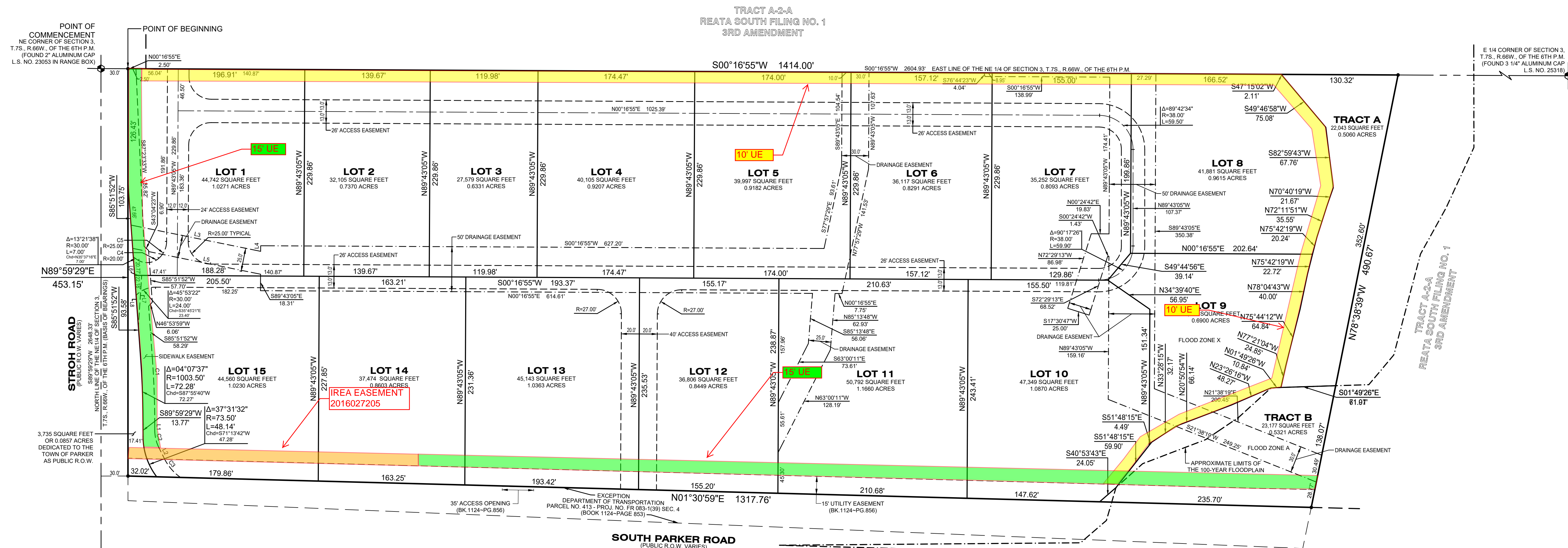
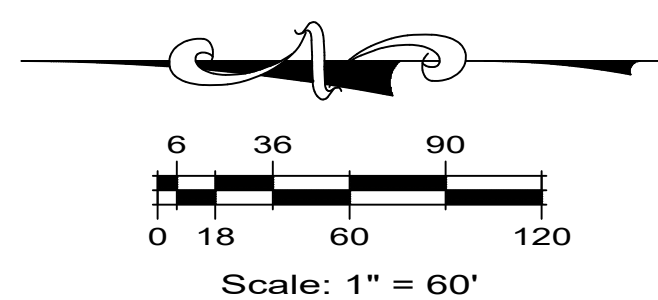


PARKER POINTE SUBDIVISION FILING NO. 1

A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
15 LOTS
14.6674 ACRES



INTERIOR LOTS WILL REQUIRE
10' UE AT ELECTRIC DESIGN
ALONG SIDE LOTS AND LOTS
ABUTTING ACCESS
EASEMENTS - BY IREA
SEPARATE DOCUMENT



COURSE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	04°07'31"	1016.50'	73.20'	S87°55'40"W	73.20'
C2	26°37'53"	44.00'	20.50'	S76°40'32"W	20.30'
C3	28°23'25"	55.50'	27.50'	S49°09'53"W	27.20'
C4	69°38'08"	20.00'	24.31'	S05°52'37"E	22.84'
C5	49°01'25"	25.00'	21.39'	S65°12'23"E	20.74'

COURSE	BEARING	LENGTH
L1	S89°59'29"W	6.52'
L2	S63°21'36"W	13.88'
L3	S11°25'44"W	147.22'
L4	S89°43'05"E	6.21'
L5	N11°25'44"E	145.18'
L6	S00°16'55"W	7.82'
L7	N86°17'55"W	57.19'
L8	N85°51'52"E	57.26'

---	PLAT BOUNDARY LINE
---	ADJACENT LOT/PARCEL LINES
---	SECTION LINE
---	NEW LOT LINE
---	EXISTING EASEMENT LINE
---	NEW GENERAL EASEMENT LINE
---	NEW DRAINAGE EASEMENT LINE
---	R.O.W. RIGHT-OF-WAY
---	L.S. NO. LAND SURVEYOR NUMBER
---	BK. PG. BOOK AND PAGE
⊙	SECTION CORNER
•	SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND



NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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Survey No. 16025-P Project No. 144.070 Date 11/10/2017 Revision 03/02/2018