

TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, 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 8

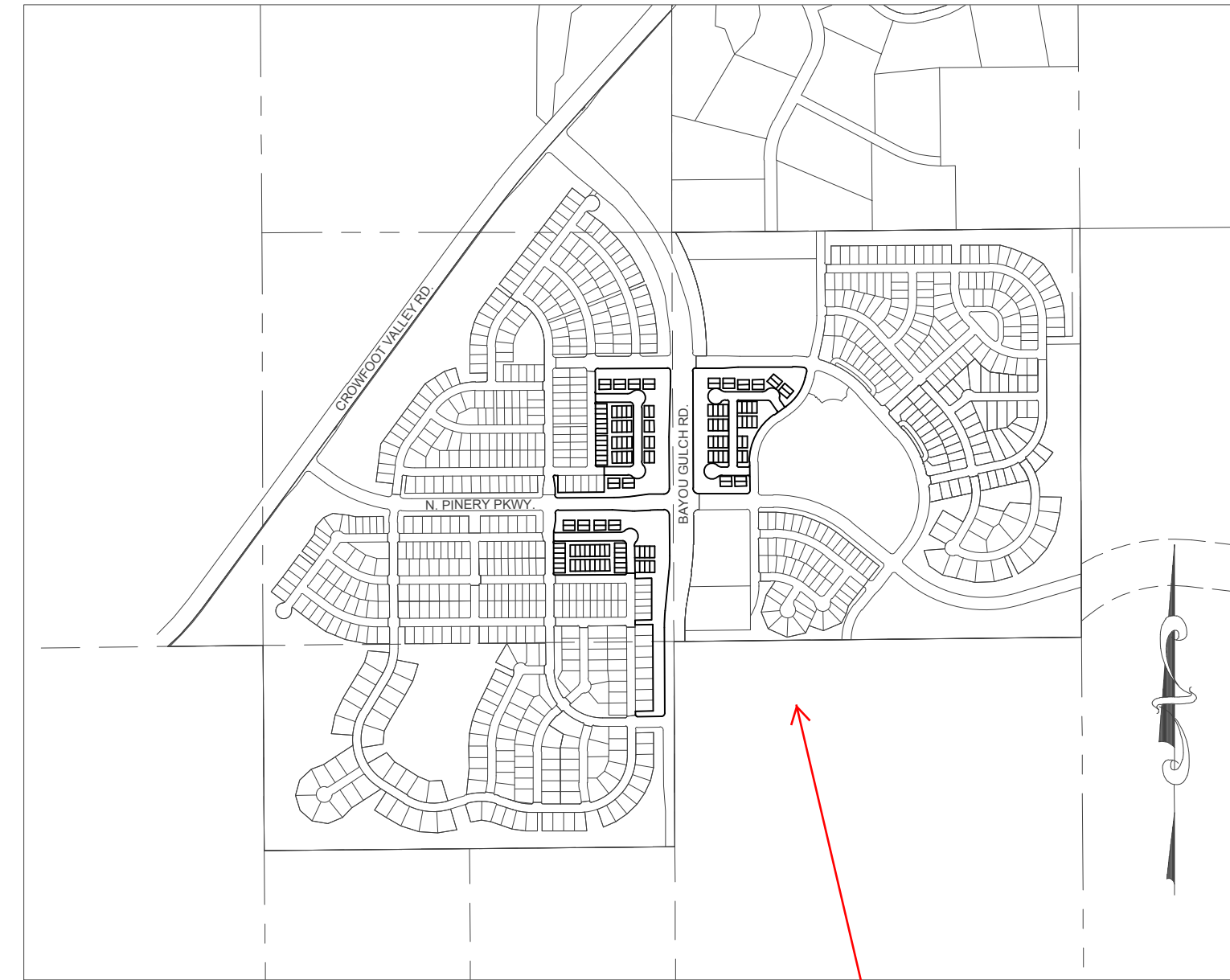
TOTAL ACREAGE = 27.594 ACRES, 136 RESIDENTIAL LOTS, 41 TRACTS

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

TRACT D 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'

same comments as
on sheet 2

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 DEFACTS 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.
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. 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 41 TRACTS IN THE TRAILS AT CROWFOOT MULTIFAMILY 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 _____, 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

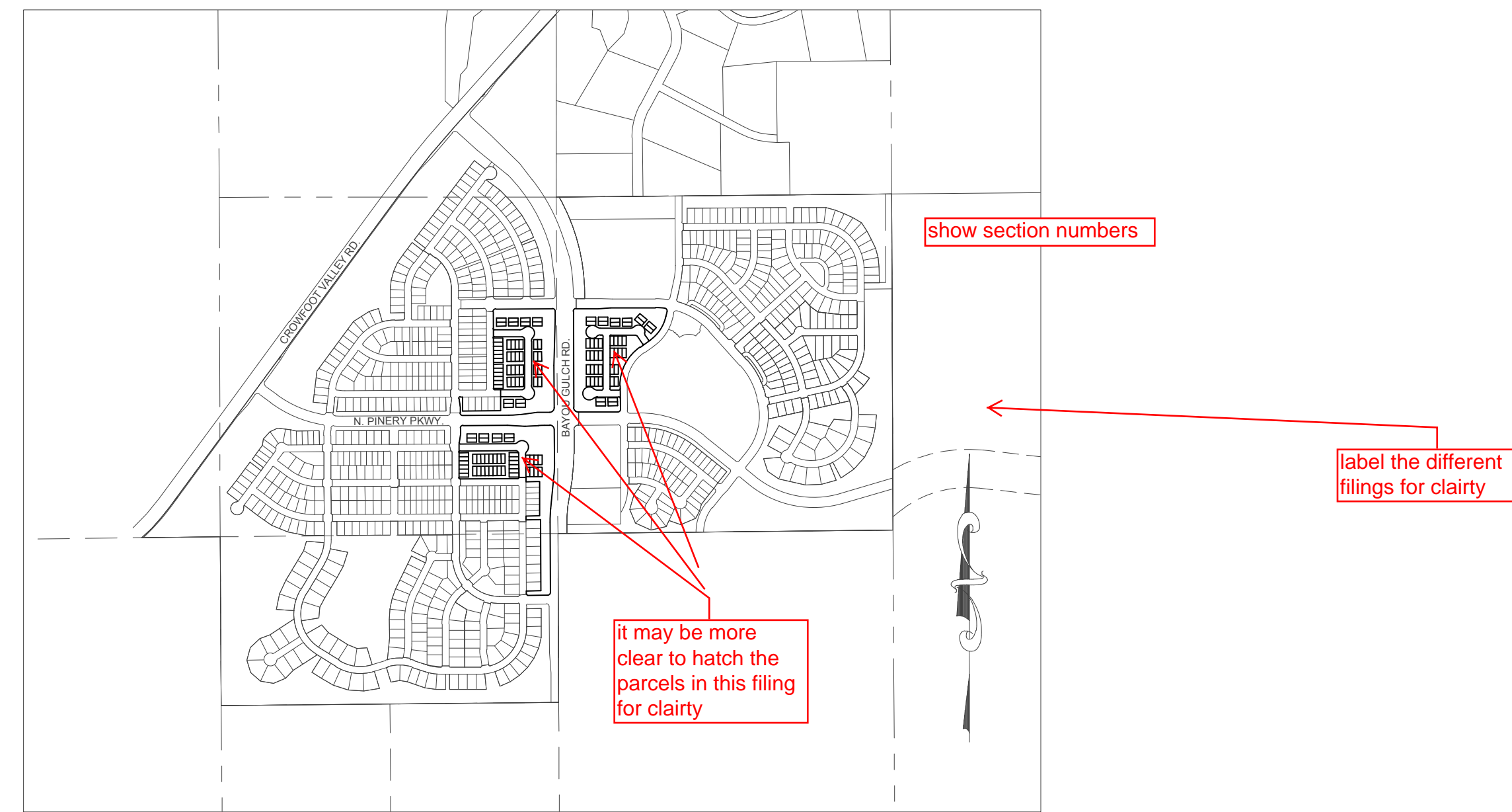
ENGINEER/SURVEYOR

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 SHEET 2 OF 8

TOTAL ACREAGE = 27.594 ACRES, 136 RESIDENTIAL LOTS, 41 TRACTS



VICINITY MAP
 SCALE: 1" = 1000'

TRACT SUMMARY TABLE					
TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	0.433 AC	18,872 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	4.051 AC	176,451 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
C	0.050 AC	2,165 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
D	0.038 AC	1,672 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
E	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
F	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
G	0.024 AC	1,059 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
H	0.043 AC	1,853 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
I	0.017 AC	729 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
J	0.023 AC	1,012 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
K	0.092 AC	4,019 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
L	0.018 AC	792 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
M	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
N	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
O	0.018 AC	792 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
P	0.092 AC	4,019 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
Q	0.017 AC	729 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
R	0.720 AC	31,373 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
S	4.061 AC	176,912 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
T	0.039 AC	1,711 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
U	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
V	0.030 AC	1,302 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
W	0.033 AC	1,430 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
X	0.062 AC	2,710 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
Y	0.029 AC	1,280 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
Z	0.062 AC	2,710 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST

TRACT SUMMARY TABLE					
TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
AA	0.059 AC	2,560 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
BB	4.674 AC	203,594 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
CC	0.441 AC	19,202 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
DD	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
EE	0.040 AC	1,730 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
FF	0.059 AC	2,560 S.F.	UTILITIES/ ACCESS	METRO DIST	METRO DIST
GG	0.024 AC	1,042 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
HH	0.021 AC	914 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
II	0.147 AC	6,400 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
JJ	0.147 AC	6,400 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
KK	0.024 AC	1,034 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
LL	0.022 AC	959 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
MM	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
NN	0.024 AC	1,050 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
OO	0.096 AC	4,179 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST

LAND USE SUMMARY CHART			
TYPE	AREA	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.497 AC.	328,344 S.F.	27.17%
ACCESS / UTILITY	1.578 AC.	68,677 S.F.	5.72%
OPEN SPACE AREAS	14.384 AC.	626,609 S.F.	52.13%
ROAD RIGHTS OF WAY	4.135 AC.	180,096 S.F.	14.98%
TOTAL	27.594 AC.	1,201,971 S.F.	100%

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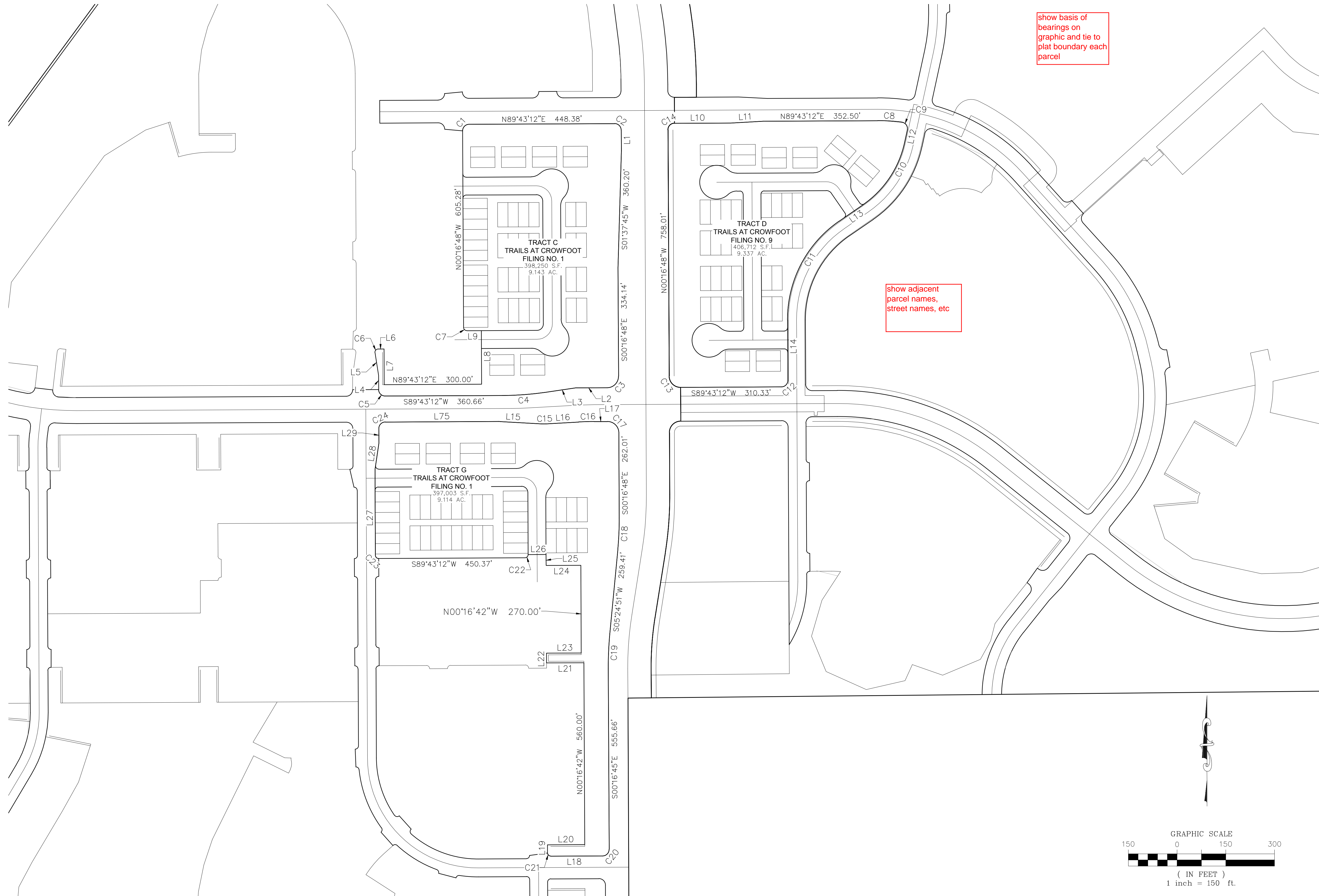
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 SHEET 3 OF 8

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C2	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C3	54.98'	35.00'	90°00'00"	S44°43'12"W	49.50'
C4	132.92'	960.00'	7°55'59"	S85°45'12"W	132.81'
C5	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C6	17.24'	10.00'	98°46'22"	N40°20'01"E	15.18'
C7	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C8	74.27'	565.00'	7°31'55"	S86°30'51"E	74.22'
C9	33.16'	20.00'	95°00'00"	S35°14'53"E	29.49'
C10	235.30'	312.50'	43°08'28"	S33°49'21"W	229.78'
C11	357.09'	367.50'	55°40'23"	S27°33'23"W	343.21'
C12	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C13	54.98'	35.00'	90°00'00"	N45°16'48"W	49.50'
C14	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C15	12.59'	113.50'	62°1'25"	S89°58'29"E	12.59'
C16	47.54'	948.00'	2°52'24"	N88°17'00"E	47.53'
C17	54.98'	35.00'	90°00'00"	S45°16'48"E	49.50'
C18	97.39'	980.00'	5°41'39"	S2°34'01"W	97.35'
C19	109.30'	1100.00'	5°41'36"	S2°34'03"W	109.26'
C20	31.42'	20.00'	90°00'03"	S44°43'16"W	28.28'
C21	15.53'	10.46'	85°04'16"	N45°16'42"W	14.14'
C22	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C23	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C24	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'

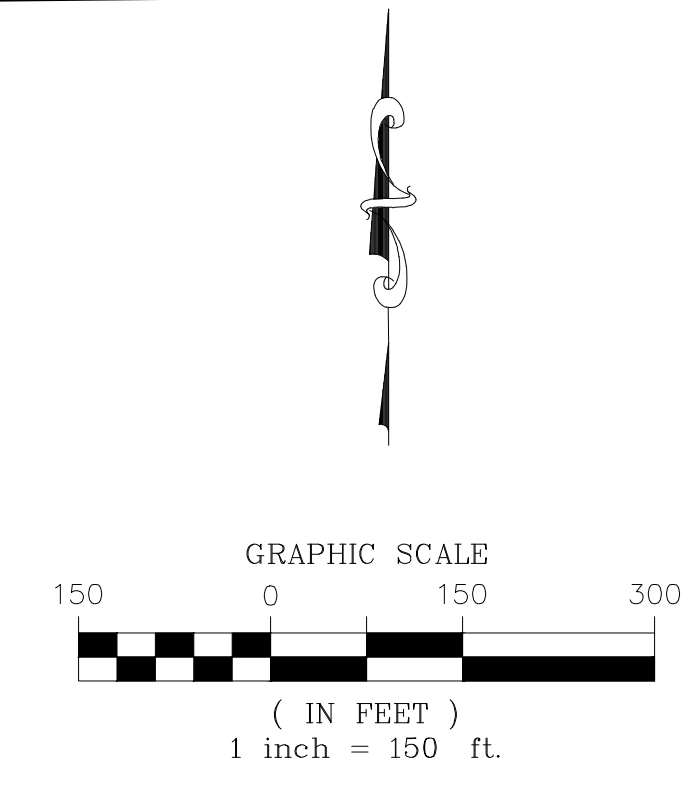
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	63.88'	S0°16'48"E
L2	96.89'	S89°43'12"W
L3	94.75'	S81°47'13"W
L4	44.00'	N0°16'48"W
L5	70.30'	N9°03'10"W
L6	17.98'	N89°43'12"E
L7	110.00'	S0°16'48"E
L8	165.00'	N0°16'48"W
L9	44.64'	S89°43'12"W
L10	173.51'	N89°43'12"E
L11	100.12'	N86°51'27"E
L12	40.23'	S12°15'07"W
L13	89.39'	S55°23'35"W
L14	185.54'	S0°16'48"E
L15	128.07'	S86°47'47"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L16	101.37'	N86°50'48"E
L17	41.00'	N89°43'12"E
L18	160.01'	S89°43'18"W
L19	25.00'	N0°16'42"W
L20	115.00'	N89°43'18"E
L21	115.00'	S89°43'18"W
L22	30.00'	N0°16'42"W
L23	107.00'	N89°43'18"E
L24	107.00'	S89°43'18"W
L25	33.88'	N0°16'42"W
L26	55.00'	S89°43'12"W
L27	200.00'	N0°16'48"W
L28	81.96'	N8°29'34"E
L29	44.00'	N0°16'48"W



show basis of bearings on graphic and tie to plat boundary each parcel

show adjacent parcel names, street names, etc



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SHEET 4 OF 8

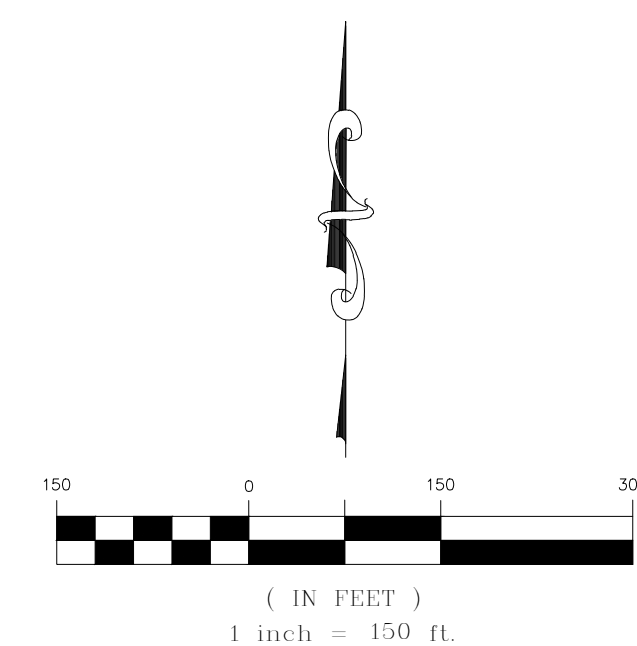
SHEET
5

SHEET
6

SHEET
7

SHEET
8

show street names,
section labels, adjacent
parcels, etc



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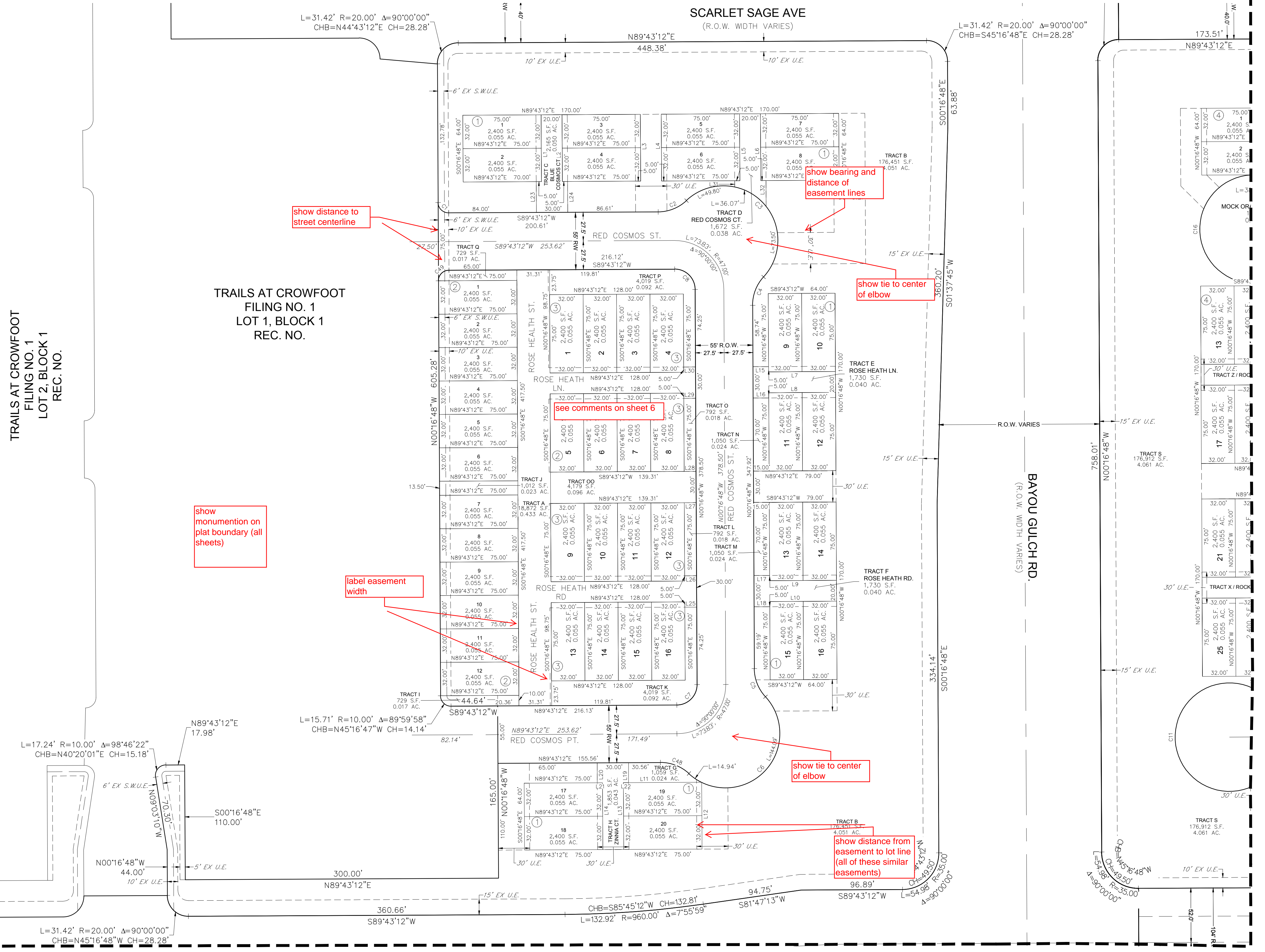
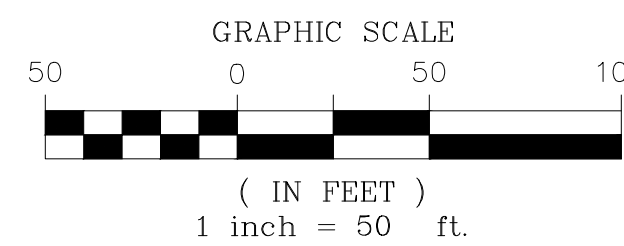
LINE NO.	DIRECTION	LENGTH
L1	S00°16'48"E	64.00'
L2	S00°16'48"E	64.00'
L3	S00°16'48"E	64.00'
L4	S00°16'48"E	64.00'
L5	S00°16'48"E	64.00'
L6	S00°16'48"E	64.00'
L7	N89°43'12"E	63.96'
L8	N89°43'12"E	64.00'
L9	N89°43'12"E	64.00'
L10	N89°43'12"E	64.00'
L11	N89°43'12"E	75.00'
L12	S00°16'48"E	64.00'
L13	S00°16'48"E	64.00'
L14	S00°16'48"E	64.00'
L15	S89°43'12"W	15.00'
L16	N89°43'12"E	15.00'

LINE NO.	DIRECTION	LENGTH
L17	S89°43'12"W	15.00'
L18	N89°43'12"E	15.00'
L19	S00°16'48"E	19.10'
L20	N00°16'48"W	19.10'
L21	S89°43'12"W	5.00'
L22	S89°43'12"W	5.00'
L23	S00°16'48"E	29.50'
L24	N00°16'48"W	29.50'
L25	N89°43'12"E	11.31'
L26	S89°43'12"W	11.31'
L27	N89°43'12"E	11.31'
L28	S89°43'12"W	11.31'
L29	N89°43'12"E	11.31'
L30	S89°43'12"W	11.31'
L31	S00°16'48"E	6.15'
L32	N00°16'48"W	24.86'

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10.00'	89°59'43"	15.71'	S45°16'56"E	14.14'
C2	40.00'	42°48'10"	29.88'	N68°19'07"E	29.19'
C3	52.00'	175°36'21"	159.37'	S45°16'48"E	103.92'
C4	40.00'	42°48'10"	29.88'	S21°07'17"W	29.19'
C5	40.00'	42°25'27"	29.62'	S21°29'32"E	28.95'
C6	52.00'	175°13'38"	159.03'	N44°54'33"E	103.91'
C7	19.50'	90°00'00"	30.63'	N44°43'12"E	27.58'
C8	19.50'	90°00'00"	30.63'	N45°16'48"W	27.58'
C48	40.00'	42°48'10"	29.88'	N68°52'43"W	29.19'
C49	10.00'	90°00'00"	15.71'	S44°43'12"W	14.14'

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

TRAILS AT CROWFOOT
 FILING NO. 1
 LOT 1, BLOCK 1
 REC. NO.



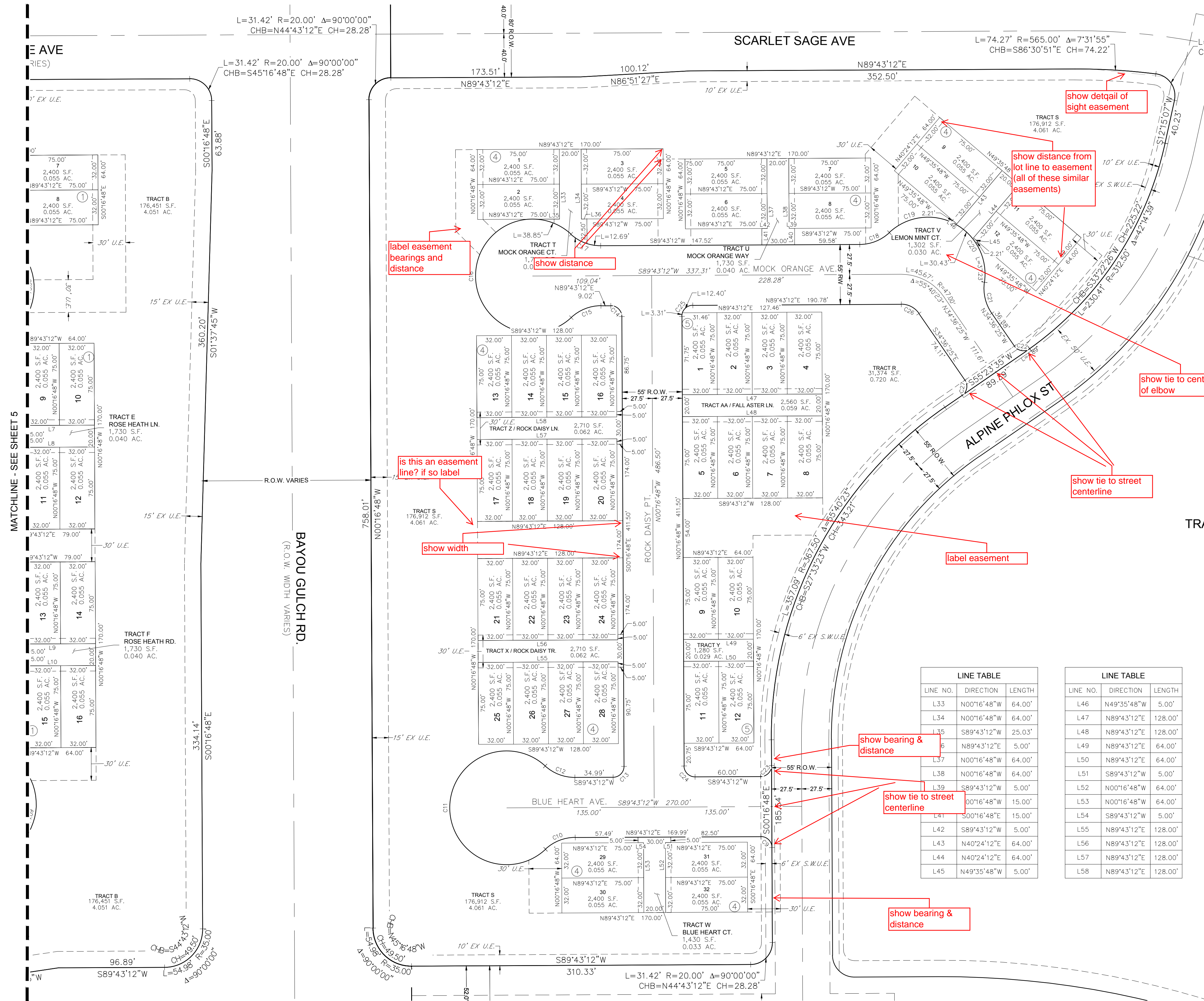
MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6

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 SHEET 6 OF 8



TRAILS AT CROWFOOT
 FILING NO. 9
 TRACT E
 REC. NO.

LINE TABLE

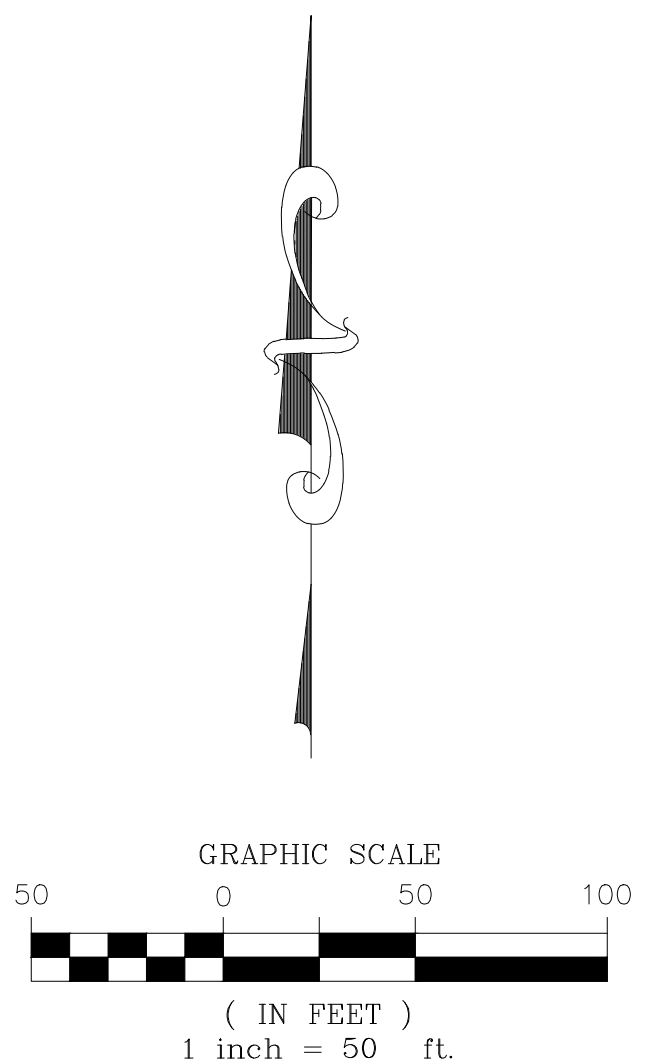
LINE NO.	DIRECTION	LENGTH
L33	N00°16'48"W	64.00'
L34	N00°16'48"W	64.00'
L35	S89°43'12"W	25.03'
L36	N89°43'12"E	5.00'
L37	N00°16'48"W	64.00'
L38	N00°16'48"W	64.00'
L39	S89°43'12"W	5.00'
L40	S00°16'48"E	15.00'
L41	S89°43'12"W	5.00'
L42	S89°43'12"W	5.00'
L43	N40°24'12"E	64.00'
L44	N40°24'12"E	64.00'
L45	N49°35'48"W	5.00'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L46	N49°35'48"W	5.00'
L47	N89°43'12"E	128.00'
L48	N89°43'12"E	128.00'
L49	N89°43'12"E	64.00'
L50	N89°43'12"E	64.00'
L51	S89°43'12"W	5.00'
L52	N00°16'48"W	64.00'
L53	N00°16'48"W	64.00'
L54	S89°43'12"W	5.00'
L55	N89°43'12"E	128.00'
L56	N89°43'12"E	128.00'
L57	N89°43'12"E	128.00'
L58	N89°43'12"E	128.00'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	10.00'	90°00'00"	15.71'	N45°16'48"W	14.14'
C10	40.00'	42°48'10"	29.88'	S68°19'07"W	29.19'
C11	52.00'	265°36'21"	241.06'	N00°16'48"W	76.30'
C12	40.00'	42°48'10"	29.88'	S68°52'43"E	29.19'
C13	10.00'	90°00'00"	15.71'	N44°43'12"E	14.14'
C14	10.00'	90°00'00"	15.71'	N45°16'48"W	14.14'
C15	40.00'	42°48'10"	29.88'	S68°19'07"W	29.19'
C16	52.00'	222°48'10"	202.21'	N21°40'53"W	96.83'
C17	40.00'	42°48'10"	29.88'	S68°52'43"E	29.19'
C18	40.00'	42°48'10"	29.88'	N68°19'07"E	29.19'
C19	52.00'	66°43'13"	60.55'	S80°16'38"W	57.19'
C20	52.00'	141°16'44"	128.22'	S62°26'37"E	98.12'
C21	40.00'	42°48'10"	29.88'	S13°12'20"E	29.19'
C22	10.00'	90°53'49"	15.86'	S80°03'20"E	14.25'
C23	10.00'	90°00'00"	15.71'	S44°43'12"W	14.14'
C24	10.00'	90°00'00"	15.71'	N45°16'48"W	14.14'
C25	10.00'	90°00'00"	15.71'	N44°43'12"E	14.14'
C26	19.50'	55°40'23"	18.95'	S62°26'37"E	18.21'
C27	10.00'	90°00'00"	15.71'	S10°23'35"W	14.14'

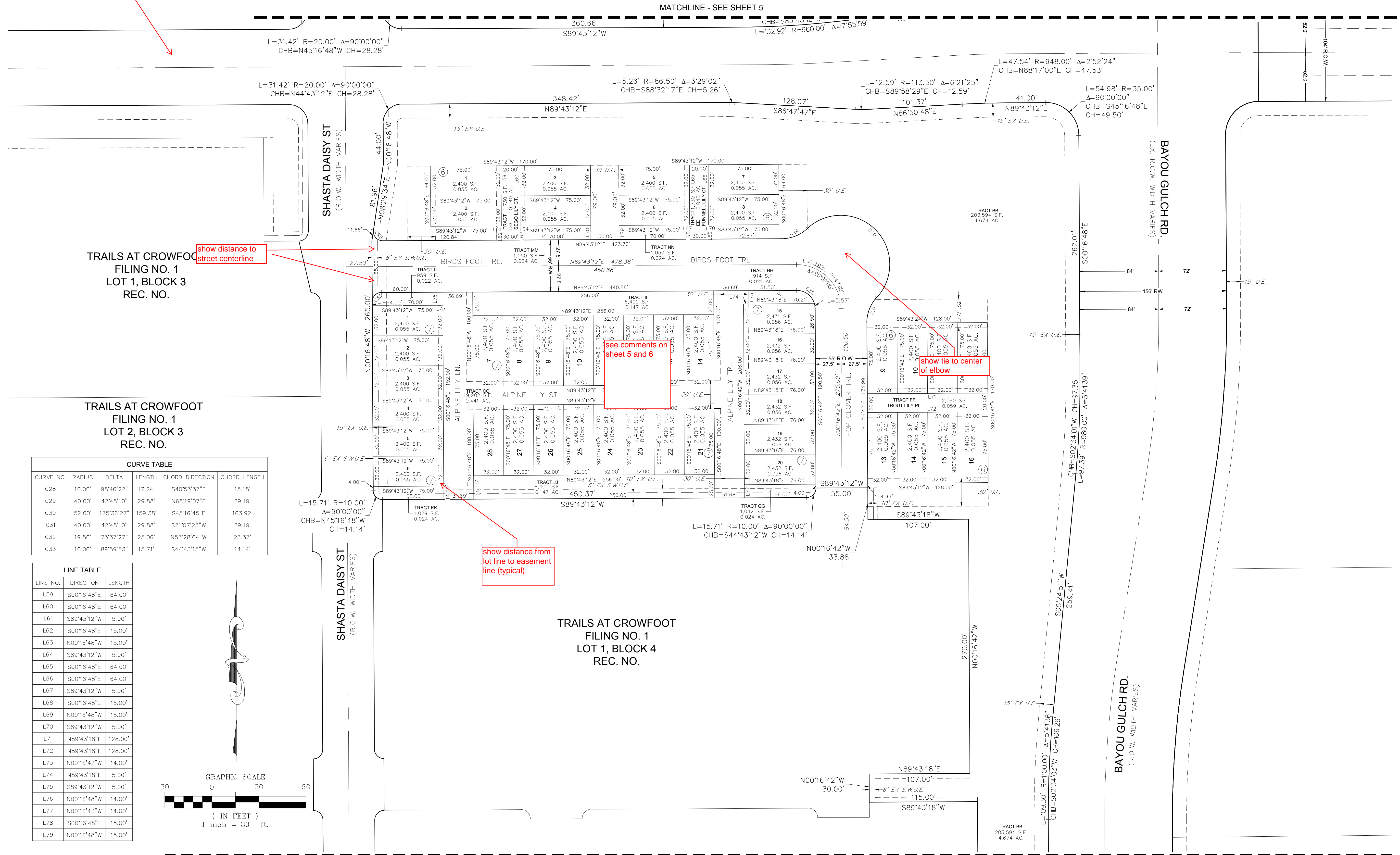


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TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, 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 7 OF 8

show street name

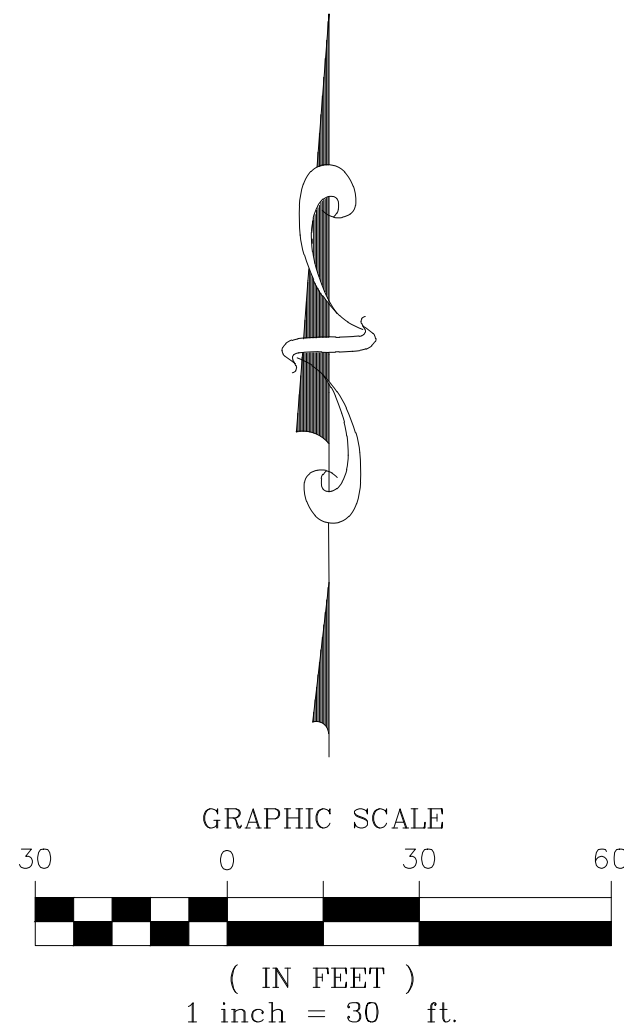


TRAILS AT CROWFOOT
 FILING NO. 1
 LOT 1, BLOCK 3
 REC. NO.

TRAILS AT CROWFOOT
 FILING NO. 1
 LOT 2, BLOCK 3
 REC. NO.

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C28	10.00'	98°46'22"	17.24'	S40°53'37"E	15.18'
C29	40.00'	42°48'10"	29.88'	N68°19'07"E	29.19'
C30	52.00'	175°36'27"	159.38'	S45°16'45"E	103.92'
C31	40.00'	42°48'10"	29.88'	S21°07'23"W	29.19'
C32	19.50'	73°37'27"	25.06'	N53°28'04"W	23.37'
C33	10.00'	89°59'53"	15.71'	S44°43'15"W	14.14'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L59	S00°16'48"E	64.00'
L60	S00°16'48"E	64.00'
L61	S89°43'12"W	5.00'
L62	S00°16'48"E	15.00'
L63	N00°16'48"W	15.00'
L64	S89°43'12"W	5.00'
L65	S00°16'48"E	64.00'
L66	S00°16'48"E	64.00'
L67	S89°43'12"W	5.00'
L68	S00°16'48"E	15.00'
L69	N00°16'48"W	15.00'
L70	S89°43'12"W	5.00'
L71	N89°43'18"E	128.00'
L72	N89°43'18"E	128.00'
L73	N00°16'42"W	14.00'
L74	N89°43'18"E	5.00'
L75	S89°43'12"W	5.00'
L76	N00°16'48"W	14.00'
L77	N00°16'42"W	14.00'
L78	S00°16'48"E	15.00'
L79	N00°16'48"W	15.00'

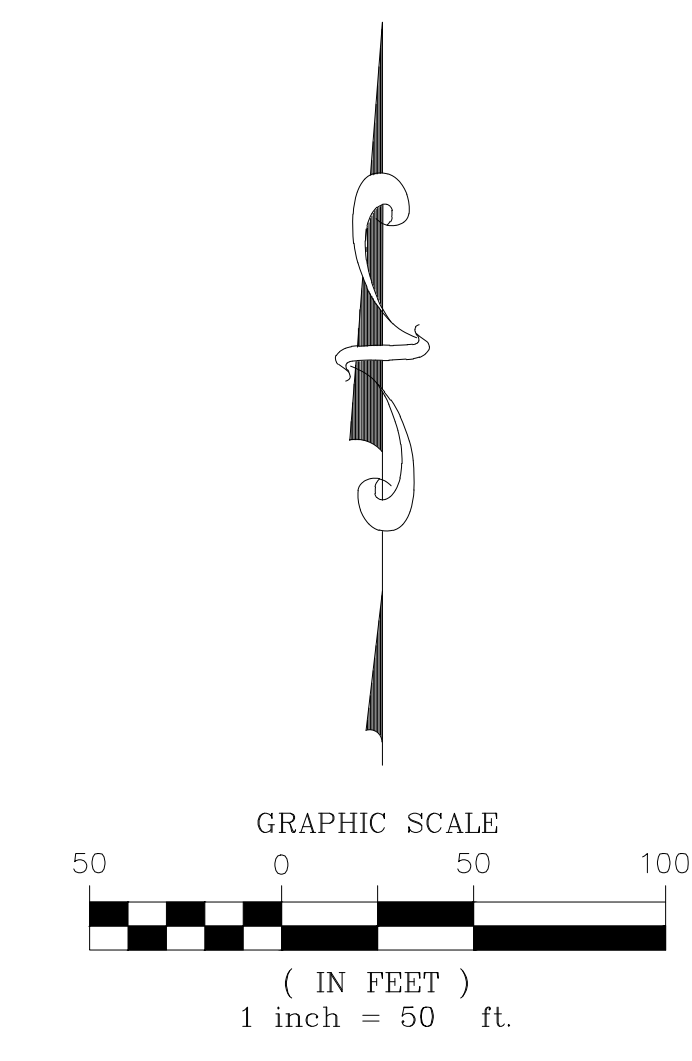
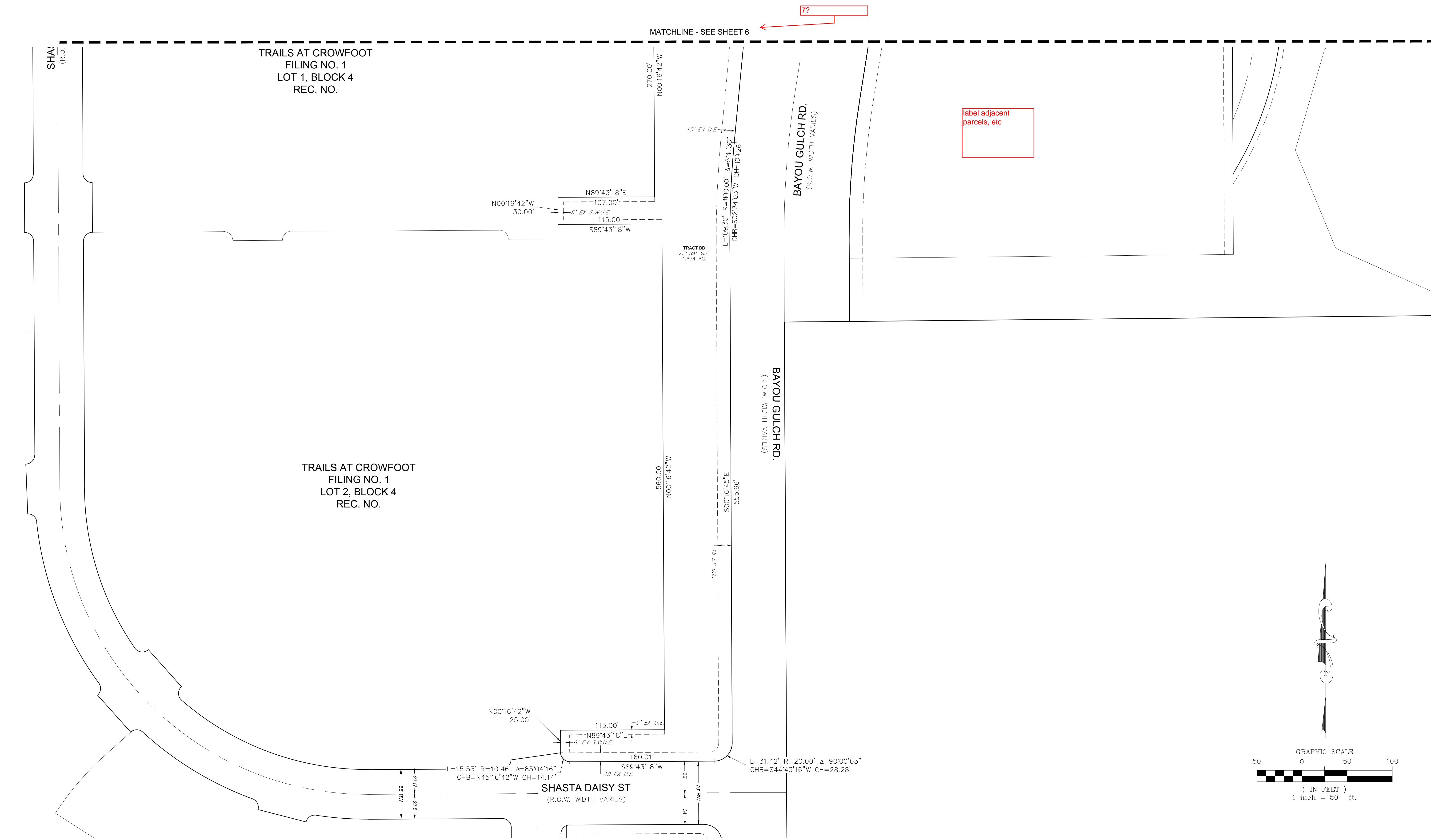


TRAILS AT CROWFOOT
 FILING NO. 1
 LOT 1, BLOCK 4
 REC. NO.

MATCHLINE - SEE SHEET 8

TRAILS AT CROWFOOT MIXED USE PRELIMINARY PLAT

A REPLAT OF TRACTS C, G, TRAILS AT CROWFOOT FILING NO. 1 AND TRACT D, 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 8



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