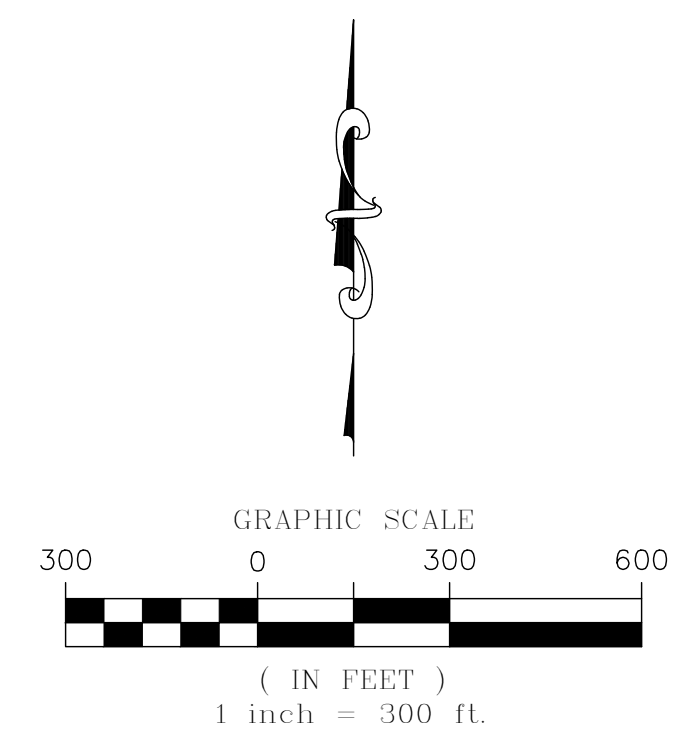
ENGINEER/SURVEYOR
CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 12



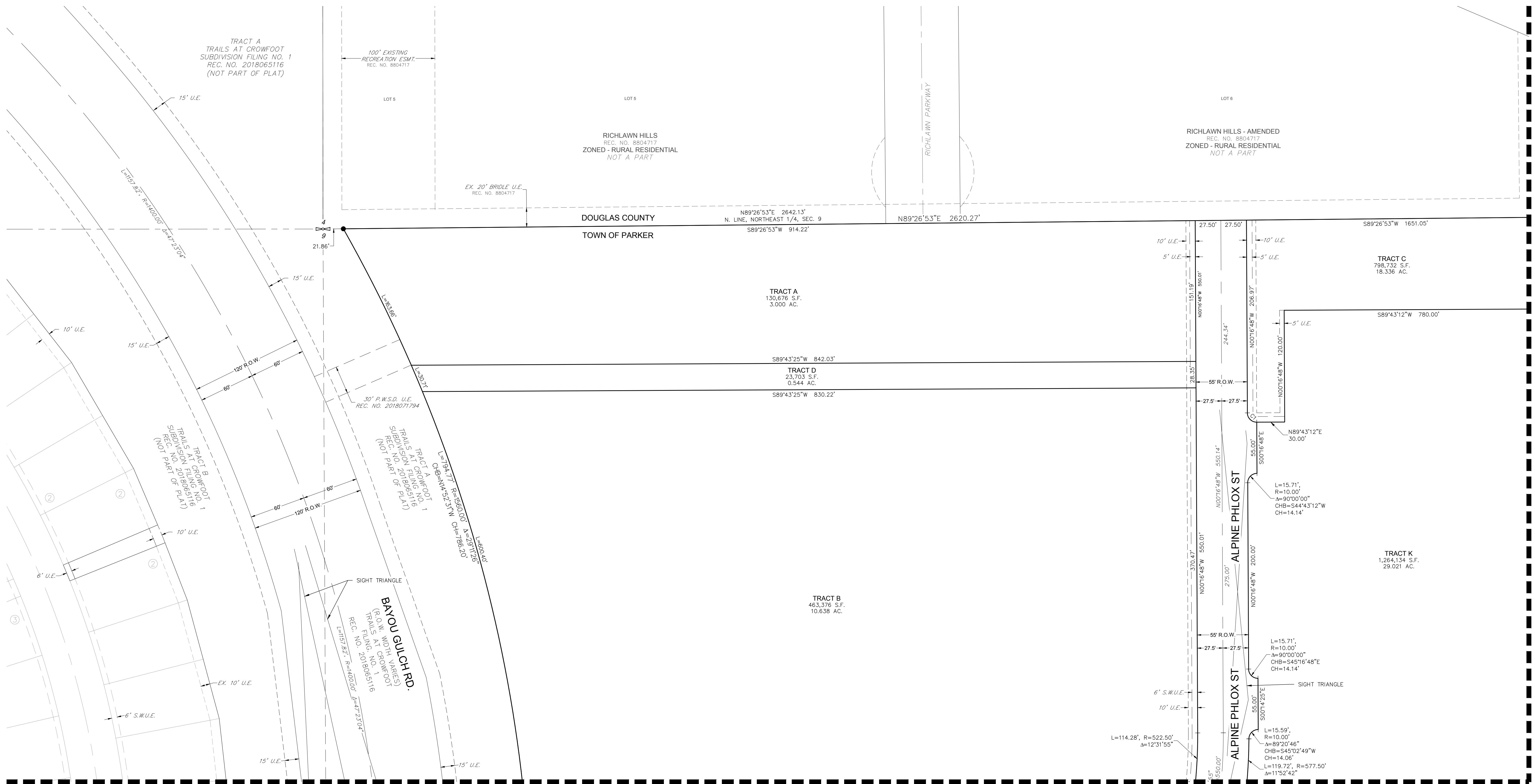
TRAILS AT
CROWFOOT
FILING NO. 1
(NOT A PART)



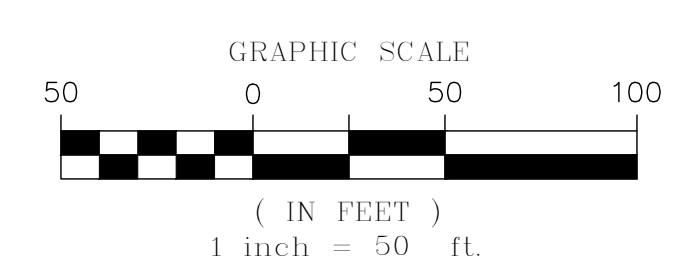
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 12



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
	EX U.E. EXISTING UTILITY EASEMENT
	P.W.S.D. U.E. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



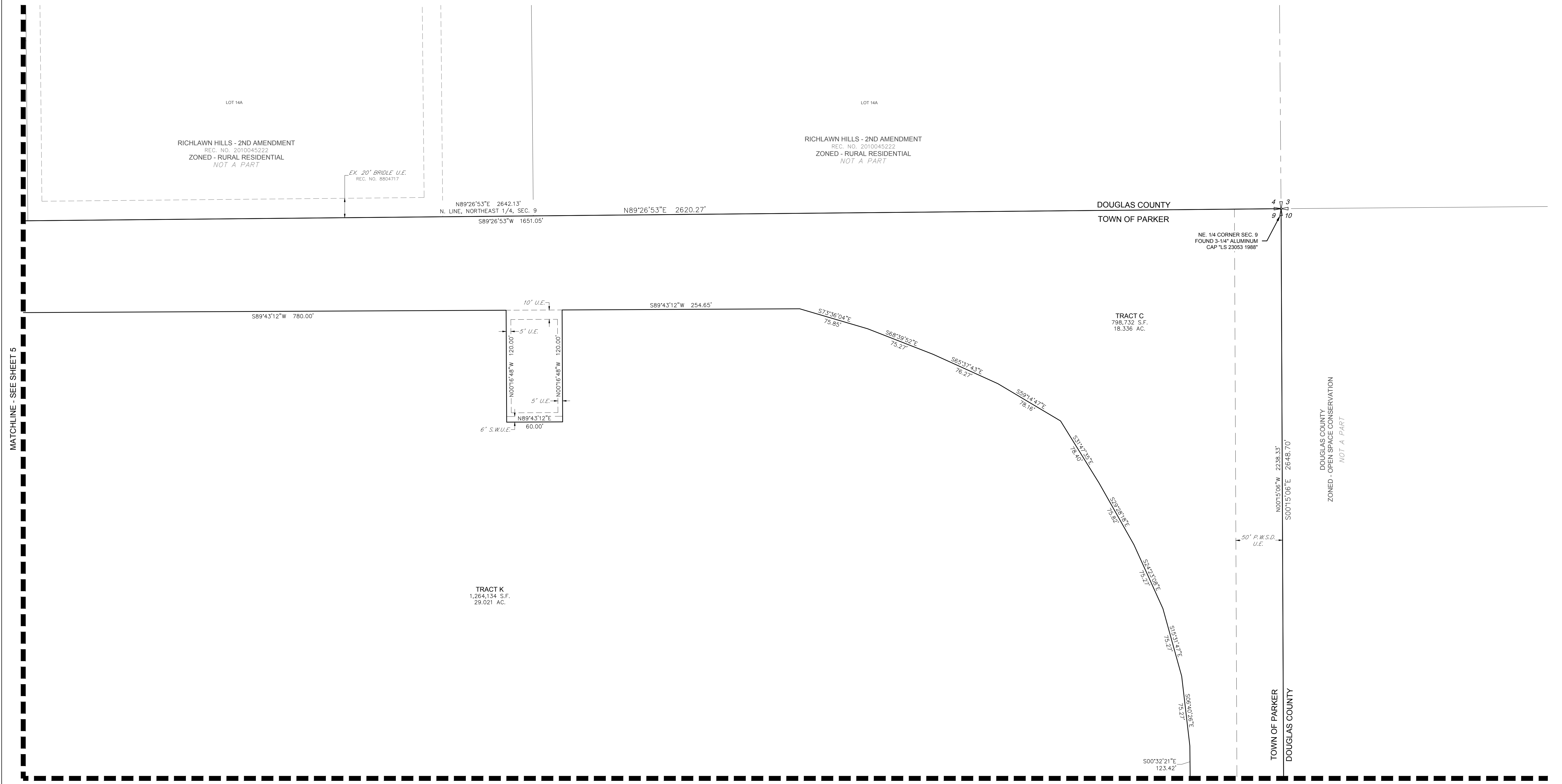
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 7

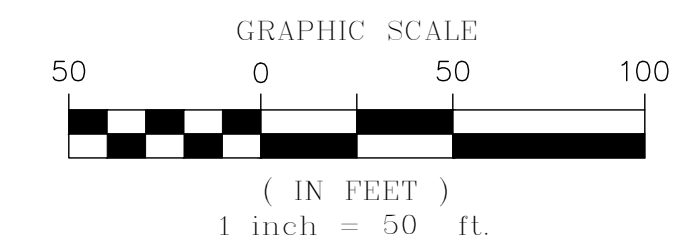
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 6 OF 12



LEGEND

	FND. SECTION CORNER AS DESCRIBED
	RIGHT-OF-WAY
	SIDEWALK & UTILITY EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	EXISTING UTILITY EASEMENT
	PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
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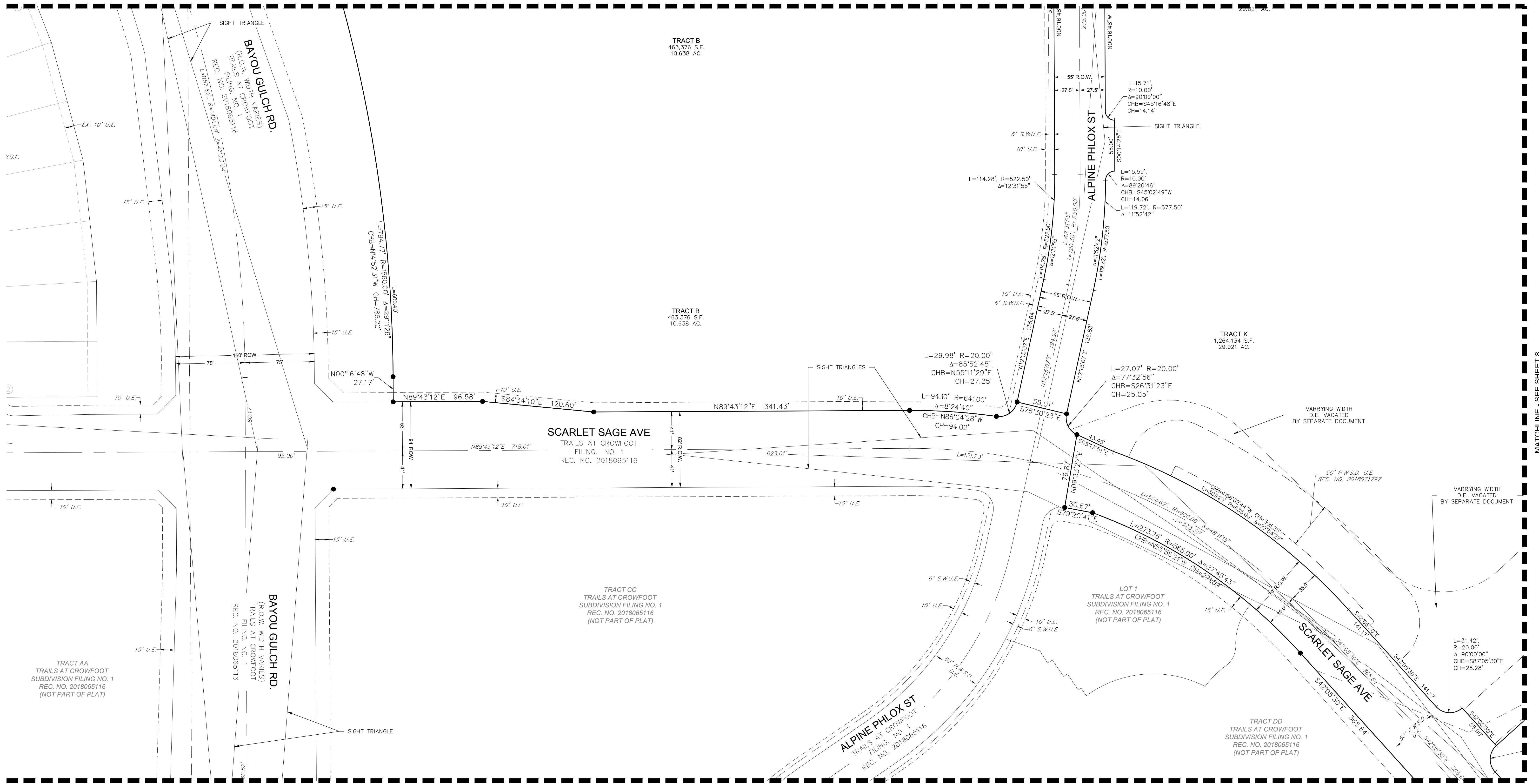
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 7 OF 12

MATCHLINE - SEE SHEET 5

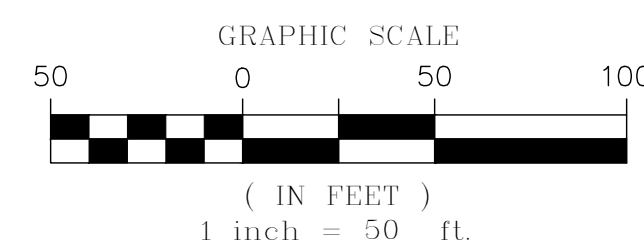


MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9

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
	EX U.E. EXISTING UTILITY EASEMENT
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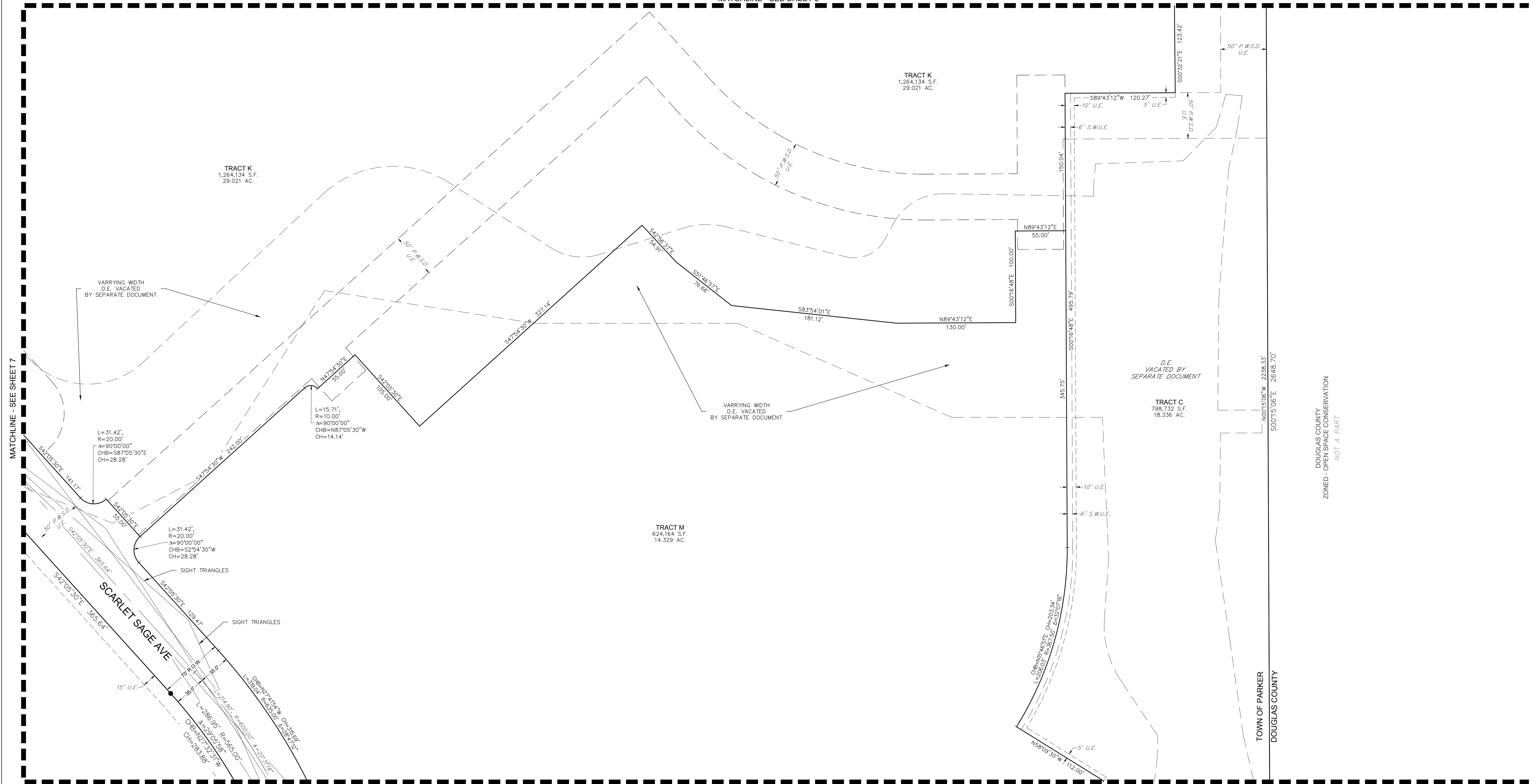
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 8 OF 12

MATCHLINE - SEE SHEET 6

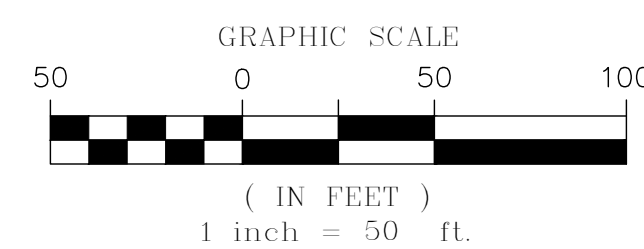


MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

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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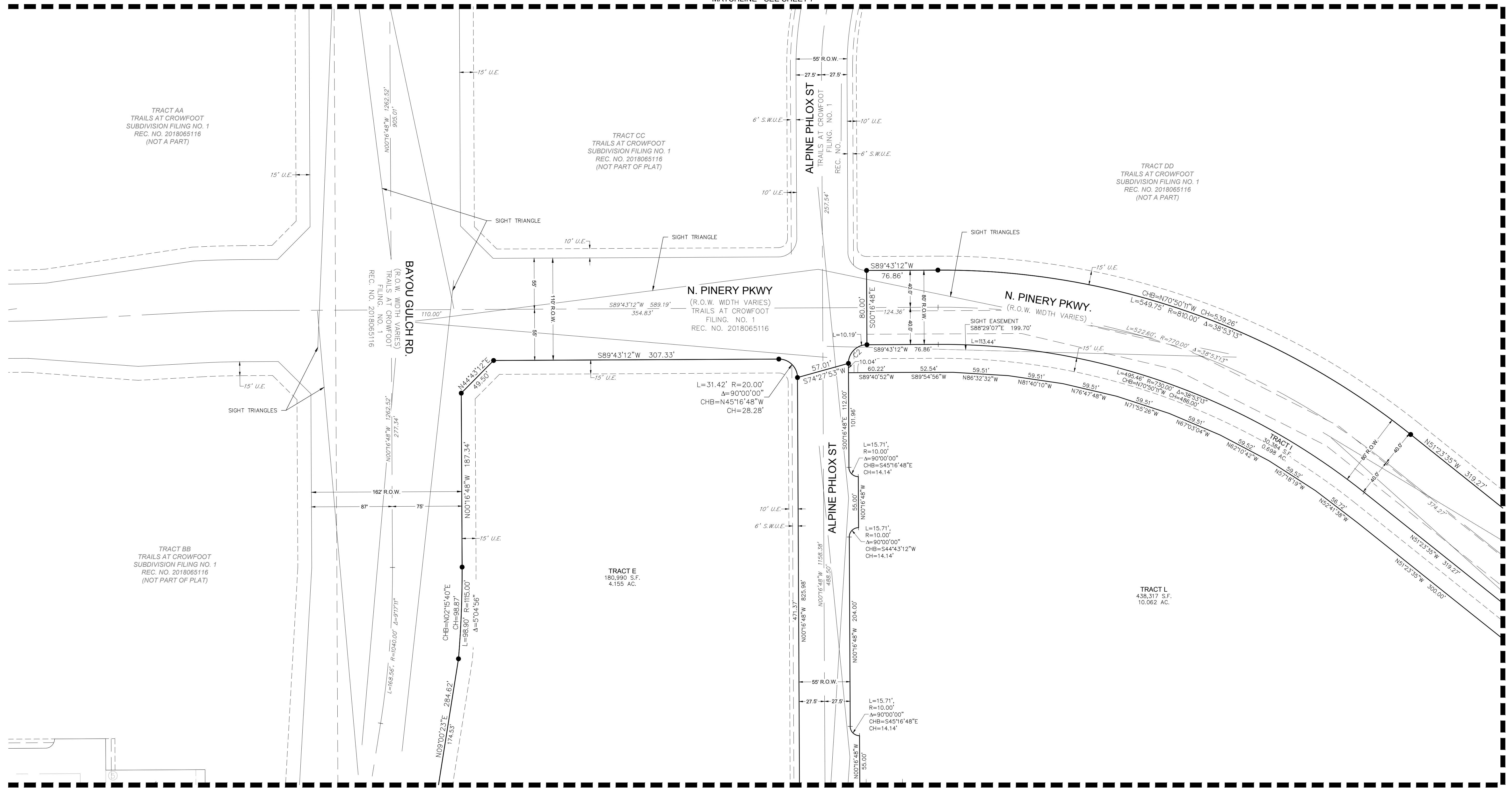
DOUGLAS COUNTY
ZONED - OPEN SPACE CONSERVATION
NOT A PART

TOWN OF PARKER
DOUGLAS COUNTY

TRAILS AT CROWFOOT FILING NO. 9

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 9 OF 12

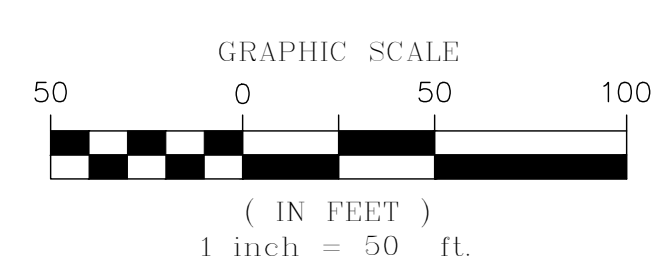
MATCHLINE - SEE SHEET 7



MATCHLINE - SEE SHEET 10

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
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	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
C2	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'

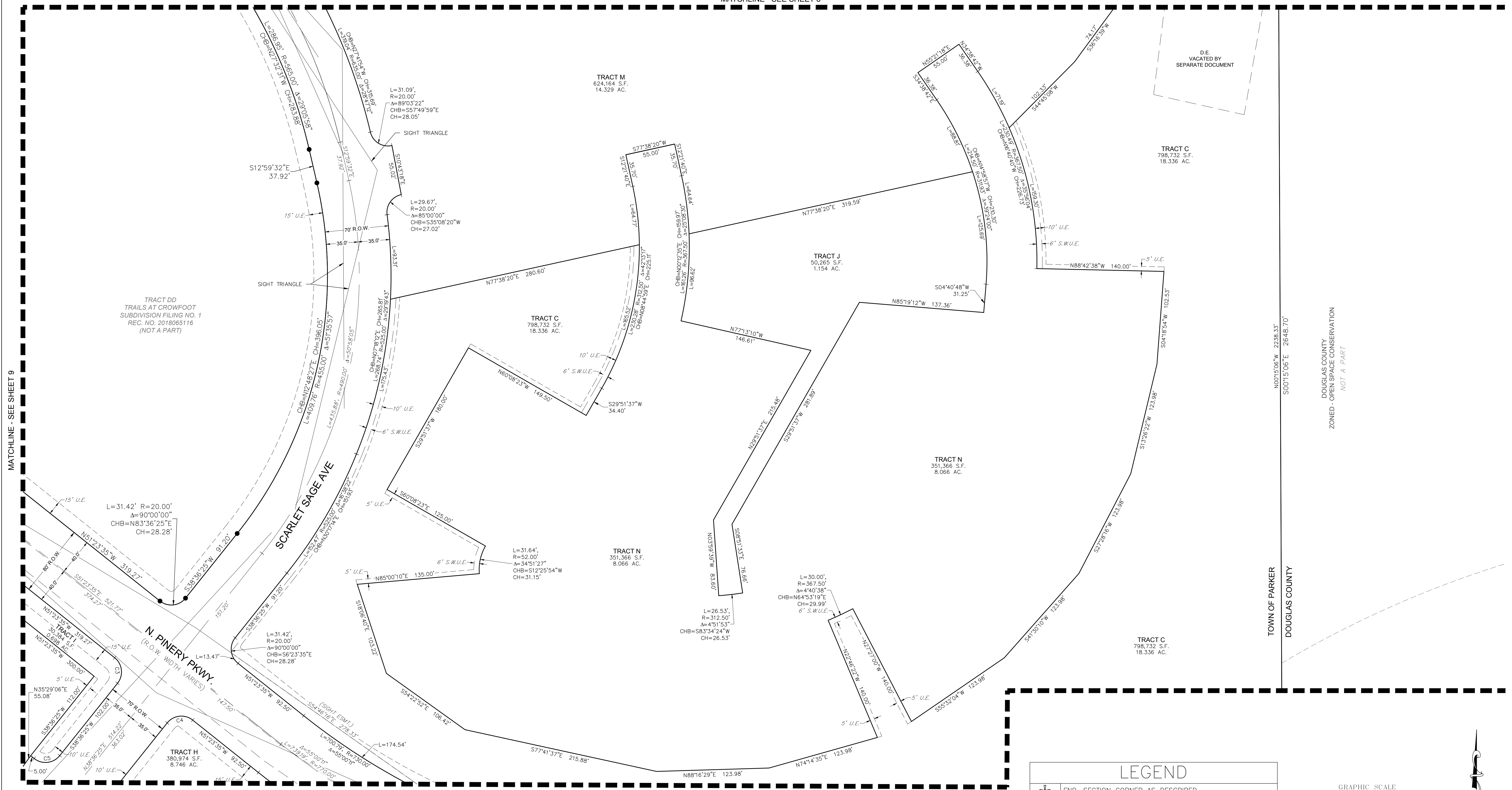
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SHEET 10 OF 12

MATCHLINE - SEE SHEET 8

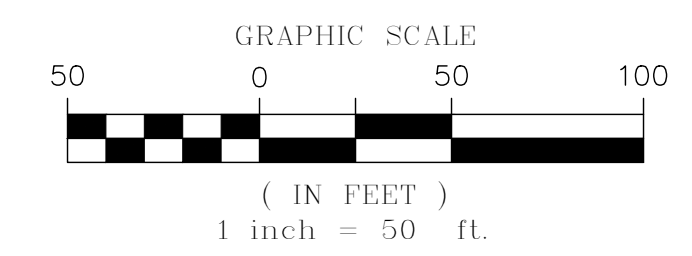


MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 12

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C3	31.42'	20.00'	90°00'00"	N6°23'35"W	28.28'
C4	31.42'	20.00'	90°00'00"	S83°36'25"W	28.28'
C5	31.42'	20.00'	90°00'00"	N83°36'25"E	28.28'

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
	EX U.E. EXISTING UTILITY EASEMENT
	P.W.S.D. U.E. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
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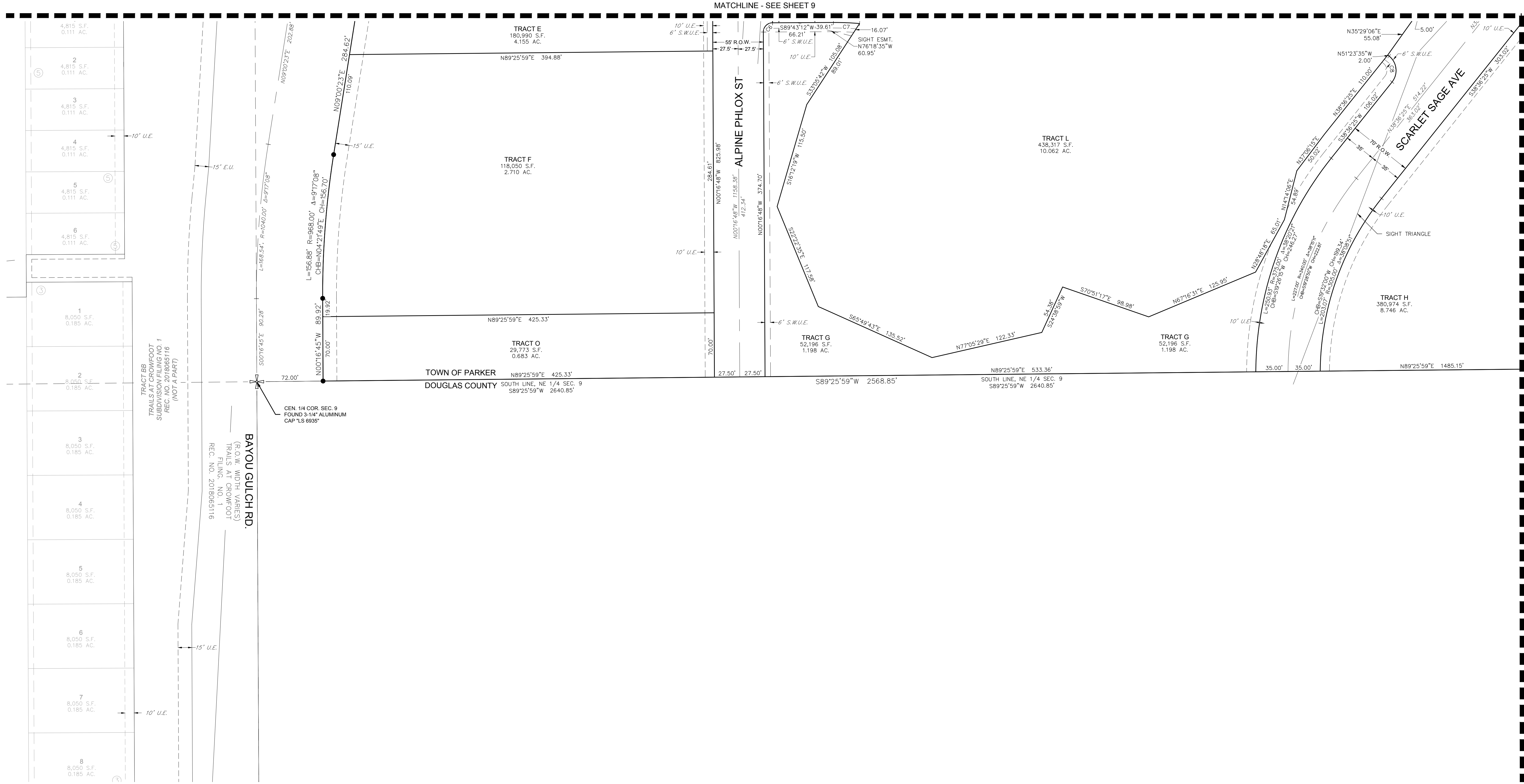


TOWN OF PARKER
DOUGLAS COUNTY
DOUGLAS COUNTY
ZONED - OPEN SPACE CONSERVATION
NOT A PART

ENGINEER/SURVEYOR
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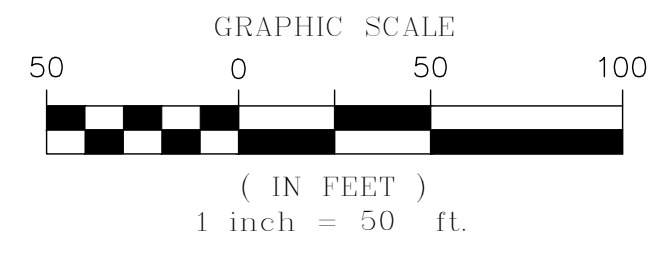
TRAILS AT CROWFOOT FILING NO. 9

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 11 OF 12



MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 12

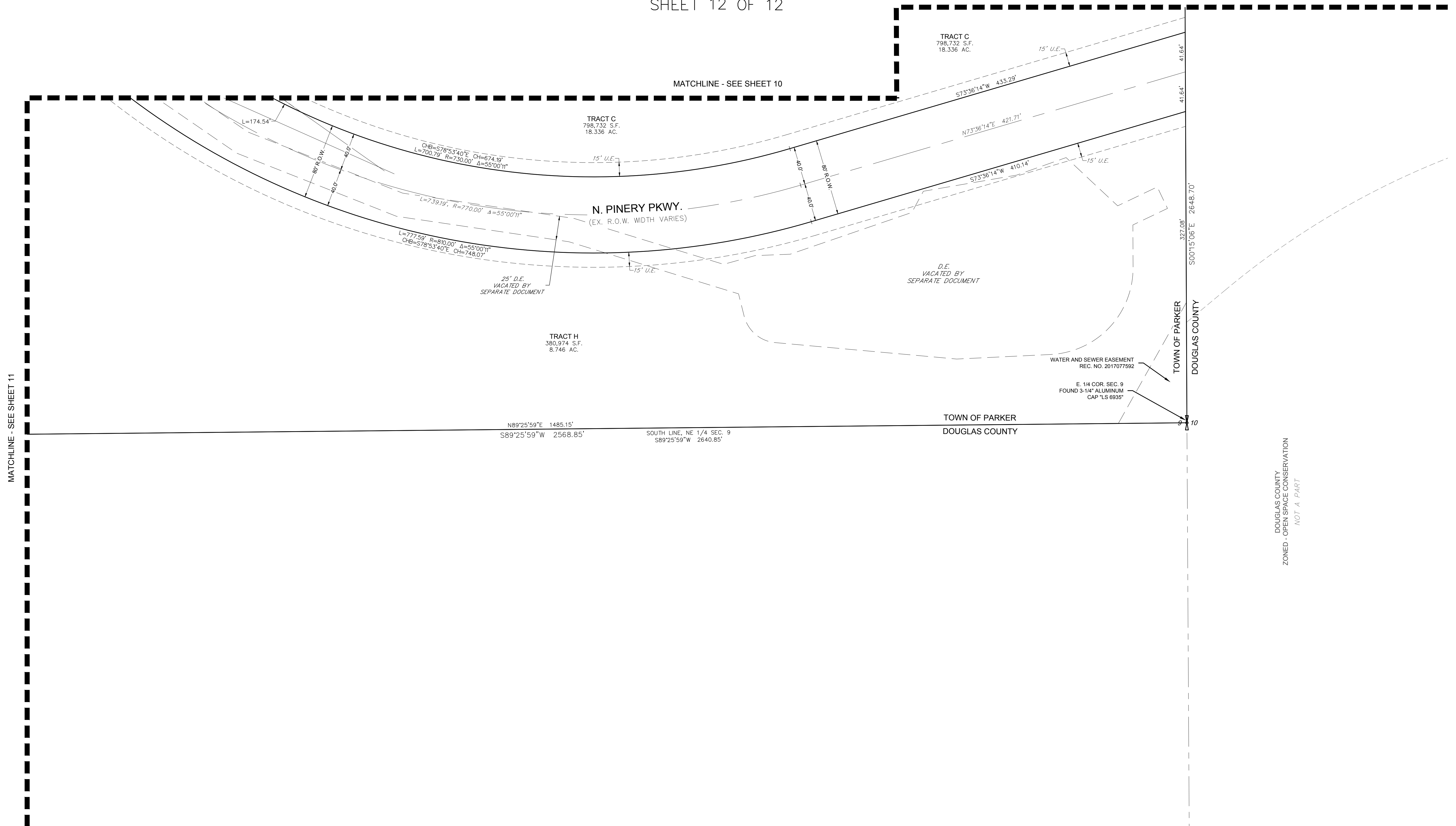


CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C6	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C7	28.42'	312.50'	5°12'39"	N87°40'29"W	28.41'
C8	31.42'	20.00'	90°00'00"	N6°23'35"W	28.28'

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. 9

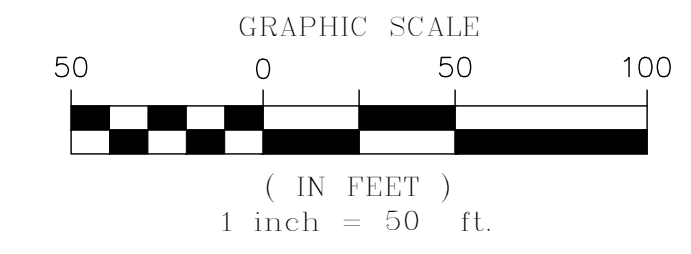
A PART OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 12 OF 12



MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 10

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
	EX U.E. EXISTING UTILITY EASEMENT
	P.W.S.D. U.E. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



DOUGLAS COUNTY
ZONED - OPEN SPACE CONSERVATION
NOT A PART