

TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1 OF 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 1 OF 6

HESS RANCH PL ~~ANNEX~~ DEVELOPMENT – PLANNING AREA 34
 TOTAL ACRES 18.918 ACRES, 100 LOTS, 5 TRACTS

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT CROWFOOT FILING NO. 2. ~~THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENT ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED AS BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.~~

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.C.S. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER (AS TO PARCEL 1)

HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

BY: _____
 AS _____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2017. BY _____ AS _____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DEED OF TRUST HOLDER (AS TO PARCEL 1)

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SIGNATURE

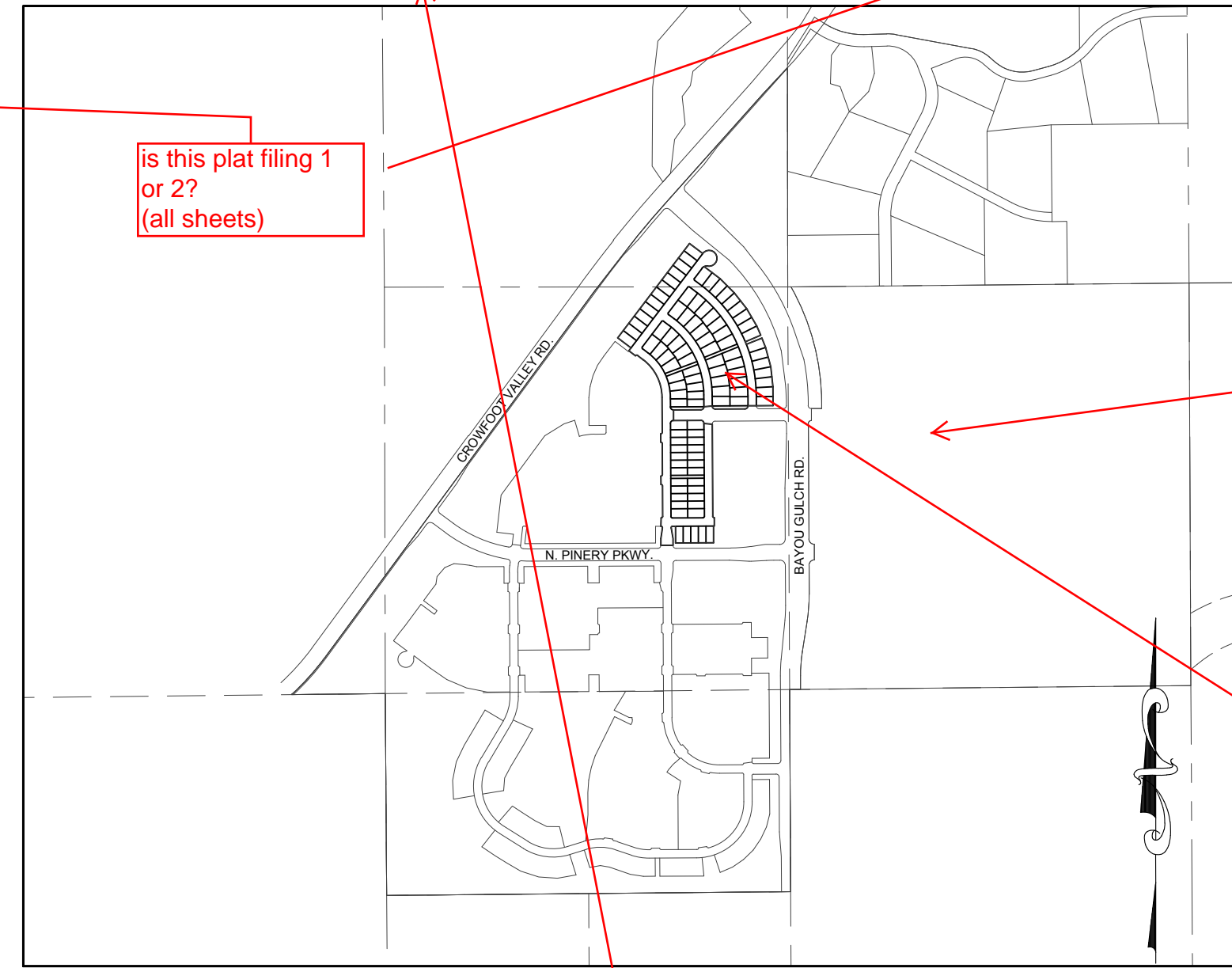
BY: _____
 AS _____ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2017. BY _____ AS _____ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP
 SCALE: 1" = 1000'

LEGAL DESCRIPTION: (PARCEL 1)

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:
 LOT 1, BLOCK 1, TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1

show recording information for this plat

PLANNING COMMISSION STATEMENT:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____, 2017.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE

CLERK AND RECORDER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO

ON THIS _____ DAY OF _____, 2017 AT _____ O'CLOCK _____ M. AT

RECEPTION NUMBER _____

 COUNTY CLERK AND RECORDER

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 RESUBDIVISION OF LOT 1, BLOCK 1 OF 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 6

per board rules
show basis of
bearing on graphic

revise statement to
comply with board
rule 6.8.3

see comment on
sheet 1

NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR BEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. 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.
4. 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 CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.
5. 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.
6. 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.
7. 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.
8. 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.
9. THERE ARE A TOTAL OF 736 LOTS AND 35 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.

| TRACT | AREA | USE | OWNERSHIP | MAINTENANCE |
|-------|----------|------------------------|------------|-------------|
| A | 0.107 AC | OPEN SPACE / UTILITIES | METRO DIST | METRO DIST |
| B | 0.103 AC | OPEN SPACE / UTILITIES | METRO DIST | METRO DIST |
| C | 0.104 AC | OPEN SPACE / UTILITIES | METRO DIST | METRO DIST |
| D | 0.097 AC | OPEN SPACE / UTILITIES | METRO DIST | METRO DIST |
| E | 0.101 AC | OPEN SPACE / UTILITIES | METRO DIST | METRO DIST |

UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

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 HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATION(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 _____

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 _____, 2017, 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. THE RESPONSIBILITY FOR MAINTAINING THE PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

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.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS AS SHOWN HEREON; 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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2017.

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

LAND USE SUMMARY CHART

| TYPE | AREA | % OF TOTAL AREA |
|--------------------------------|------------|-----------------|
| SINGLE FAMILY RESIDENTIAL LOTS | 15.222 AC. | 70% |
| OPEN SPACE AREAS | 0.512 AC. | 2% |
| ROAD RIGHTS OF WAY | 6.184 AC. | 28% |
| TOTAL | 21.918 AC. | 100% |

use replat format?

ENGINEER/SURVEYOR

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TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1 OF 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 6

see comment on
sheet 1

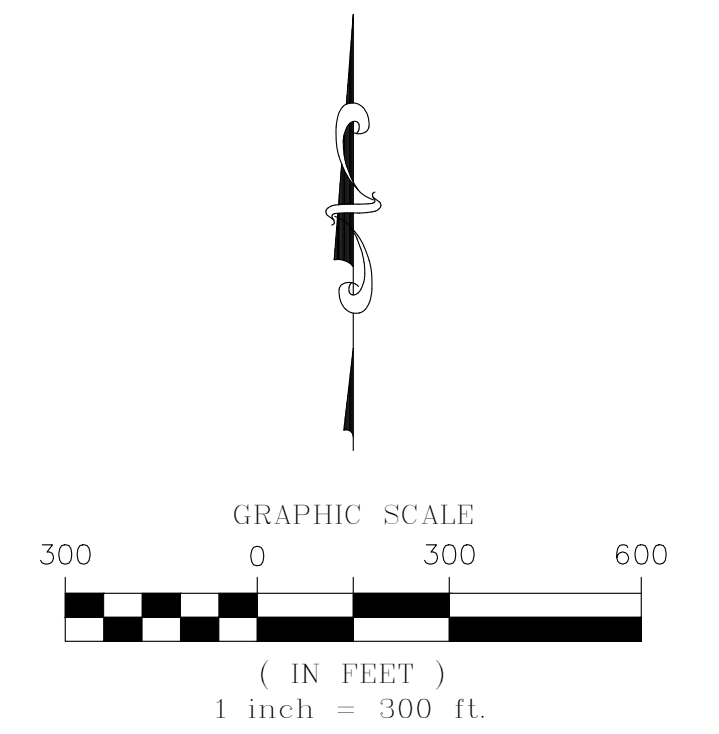
SHEET 4

SHEET 5

SHEET 6

show plat boundary
as bold line

show section numbers
and street names



ENGINEER/SURVEYOR

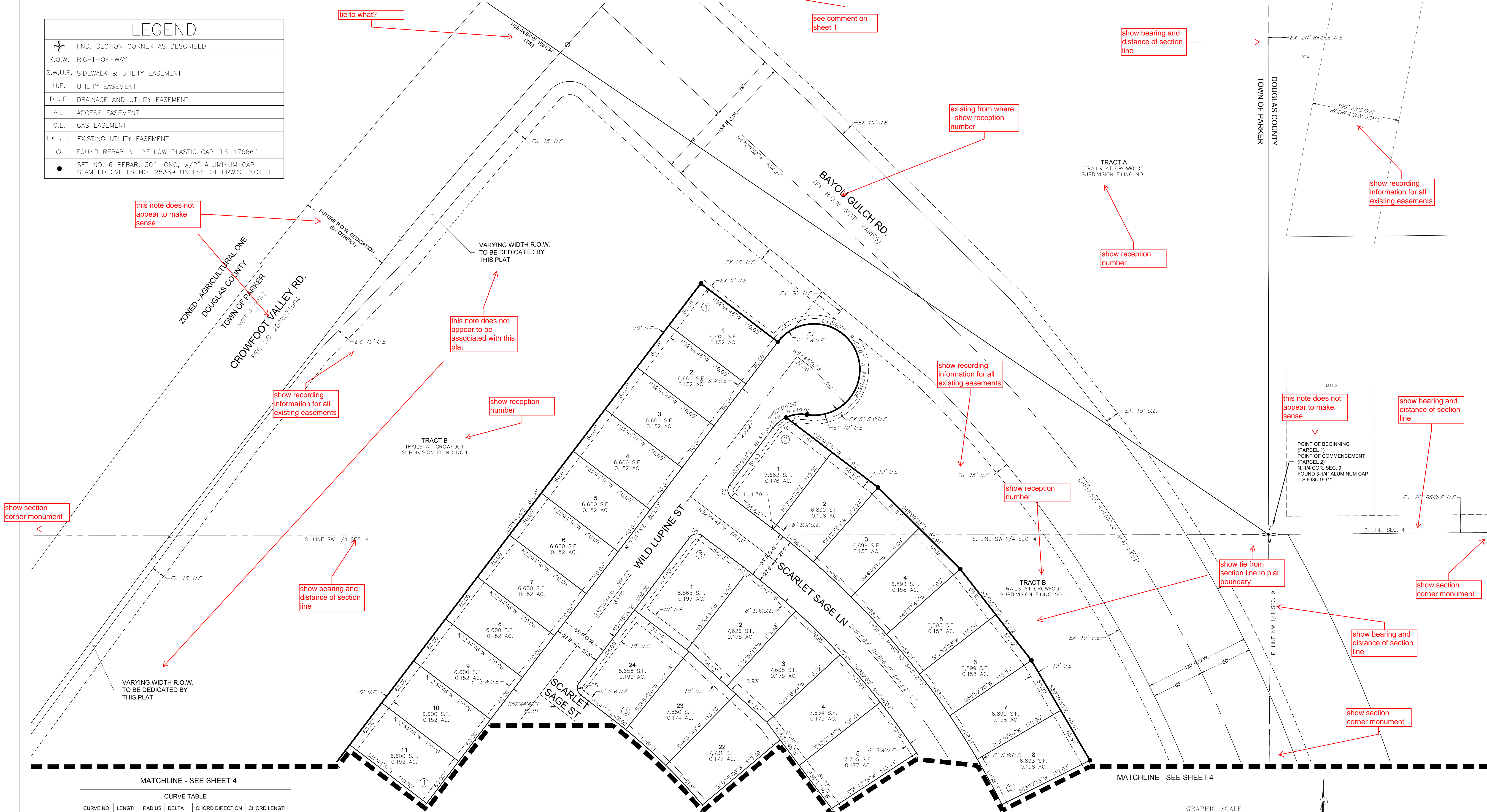
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 6

| 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 |
| | O 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 |



this note does not appear to make sense

see comment on sheet 1

show bearing and distance of section line

existing from where - show reception number

show recording information for all existing easements

show reception number

this note does not appear to be associated with this plat

show recording information for all existing easements

this note does not appear to make sense

show bearing and distance of section line

show section corner monument

show recording information for all existing easements

show reception number

show reception number

show tie from section line to plat boundary

show section corner monument

show bearing and distance of section line

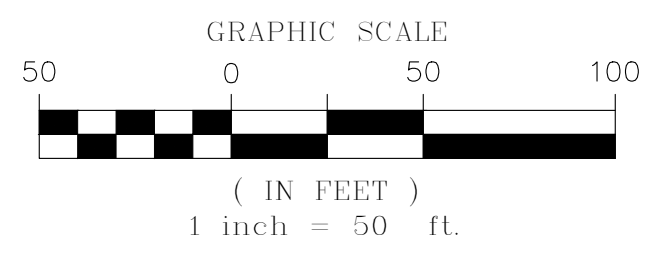
show bearing and distance of section line

show section corner monument

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 4

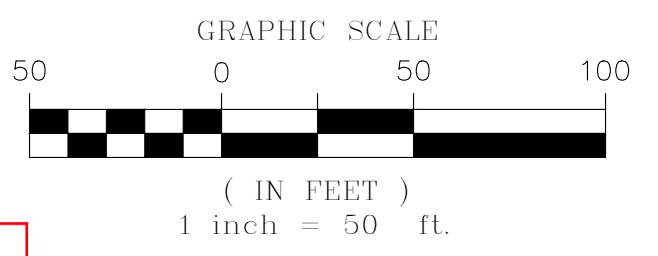
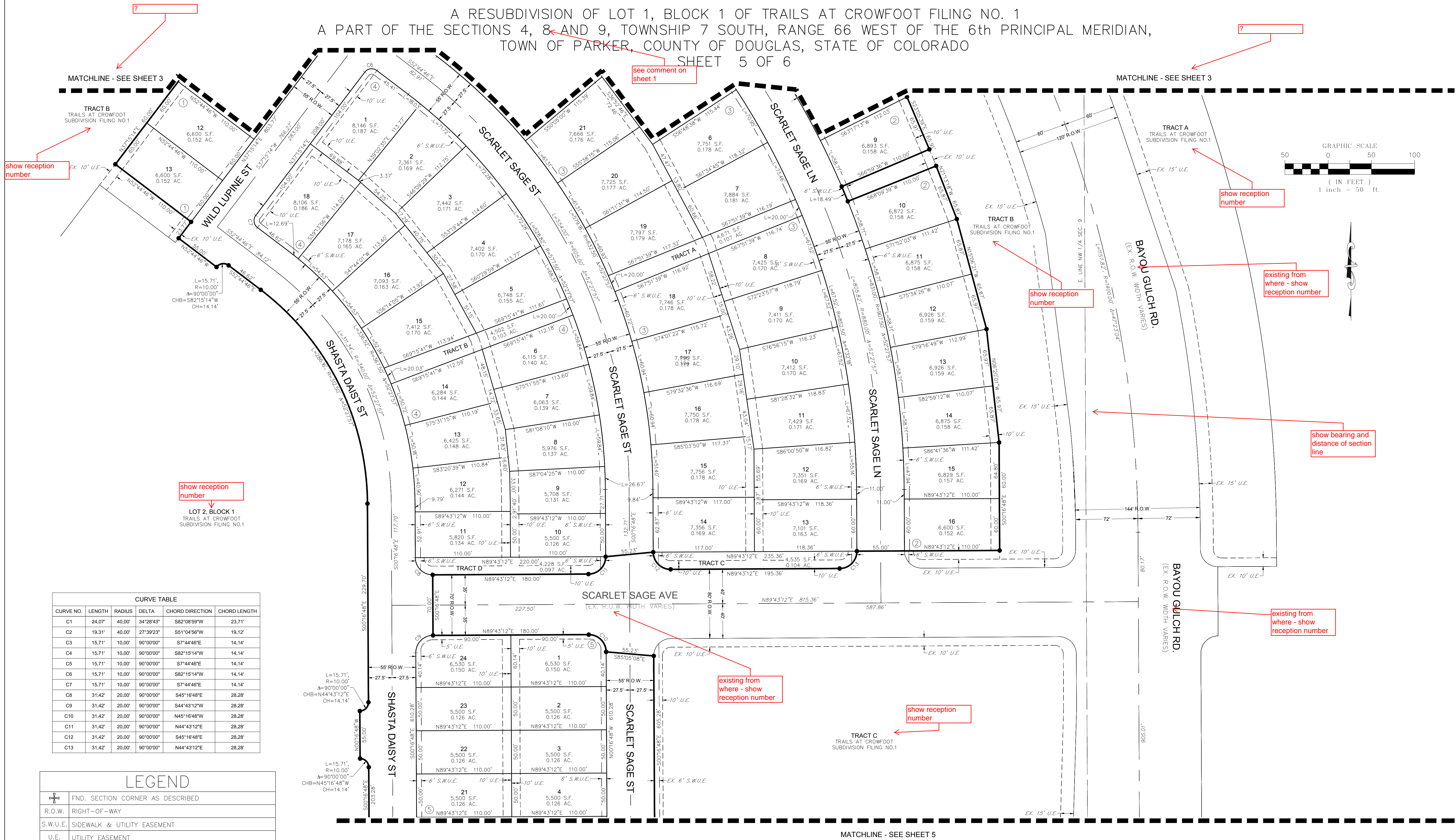
| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 24.07' | 40.00' | 34°28'43" | S82°08'59"W | 23.71' |
| C2 | 19.31' | 40.00' | 27°39'23" | S51°04'56"W | 18.12' |
| C3 | 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' |



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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 5 OF 6



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
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| C1 | 24.07' | 40.00' | 34°28'43" | S82°08'59"W | 23.71' |
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| 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' |

| 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 |

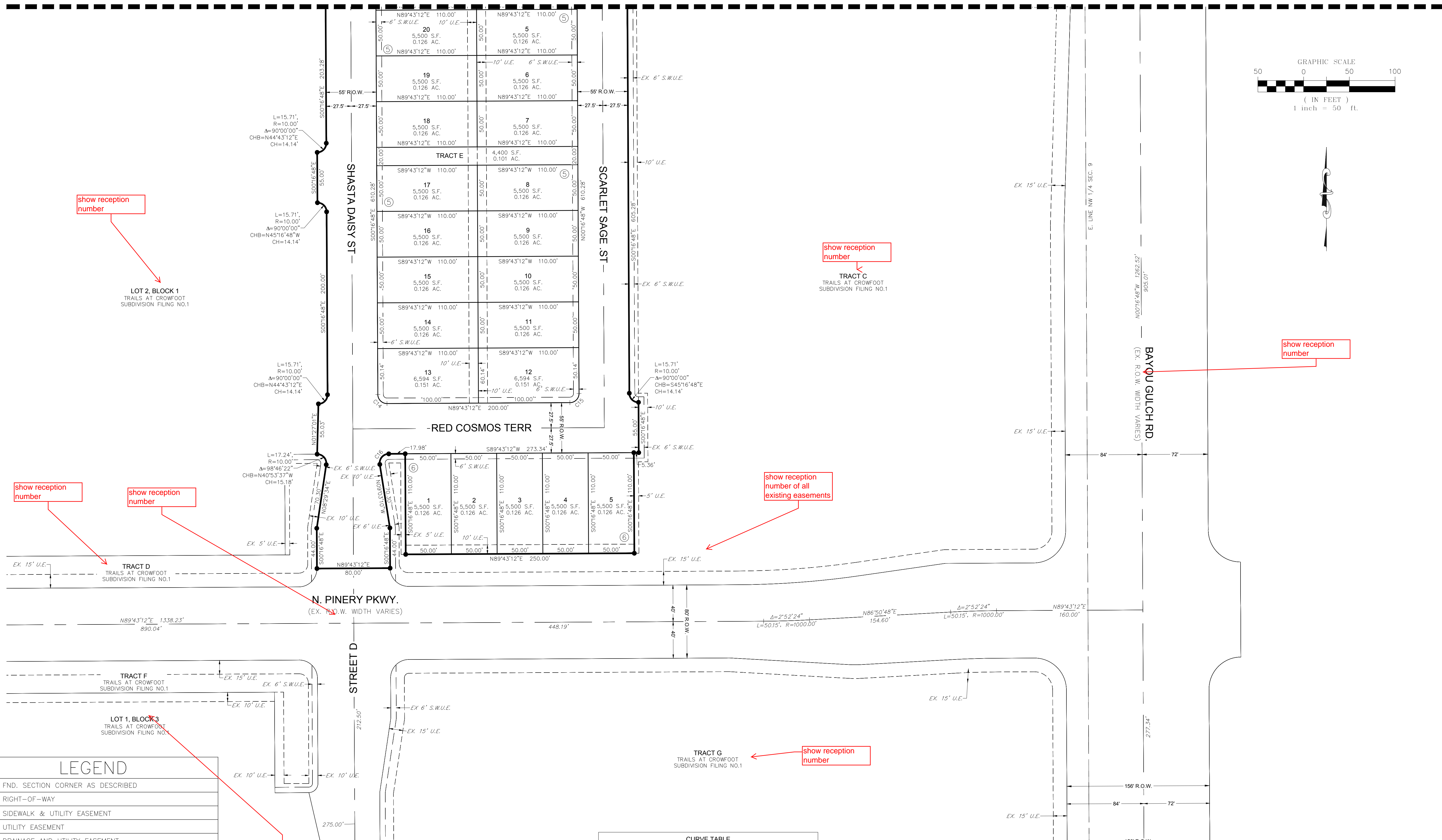
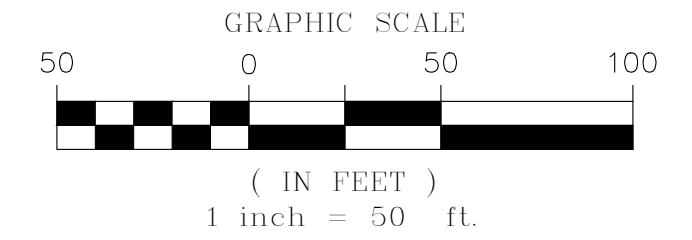
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 6 OF 6

MATCHLINE - SEE SHEET 4



see comment on sheet 1

show reception number

LOT 2, BLOCK 1
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO. 1

show reception number

TRACT C
 TRAILS AT CROWFOOT
 SUBDIVISION FILING NO. 1

show reception number

show reception number

show reception number

show reception number of all existing easements

show reception number

show reception number

| 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 |
| | 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 |
| C14 | 15.71' | 10.00' | 90°00'00" | S45°16'48"E | 14.14' |
| C15 | 15.71' | 10.00' | 90°00'00" | N44°43'12"E | 14.14' |
| C16 | 17.24' | 10.00' | 98°46'22" | S40°20'01"W | 15.18' |

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