

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O 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 12

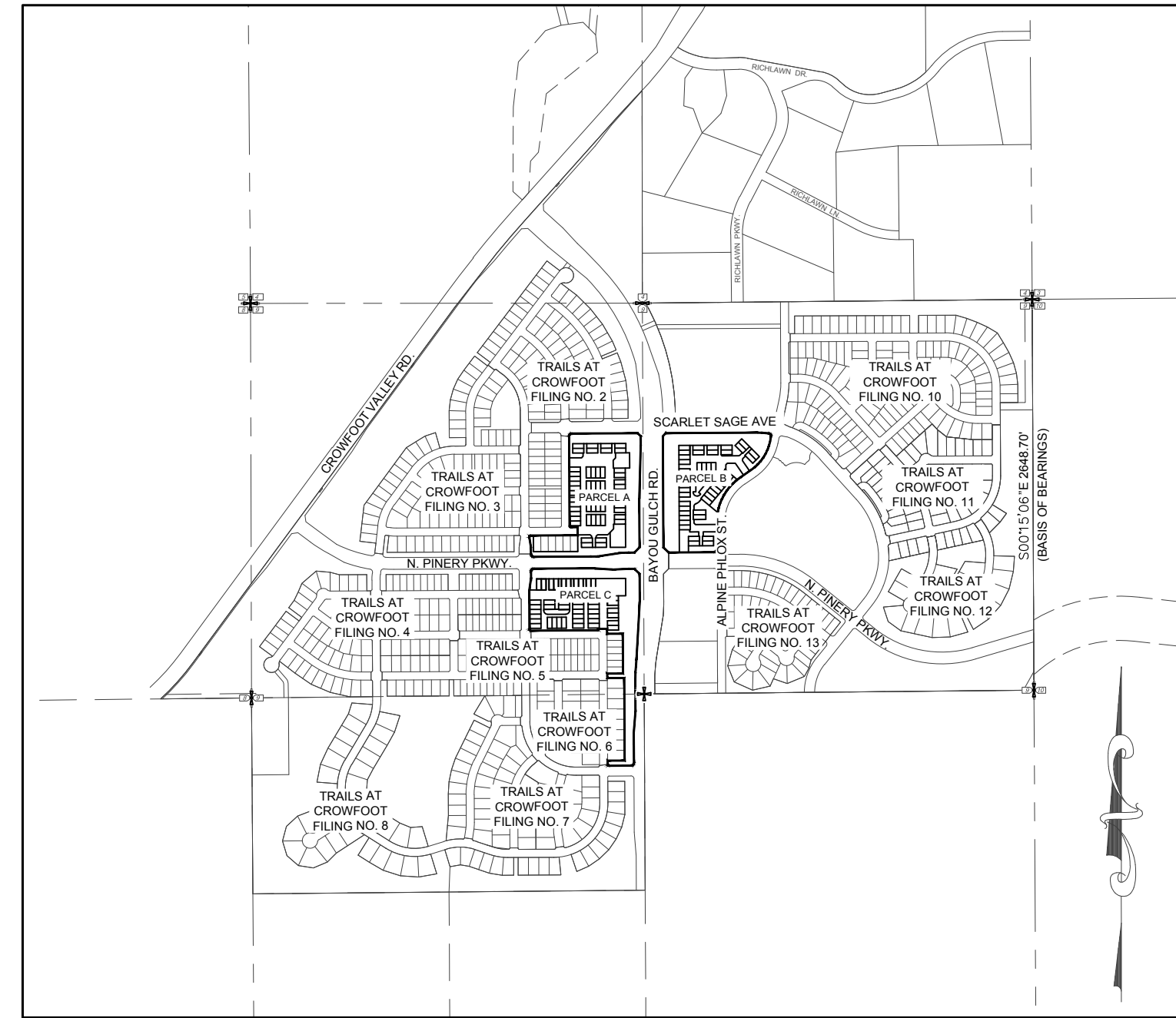
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

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 AA AND BB OF TRAILS AT CROWFOOT FILING NO. 1, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER

TRACT O OF TRAILS AT CROWFOOT FILING NO. 9, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER



VICINITY MAP
 SCALE: 1" = 1000'

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 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 ASSUMED 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.
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. 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.
7. THERE ARE A TOTAL OF 136 LOTS AND 17 TRACTS IN THE TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT.

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.

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 _____, 2018.

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

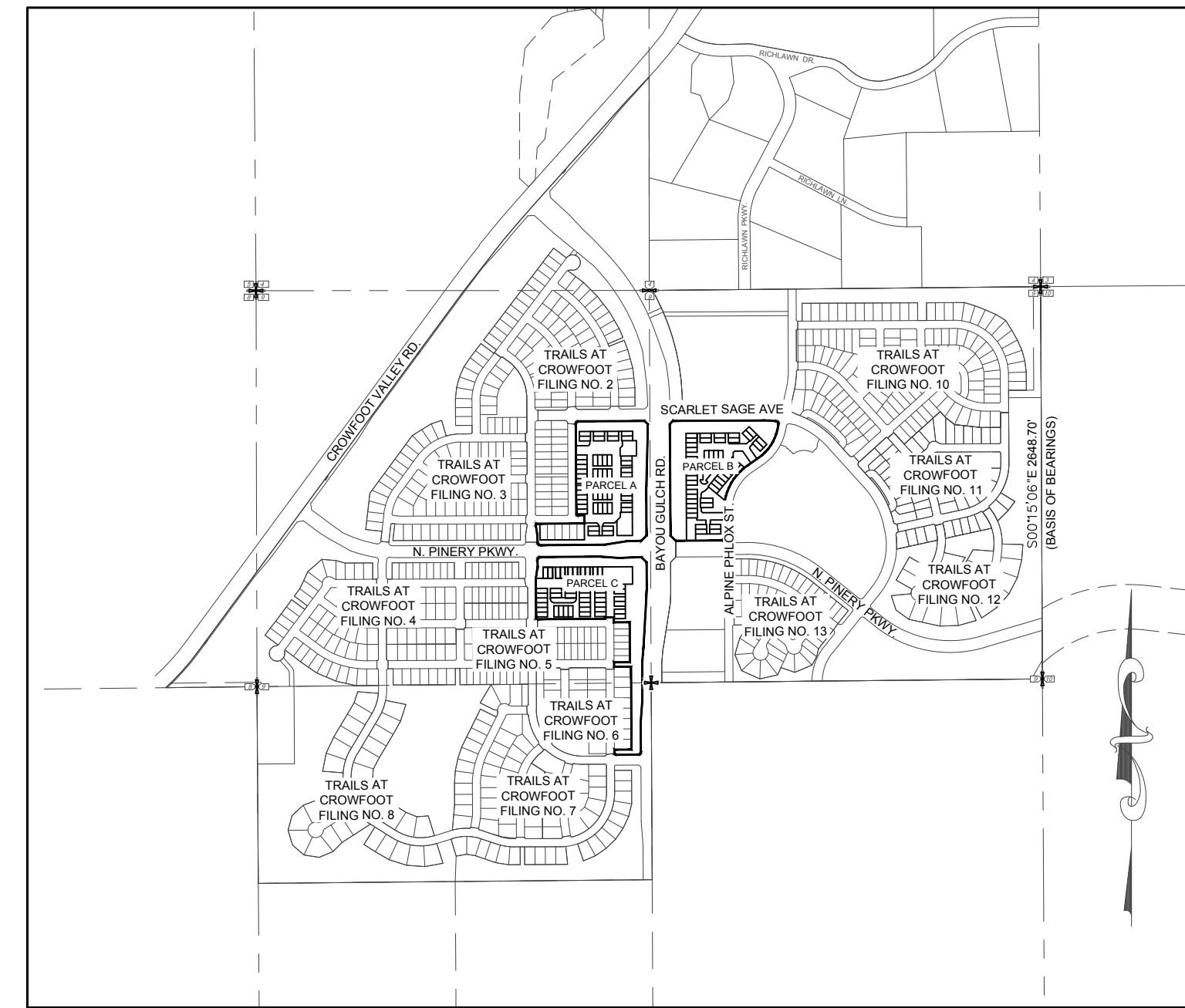
ENGINEER/SURVEYOR

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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



VICINITY MAP
 SCALE: 1" = 1000'

TRACT SUMMARY TABLE

TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	2.236 AC.	97,421 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	3.300 AC.	143,747 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
C	0.247 AC.	10,775 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
D	0.169 AC.	7,360 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.352 AC.	15,349 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
F	3.532 AC.	153,870 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
G	1.707 AC.	74,363 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
H	0.215 AC.	9,794 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
I	0.291 AC.	12,688 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
J	0.181 AC.	7,882 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
K	0.170 AC.	7,389 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
L	0.367 AC.	15,976 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
M	0.269 AC.	11,708 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
N	4.065 AC.	177,083 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
O	1.956 AC.	85,223 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
P	0.492 AC.	21,434 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
Q	0.125 AC.	5,442 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST

LAND USE SUMMARY CHART

TYPE	AREA		% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.510 AC.	327,091 S.F.	27.63%
OPEN SPACE / UTILITIES/ ACCESS	17.303 AC.	753,769 S.F.	63.64%
PARK SPACE / UTILITIES	2.372 AC.	103,315 S.F.	8.73%
TOTAL	27.185 AC.	1,184,175 S.F.	100%

MULTIFAMILY PRELIMINARY MIN, MAX, AND AVERAGE LOT SIZE

TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	2,400 S.F.	0.055 AC.
MAXIMUM LOT SIZE	2,720 S.F.	0.062 AC.
AVERAGE LOT SIZE	2,405 S.F.	0.055 AC.

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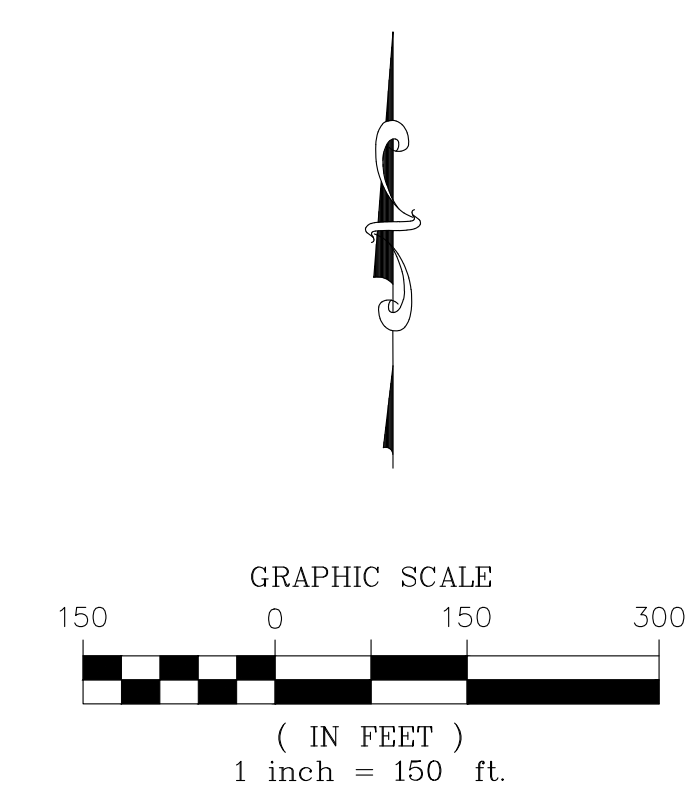
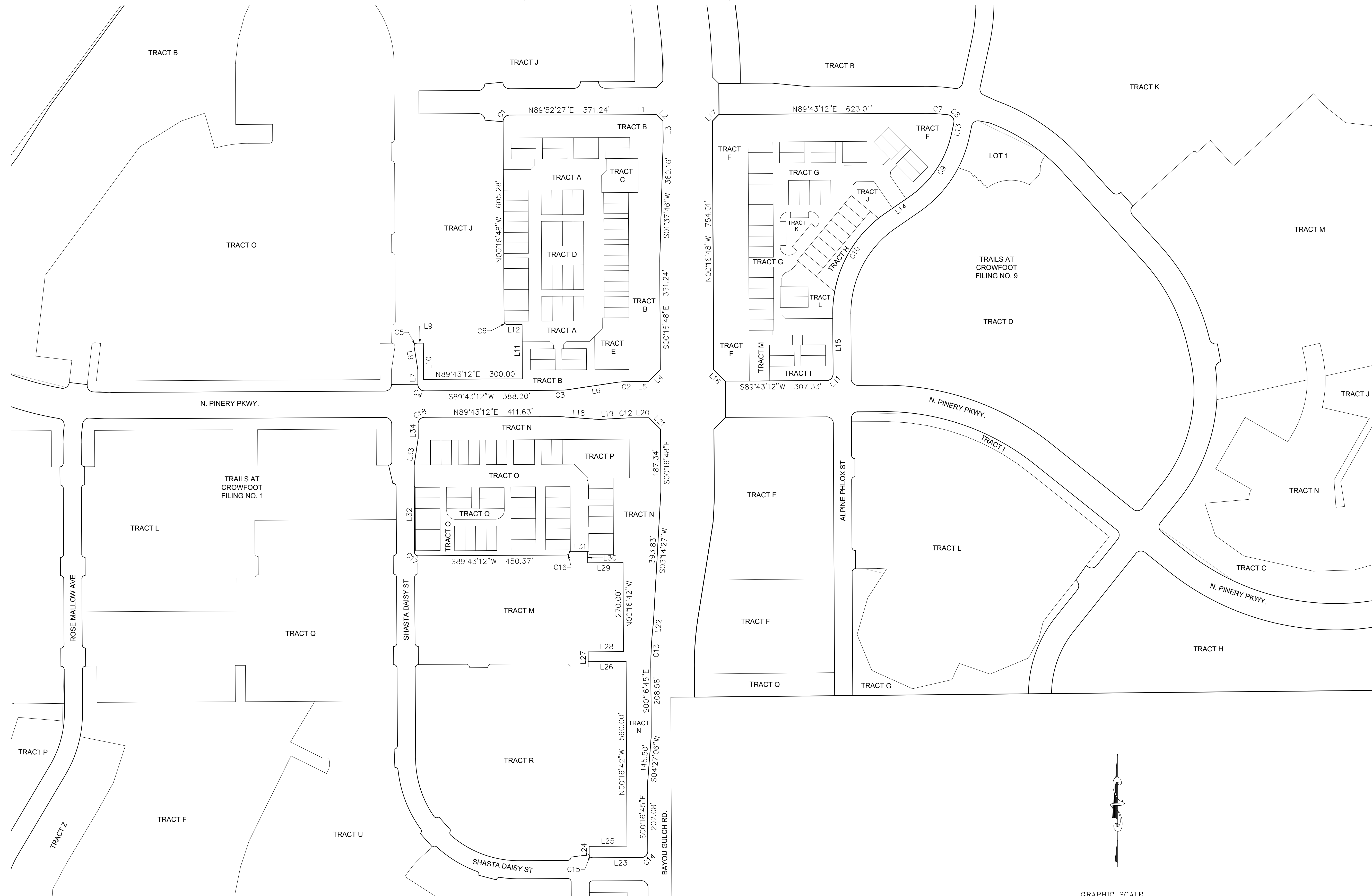
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 SHEET 3 OF 12

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LINE NO.	LENGTH	DIRECTION
L1	74.12'	N89°43'12"E
L2	28.28'	S45°16'48"E
L3	62.82'	S01°6'48"E
L4	49.50'	S44°43'12"W
L5	38.00'	S89°43'12"W
L6	160.12'	S81°28'33"W
L7	44.00'	N01°6'48"W
L8	70.30'	N9°03'10"W
L9	17.98'	N89°43'12"E
L10	110.00'	S01°6'48"E
L11	165.00'	N01°6'48"W
L12	44.64'	S89°43'12"W
L13	34.20'	S12°15'07"W
L14	89.39'	S55°23'35"W
L15	182.54'	S01°6'48"E
L16	49.50'	N45°16'48"W
L17	28.28'	N44°43'12"E

LINE NO.	LENGTH	DIRECTION
L18	118.78'	S85°50'01"E
L19	65.52'	N86°50'48"E
L20	38.00'	N89°43'12"E
L21	49.50'	S45°16'48"E
L22	34.11'	S5°24'51"W
L23	148.01'	S89°43'18"W
L24	25.00'	N01°6'42"W
L25	115.00'	N89°43'18"E
L26	115.00'	S89°43'18"W
L27	30.00'	N01°6'42"W
L28	107.00'	N89°43'18"E
L29	107.00'	S89°43'18"W
L30	33.88'	N01°6'42"W
L31	55.00'	S89°43'12"W
L32	200.00'	N01°6'48"W
L33	81.96'	N8°29'34"E
L34	44.00'	N01°6'48"W

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C2	52.91'	1055.00'	2°52'24"	S88°17'00"W	52.90'
C3	43.32'	960.00'	2°35'09"	S88°25'37"W	43.32'
C4	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C5	17.24'	10.00'	98°46'22"	N40°20'01"E	15.18'
C6	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C7	72.94'	559.00'	7°28'34"	S86°32'31"E	72.89'
C8	33.18'	20.00'	95°03'21"	S35°16'33"E	29.50'
C9	235.30'	312.50'	43°08'28"	S33°49'21"W	229.78'
C10	357.09'	367.50'	55°40'23"	S27°33'23"W	343.21'
C11	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C12	47.39'	945.00'	2°52'24"	N88°17'00"E	47.38'
C13	109.30'	1100.00'	5°41'36"	S2°34'03"W	109.26'
C14	31.42'	20.00'	90°00'03"	S44°43'16"W	28.28'
C15	15.71'	10.00'	90°00'00"	N45°16'42"W	14.14'
C16	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C17	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C18	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'

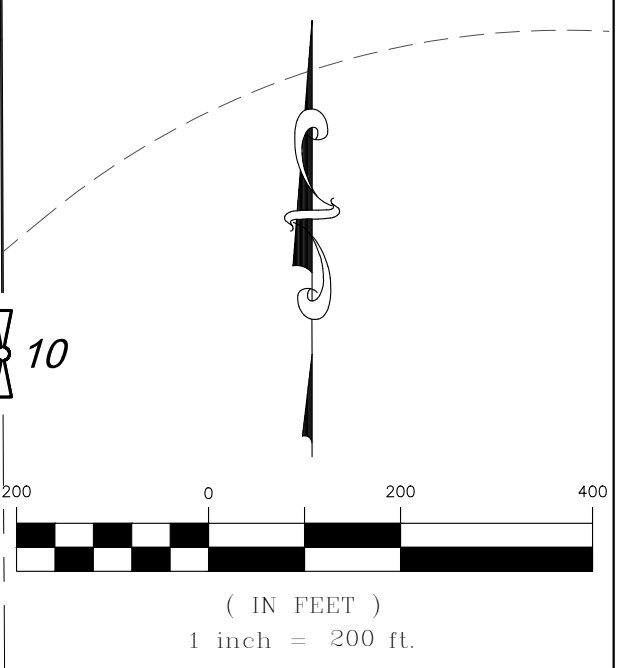


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 SHEET 4 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



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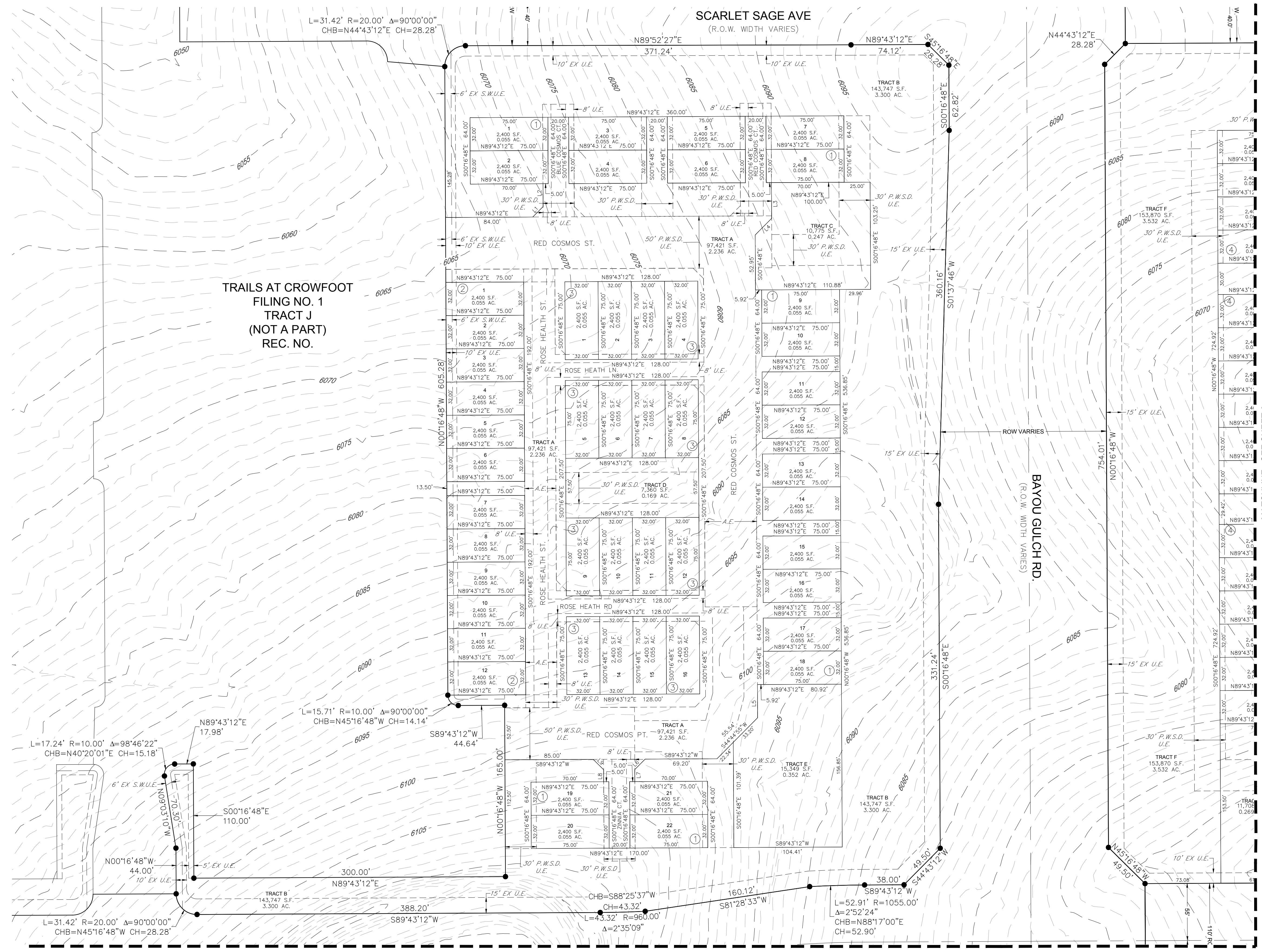
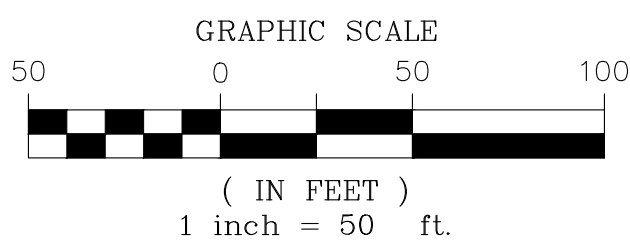
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LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
- - -	SIDEWALK & UTILITY EASEMENT LINE
- - - -	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED

NOTES:
 ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
 ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
 SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N44°43'12"E	14.14'
L2	S00°16'48"E	22.00'
L3	S00°16'48"E	34.43'
L4	S44°43'12"W	22.45'
L5	N00°16'48"W	32.00'
L6	N44°43'12"E	14.14'
L7	N00°16'48"W	11.60'
L8	N00°16'48"W	11.60'
L9	N45°16'48"W	14.14'



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6

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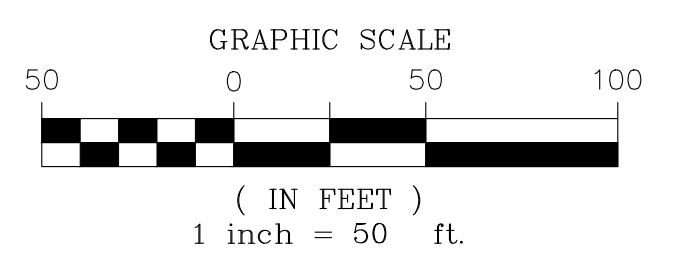


LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L10	N00°16'48"W	8.00'	L24	N00°16'48"W	15.00'
L11	N67°23'42"E	7.60'	L25	N44°55'47"W	5.00'
L12	N45°04'13"E	24.54'	L26	N44°55'47"W	5.00'
L13	N45°04'13"E	26.86'	L27	N00°16'48"W	15.50'
L14	N05°13'54"E	12.81'	L28	N89°43'12"E	2.95'
L15	S44°43'12"W	14.14'	L29	S39°43'12"W	3.27'
L16	S00°16'48"E	33.20'	L30	N50°16'48"W	15.50'
L17	S39°43'12"W	2.80'	L31	S50°16'48"E	15.50'
L18	S39°43'12"W	19.04'	L32	S39°29'15"W	2.97'
L19	S00°16'48"E	22.10'	L33	N89°43'12"E	15.50'
L20	S00°16'48"E	24.10'	L34	S89°43'12"W	15.50'
L21	N45°16'48"W	14.14'	L35	N89°43'12"E	2.95'
L22	N00°16'48"W	30.08'	L36	S00°16'48"E	15.50'
L23	N00°16'48"W	30.08'			

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00'	29°24'37"	30.80'	N54°25'28"E	30.46'
C2	22.00'	69°24'34"	26.65'	S34°25'29"W	25.05'
C3	2.50'	90°00'00"	3.93'	N44°43'12"E	3.54'
C4	26.50'	130°00'00"	60.13'	S25°16'48"E	48.03'
C5	2.50'	90°00'00"	3.93'	S84°43'12"W	3.54'
C6	2.50'	90°00'00"	3.93'	S05°16'48"E	3.54'
C7	26.95'	40°14'08"	18.92'	S59°36'19"W	18.54'
C8	26.51'	100°06'21"	46.31'	N49°53'55"W	40.64'
C9	2.50'	91°24'47"	3.99'	N44°00'48"E	3.58'
C10	2.50'	91°26'19"	3.99'	N44°37'18"W	3.58'
C11	26.52'	90°23'18"	41.83'	N44°29'25"E	37.63'
C12	2.50'	90°00'00"	3.93'	S45°16'48"E	3.54'

NOTES:
 ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
 ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
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U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
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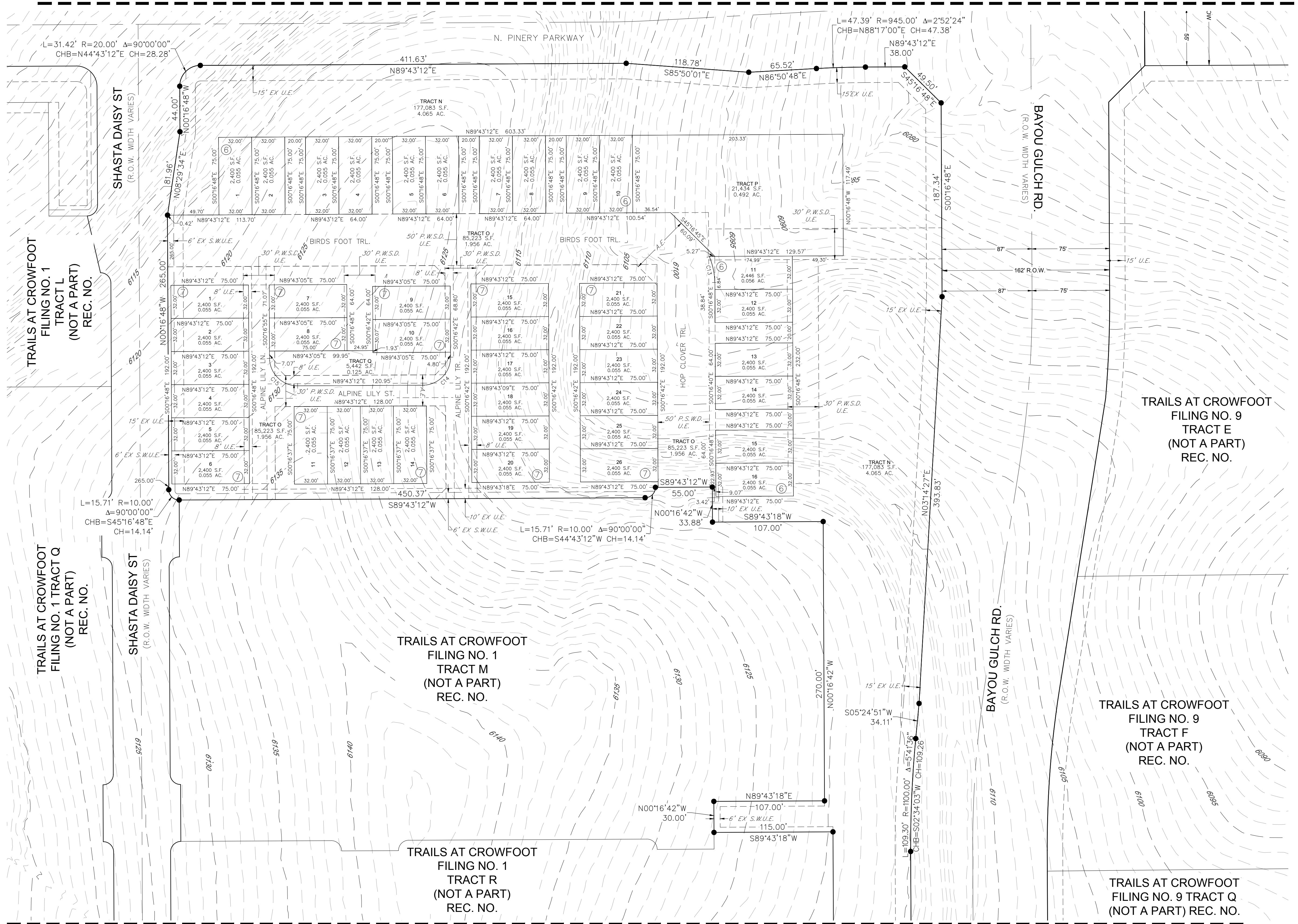
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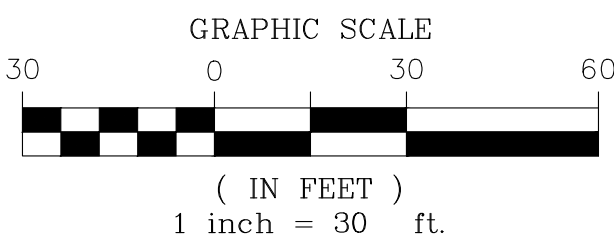
MATCHLINE - SEE SHEET 5



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CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C13	69.00'	21°28'05"	25.85'	N12°06'16"W 25.70'
C14	27.00'	89°59'53"	42.41'	S44°43'15"W 38.18'
C15	27.00'	89°15'23"	42.06'	N45°39'04"W 37.94'

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U.E.	UTILITY EASEMENT
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---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. I.S. NO. 25369 UNLESS OTHERWISE NOTED



MATCHLINE - SEE SHEET 8

ENGINEER/SURVEYOR

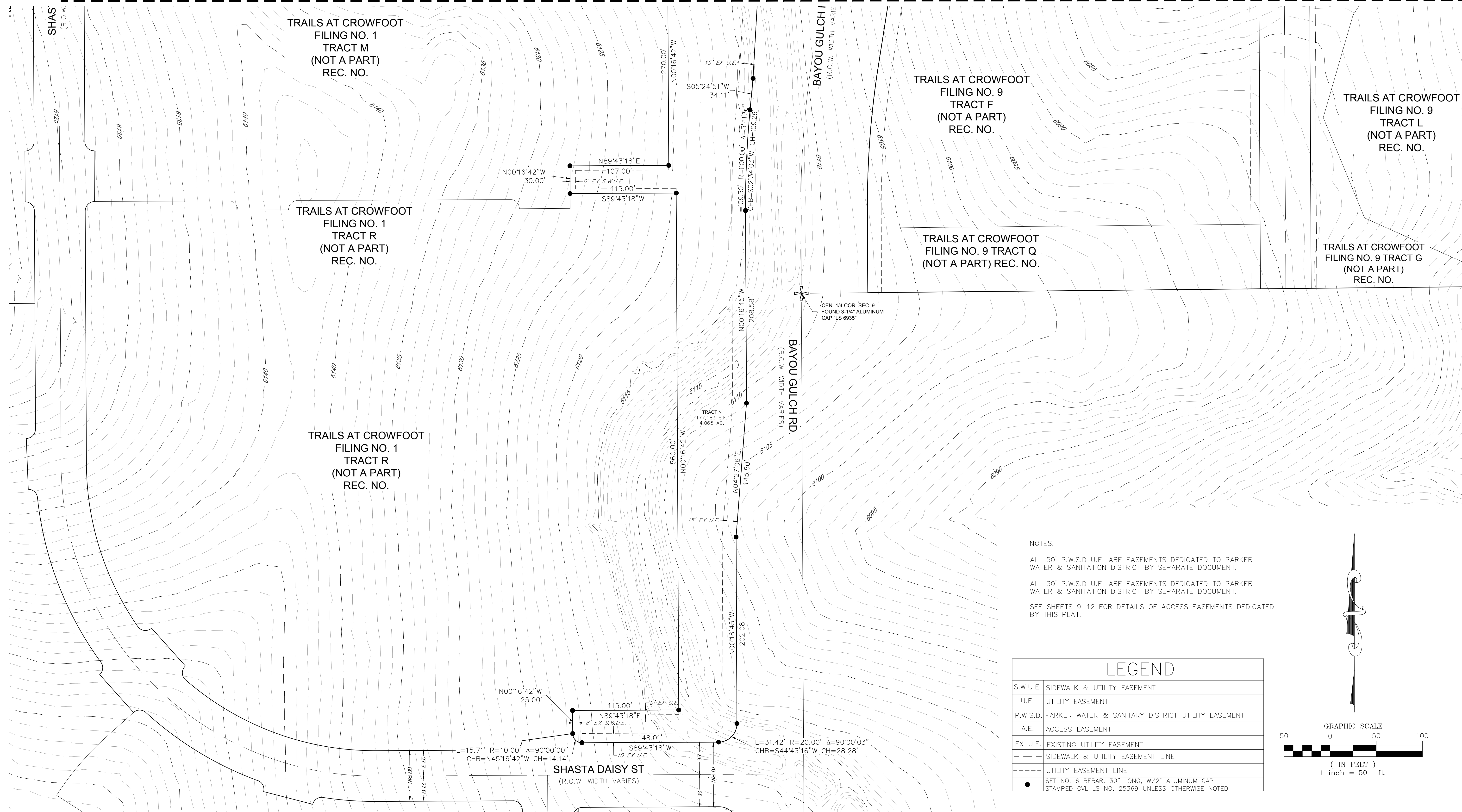
CVL Consultants
 of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O 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 8 OF 12

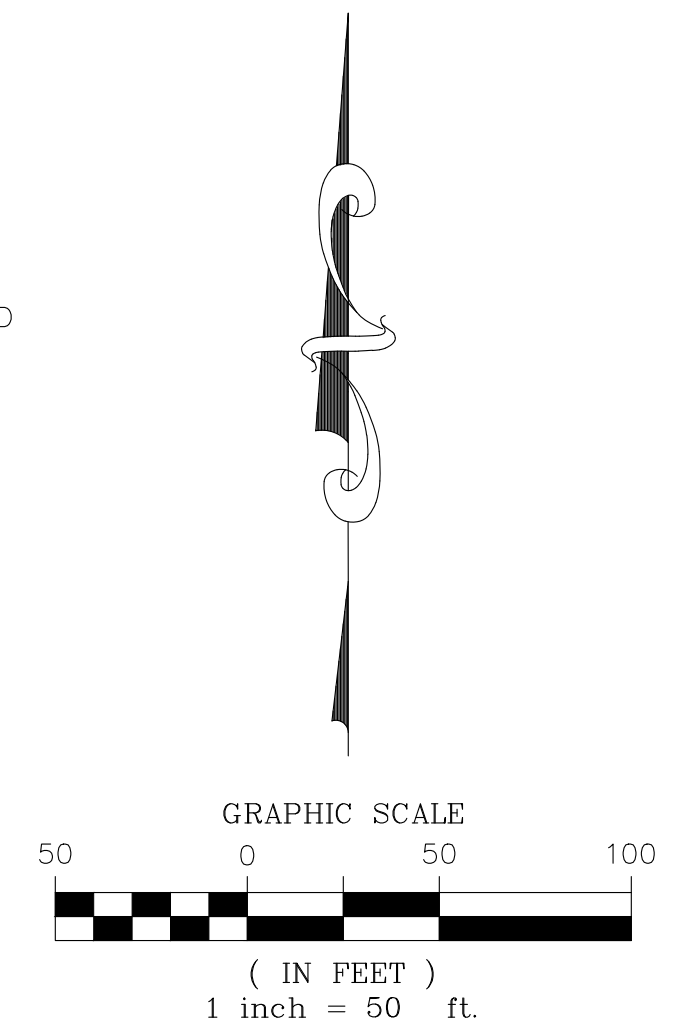
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 7



NOTES:
 ALL 50' P.W.S.D U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
 ALL 30' P.W.S.D U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
 SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
---	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. L.S. NO. 25369 UNLESS OTHERWISE NOTED



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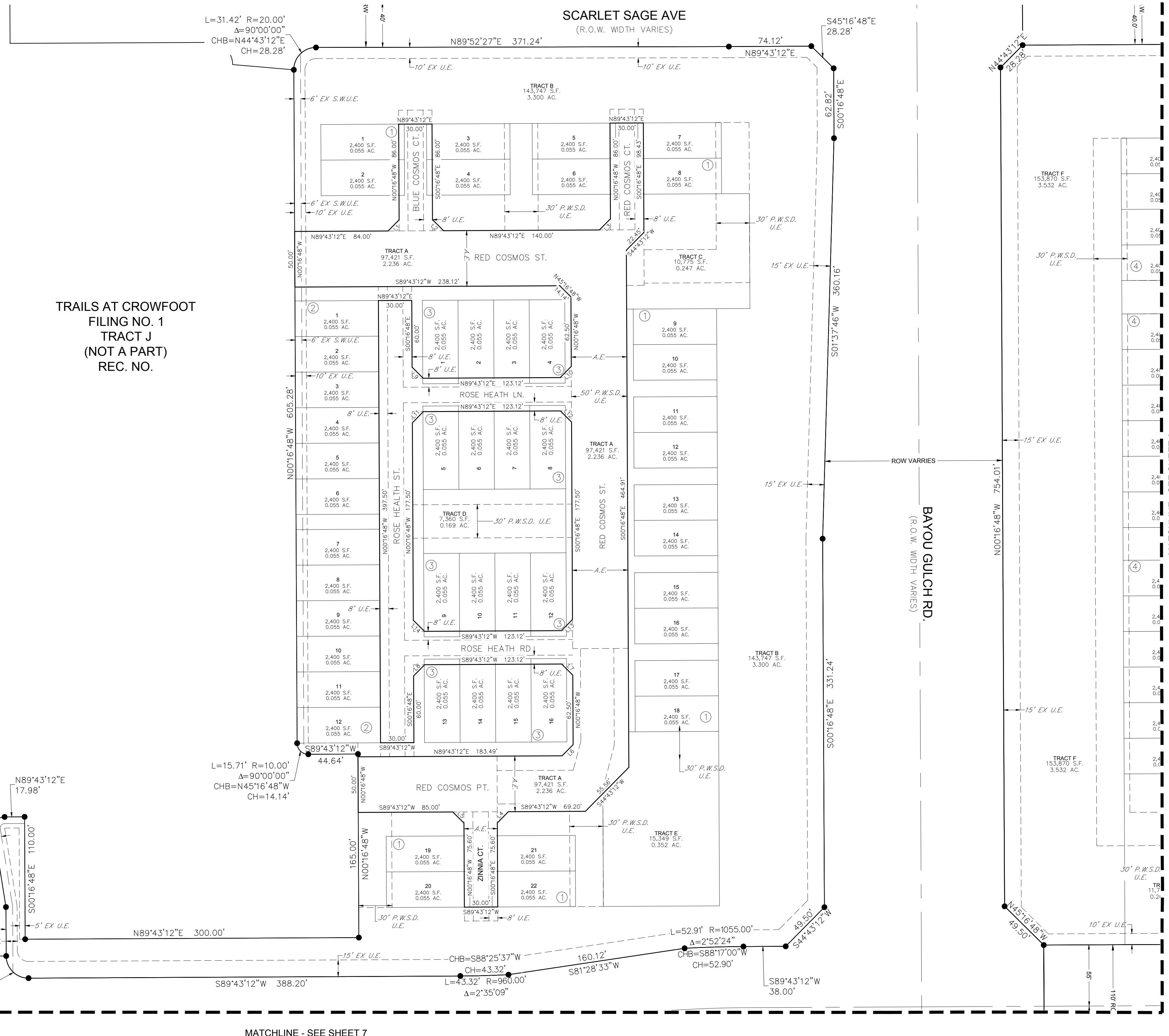
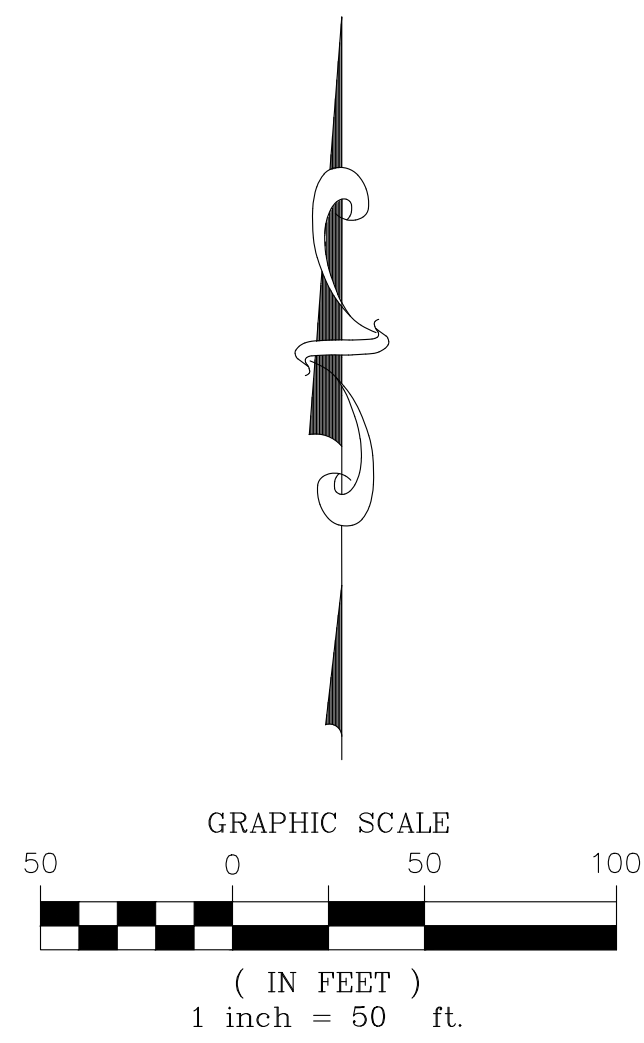
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 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 9 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
---	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL LS. NO. 25369 UNLESS OTHERWISE NOTED

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N44°43'12"E	14.14'
L2	S45°16'48"E	14.14'
L3	N44°43'12"E	14.14'
L4	S44°43'12"W	14.14'
L5	N45°16'48"W	14.14'
L6	N44°43'12"E	14.14'
L7	S45°16'48"E	14.14'
L8	S44°43'12"W	14.14'
L9	S45°16'48"E	14.14'
L10	N44°43'12"E	14.14'
L11	N44°43'12"E	14.14'
L12	S45°16'48"E	14.14'
L13	S44°43'12"W	14.14'
L14	N45°16'48"W	14.14'



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6

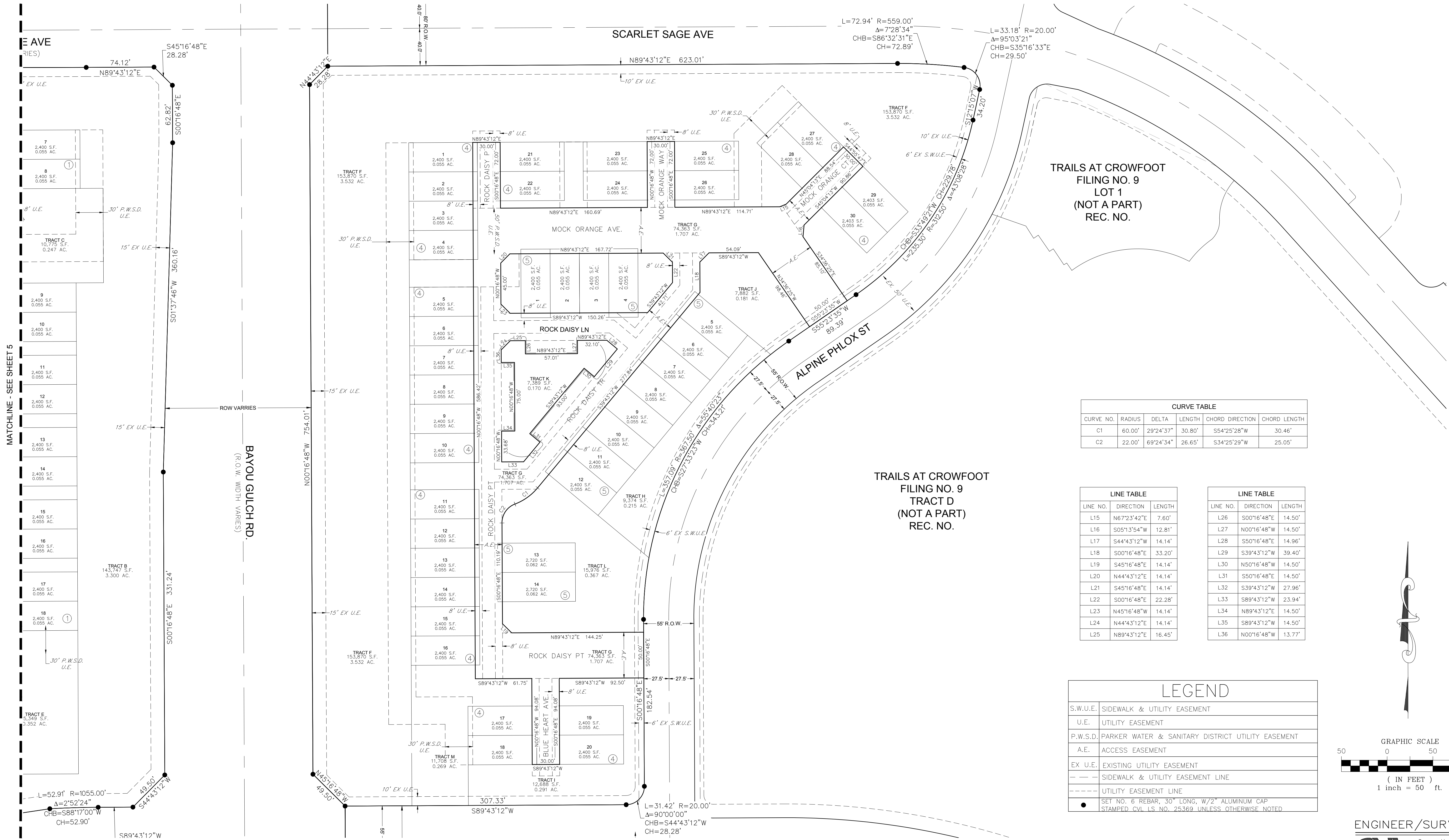
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TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O 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 10 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00'	29°24'37"	30.80'	S54°25'28"W	30.46'
C2	22.00'	69°24'34"	26.65'	S34°25'29"W	25.05'

LINE TABLE

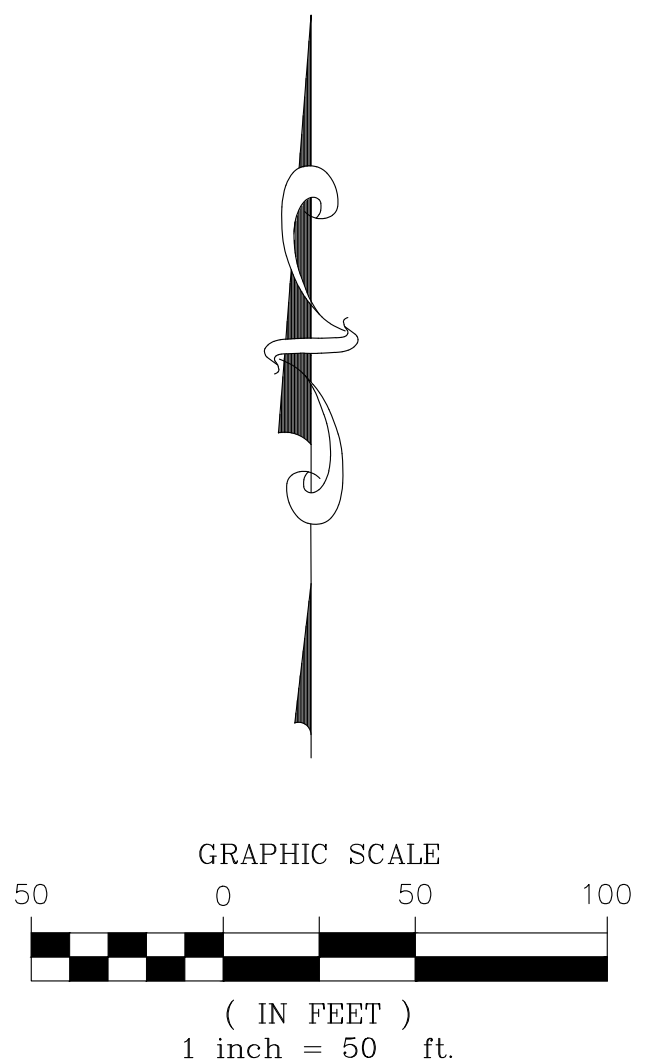
LINE NO.	DIRECTION	LENGTH
L15	N67°23'42"E	7.60'
L16	S05°13'54"W	12.81'
L17	S44°43'12"W	14.14'
L18	S00°16'48"E	33.20'
L19	S45°16'48"E	14.14'
L20	N44°43'12"E	14.14'
L21	S45°16'48"E	14.14'
L22	S00°16'48"E	22.28'
L23	N45°16'48"W	14.14'
L24	N44°43'12"E	14.14'
L25	N89°43'12"E	16.45'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L26	S00°16'48"E	14.50'
L27	N00°16'48"W	14.50'
L28	S50°16'48"E	14.96'
L29	S39°43'12"W	39.40'
L30	N50°16'48"W	14.50'
L31	S50°16'48"E	14.50'
L32	S39°43'12"W	27.96'
L33	S89°43'12"W	23.94'
L34	N89°43'12"E	14.50'
L35	S89°43'12"W	14.50'
L36	N00°16'48"W	13.77'

LEGEND

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
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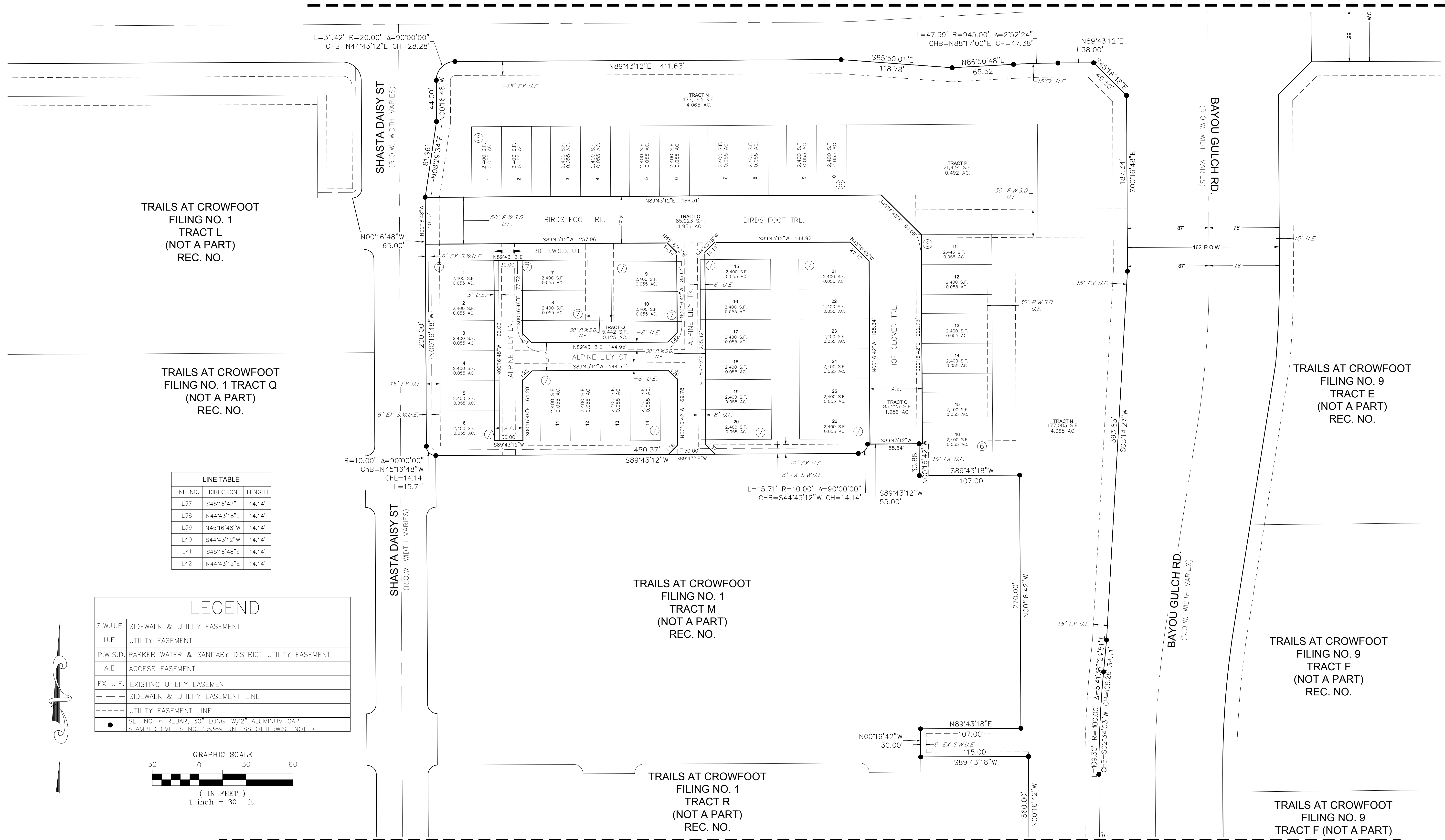


TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O 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 11 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 5



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

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

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

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

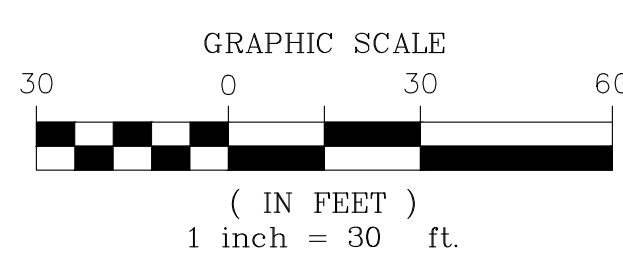
TRAILS AT CROWFOOT
 FILING NO. 9
 TRACT E
 (NOT A PART)
 REC. NO.

TRAILS AT CROWFOOT
 FILING NO. 9
 TRACT F
 (NOT A PART)
 REC. NO.

TRAILS AT CROWFOOT
 FILING NO. 9
 TRACT F (NOT A PART)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L37	S45°16'42"E	14.14'
L38	N44°43'18"E	14.14'
L39	N45°16'48"W	14.14'
L40	S44°43'12"W	14.14'
L41	S45°16'48"E	14.14'
L42	N44°43'12"E	14.14'

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
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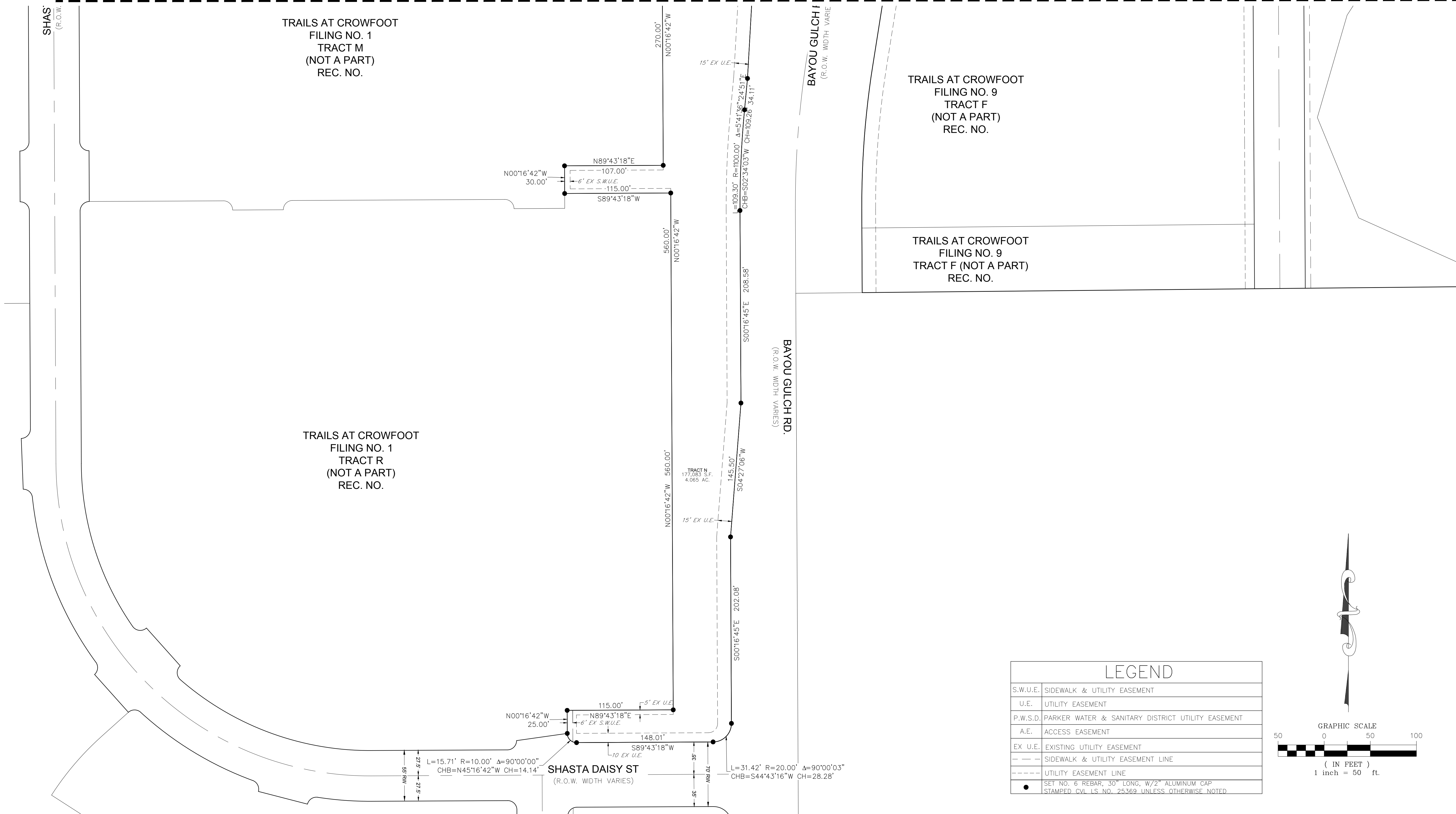
MATCHLINE - SEE SHEET 8

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

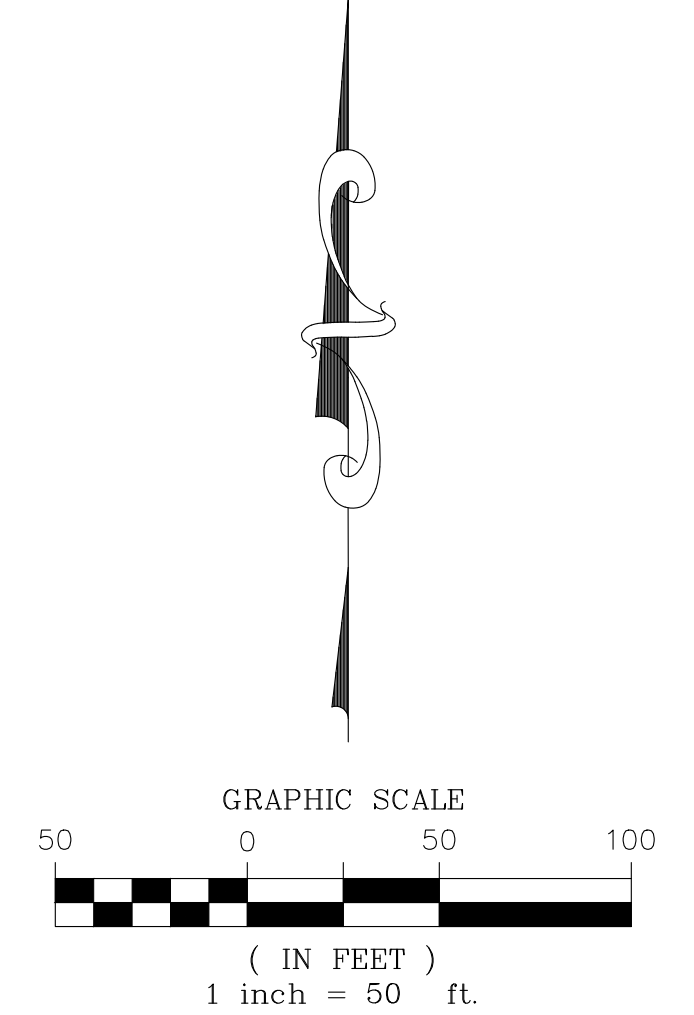
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 12 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 7



LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
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