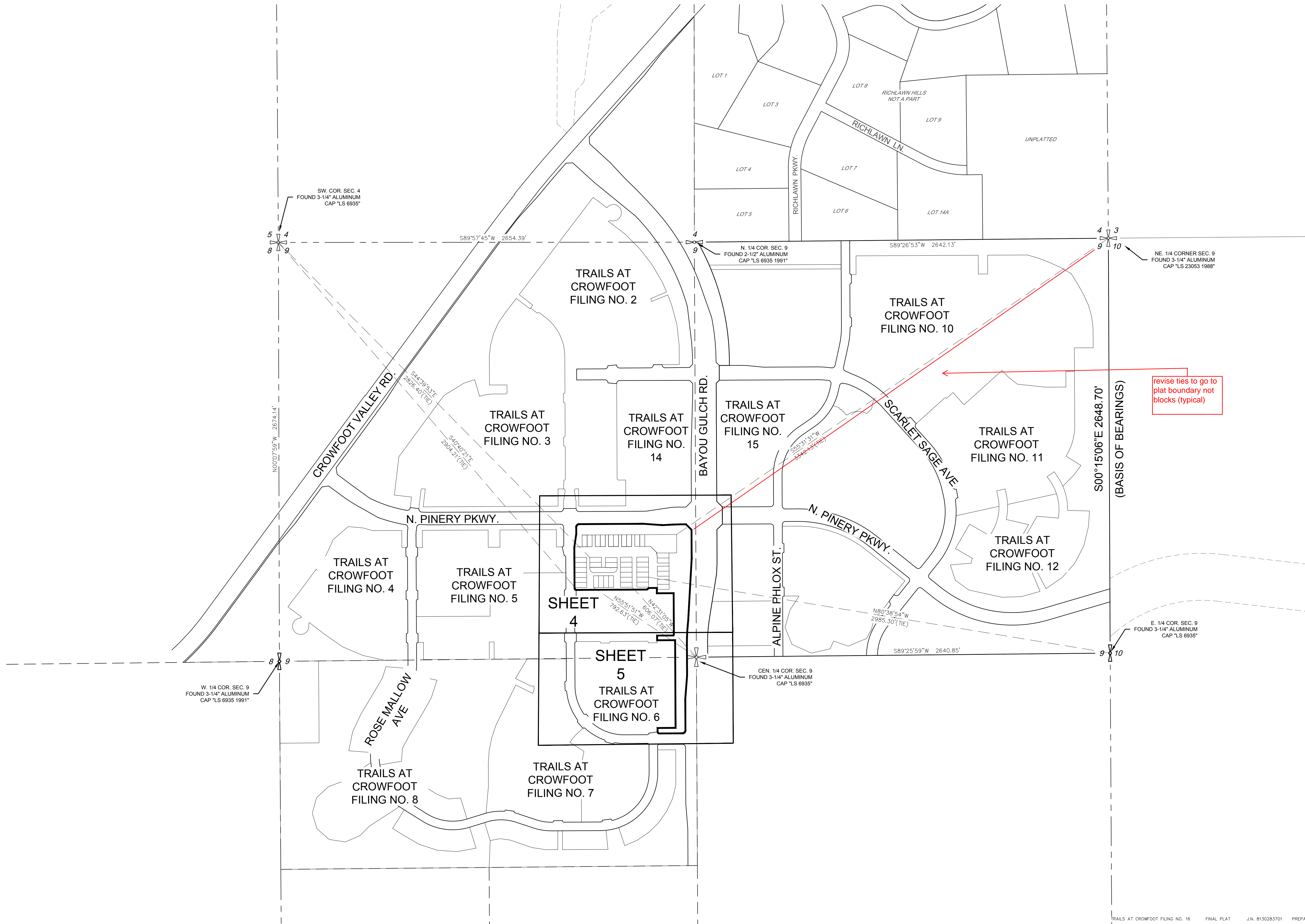
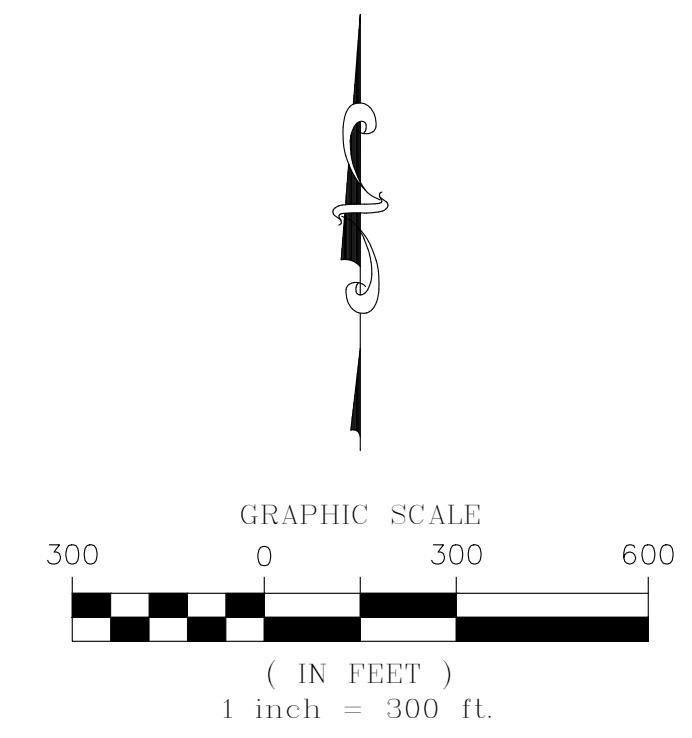


# TRAILS AT CROWFOOT FILING NO. 16

A REPLAT OF TRACT BB 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 3 OF 7  
 TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS



revise ties to go to  
 plat boundary not  
 blocks (typical)



# TRAILS AT CROWFOOT FILING NO. 16

A REPLAT OF TRACT BB 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 4 OF 7

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS

it would be easier to see if you removed access easement and irea easement linework from this sheet

show plat name and recording information for prior street dedications

make a detail here for clarity

show distances to block 2 (typical)

this line does not seem to be labeled as to what it is

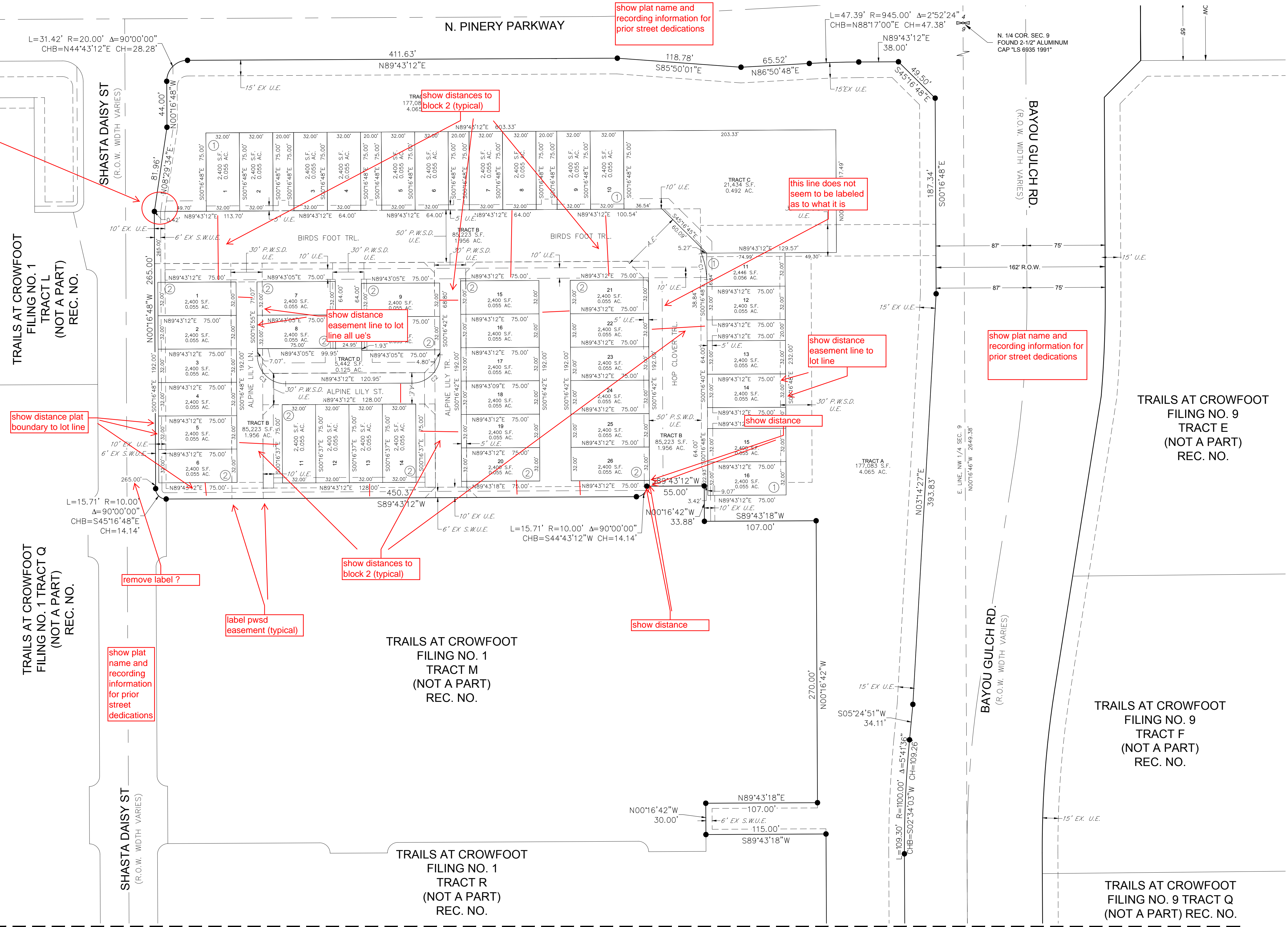
show plat name and recording information for prior street dedications

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 6 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.  
 SEE SHEET 7 FOR DETAILS OF IREA DRY UTILITY EASEMENTS BY THIS PLAT.

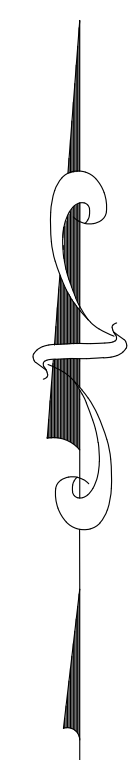
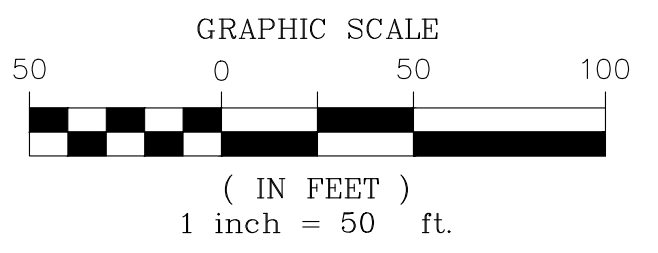
is the irea easement intended to be an exclusive easement - it is over the top of other easements

these easements most likely will need to be by separate document ?

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	69.00'	21°28'05"	25.85'	N12°06'16"W	25.70'
C2	27.00'	89°59'53"	42.41'	S44°43'15"W	38.18'
C3	27.00'	89°15'23"	42.06'	N45°39'04"W	37.94'



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. NO. 25369, UNLESS OTHERWISE NOTED

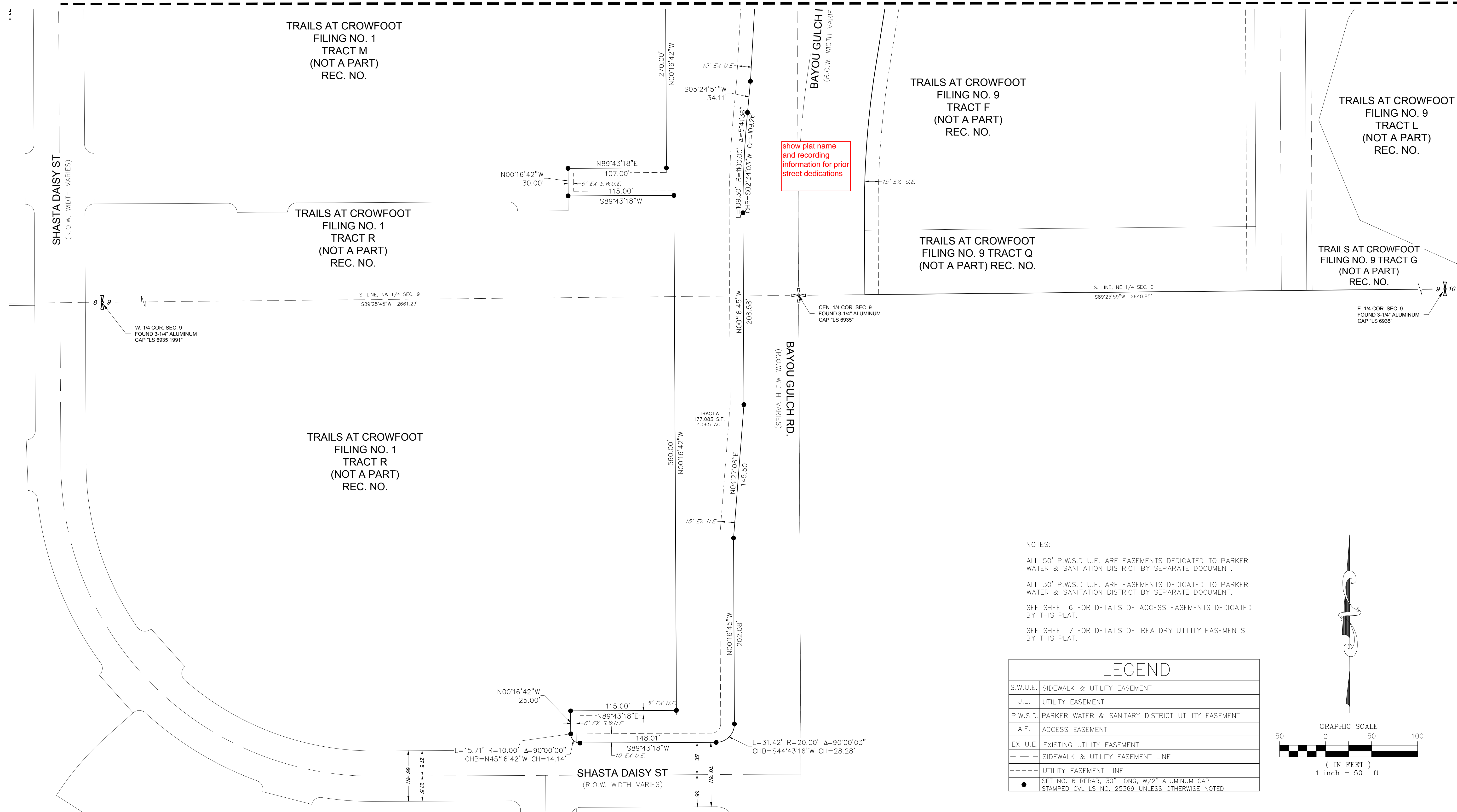


# TRAILS AT CROWFOOT FILING NO. 16

A REPLAT OF TRACT BB 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 5 OF 7

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS

MATCHLINE - SEE SHEET 4

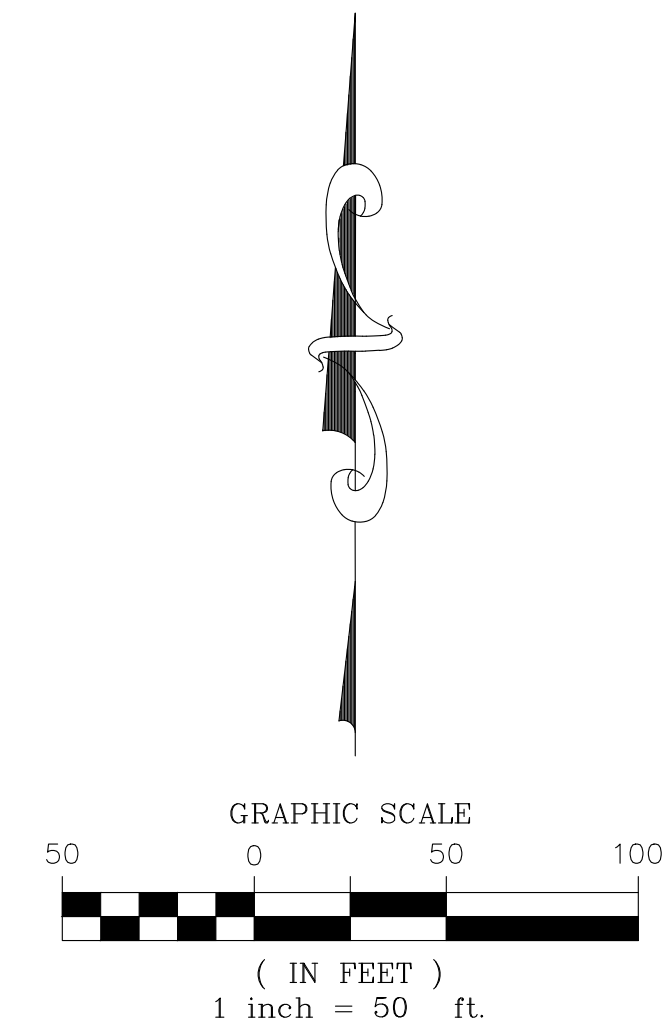


**NOTES:**

- 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 6 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.
- SEE SHEET 7 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.L. LS. 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. 16

A REPLAT OF TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1  
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 6 OF 7

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS

it would be easier to see if you removed ue and pwsd esmt line work from this sheet

show plat name and recording information for prior street dedications

the access easement is inside the lot line is that correct?

show a detail (or copy detail from sheet 4) for the access easement location if it is the same as the lot line

the access easement is inside the lot line is that correct?

show plat name and recording information for prior street dedications

show a distance to the easement

show a distance to the easement

this area needs a detail for clarity to show the lot lines vs the access easement (sheet 4 vs sheet 6)

show plat name and recording information for prior street dedications

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

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

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

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

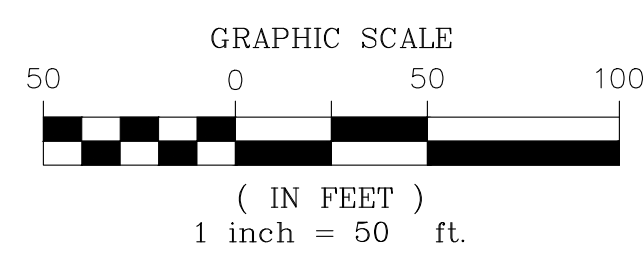
TRAILS AT CROWFOOT FILING NO. 9 TRACT E (NOT A PART) REC. NO.

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

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

LINE NO.	DIRECTION	LENGTH
L1	S45°16'42"E	14.14'
L2	N44°43'18"E	14.14'
L3	N45°16'48"W	14.14'
L4	S44°43'12"W	14.14'
L5	S45°16'48"E	14.14'
L6	N44°43'12"E	14.14'

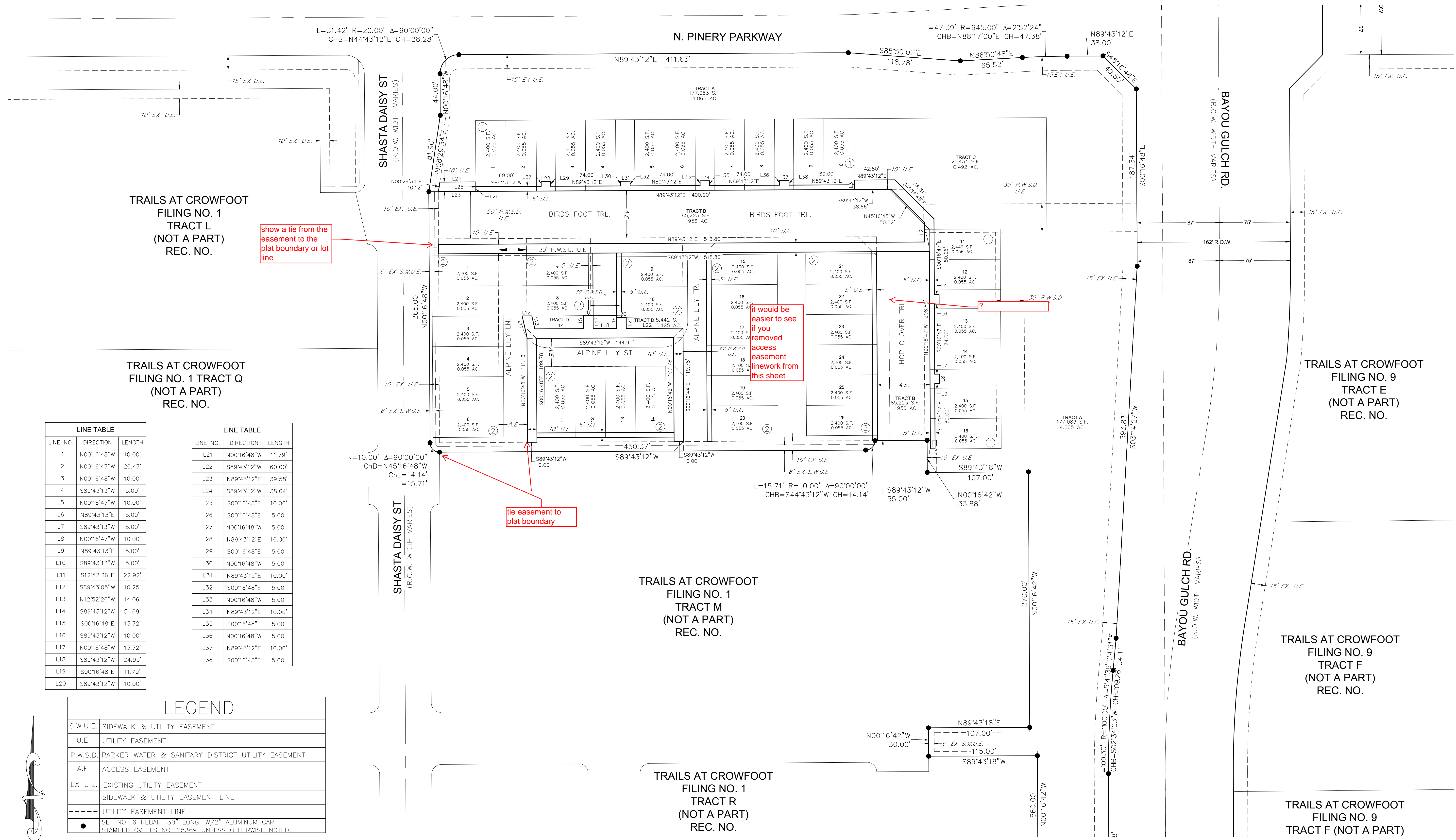
LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
- - -	SIDEWALK & UTILITY EASEMENT LINE
- - - -	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED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



# TRAILS AT CROWFOOT FILING NO. 16

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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 7 OF 7

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS



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

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

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

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

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

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

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

show a tie from the easement to the plat boundary or lot line

it would be easier to see if you removed access easement linework from this sheet

tie easement to plat boundary

LINE NO.	DIRECTION	LENGTH
L1	N00°16'48"W	10.00'
L2	N00°16'47"W	20.47'
L3	N00°16'48"W	10.00'
L4	S89°43'13"W	5.00'
L5	N00°16'47"W	10.00'
L6	N89°43'13"E	5.00'
L7	S89°43'13"W	5.00'
L8	N00°16'47"W	10.00'
L9	N89°43'13"E	5.00'
L10	S89°43'12"W	5.00'
L11	S12°52'26"E	22.92'
L12	S89°43'05"W	10.25'
L13	N12°52'26"W	14.06'
L14	S89°43'12"W	51.69'
L15	S00°16'48"E	13.72'
L16	S89°43'12"W	10.00'
L17	N00°16'48"W	13.72'
L18	S89°43'12"W	24.95'
L19	S00°16'48"E	11.79'
L20	S89°43'12"W	10.00'

LINE NO.	DIRECTION	LENGTH
L21	N00°16'48"W	11.79'
L22	S89°43'12"W	60.00'
L23	N89°43'12"E	39.58'
L24	S89°43'12"W	38.04'
L25	S00°16'48"E	10.00'
L26	S00°16'48"E	5.00'
L27	N00°16'48"W	5.00'
L28	N89°43'12"E	10.00'
L29	S00°16'48"E	5.00'
L30	N00°16'48"W	5.00'
L31	N89°43'12"E	10.00'
L32	S00°16'48"E	5.00'
L33	N00°16'48"W	5.00'
L34	N89°43'12"E	10.00'
L35	S00°16'48"E	5.00'
L36	N00°16'48"W	5.00'
L37	N89°43'12"E	10.00'
L38	S00°16'48"E	5.00'

## 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
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