

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF THE SECTIONS 4, 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 6

TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS

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 DEFACES 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. 5514-2556675, AMENDMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.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 00°15'06" 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 ALL SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NOT SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO (2) FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- 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.
 - 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.
 - 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.
- TRACTS A, B, C, D, AND E WILL BE CONVEYED TO THE METRO DISTRICT VIA A SEPARATE DOCUMENT.
- THERE ARE A TOTAL OF 101 LOTS AND 5 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2.

TITLE VERIFICATION:

WE, FIRST AMERICAN 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 FIRST AMERICAN TITLE INSURANCE COMPANY

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

AS _____ OF FIRST AMERICAN 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. 2 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 TOWN 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	4,671 S.F.	0.107 AC	OPEN SPACE / UTILITIES	H.O.A.	H.O.A.
B	4,502 S.F.	0.103 AC	OPEN SPACE / UTILITIES	H.O.A.	H.O.A.
C	4,535 S.F.	0.104 AC	OPEN SPACE / UTILITIES	H.O.A.	H.O.A.
D	4,228 S.F.	0.097 AC	OPEN SPACE / UTILITIES	H.O.A.	H.O.A.
E	4,400 S.F.	0.101 AC	OPEN SPACE / UTILITIES	H.O.A.	H.O.A.

LAND USE SUMMARY CHART			
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	671,295 S.F.	15.412 AC.	69.54%
OPEN SPACE AREAS	22,337 S.F.	0.512 AC.	2.31%
ROAD RIGHTS OF WAY	271,812 S.F.	6.240 AC.	28.15%
TOTAL	965,444 S.F.	22.164 AC.	100%

FILING 2 MIN, MAX, AND AVERAGE LOT SIZE

TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	5,500 S.F.	0.126 AC
MAXIMUM LOT SIZE	8,658 S.F.	0.199 AC
AVERAGE LOT SIZE	6,646 S.F.	0.153 AC

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 _____, 20____, 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.

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

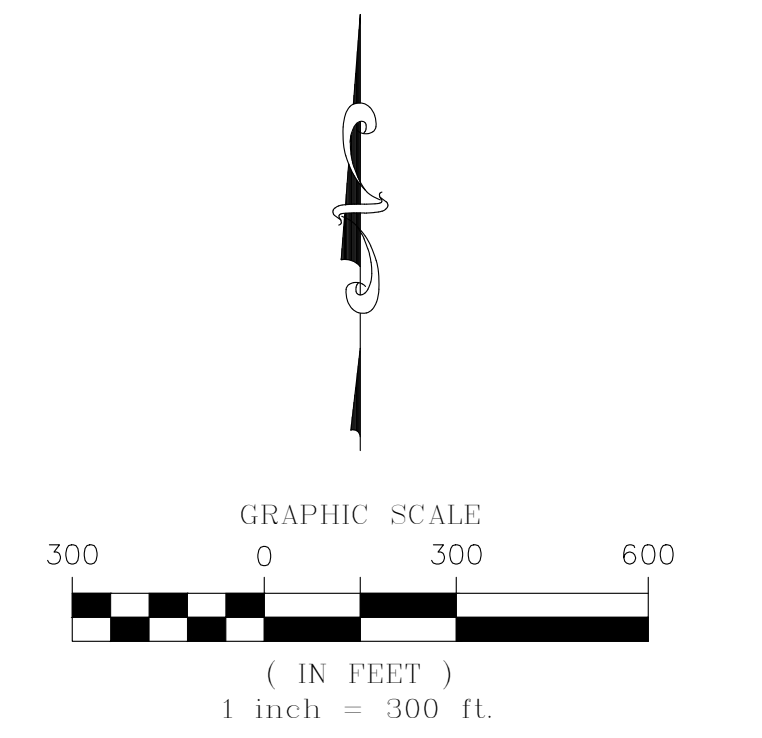
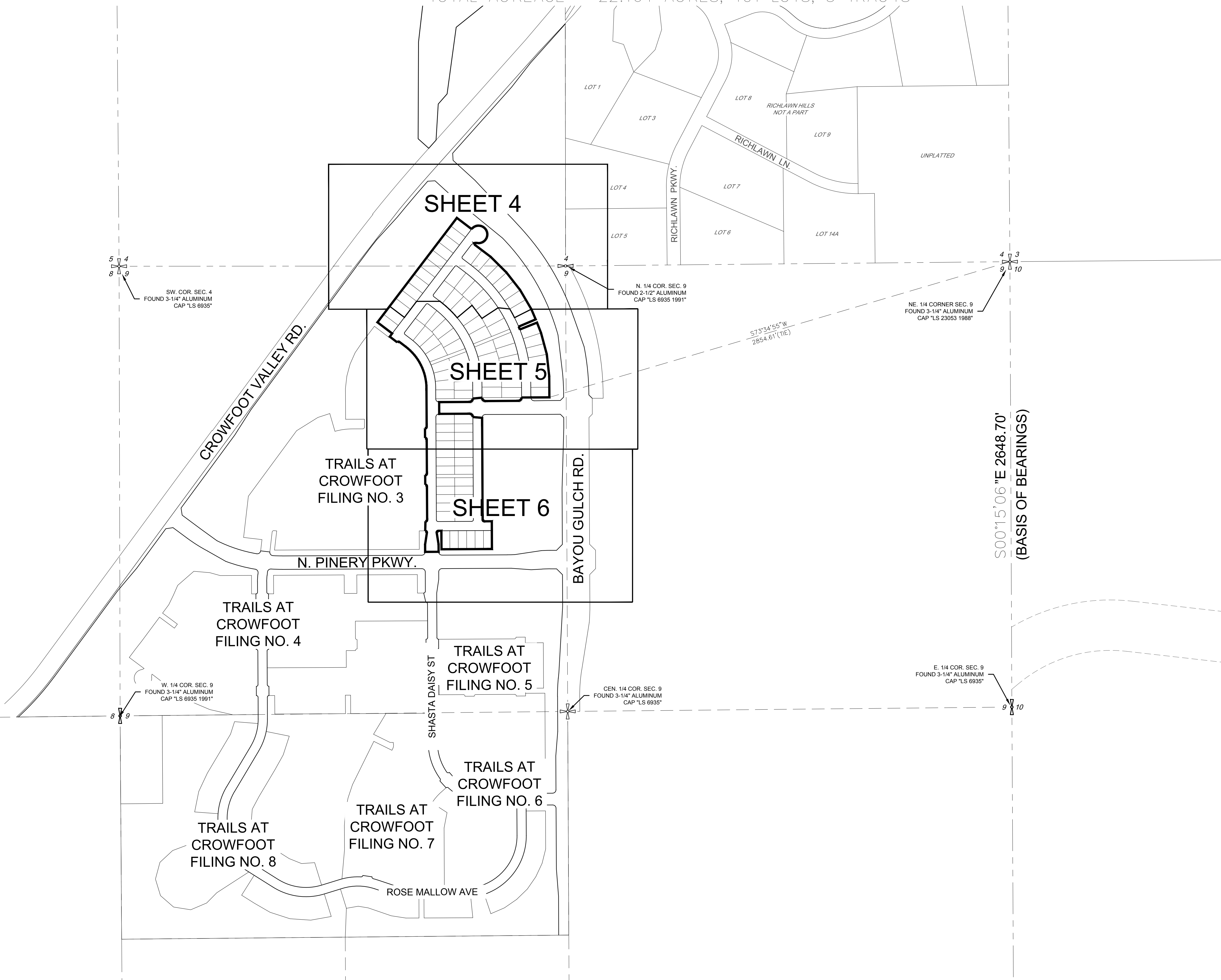
CVL Consultants
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF THE SECTIONS 4, 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 6

TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS

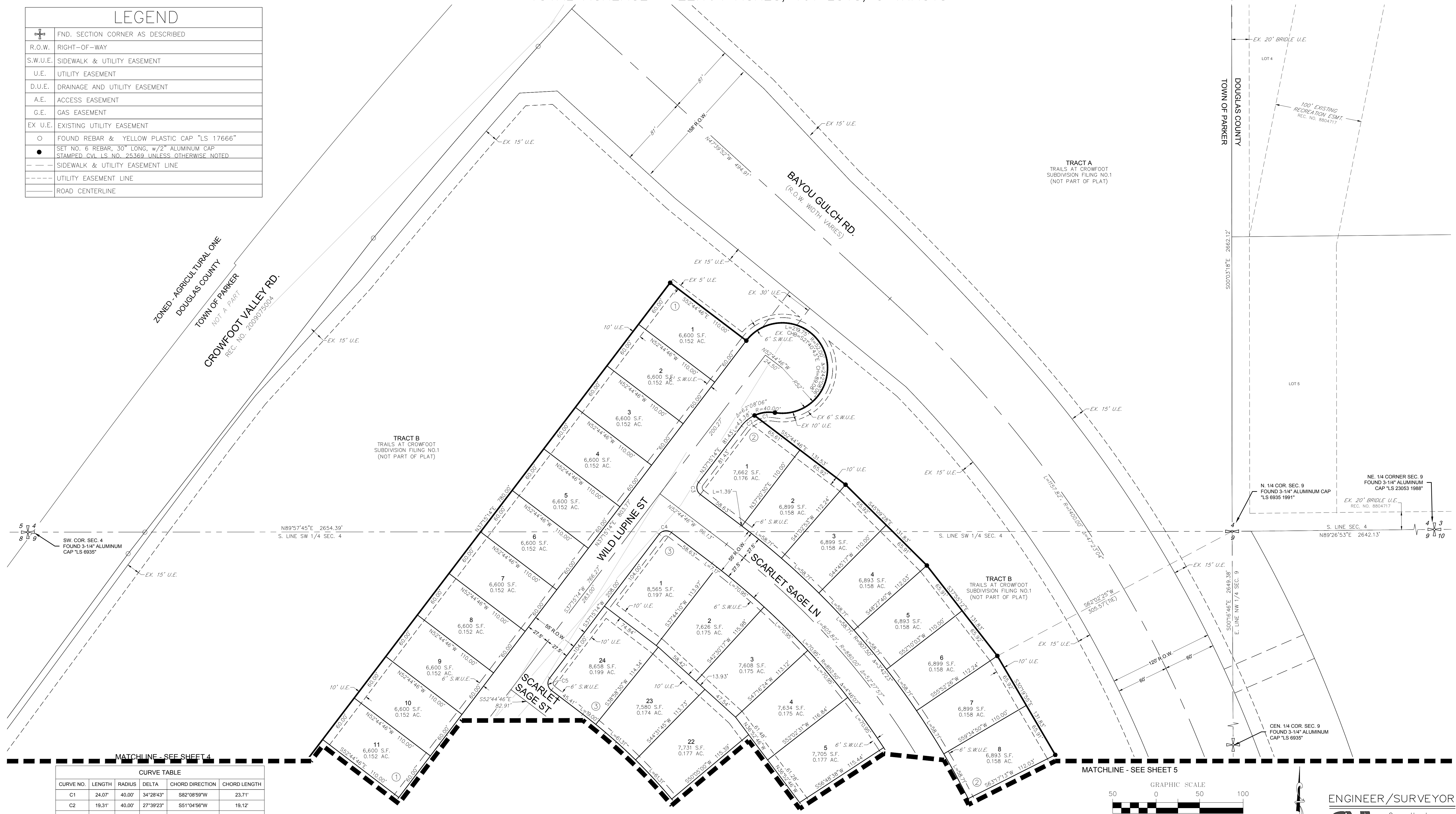


TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF THE SECTIONS 4, AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 4 OF 6

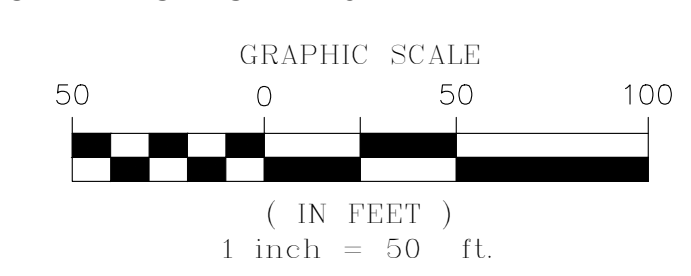
TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS

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
	EX U.E. EXISTING UTILITY EASEMENT
	○ FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	● SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25389 UNLESS OTHERWISE NOTED
	- - - - - SIDEWALK & UTILITY EASEMENT LINE
	- - - - - UTILITY EASEMENT LINE
	_____ ROAD CENTERLINE



MATCHLINE - SEE SHEET 4

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	19.31'	40.00'	27°39'23"	S51°04'56"W	18.12'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C5	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'

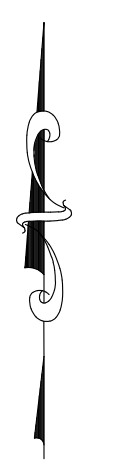
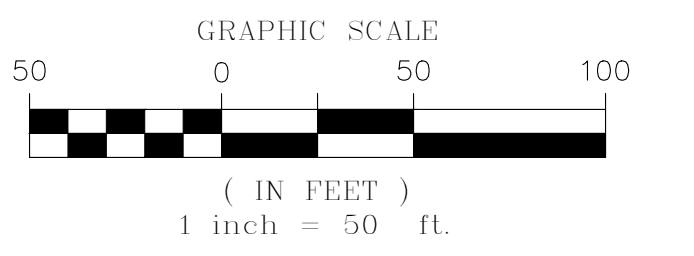
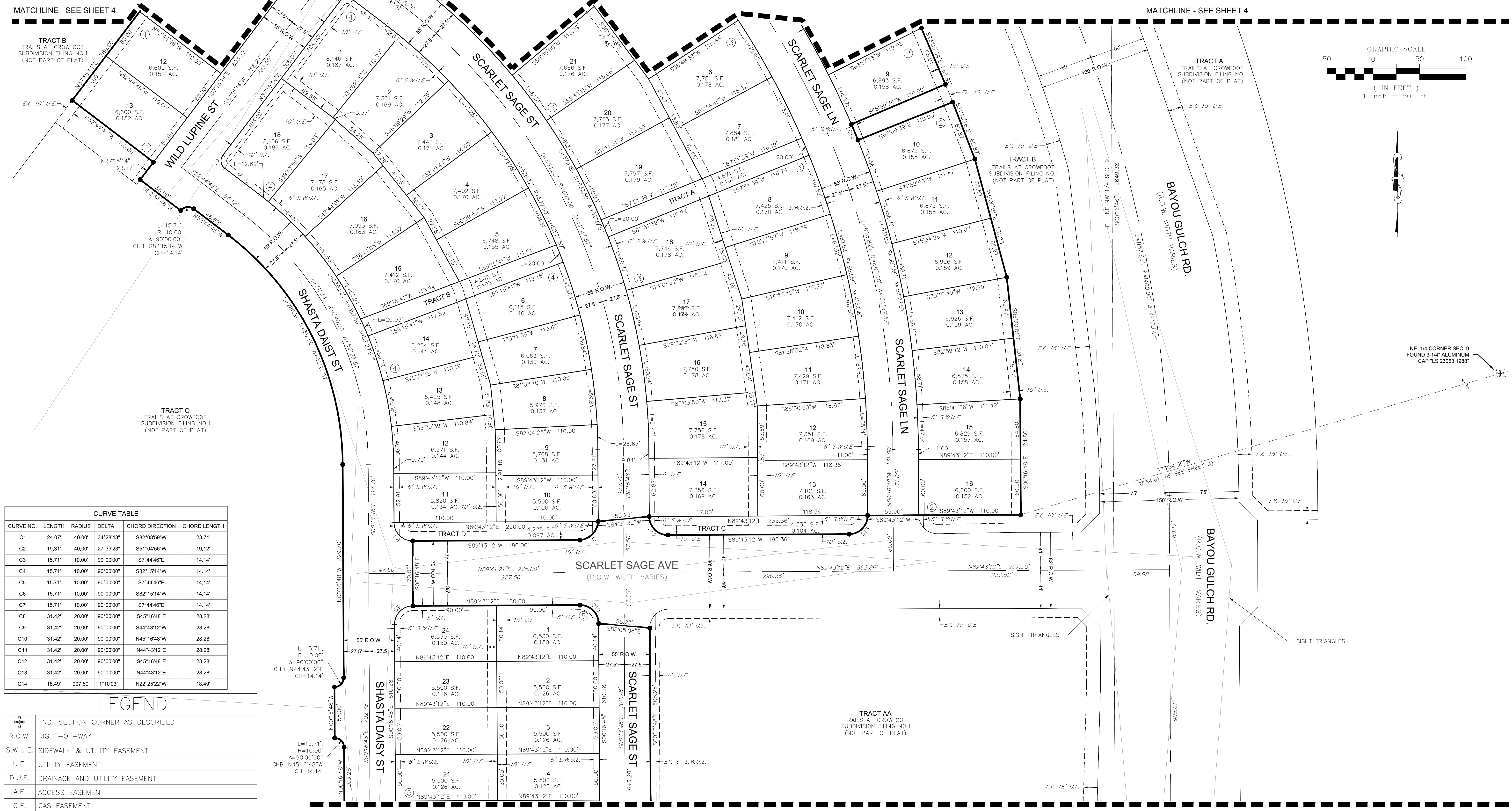


ENGINEER/SURVEYOR
CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF THE SECTIONS 4, 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 6

TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS



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

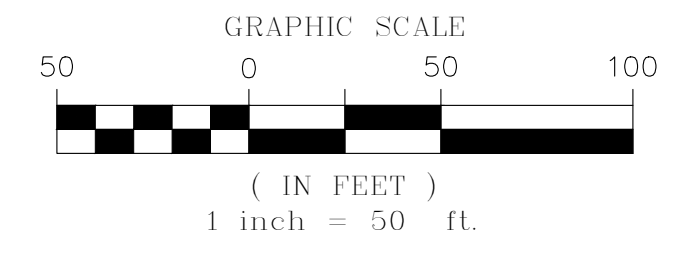
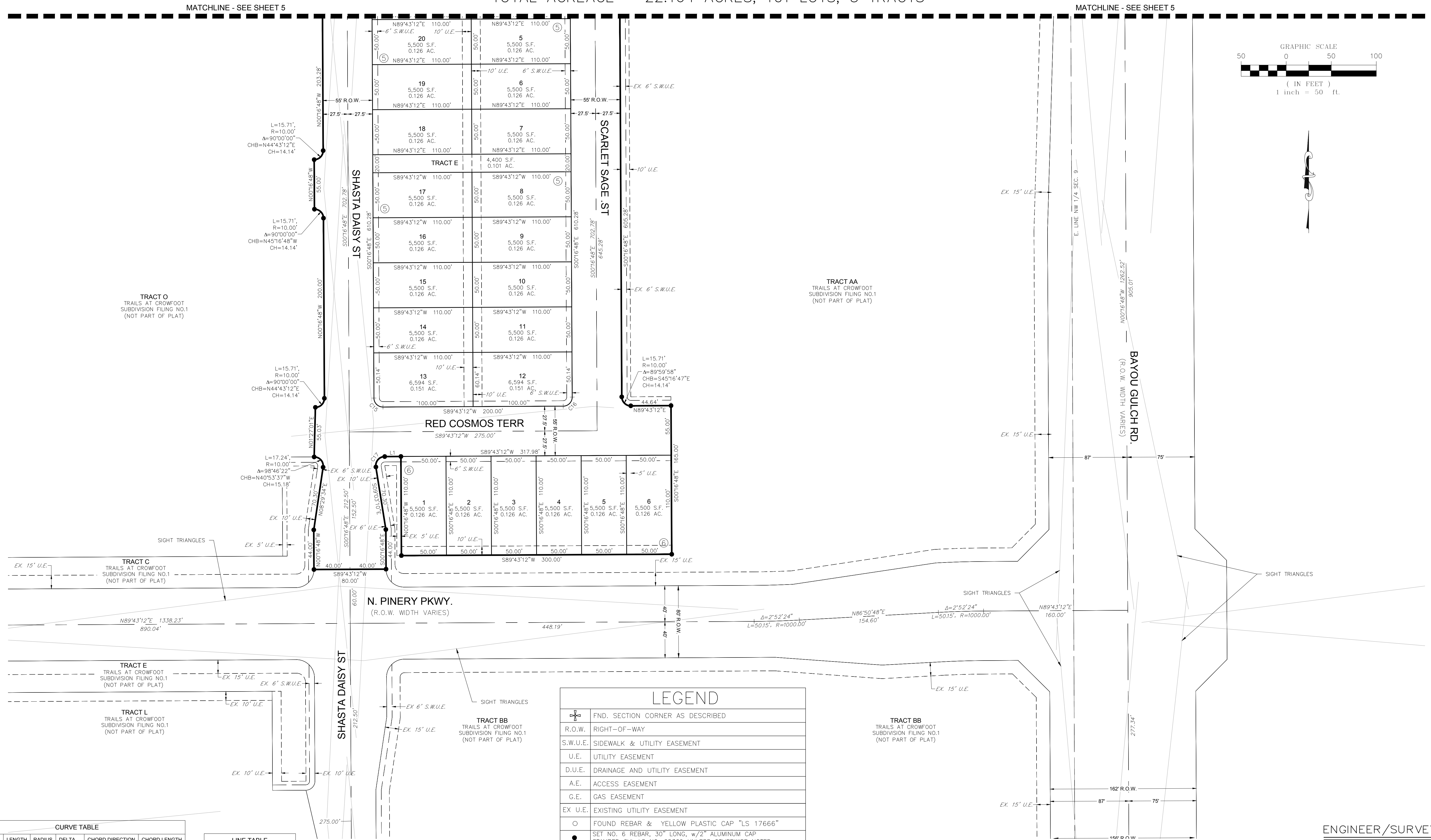
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	19.31'	40.00'	27°39'23"	S51°04'56"W	19.12'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C5	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C6	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C7	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C8	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C9	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C10	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C11	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C12	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C13	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C14	18.49'	907.50'	1°10'03"	N22°25'22"W	18.49'

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
	EX U.E. EXISTING 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
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF THE SECTIONS 4, 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 6

TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS



TRACT O
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO.1
 (NOT PART OF PLAT)

TRACT AA
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO.1
 (NOT PART OF PLAT)

TRACT C
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO.1
 (NOT PART OF PLAT)

TRACT E
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO.1
 (NOT PART OF PLAT)

TRACT L
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO.1
 (NOT PART OF PLAT)

TRACT BB
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO.1
 (NOT PART OF PLAT)

TRACT BB
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO.1
 (NOT PART OF 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
	EX U.E. EXISTING UTILITY EASEMENT
	○ FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	● SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED C.V.L. LS NO. 25369 UNLESS OTHERWISE NOTED
	--- SIDEWALK & UTILITY EASEMENT LINE
	----- UTILITY EASEMENT LINE
	_____ ROAD CENTERLINE

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C16	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C17	17.24'	10.00'	98°46'22"	S40°20'01"W	15.18'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	17.98'	S89°43'12"W