

TRAILS AT CROWFOOT MULTIFAMILY 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

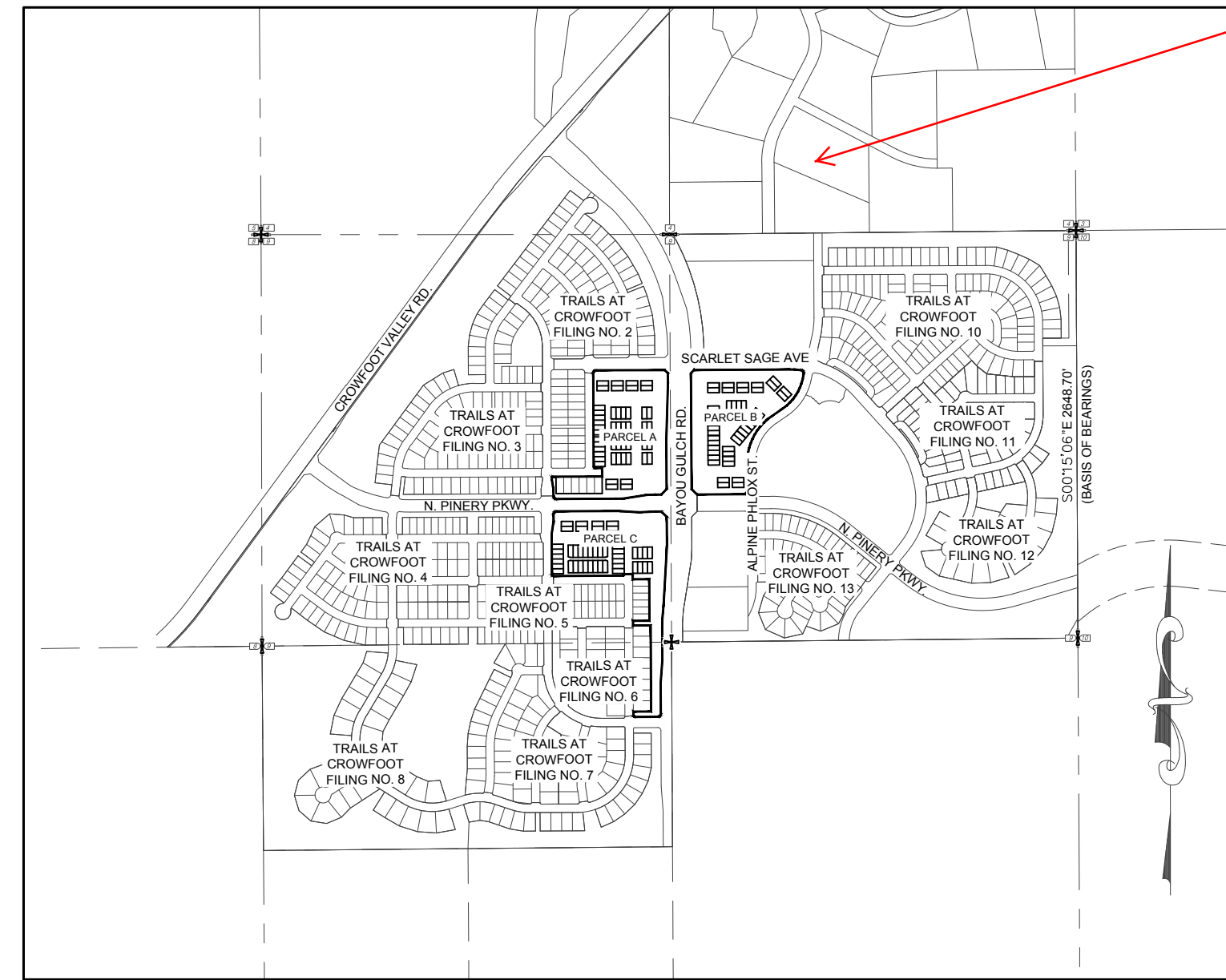
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 3 TRACTS

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'

show street names

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 3 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 _____, 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

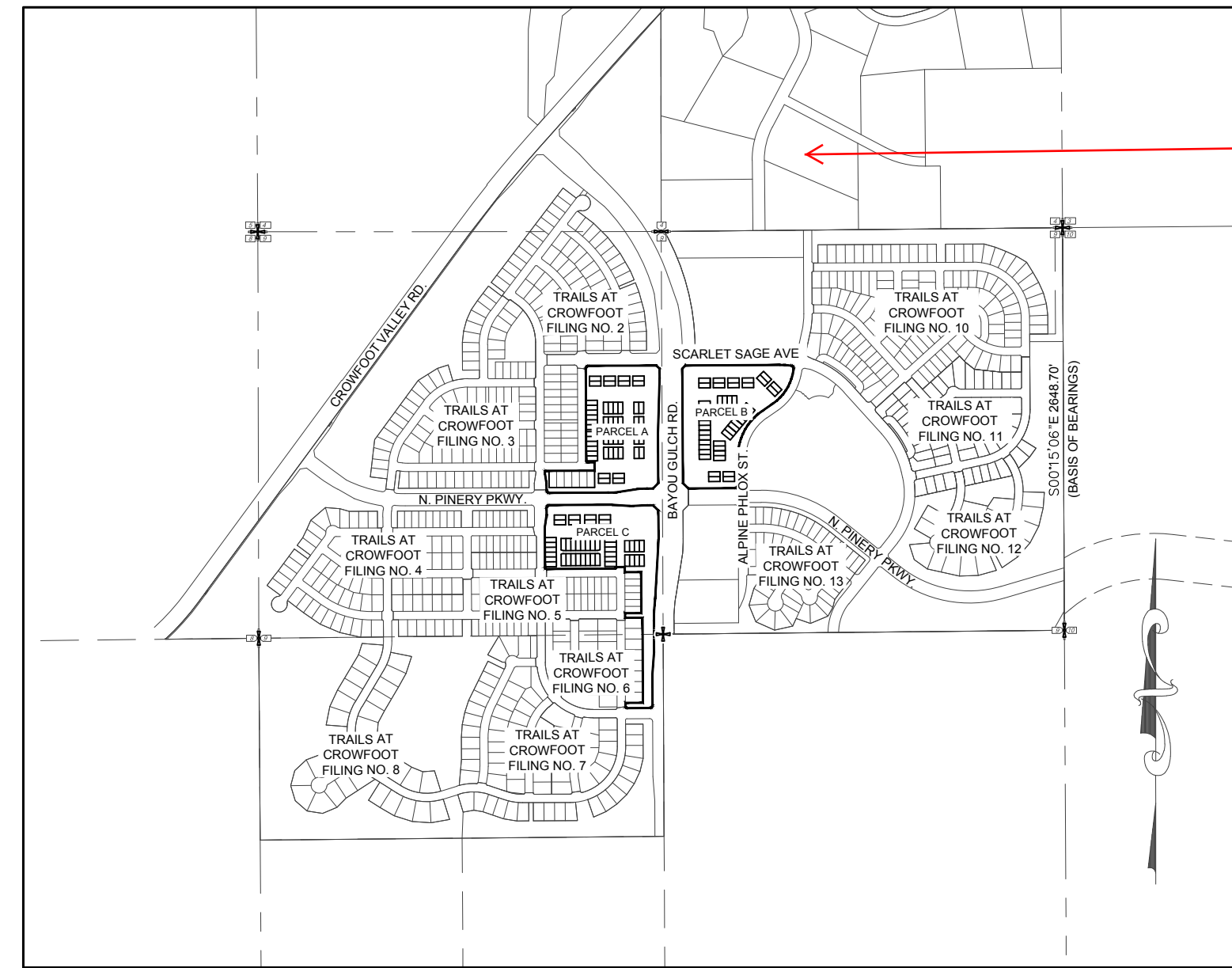
ENGINEER/SURVEYOR

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

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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, 3 TRACTS



VICINITY MAP
 SCALE: 1" = 1000'

TRACT SUMMARY TABLE					
TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	6.404 AC	278,939 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	6.741 AC	293,651 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
C	6.471 AC	281,894 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST

LAND USE SUMMARY CHART			
TYPE	AREA		% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.569 AC.	329,691 S.F.	27.84%
OPEN SPACE / UTILITIES/ ACCESS	19.616 AC.	854,484 S.F.	72.16%
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	2,552 S.F.	0.059 AC.
AVERAGE LOT SIZE	2,424 S.F.	0.056 AC.

TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

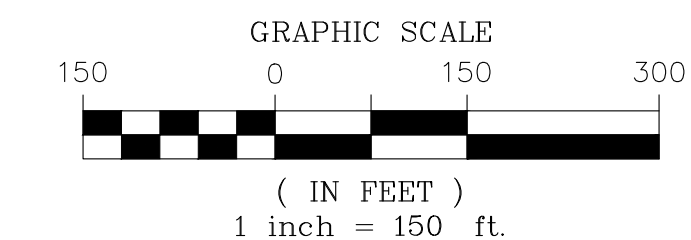
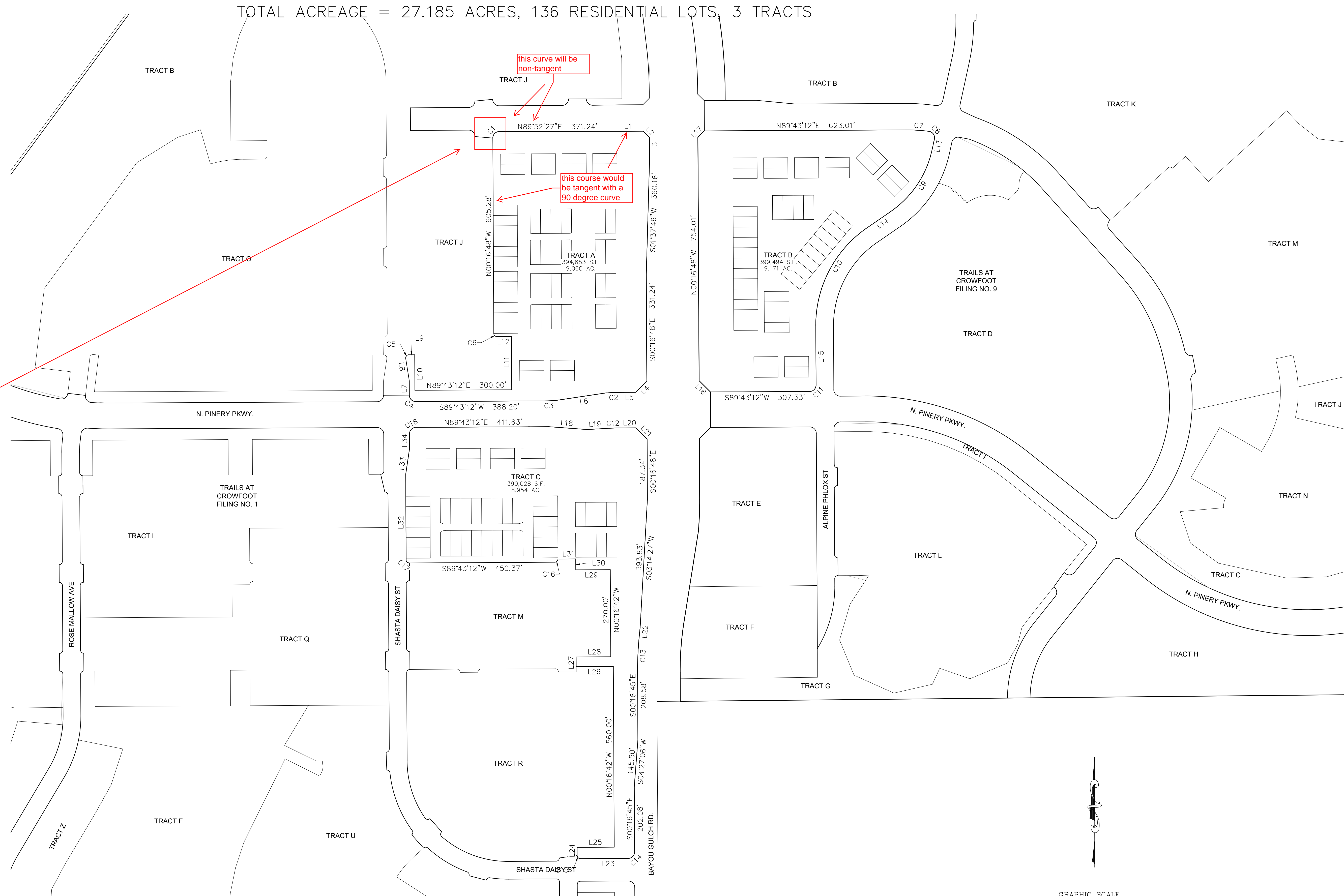
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 SHEET 3 OF 12

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 3 TRACTS

LINE NO.	LENGTH	DIRECTION
L1	74.12'	N89°43'12"E
L2	28.28'	S45°16'48"E
L3	62.82'	S01°16'48"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°16'48"W
L8	70.30'	N9°03'10"W
L9	17.98'	N89°43'12"E
L10	110.00'	S01°16'48"E
L11	165.00'	N01°16'48"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°16'48"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°16'42"W
L25	115.00'	N89°43'18"E
L26	115.00'	S89°43'18"W
L27	30.00'	N01°16'42"W
L28	107.00'	N89°43'18"E
L29	107.00'	S89°43'18"W
L30	33.88'	N01°16'42"W
L31	55.00'	S89°43'12"W
L32	200.00'	N01°16'48"W
L33	81.96'	N8°29'34"E
L34	44.00'	N01°16'48"W

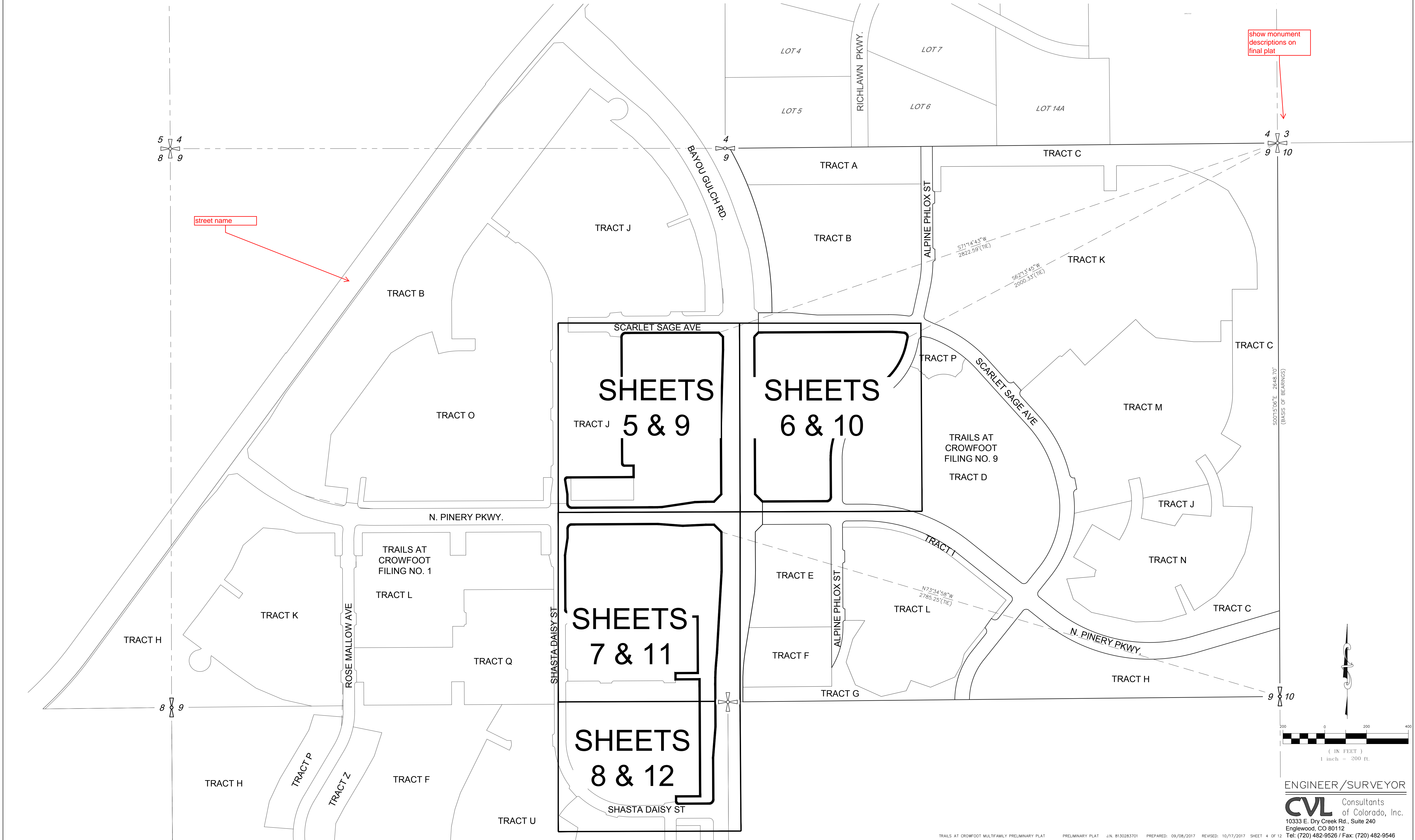
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N44°43'12"E		28.28'
C2	52.91'	1055.00'	2°52'24"	S88°17'00"W		52.90'
C3	43.32'	960.00'	2°35'09"	S88°25'37"W		43.32'
C4	31.42'	20.00'	90°00'00"	N45°16'48"W		28.28'
C5	17.24'	10.00'	98°46'22"	N40°20'01"E		15.18'
C6	15.71'	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'



ENGINEER/SURVEYOR
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SHEET 4 OF 12



show monument descriptions on final plat

street name

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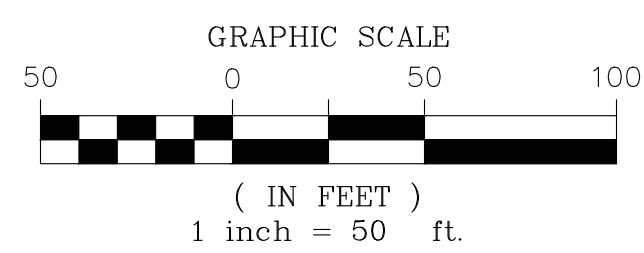
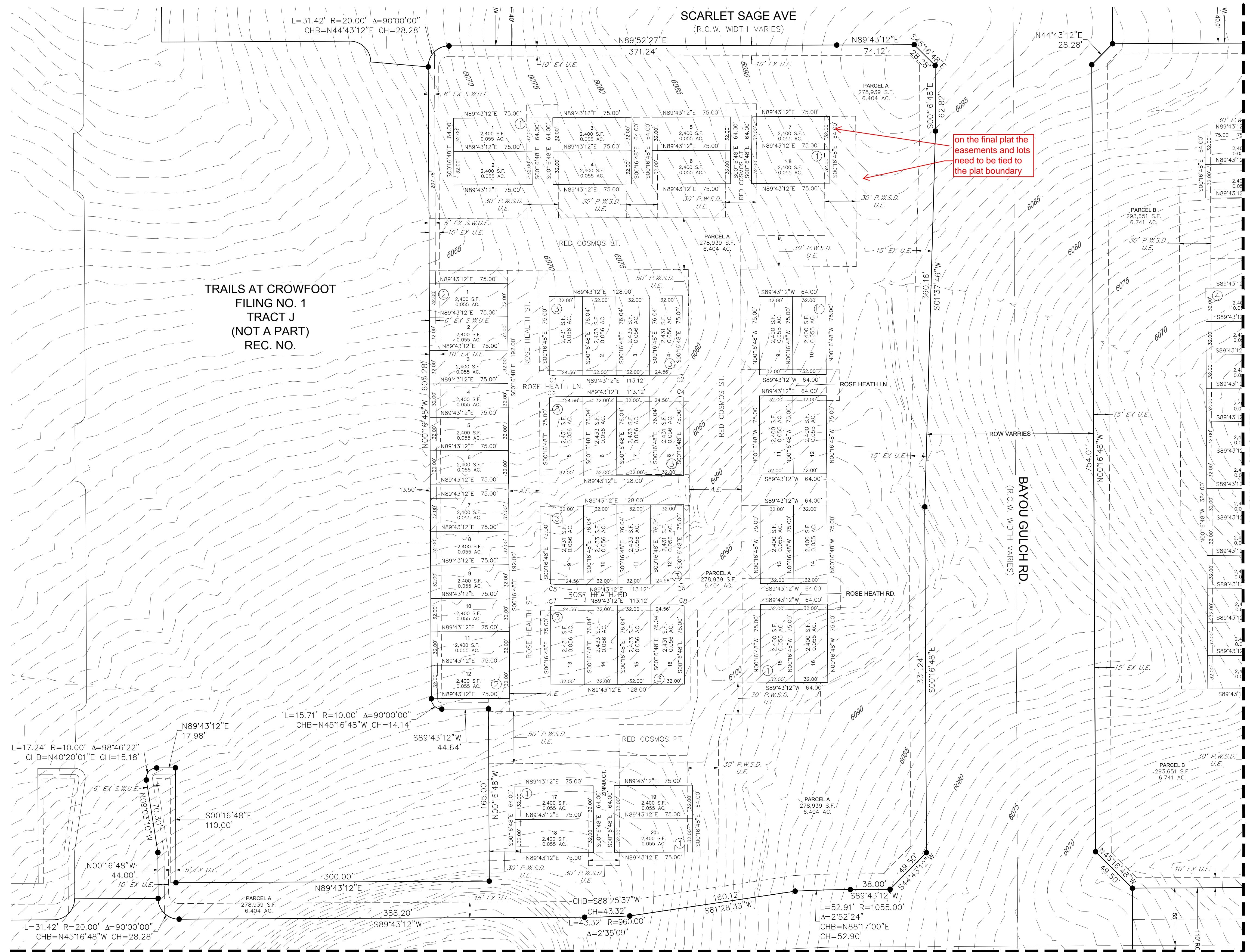
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 SHEET 5 OF 12

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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. LS. NO. 25,369 UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	27.00'	15°59'23"	7.53'	S82°17'07"E	7.51'
C2	27.00'	15°59'23"	7.53'	N81°43'31"E	7.51'
C3	27.00'	15°59'23"	7.53'	S81°43'31"W	7.51'
C4	27.00'	15°59'23"	7.53'	N82°17'07"W	7.51'
C5	27.00'	15°59'23"	7.53'	S82°17'07"E	7.51'
C6	27.00'	15°59'23"	7.53'	N81°43'31"E	7.51'
C7	27.00'	15°59'23"	7.53'	S81°43'31"W	7.51'
C8	27.00'	15°59'23"	7.53'	N82°17'07"W	7.51'

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.



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6

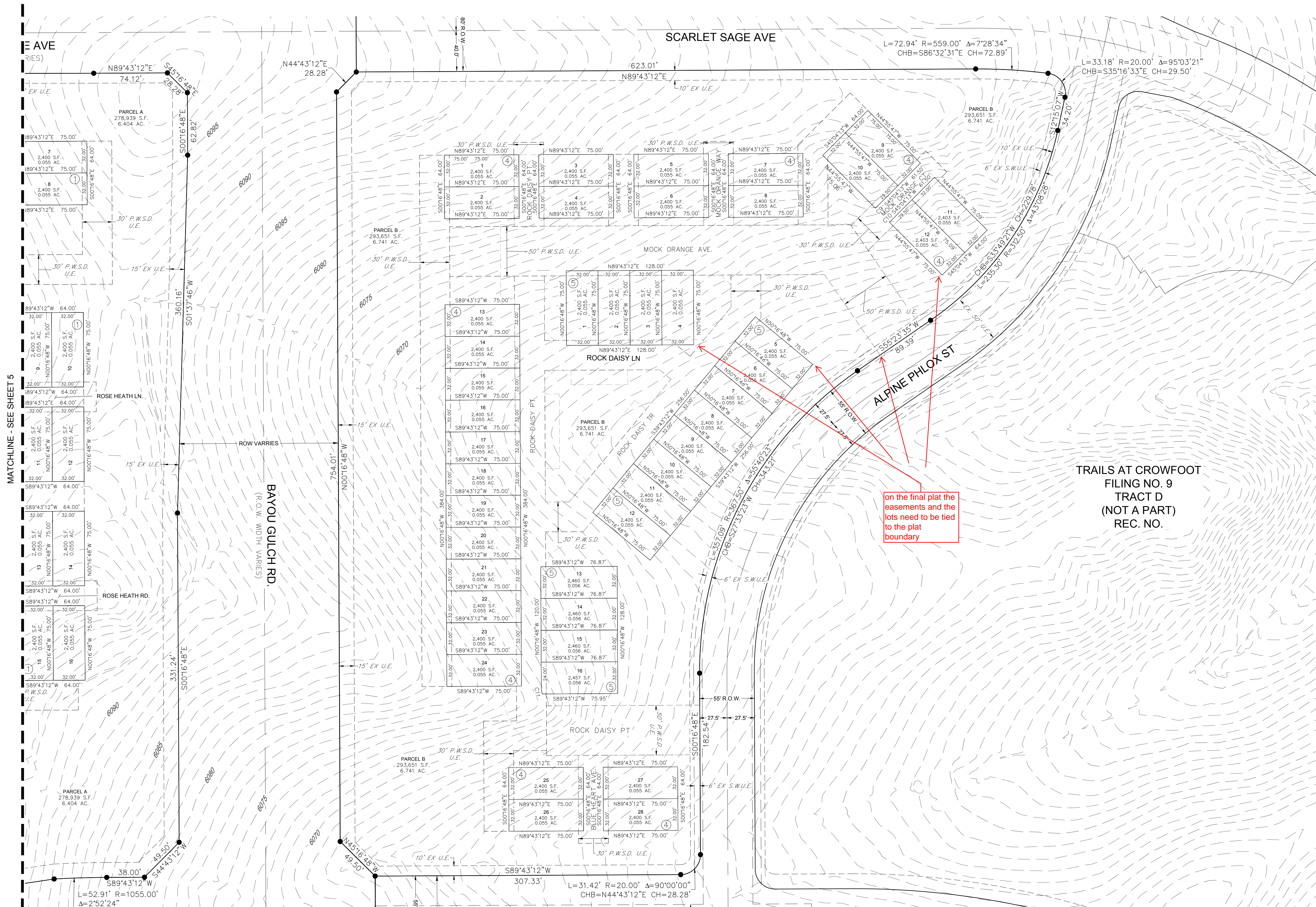
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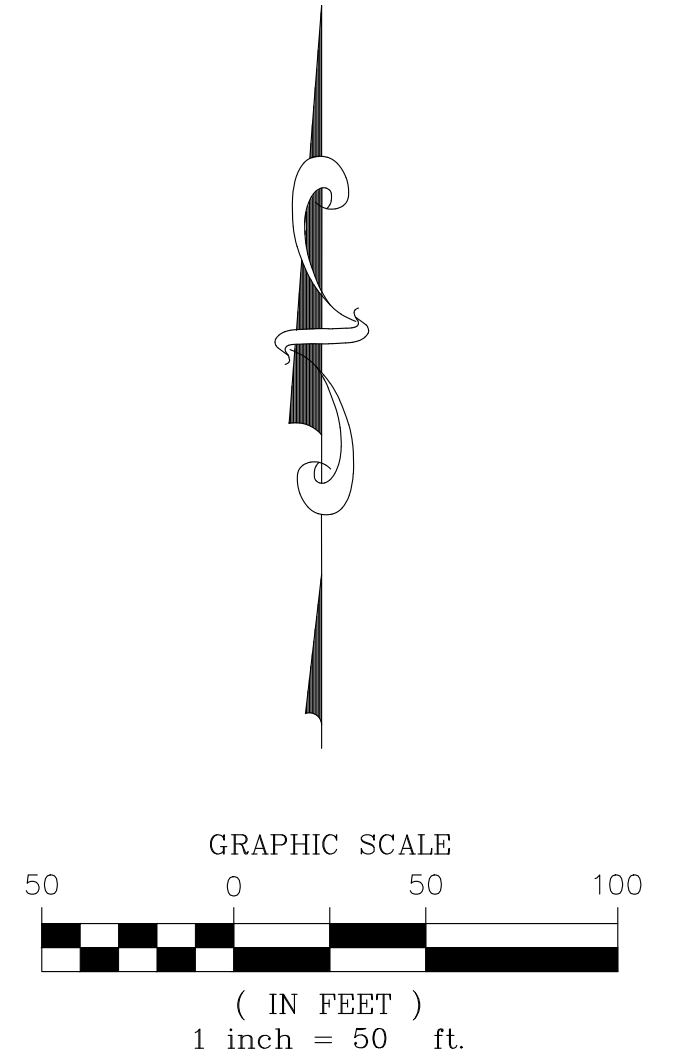
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NOTES:
 ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
 ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
 SEE SHEETS 9-12 FOR DETAILS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

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	55.00'	2°36'10"	2.50'	S43°46'08"W	2.50'
C10	35.00'	4°05'32"	2.50'	S43°01'27"W	2.50'
C11	35.00'	13°12'47"	8.07'	S06°53'12"E	8.05'

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. I.S. NO. 25369 UNLESS OTHERWISE NOTED



MATCHLINE - SEE SHEET 5

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

on the final plat the easements and the lots need to be tied to the plat boundary