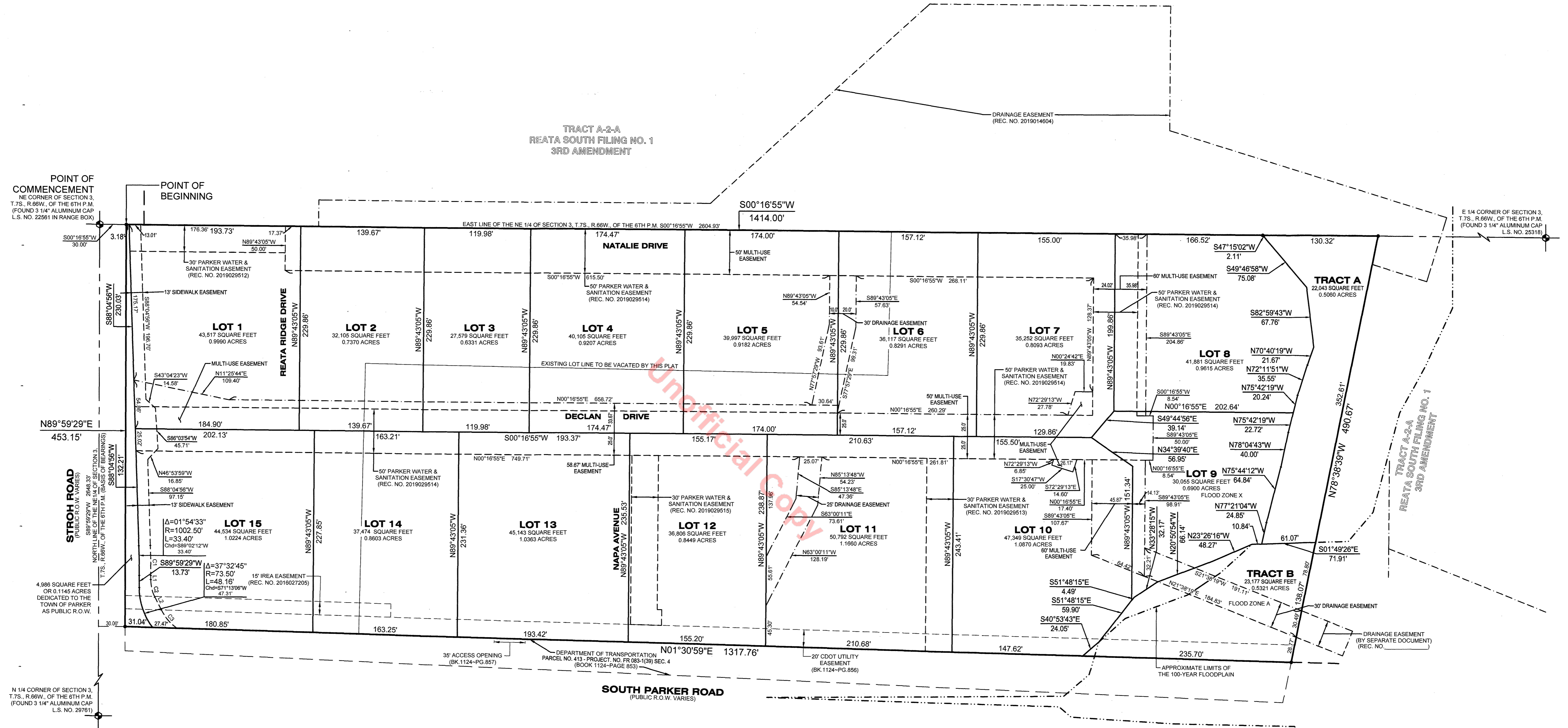


PARKER POINTE SUBDIVISION FILING NO. 1

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

SHEET 2 OF 3



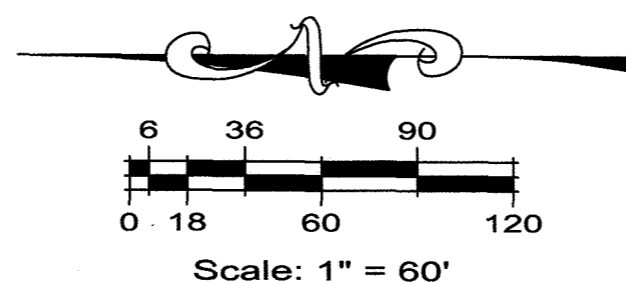
POINT OF COMMENCEMENT
NE CORNER OF SECTION 3,
T.7S., R.66W., OF THE 6TH P.M.
(FOUND 3 1/4" ALUMINUM CAP
L.S. NO. 22561 IN RANGE BOX)

POINT OF BEGINNING

N 1/4 CORNER OF SECTION 3,
T.7S., R.66W., OF THE 6TH P.M.
(FOUND 3 1/4" ALUMINUM CAP
L.S. NO. 29761)

STROTH ROAD
(PUBLIC R.O.W. VARIES)
N89°59'29"W
453.15'

SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)



LEGEND

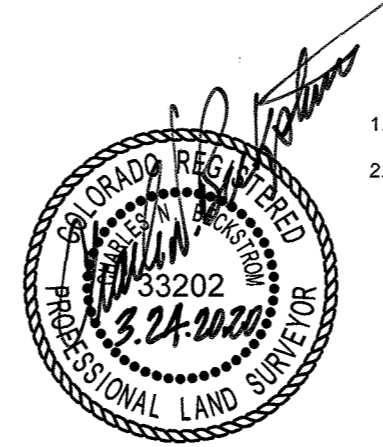
- PLAT BOUNDARY LINE
- - - ADJACENT LOT/PARCEL LINES
- - - SECTION LINE
- NEW LOT LINE
- - - EXISTING EASEMENT LINE
- - - NEW GENERAL EASEMENT LINE
- - - NEW DRAINAGE EASEMENT LINE
- - - NEW XCEL EASEMENT LINE
- - - THE 100-YEAR FLOODPLAIN
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- BK. PG. BOOK AND PAGE
- SET CORNER
- SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND

CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | CHG BEARING | CHG LENGTH |
|--------|-----------|----------|--------|-------------|------------|
| C1 | 01°54'33" | 1016.50' | 33.90' | S89°02'12"W | 33.87' |
| C2 | 26°37'53" | 44.00' | 20.50' | S76°40'32"W | 20.27' |
| C3 | 28°23'25" | 55.50' | 27.30' | S49°09'53"W | 27.22' |

LINE DATA TABLE

| COURSE | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | S89°59'29"W | 4.50' |
| L2 | S83°21'36"W | 16.11' |



EASEMENT DIMENSION NOTES

- ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS SHOWN OTHERWISE.
- REFER TO SHEET 3 FOR ADDITIONAL EASEMENT DEDICATIONS AND DIMENSIONS.

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 BE 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 OBJECT A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-6-506 OF THE COLORADO REVISED STATUTES.

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No. 18025-P
Project No. 144-070
Date 11/10/2017
Field Book No.
Revised 03/24/2020

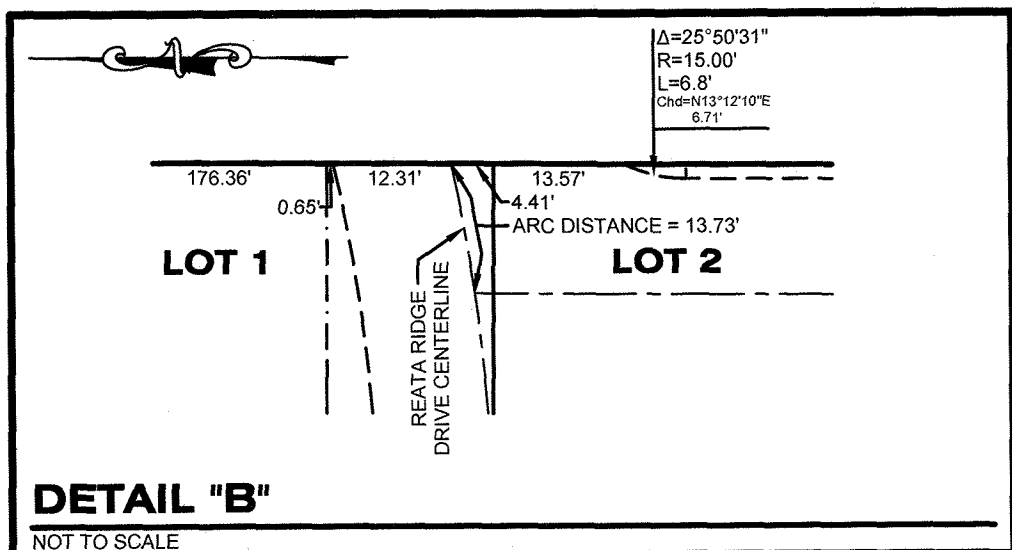
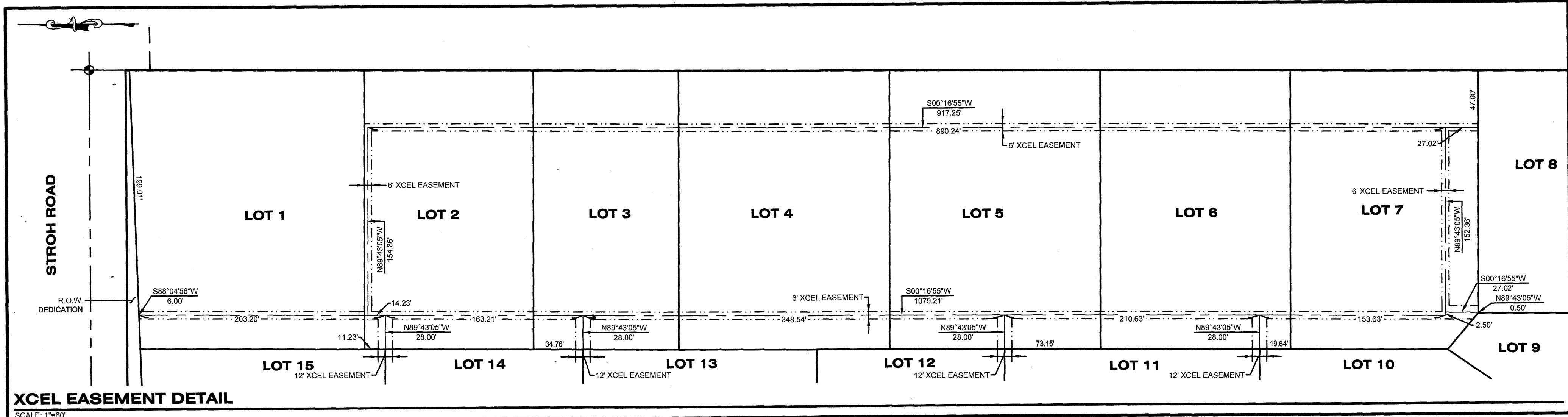
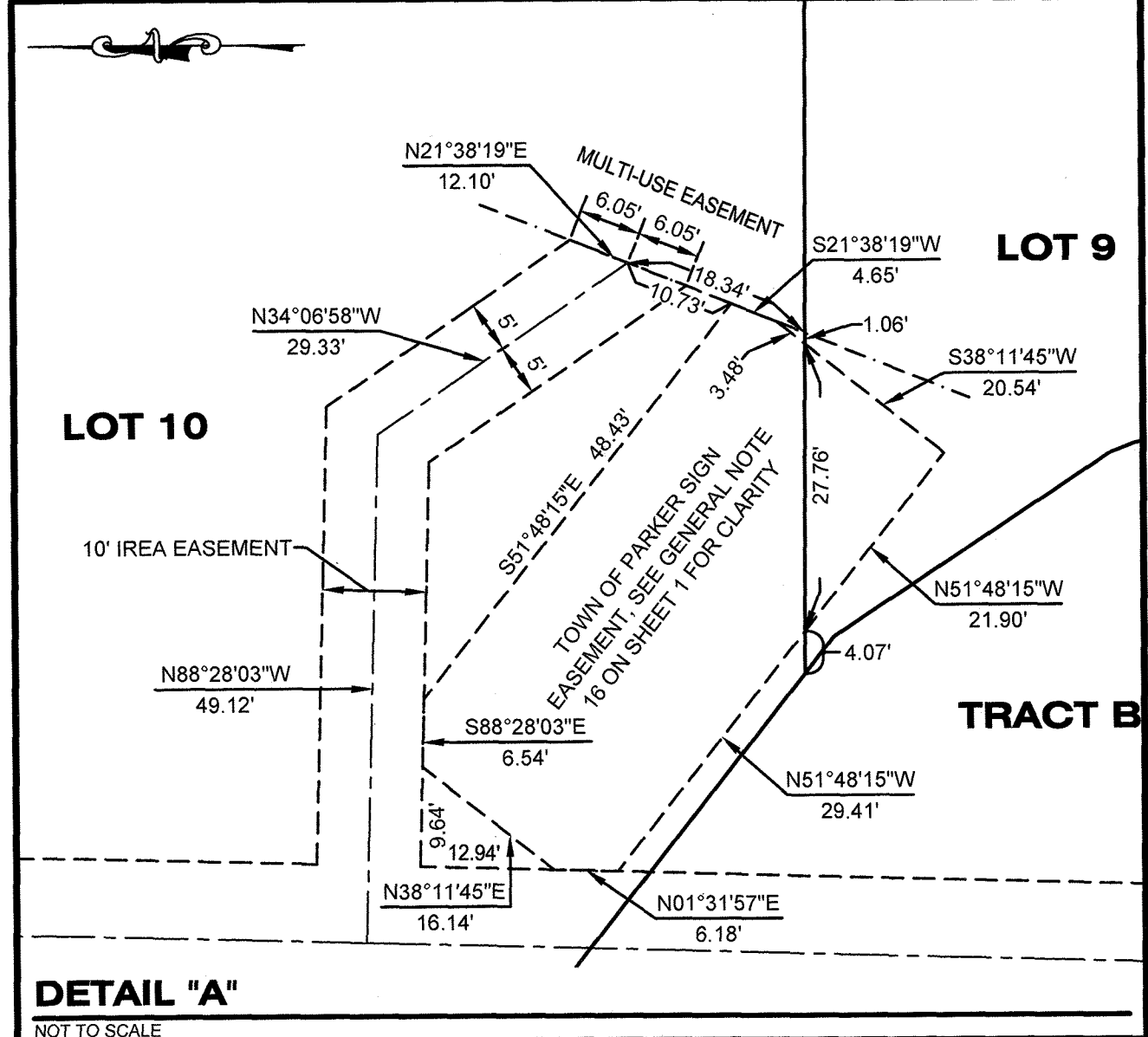
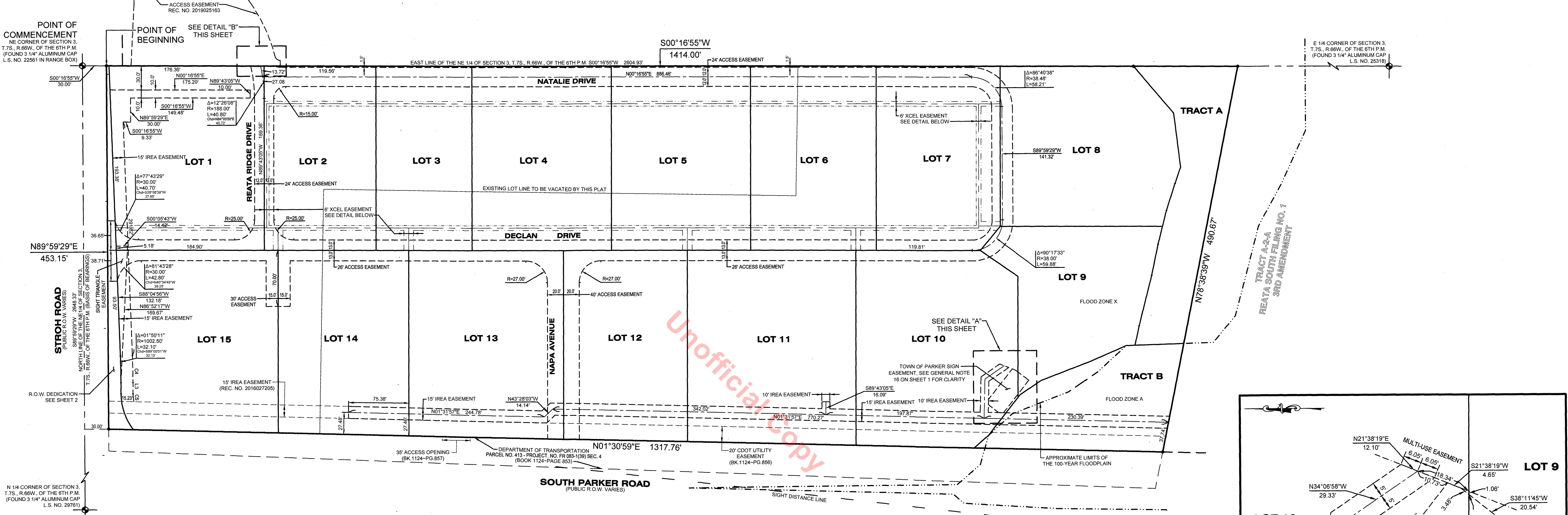
PARKER POINTE SUBDIVISION FILING NO. 1

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

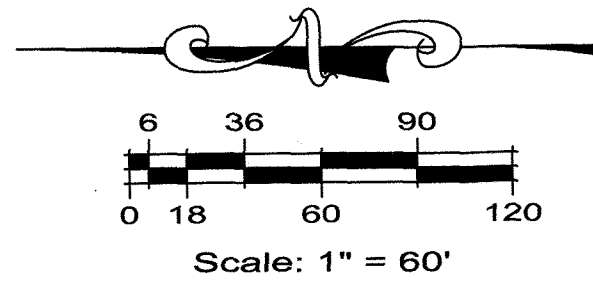
ADDITIONAL EASEMENT DEDICATIONS SHEET 3 OF 3

TRACT A-2-A
REATA SOUTH FILING NO. 1
3RD AMENDMENT



LEGEND

| | |
|--------------------------------|--|
| — PLAT BOUNDARY LINE | --- NEW XCCEL EASEMENT LINE |
| --- ADJACENT LOT/PARCEL LINES | --- THE 100-YEAR FLOODPLAIN |
| --- SECTION LINE | --- R.O.W. RIGHT-OF-WAY |
| --- NEW LOT LINE | --- L.S. NO. LAND SURVEYOR NUMBER |
| --- EXISTING EASEMENT LINE | --- BK. PG. BOOK AND PAGE |
| --- NEW GENERAL EASEMENT LINE | --- SECTION CORNER |
| --- NEW DRAINAGE EASEMENT LINE | --- SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND |



CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | CH. BEARING | CH. LENGTH |
|--------|-----------|---------|--------|-------------|------------|
| C4 | 01°54'33" | 1017.53 | 33.90 | S89°02'12"W | 33.90 |
| C5 | 09°38'45" | 58.50 | 9.80 | S85°10'08"W | 9.84 |

LINE DATA TABLE

| COURSE | BEARING | LENGTH |
|--------|-------------|--------|
| L3 | S89°59'29"W | 13.73 |



EASEMENT DIMENSION NOTES:
1. ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS SHOWN OTHERWISE.
2. REFER TO SHEET 2 FOR ADDITIONAL EASEMENT DEDICATIONS AND LOT DIMENSIONS WITH LOT AREAS.

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 COMMITMENTS A CLASS TWO (2) MISDEAMOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Project No: 16025-P
144.070
Date: 11/10/2017
Field Book No: -
Revised: 03/24/2020