

# TRAILS AT CROWFOOT FILING NO. 15

A REPLAT OF TRACT CC OF TRAILS AT CROWFOOT FILING NO. 1  
 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 7

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 10 TRACTS

**DEDICATION STATEMENT:**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT CROWFOOT FILING NO. 15. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

**ACKNOWLEDGEMENT**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBIVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

**OWNER**

CMCE, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE \_\_\_\_\_

BY: \_\_\_\_\_

AS \_\_\_\_\_ OF CMCE, LLC, A COLORADO LIMITED LIABILITY COMPANY

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

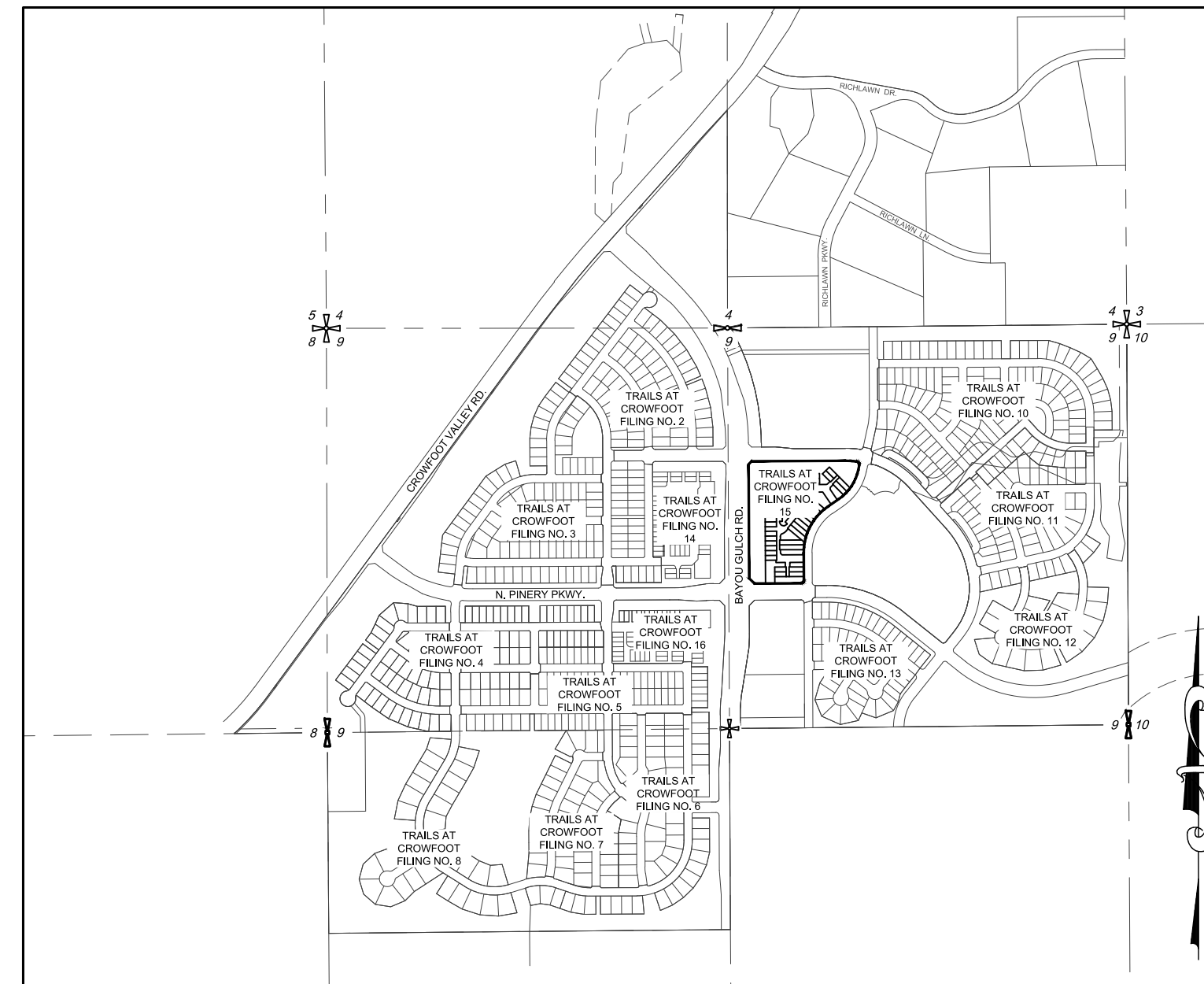
BY \_\_\_\_\_

AS \_\_\_\_\_ OF CMCE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



**VICINITY MAP**  
 SCALE: 1" = 1000'

**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 CC OF TRAILS AT CROWFOOT FILING NO. 1 AS RECORDED AT RECEPTION NO. 2018065116 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

**PLANNING COMMISSION STATEMENT:**

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON \_\_\_\_\_ JULY 02 \_\_\_\_\_, 2018.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATION:**

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D., AT \_\_\_\_\_ A.M./P.M AT RECEPTION NUMBER \_\_\_\_\_

\_\_\_\_\_  
 COUNTY CLERK AND RECORDER

**TITLE VERIFICATION:**

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HERON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT FOR THOSE ITEMS SHOWN IN TITLE COMMITMENT NO. H0513965-023-CN-CN AMENDMENT NO. 3.

SIGNATURE \_\_\_\_\_

BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. BY \_\_\_\_\_

AS \_\_\_\_\_ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL OF TOWN COUNCIL:**

THIS PLAT WAS APPROVED BY TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

\_\_\_\_\_  
 PLANNING DIRECTOR, TOWN OF PARKER

\_\_\_\_\_  
 DIRECTOR OF ENGINEERING, TOWN OF PARKER

**SURVEYOR'S CERTIFICATION:**

I, WILLIAM F. HESSELBACH, JR., A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TRAILS AT CROWFOOT FILING NO. 15 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, 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. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

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  
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 Tel: (720) 482-9526 / Fax: (720) 482-9546

# TRAILS AT CROWFOOT FILING NO. 15

A REPLAT OF TRACT CC OF TRAILS AT CROWFOOT FILING NO. 1  
 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 2 OF 7

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 10 TRACTS

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. H0513965-023-CNXC-CN AMENDMENT NO. 3, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JULY 26, 2018 AT 8:00 A.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. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
8. 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.
9. ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
10. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
11. NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
12. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
13. TRACTS A, B, C, D, E, F, G AND H WILL BE CONVEYED TO THE HOA VIA A SEPARATE DOCUMENT.
14. THE LANDSCAPE EASEMENT DETAILED ON SHEET 7 WILL BE MAINTAINED BY THE HOA.
15. THE HOA/METRO DISTRICT WILL BE RESPONSIBLE FOR ALL STREETScape ADJACENT TO PARKS AND OPEN SPACE PROPERTIES.
16. THERE ARE A TOTAL OF 44 LOTS AND 10 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 15.

TRACT SUMMARY TABLE					
TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	147,895 S.F.	3.395 AC	OPEN SPACE / UTILITIES/ ACCESS	H.O.A.	H.O.A.
B	74,363 S.F.	1.707 AC	OPEN SPACE / UTILITIES/ ACCESS	H.O.A.	H.O.A.
C	4,181 S.F.	0.096 AC	OPEN SPACE / UTILITIES/ ACCESS	H.O.A.	H.O.A.
D	8,465 S.F.	0.194 AC	OPEN SPACE / UTILITIES/ ACCESS	H.O.A.	H.O.A.
E	2,782 S.F.	0.064 AC	OPEN SPACE / UTILITIES/ ACCESS	H.O.A.	H.O.A.
F	7,389 S.F.	0.170 AC	PARK SPACE / UTILITIES	H.O.A.	H.O.A.
G	11,708 S.F.	0.269 AC	PARK SPACE / UTILITIES	H.O.A.	H.O.A.
H	5,937 S.F.	0.136 AC	PARK SPACE / UTILITIES	H.O.A.	H.O.A.
I	7,882 S.F.	0.181 AC	PARK SPACE / UTILITIES	H.O.A.	H.O.A.
J	5,213 S.F.	0.120 AC	PARK SPACE / UTILITIES	H.O.A.	H.O.A.

LAND USE SUMMARY CHART			
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	123,679 S.F.	2.839 AC.	30.96%
PARK LAND	38,128 S.F.	0.876 AC.	9.54%
OPEN SPACE AREAS	237,687 S.F.	5.456 AC.	59.50%
TOTAL	399,494 S.F.	9.171 AC.	100%

FILING 15 MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	2,400 S.F.	0.055 AC.
MAXIMUM LOT SIZE	5,157 S.F.	0.118 AC.
AVERAGE LOT SIZE	2,811 S.F.	0.064 AC.

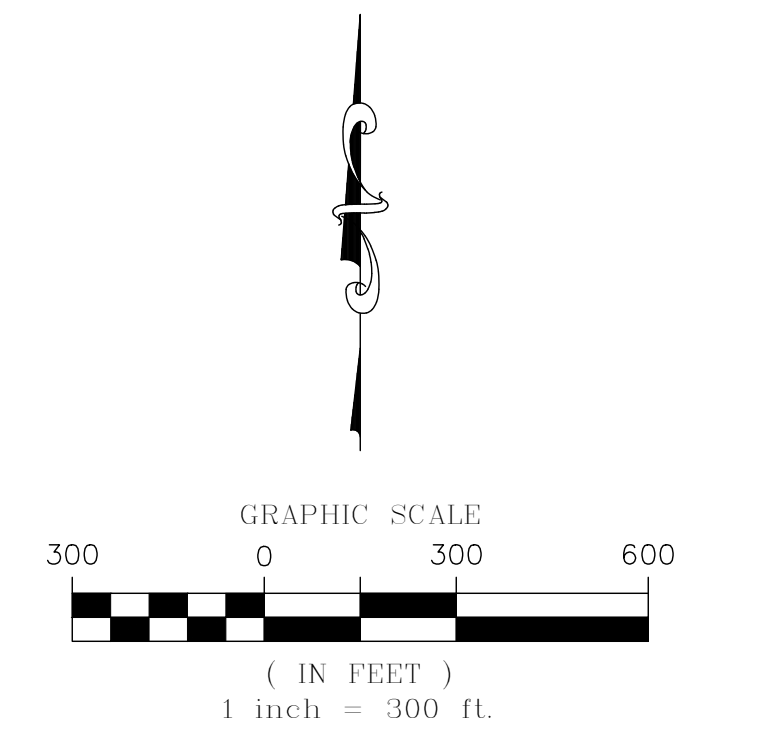
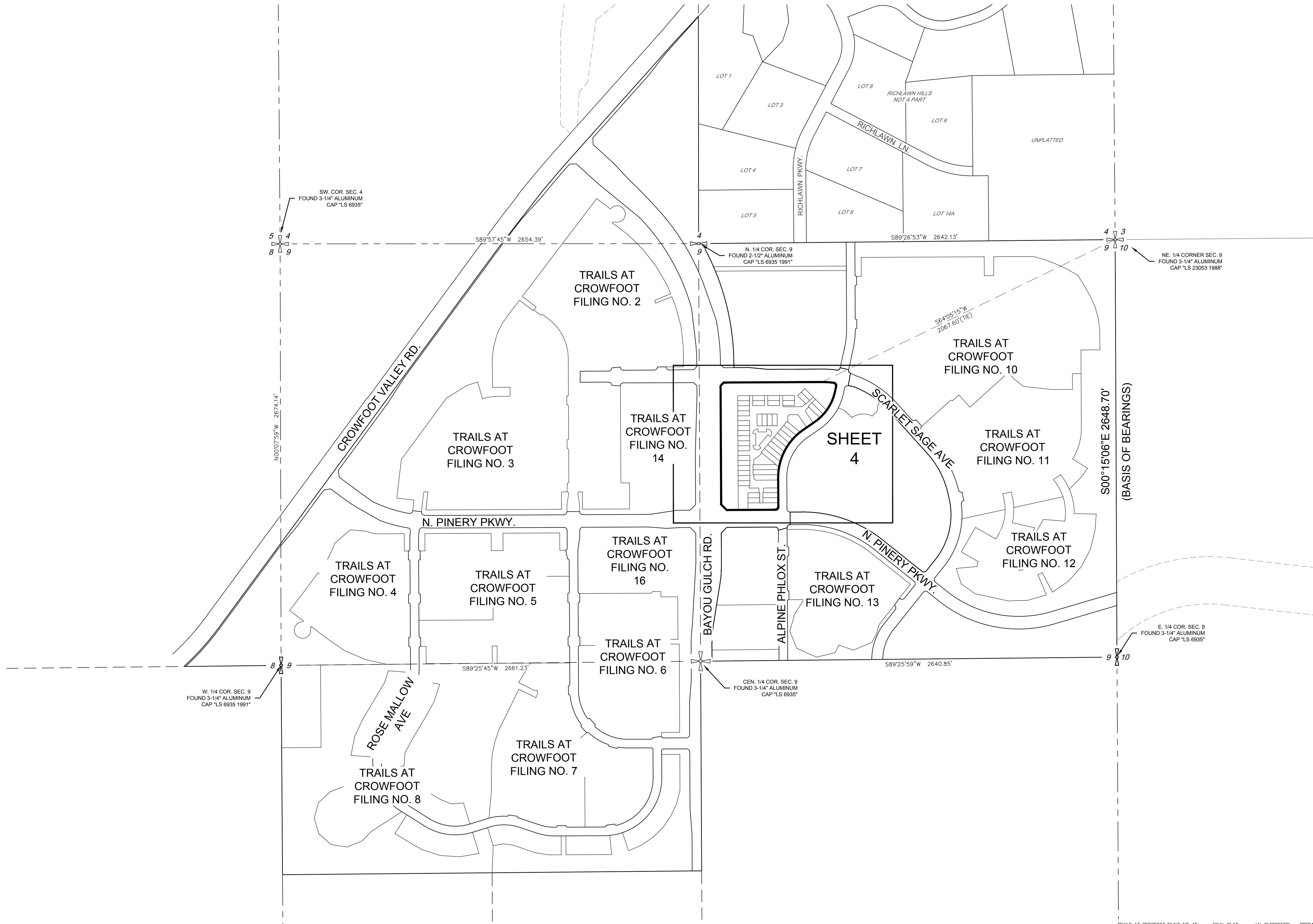
ENGINEER/SURVEYOR

**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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 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
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 SHEET 3 OF 7

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 10 TRACTS



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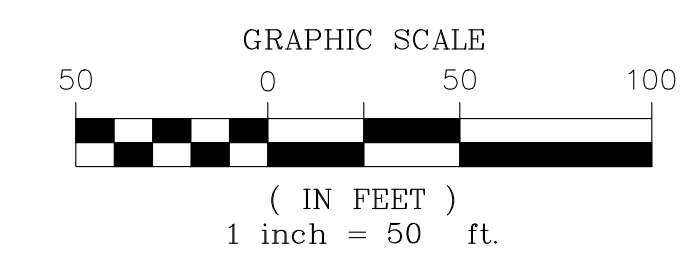
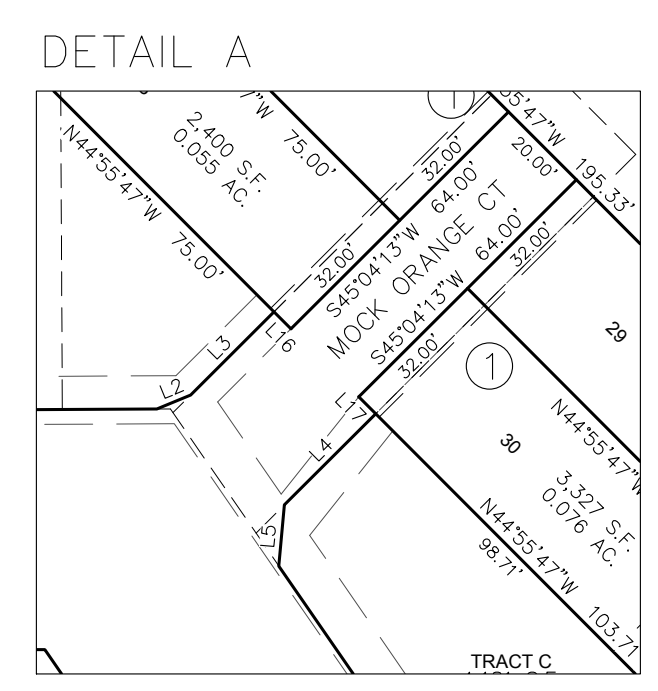


LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N00°16'48"W	8.00'	L16	N44°55'47"W	5.00'
L2	N67°23'42"E	7.60'	L17	N44°55'47"W	5.00'
L3	N45°04'13"E	24.54'	L18	N00°16'48"W	15.50'
L4	N45°04'13"E	26.86'	L19	N89°43'12"E	2.95'
L5	N05°13'54"E	12.81'	L20	S39°43'12"W	3.27'
L6	S44°43'12"W	14.14'	L21	N50°16'48"W	15.50'
L7	S00°16'48"E	33.20'	L22	S50°16'48"E	15.50'
L8	S39°43'12"W	2.80'	L23	S39°29'15"W	2.97'
L9	S39°43'12"W	19.04'	L24	N89°43'12"E	15.50'
L10	S00°16'48"E	22.10'	L25	S89°43'12"W	15.50'
L11	S00°16'48"E	24.10'	L26	N89°43'12"E	2.95'
L12	N45°16'48"W	14.14'	L27	S00°16'48"E	15.50'
L13	N00°16'48"W	30.08'	L28	N50°16'48"W	23.00'
L14	N00°16'48"W	30.08'	L29	S89°43'12"W	23.00'
L15	N00°16'48"W	15.00'	L30	S89°43'12"W	47.00'

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 DEDICATED BY THIS PLAT.  
 SEE SHEET 7 FOR DETAILS OF LANDSCAPE EASEMENTS DEDICATED BY THIS PLAT.

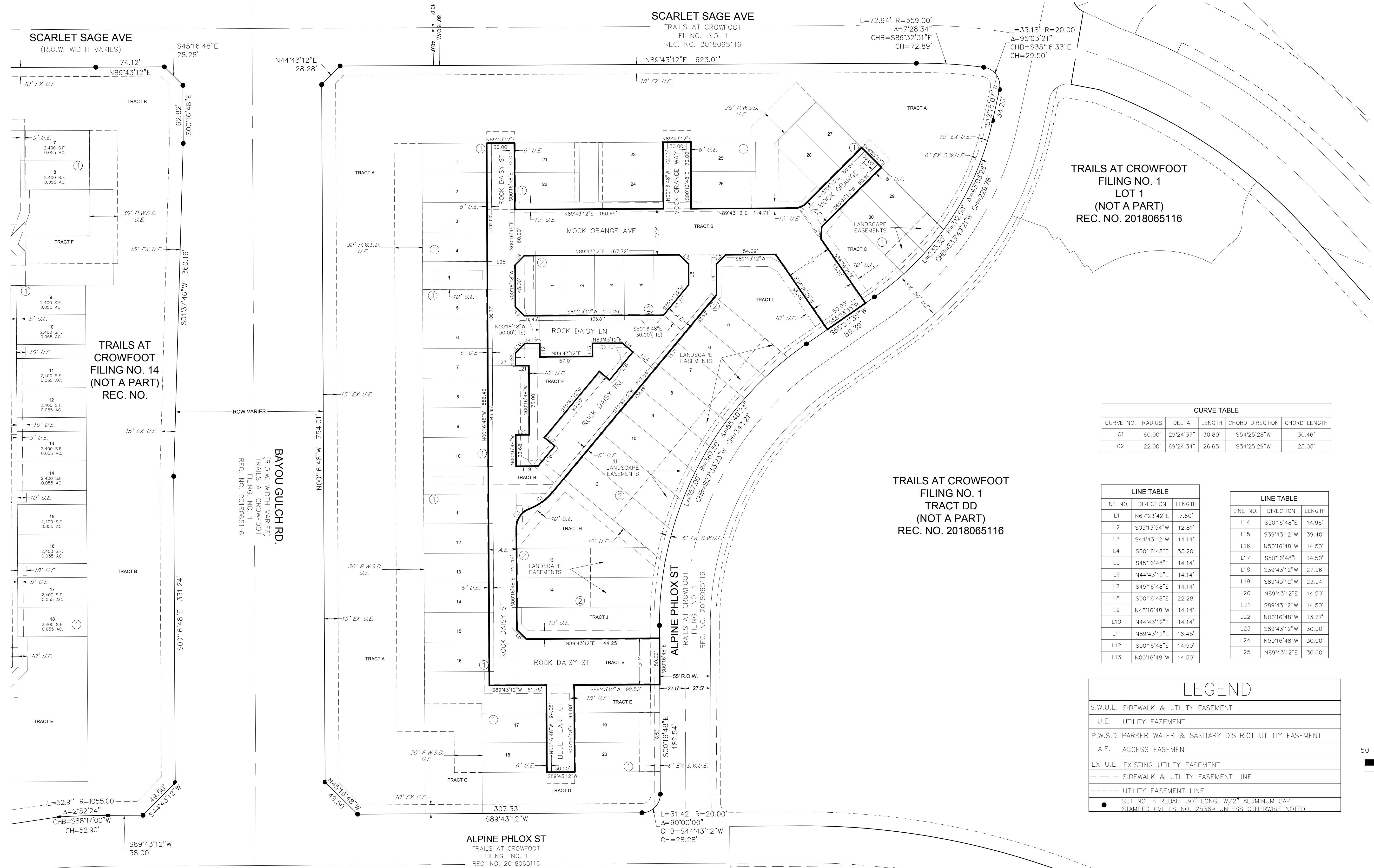
LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
---	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I.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



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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 5 OF 7

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 10 TRACTS  
 ACCESS EASEMENT



TRAILS AT CROWFOOT  
 FILING NO. 1  
 LOT 1  
 (NOT A PART)  
 REC. NO. 2018065116

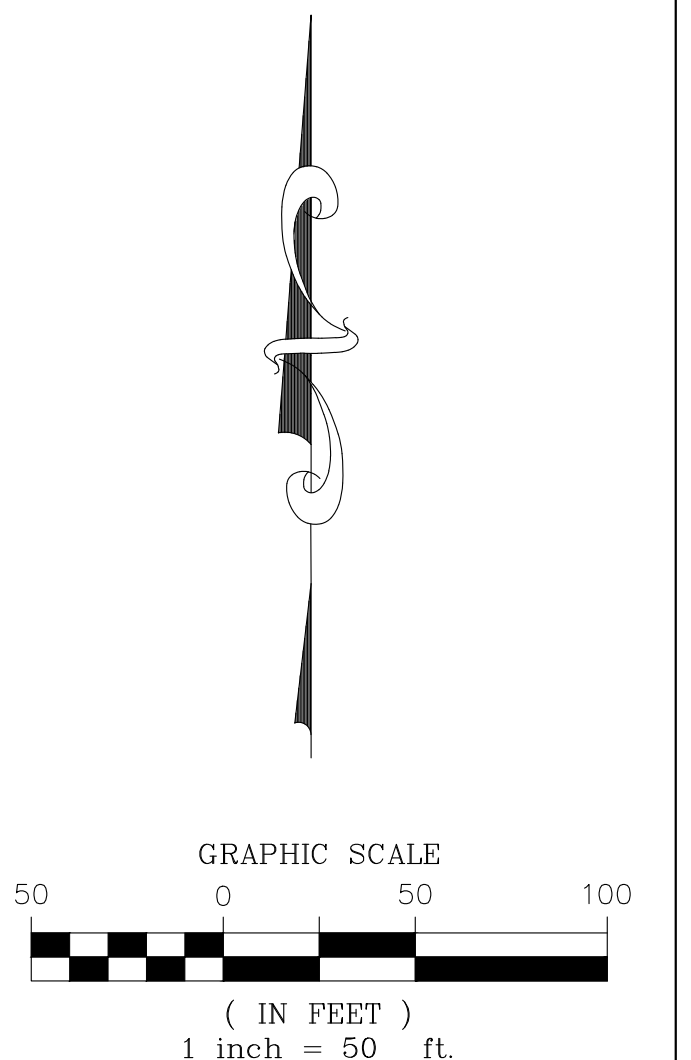
TRAILS AT CROWFOOT  
 FILING NO. 1  
 TRACT DD  
 (NOT A PART)  
 REC. NO. 2018065116

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'
L12	S00°16'48"E	14.50'
L13	N00°16'48"W	14.50'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
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'
L23	S89°43'12"W	30.00'
L24	N50°16'48"W	30.00'
L25	N89°43'12"E	30.00'

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 I.S. NO. 25369 UNLESS OTHERWISE NOTED



SCARLET SAGE AVE  
 (R.O.W. WIDTH VARIES)

SCARLET SAGE AVE  
 TRAILS AT CROWFOOT  
 FILING NO. 1  
 REC. NO. 2018065116

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

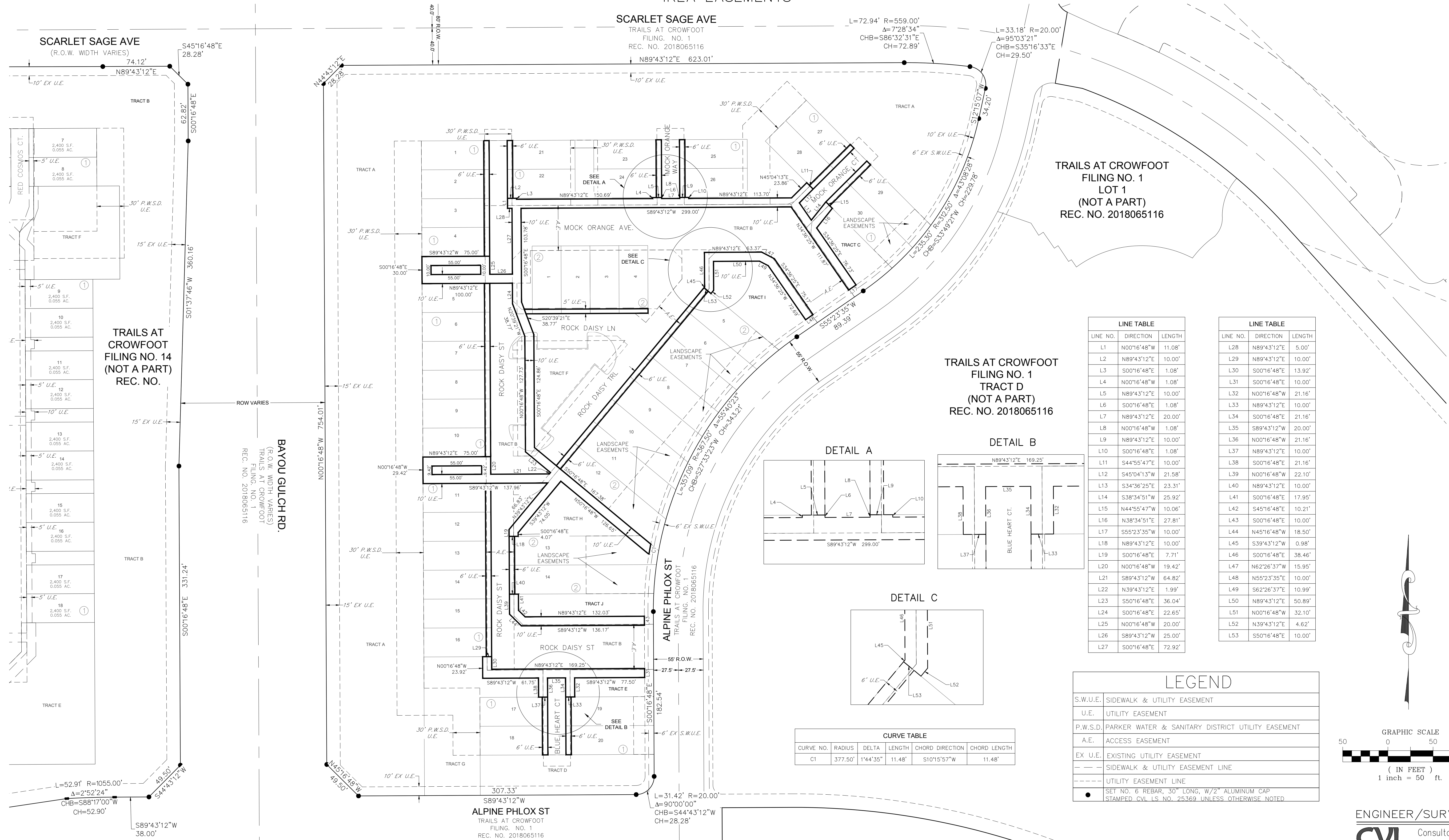
BAYOU GULCH RD.  
 (R.O.W. WIDTH VARIES)  
 TRAILS AT CROWFOOT  
 FILING NO. 1  
 REC. NO. 2018065116

ALPINE PHLOX ST  
 TRAILS AT CROWFOOT  
 FILING NO. 1  
 REC. NO. 2018065116

# TRAILS AT CROWFOOT FILING NO. 15

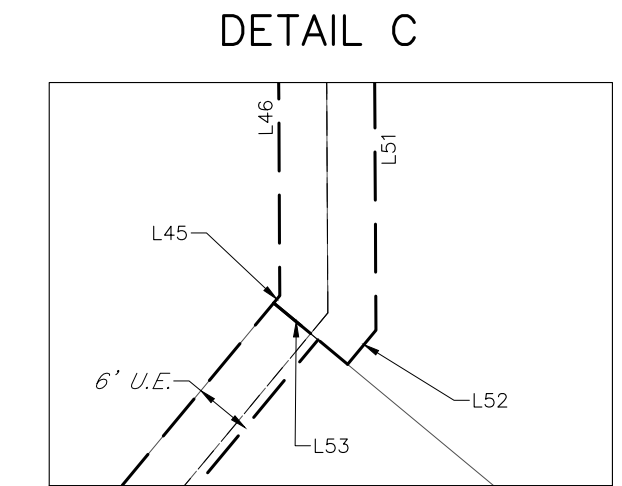
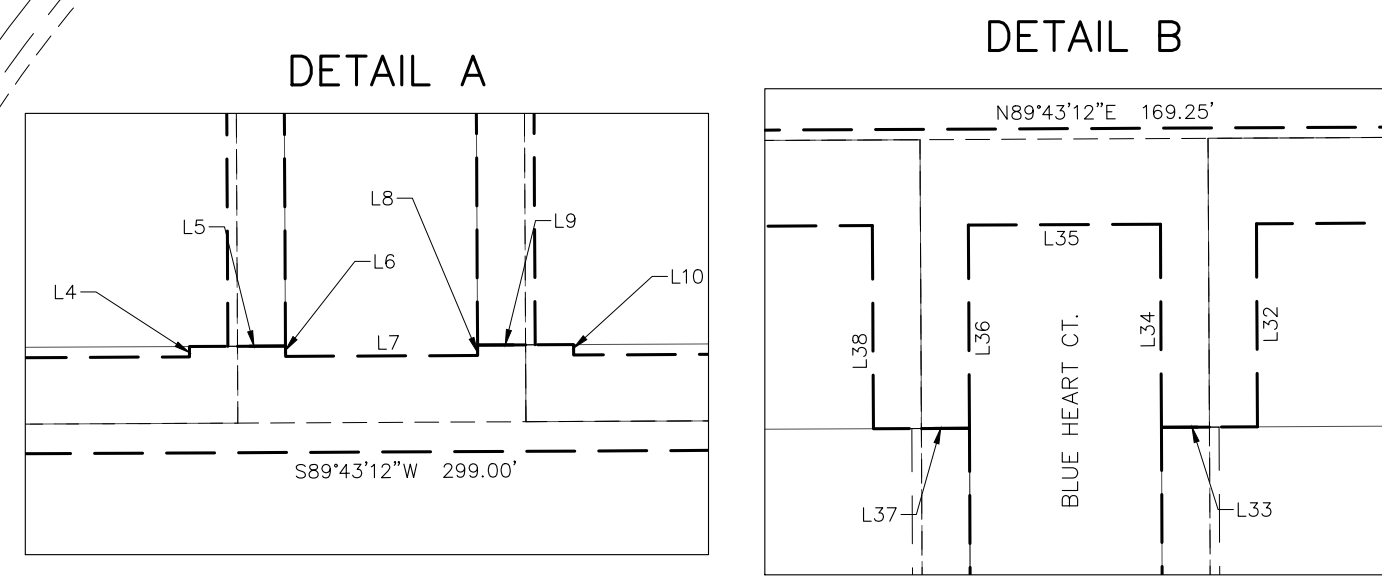
A REPLAT OF TRACT CC OF TRAILS AT CROWFOOT FILING NO. 1  
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 6 OF 7

TOTAL ACREAGE = 9.171 ACRES, 44 RESIDENTIAL LOTS, 10 TRACTS  
 IREA EASEMENTS



LINE NO.	DIRECTION	LENGTH
L1	N00°16'48"W	11.08'
L2	N89°43'12"E	10.00'
L3	S00°16'48"E	1.08'
L4	N00°16'48"W	1.08'
L5	N89°43'12"E	10.00'
L6	S00°16'48"E	1.08'
L7	N89°43'12"E	20.00'
L8	N00°16'48"W	1.08'
L9	N89°43'12"E	10.00'
L10	S00°16'48"E	1.08'
L11	S44°55'47"E	10.00'
L12	S45°04'13"W	21.58'
L13	S34°36'25"E	23.31'
L14	S38°34'51"W	25.92'
L15	N44°55'47"W	10.06'
L16	N38°34'51"E	27.81'
L17	S55°23'35"W	10.00'
L18	N89°43'12"E	10.00'
L19	S00°16'48"E	7.71'
L20	N00°16'48"W	19.42'
L21	S89°43'12"W	64.82'
L22	N39°43'12"E	1.99'
L23	S50°16'48"E	36.04'
L24	S00°16'48"E	22.65'
L25	N00°16'48"W	20.00'
L26	S89°43'12"W	25.00'
L27	S00°16'48"E	72.92'

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"E	10.21'
L43	S00°16'48"E	10.00'
L44	N45°16'48"W	18.50'
L45	S39°43'12"W	0.98'
L46	S00°16'48"E	38.46'
L47	N62°26'37"W	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 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
---	SIDEWALK & UTILITY EASEMENT LINE
---	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL L.S. NO. 25369 UNLESS OTHERWISE NOTED

