

# TRAILS AT CROWFOOT FILING NO. 12

A REPLAT OF TRACT N OF TRAILS AT CROWFOOT FILING NO. 9  
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 4  
TOTAL ACREAGE = 8.066 ACRES, 18 LOTS, 0 TRACTS

### DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF 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. 12. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS 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 TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN 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 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 OBLVATE 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

EHTCV, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE  
BY: Christina D. Presley

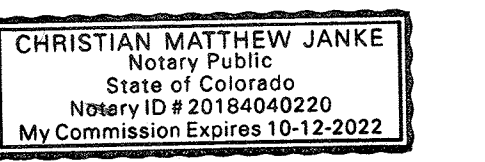
AS President OF EHTCV, LLC

SUBSCRIBED AND SWORN BEFORE ME THIS 27<sup>th</sup> DAY OF May, 2021, BY Christina D. Presley AS

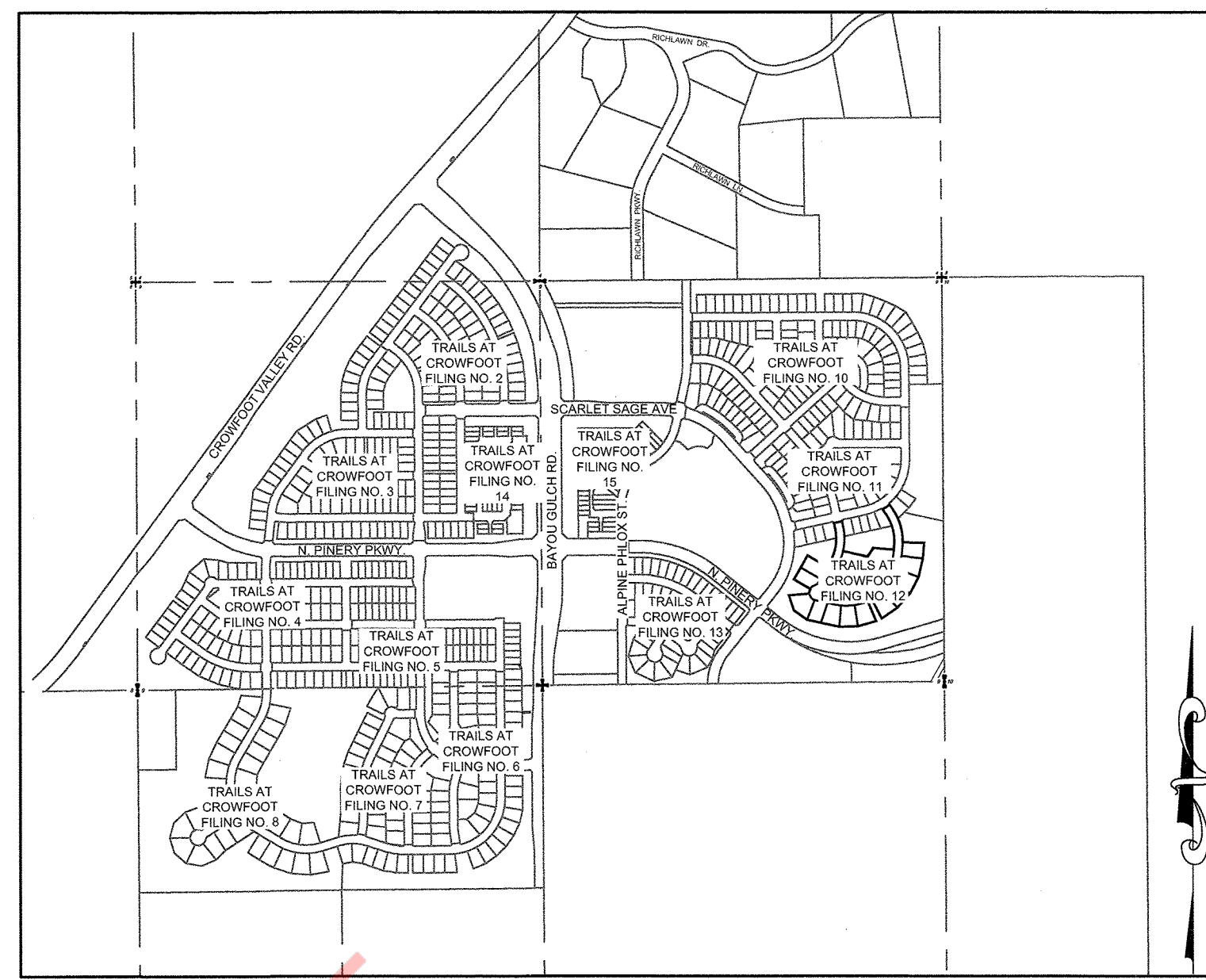
President OF EHTCV, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Christ Matthew Janke  
NOTARY PUBLIC



MY COMMISSION EXPIRES October 12, 2022



VICINITY MAP  
SCALE: 1" = 1000'

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART 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:

TRACT N OF TRAILS AT CROWFOOT SUBDIVISION FILING NO. 9 AS RECORDED AT RECEPTION NO. 2020098683 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

### PLANNING COMMISSION STATEMENT:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON OCTOBER 12, 2017.  
John P. Hagan 6/17/21  
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

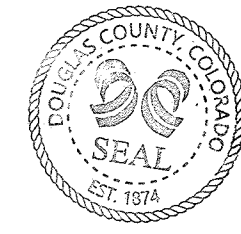
### CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO )  
COUNTY OF DOUGLAS )SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 24<sup>th</sup> DAY OF June, 2021 A.D.,

AT 4:55 A.M. (P.M.) AT RECEPTION NUMBER 2021078265

Dana L. Boehm deputy  
COUNTY CLERK AND RECORDER



### TITLE VERIFICATION:

WE, COMMONWEALTH LAND 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 EXCEPT FOR THOSE ITEMS SHOWN IN TITLE COMMITMENT H0641354-023-CN4-CN.

Beth Avedis  
SIGNATURE

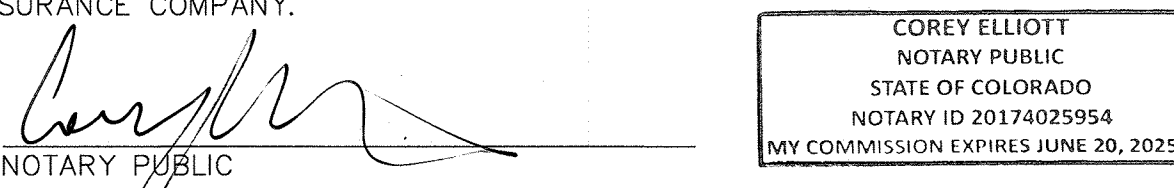
BY: BETH AVEDIS

AS: VP, BUILDER SERVICES OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF May, 2021, BY Beth Avedis

AS VP, Builder Services OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES June 20, 2025

### 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 17 DAY OF JUNE, 2021, 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.

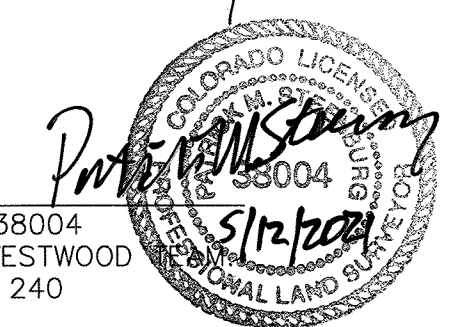
John P. Hagan  
PLANNING DIRECTOR, TOWN OF PARKER

John P. Hagan 6/17/21  
DIRECTOR OF ENGINEERING, TOWN OF PARKER

### SURVEYOR'S CERTIFICATION:

I, PATRICK M. STEENBURG, 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. 12 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 9<sup>th</sup> DAY OF September, 2022, 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 12<sup>th</sup> DAY OF May, 2021



PATRICK M. STEENBURG, PLS NO. 38004  
FOR AND ON BEHALF OF CVL, A WESTWOOD  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112  
(720)-249-3543



# TRAILS AT CROWFOOT FILING NO. 12

A REPLAT OF TRACT N OF TRAILS AT CROWFOOT FILING NO. 9  
 A PART OF 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 4  
 TOTAL ACREAGE = 8.066 ACRES, 18 LOTS, 0 TRACTS

**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 DEFACES 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. A WESTWOOD TEAM TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL, A WESTWOOD TEAM RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. H0641354-023-CN4-CN, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 26, 2021 AT 8:00 A.M.
4. 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 2-1/2" DIAMETER ALUMINUM PIPE WITH 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.
5. 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.
6. 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.
7. TEN - FOOT WIDE DRY UTILITY EASEMENTS, IDENTIFIED AS '10' U.E.' ARE HEREBY DEDICATED ON PRIVATE PROPERTY IN THOSE LOCATIONS DEPICTED HEREON. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, CABLE TELEVISION AND TELECOMMUNICATION FACILITIES.
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. TRAILS AT CROWFOOT FILING NO. 12 IS FOR CLUSTERED AGE TARGETED DEVELOPMENT DEFINED AS A MIX OF ONE AND TWO STORY HOMES ON SMALLER LOTS CLUSTERED TOGETHER TO PRESERVE THE MAXIMUM AMOUNT OF NATURAL OPEN SPACE.
10. THERE ARE A TOTAL OF 18 LOTS AND 0 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 12.

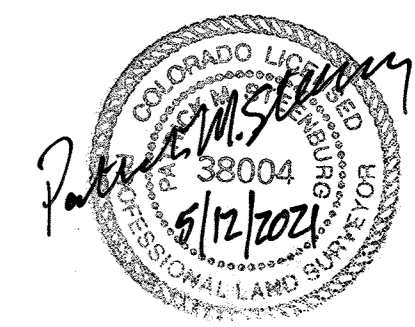
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**LAND USE SUMMARY CHART**

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	263,892 S.F.	6.058 AC	75.11%
ROAD RIGHTS OF WAY	87,479 S.F.	2.008 AC	24.89 %
<b>TOTAL</b>	<b>351,371 S.F.</b>	<b>8.066 AC</b>	<b>100%</b>

**FILING 12 MIN, MAX, AND AVERAGE LOT SIZE**

TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	11,508 S.F.	0.264 AC.
MAXIMUM LOT SIZE	17,616 S.F.	0.404 AC.
AVERAGE LOT SIZE	14,660 S.F.	0.337 AC.

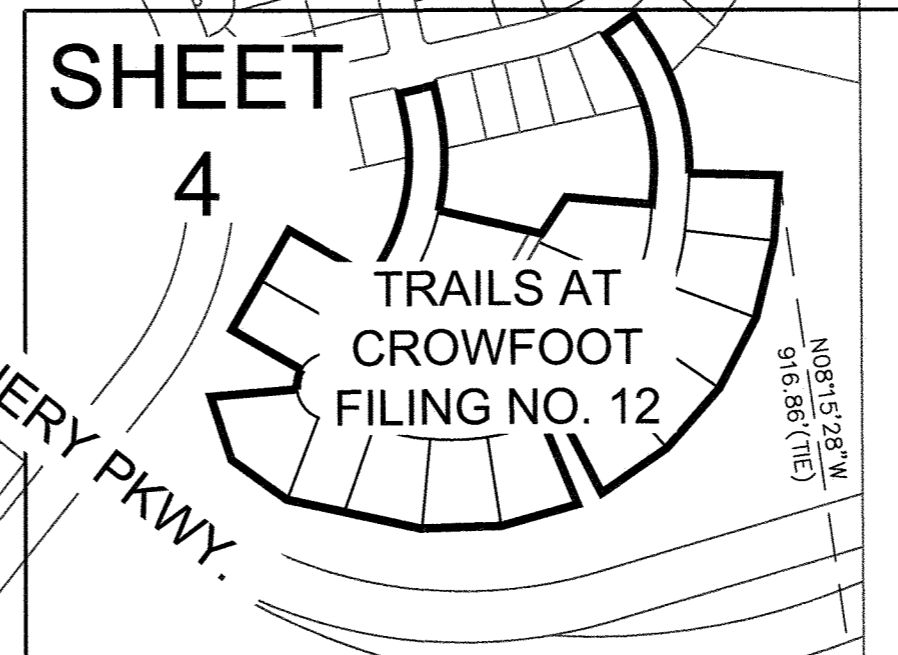
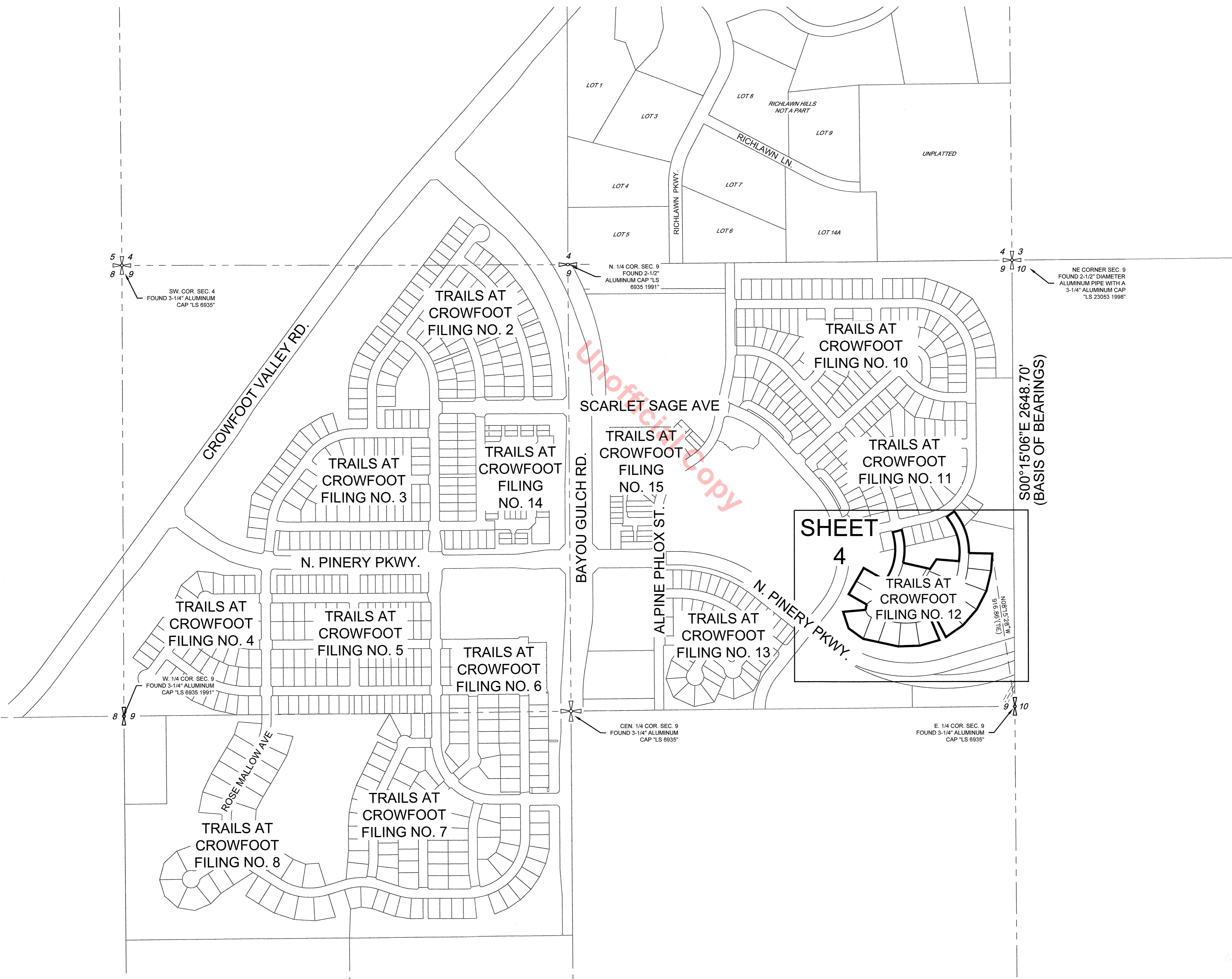


# TRAILS AT CROWFOOT FILING NO. 12

A REPLAT OF TRACT N OF TRAILS AT CROWFOOT FILING NO. 9  
A PART OF 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 4

TOTAL ACREAGE = 8.066 ACRES, 18 LOTS, 0 TRACTS



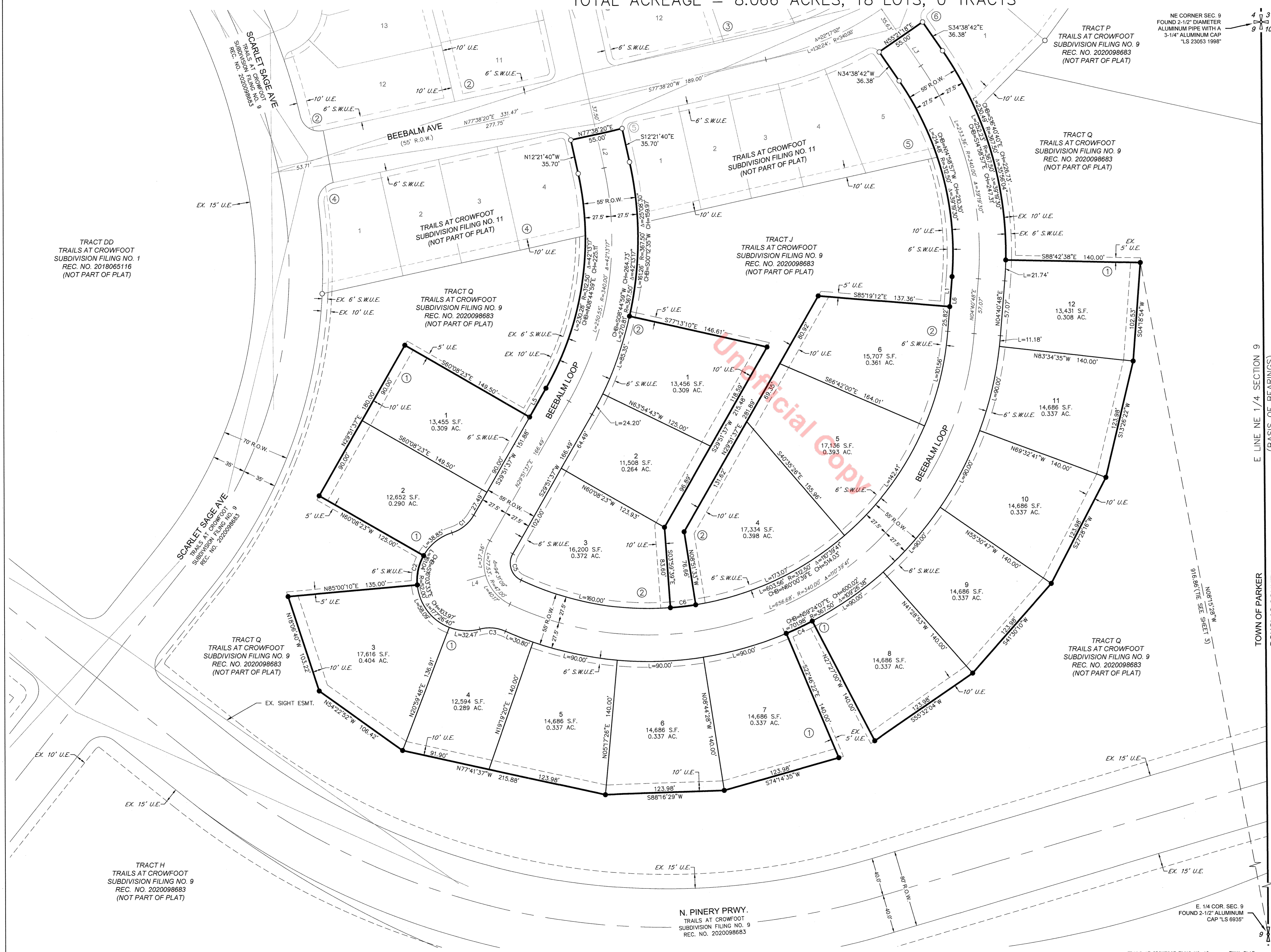
GRAPHIC SCALE  
300 0 300 600  
( IN FEET )  
1 inch = 300 ft.

**CVL**  
10333 E. Dry Creek Rd.  
Suite 240  
Englewood, CO 80112  
Tel: 720.482.952  
www.cvlinc.net  
westwoodps.com

TRAILS AT CROWFOOT FILING NO. 12 FINAL PLAT J.N. 8130283701 PREPARED: 05/09/2017 REVISED: 03/24/2021 SHEET 3 OF 4 a Westwood team

# TRAILS AT CROWFOOT FILING NO. 12

A REPLAT OF TRACT N OF TRAILS AT CROWFOOT FILING NO. 9  
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
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 SHEET 4 OF 4  
 TOTAL ACREAGE = 8.066 ACRES, 18 LOTS, 0 TRACTS

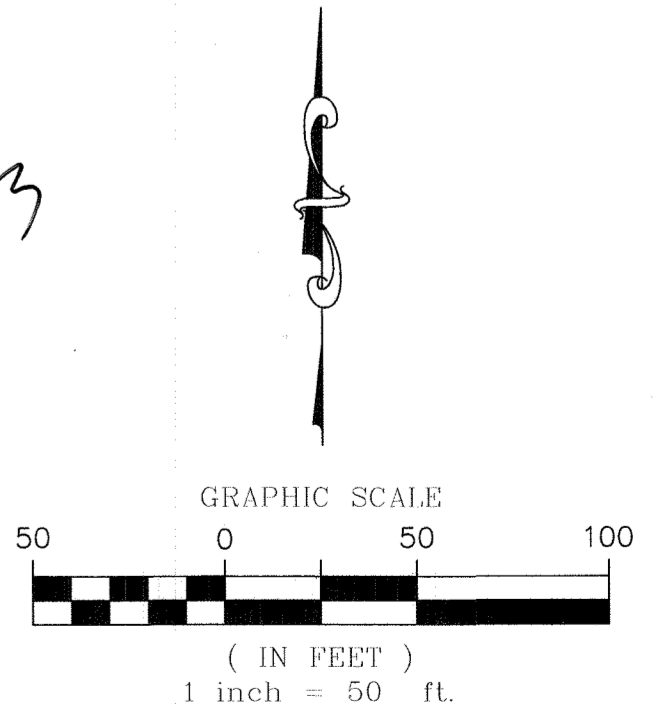
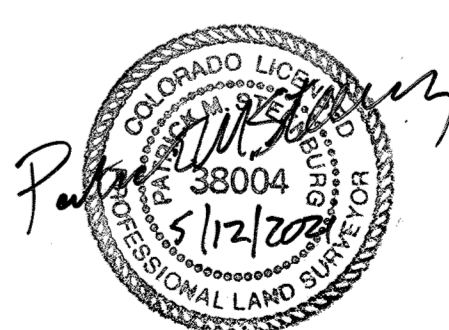


LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	31.25'	N4°40'48"E
L2	35.70'	S12°21'40"E
L3	36.38'	S34°38'42"E
L4	20.12'	S74°18'38"W
L5	34.40'	N29°51'37"E
L6	56.87'	N4°40'48"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	29.88'	40.00'	42°48'10"	N51°15'42"E	29.19'
C2	31.64'	52.00'	34°51'28"	N12°25'54"E	31.15'
C3	27.16'	40.00'	38°54'19"	N85°19'43"W	26.99'
C4	30.00'	367.50'	4°40'38"	S64°53'19"W	29.64'
C5	32.17'	19.50'	94°31'08"	S17°23'57"E	28.64'
C6	26.53'	312.50'	4°51'53"	N83°34'24"E	26.53'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED C.V.L. PLS. NO. 38004 (UNLESS OTHERWISE NOTED)
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED C.V.L. PLS. NO. 34591
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE

E LINE NE 1/4 SECTION 9  
 (BASIS OF BEARINGS)  
 S00°15'06"E 2648.70'



**CVL** 10333 E. Dry Creek Rd. Suite 240  
 Englewood, CO 80112  
 Tel: 720.482.952  
 www.cvlinc.net  
 westwoodsps.com