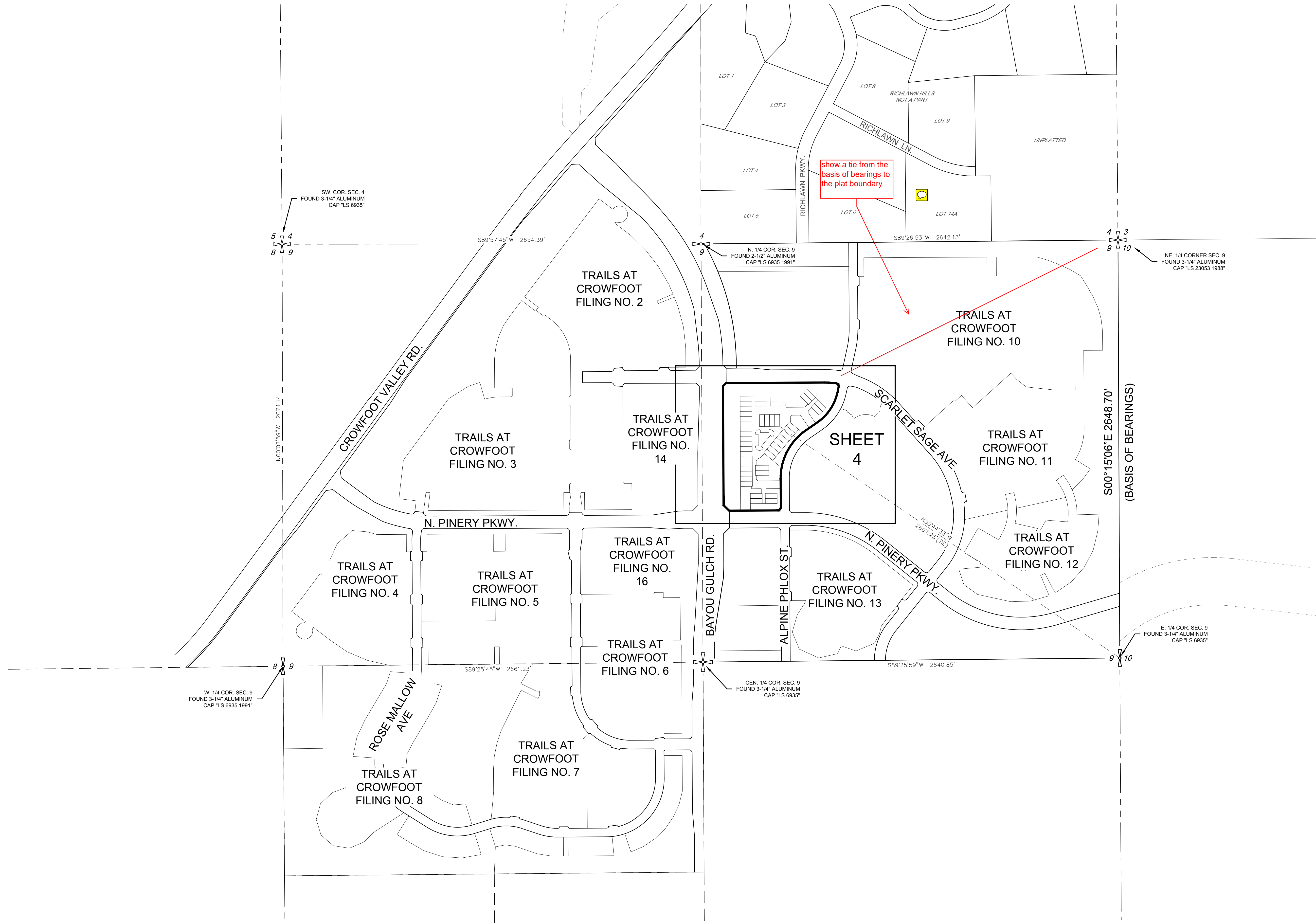


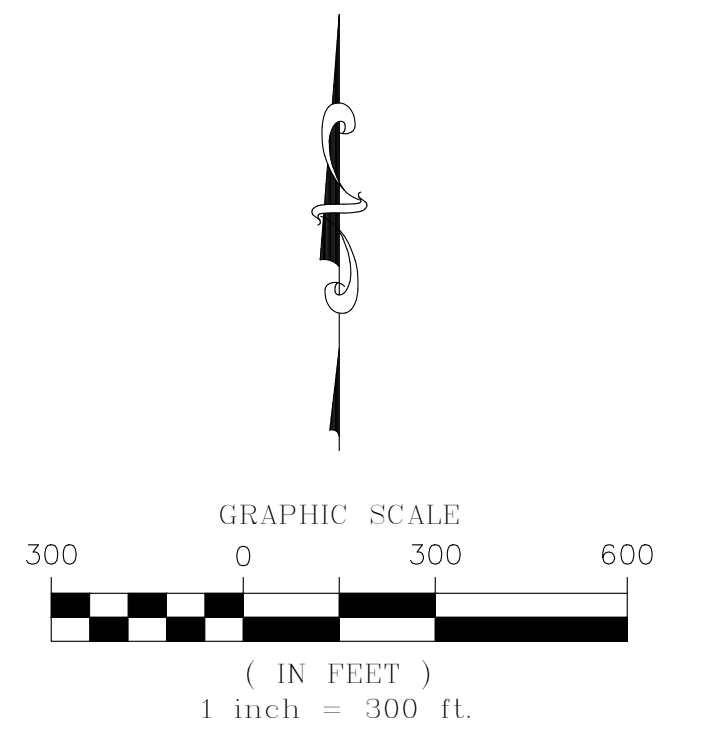
# TRAILS AT CROWFOOT FILING NO. 15

A REPLAT OF TRACT 0 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 6

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 8 TRACTS



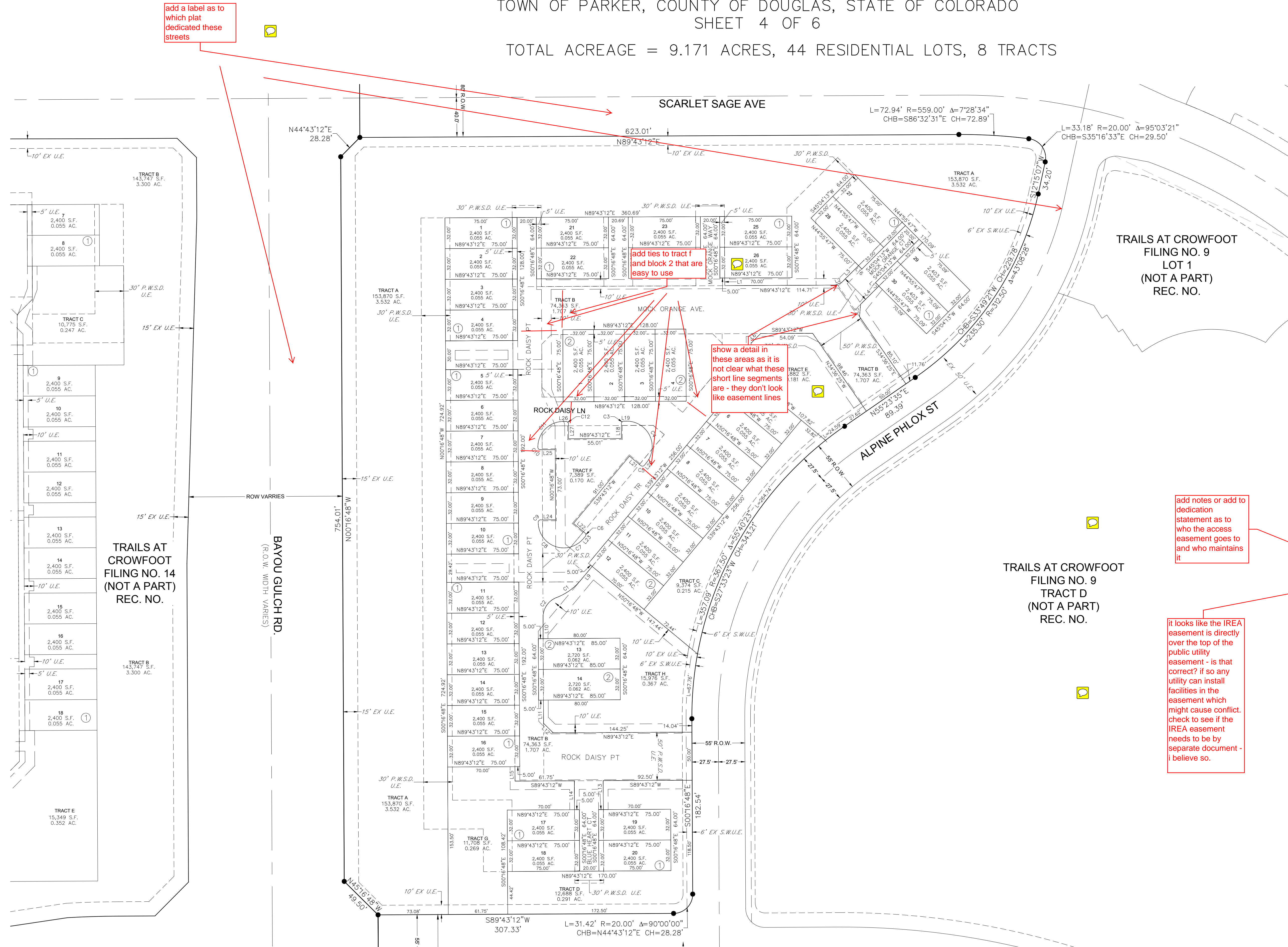
show a tie from the basis of bearings to the plat boundary



# TRAILS AT CROWFOOT FILING NO. 15

A REPLAT OF 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,  
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 SHEET 4 OF 6

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 8 TRACTS



add a label as to which plat dedicated these streets

add ties to tract f and block 2 that are easy to use

show a detail in these areas as it is not clear what these short line segments are - they don't look like easement lines

add notes or add to dedication statement as to who the access easement goes to and who maintains it

it looks like the IREA easement is directly over the top of the public utility easement - is that correct? if so any utility can install facilities in the easement which might cause conflict. check to see if the IREA easement needs to be by separate document - i believe so.

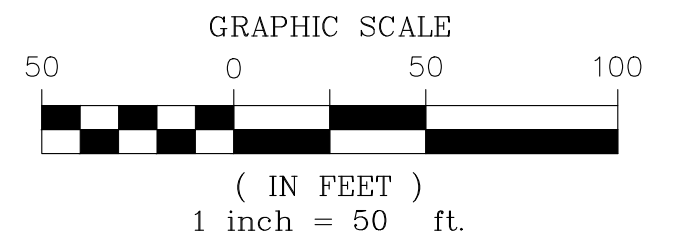
add lot or tract name

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N00°16'48"W	8.00'	L15	N00°16'48"W	15.00'
L2	N67°23'42"E	7.60'	L16	N44°55'47"W	5.00'
L3	N45°04'13"E	24.54'	L17	N44°55'47"W	5.00'
L4	N45°04'13"E	26.86'	L18	N00°16'48"W	15.50'
L5	N05°13'54"E	12.81'	L19	N89°43'12"E	2.95'
L6	S44°43'12"W	14.14'	L20	S39°43'12"W	3.27'
L7	S00°16'48"E	33.20'	L21	N50°16'48"W	15.50'
L8	S39°43'12"W	2.80'	L22	S50°16'48"E	15.50'
L9	S39°43'12"W	19.04'	L23	S39°29'15"W	2.97'
L10	S00°16'48"E	22.10'	L24	N89°43'12"E	15.50'
L11	S00°16'48"E	24.10'	L25	S89°43'12"W	15.50'
L12	N45°16'48"W	14.14'	L26	N89°43'12"E	2.95'
L13	N00°16'48"W	30.08'	L27	S00°16'48"E	15.50'
L14	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.  
 SEE SHEET 5 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.  
 SEE SHEET 6 FOR DETAILS OF IREA DRY UTILITY EASEMENTS BY THIS PLAT.

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.I. L.S. NO. 25369 UNLESS OTHERWISE NOTED



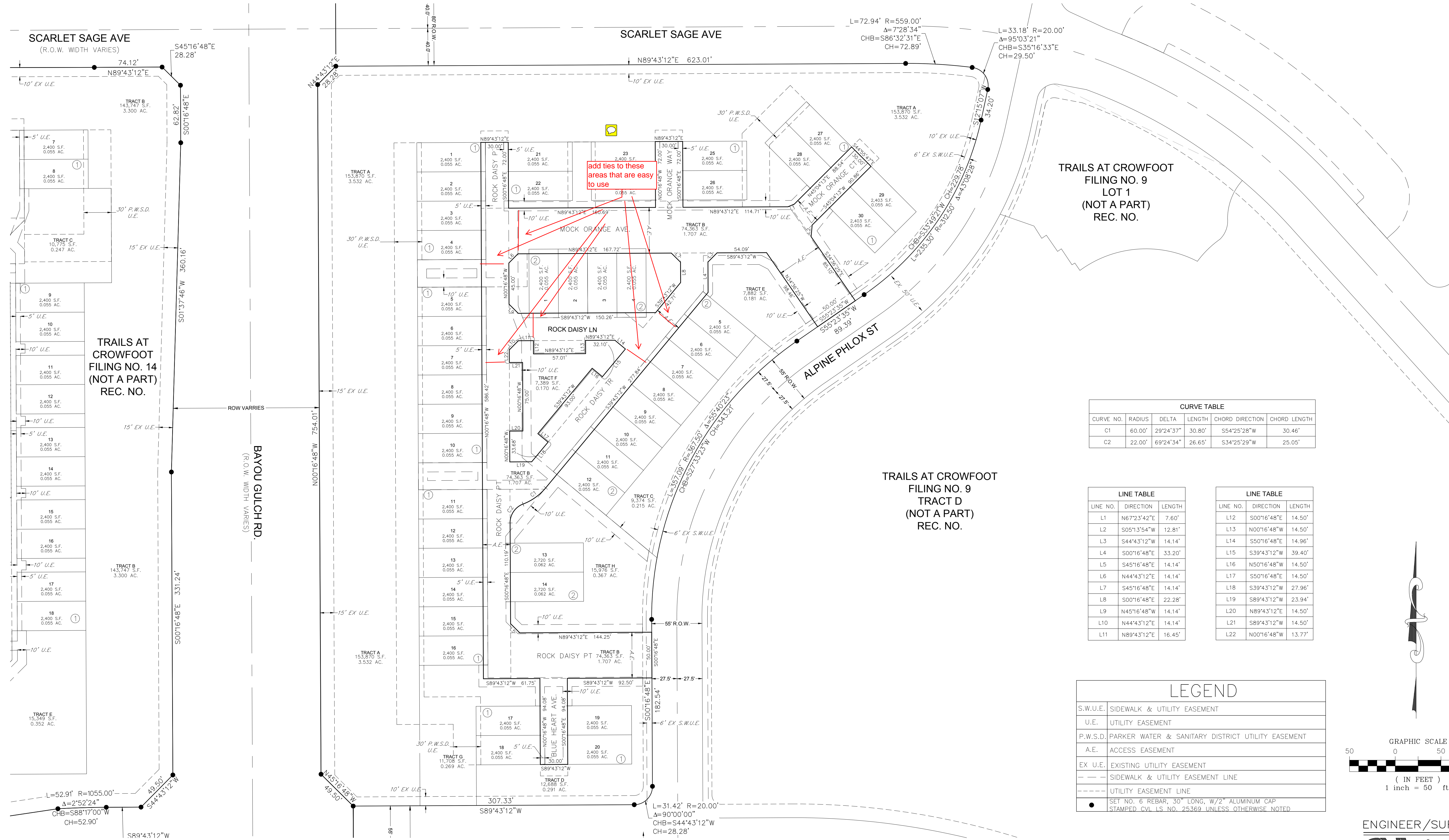
ENGINEER/SURVEYOR

**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 FILING NO. 15

A REPLAT OF 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 5 OF 6

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 8 TRACTS



TRAILS AT CROWFOOT  
 FILING NO. 9  
 LOT 1  
 (NOT A PART)  
 REC. NO.

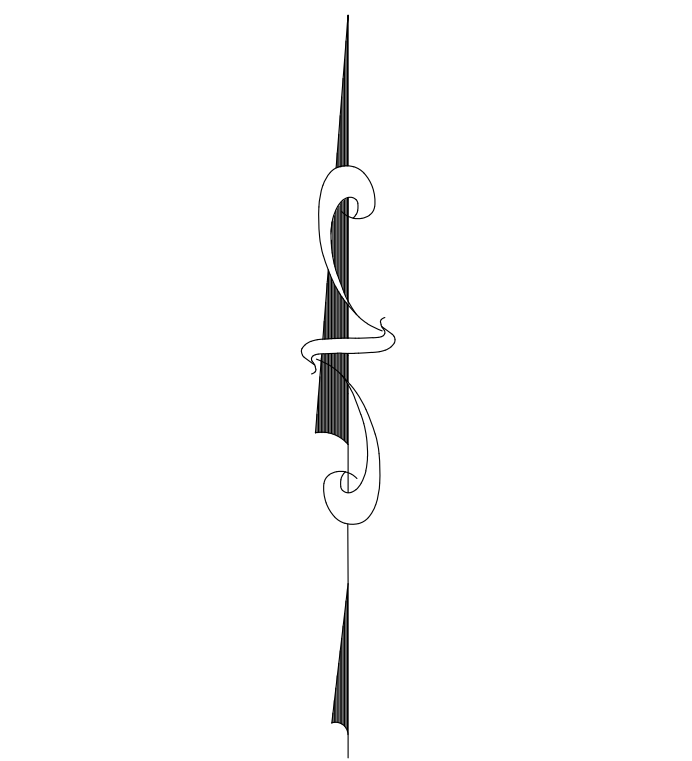
TRAILS AT CROWFOOT  
 FILING NO. 9  
 TRACT D  
 (NOT A PART)  
 REC. NO.

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
L1	N67°23'42"E	7.60'
L2	S05°13'54"W	12.81'
L3	S44°43'12"W	14.14'
L4	S00°16'48"E	33.20'
L5	S45°16'48"E	14.14'
L6	N44°43'12"E	14.14'
L7	S45°16'48"E	14.14'
L8	S00°16'48"E	22.28'
L9	N45°16'48"W	14.14'
L10	N44°43'12"E	14.14'
L11	N89°43'12"E	16.45'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	S00°16'48"E	14.50'
L13	N00°16'48"W	14.50'
L14	S50°16'48"E	14.96'
L15	S39°43'12"W	39.40'
L16	N50°16'48"W	14.50'
L17	S50°16'48"E	14.50'
L18	S39°43'12"W	27.96'
L19	S89°43'12"W	23.94'
L20	N89°43'12"E	14.50'
L21	S89°43'12"W	14.50'
L22	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
- - -	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



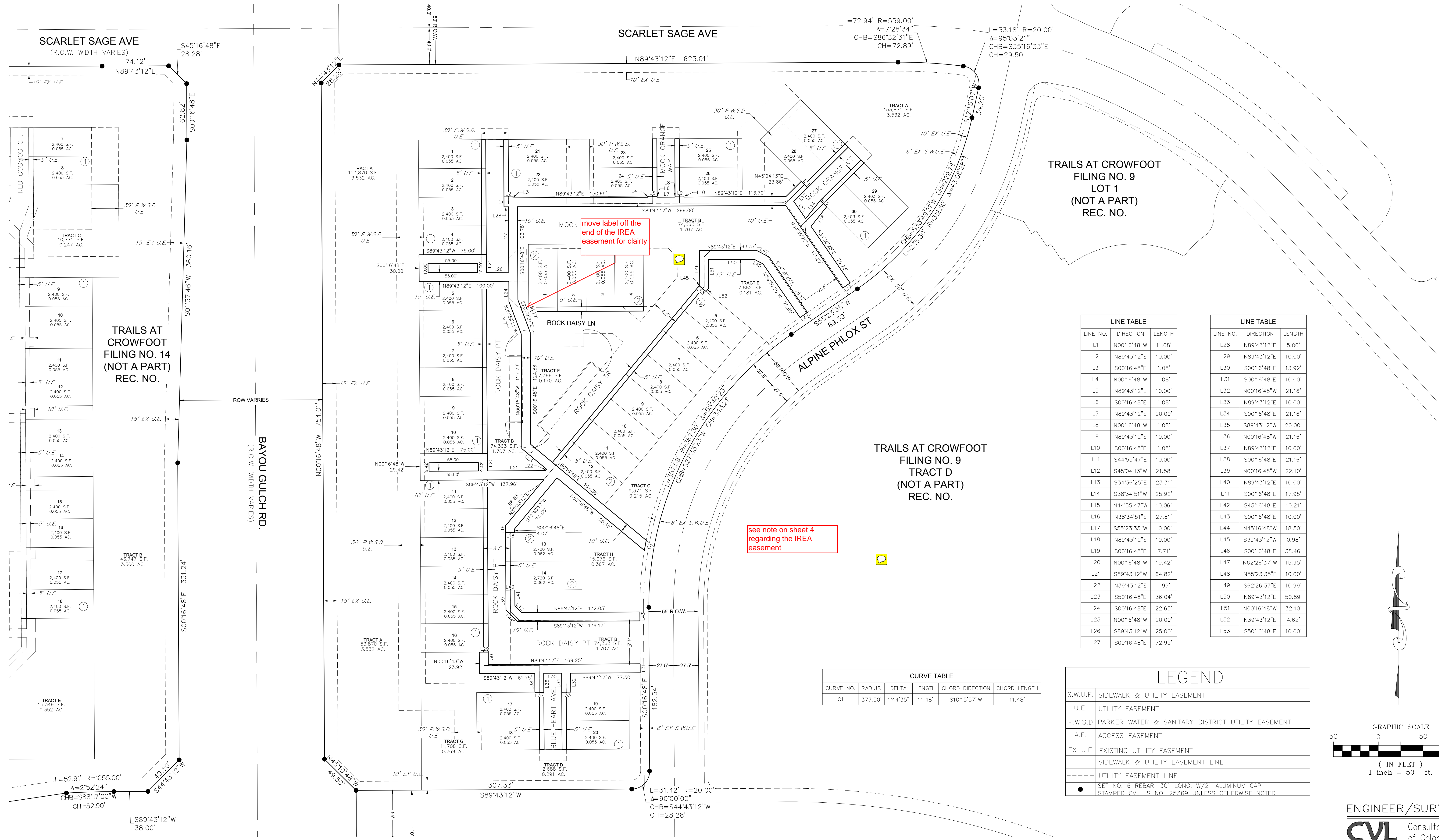
GRAPHIC SCALE  
 0 50 100  
 ( IN FEET )  
 1 inch = 50 ft.

ENGINEER/SURVEYOR  
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 6 OF 6

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 8 TRACTS



TRAILS AT CROWFOOT  
 FILING NO. 9  
 LOT 1  
 (NOT A PART)  
 REC. NO.

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

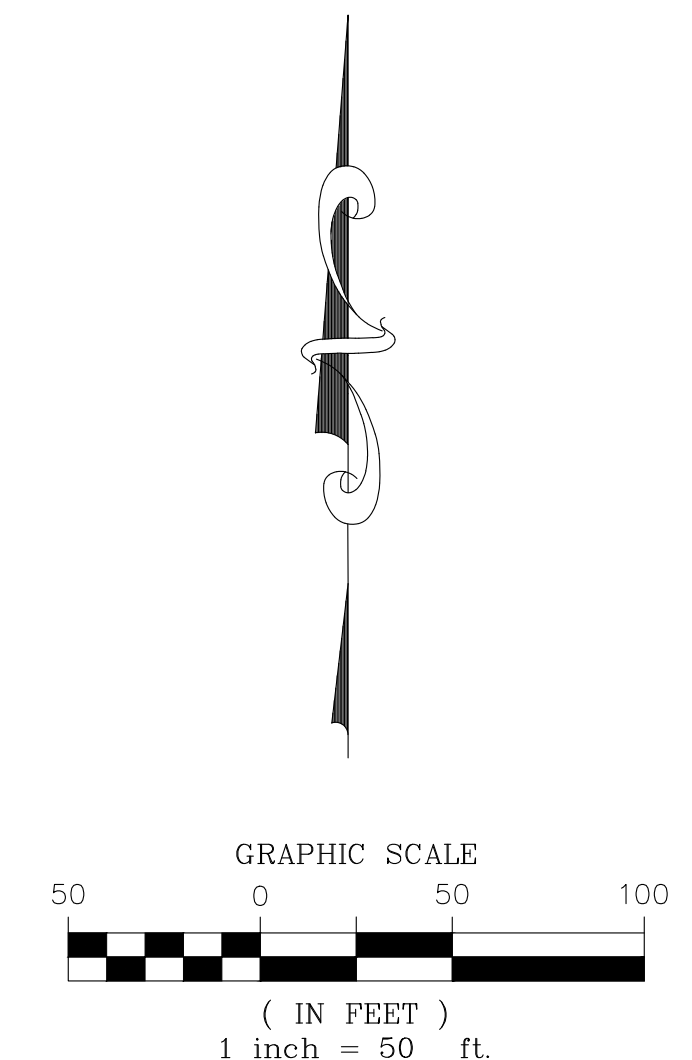
TRAILS AT CROWFOOT  
 FILING NO. 14  
 (NOT A PART)  
 REC. NO.

LINE TABLE	
LINE NO.	LENGTH
L1	11.08'
L2	10.00'
L3	1.08'
L4	1.08'
L5	10.00'
L6	1.08'
L7	20.00'
L8	1.08'
L9	10.00'
L10	1.08'
L11	10.00'
L12	21.58'
L13	23.31'
L14	25.92'
L15	10.06'
L16	27.81'
L17	10.00'
L18	10.00'
L19	7.71'
L20	19.42'
L21	64.82'
L22	1.99'
L23	36.04'
L24	22.65'
L25	20.00'
L26	25.00'
L27	72.92'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L28	N89°43'12"E	5.00'
L29	N89°43'12"E	10.00'
L30	S00°16'48"E	13.92'
L31	S00°16'48"E	10.00'
L32	N00°16'48"W	21.16'
L33	N89°43'12"E	10.00'
L34	S00°16'48"E	21.16'
L35	S89°43'12"W	20.00'
L36	N00°16'48"W	21.16'
L37	N89°43'12"E	10.00'
L38	S00°16'48"E	21.16'
L39	N00°16'48"W	22.10'
L40	N89°43'12"E	10.00'
L41	S00°16'48"E	17.95'
L42	S45°04'13"W	10.21'
L43	S00°16'48"E	10.00'
L44	N45°04'13"W	18.50'
L45	S39°43'12"W	0.98'
L46	S00°16'48"E	38.46'
L47	N62°26'37"E	15.95'
L48	N55°23'35"E	10.00'
L49	S62°26'37"E	10.99'
L50	N89°43'12"E	50.89'
L51	N00°16'48"W	32.10'
L52	N39°43'12"E	4.62'
L53	S50°16'48"E	10.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	377.50'	1°44'35"	11.48'	S10°15'57"W	11.48'

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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●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL I.S. NO. 25.369 UNLESS OTHERWISE NOTED



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