# 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 1 OF 3**

*LEGAL DESCRIPTION:*

A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M., TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 3;
THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROH ROAD AND THE POINT OF BEGINNING;
THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 1414.00 FEET;
THENCE N78°38'39"W A DISTANCE OF 490.67 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD (STATE HIGHWAY 83);
THENCE N01°30'59"E ALONG SAID EASTERLY R.O.W., A DISTANCE OF 1317.76 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SOUTH PARKER ROAD AND THE SOUTH R.O.W. LINE OF STROH ROAD;
THENCE N89°59'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES

*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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PARKER POINTE SUBDIVISION FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE 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).

*ACKNOWLEDGMENT:*

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 OBVIATE 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:*

*PARKER & STROH, LLC, A COLORADO LIMITED LIABILITY COMPANY*

_____ _____
DANIEL YACOVETTA DATE

*NOTARY:*

STATE OF _____ )
) SS
COUNTY OF _____ )

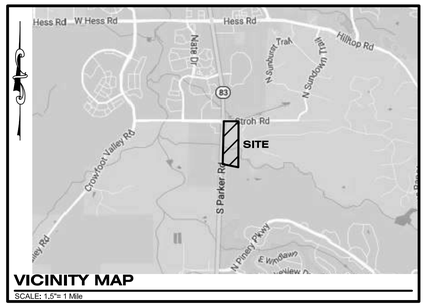
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____,

20_____ BY,_____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES




**VICINITY MAP**
SCALE: 1.5"= 1 Mile

*GENERAL NOTES:*

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 598-F0536881-153-MH PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 8, 2015 AT 7:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE "A" AREA SFHA – AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0182F EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR S89°59'29"W AND BOUNDED BY A 3-1/4" ALUMINUM CAP, L.S. NO. 22561 FOUND IN A RANGE BOX AT THE NE CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP, L.S. NO. 29761 FOUND IN A RANGE BOX AT THE N1/4 CORNER OF SAID SECTION 3.
4. ALL UNITS ARE U.S. SURVEY FEET.
5. 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.
6. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
7. NO CERTIFICATE(S) OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBATIONALLY ACCEPTED IN WRITING BY THE TOWN.
8. NO CERTIFICATE(S) OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
9. PRIVATE ACCESS DRIVE/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, FOR ANY DEVELOPMENT ON PROPERTY DESCRIBED HEREIN.
10. THIS PLAT IS SUBJECT TO A PERPETUAL, NONEXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREIN FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
11. A MULTI-USE UTILITY EASEMENTS IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
12. AN ACCESS AGREEMENT TO THE BENEFIT OF THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. _____. THIS AGREEMENT CODIFIES THE OFFSITE ACCESS ROAD ON THE ADJACENT PROPERTY SERVING THIS DEVELOPMENT.
13. A DRAINAGE CULVERT AND DETENTION POND EASEMENT AFFECTING THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. _____. THIS AGREEMENT OBLIGATES THE PROPERTY OWNER, AND SUCCESSORS, TO OPERATE AND MAINTAIN THE OFFSITE DETENTION POND AND ASSOCIATED APPURTENANCES THAT SERVE THIS PROPERTY. THE TOWN OF PARKER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITHIN THIS EASEMENT SHOULD THE PROPERTY OWNER FAIL TO DO SO, IN ACCORDANCE WITH THIS EASEMENT.
14. TRACT A IS HEREBY DEDICATED TO THE TOWN OF PARKER AS OPEN SPACE.
15. TRACT B IS HEREBY DEDICATED TO THE TOWN OF PARKER AS OPEN SPACE.
16. AN EXCLUSIVE 25 FOOT BY 55 FOOT SIGN EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER VIA THIS PLAT AS SHOWN ON SHEET 3 OF THIS PLAT.

*LAND USE SUMMARY:*

| | |
|---|---|
| *LOTS 1-15* | *13.5210 AC.* |
| *TRACTS A & B* | *1.0381 AC.* |
| *ROW* | *0.1083 AC.* |
| *TOTAL AREA OF SUBDIVISION* | *14.6674 AC.* |

| TRACT | SIZE (AC.) | OWNERSHIP | MAINTENANCE |
|---|---|---|---|
| *TRACT A* | *0.5060* | *TOWN OF PARKER* | *TOWN OF PARKER* |
| *TRACT B* | *0.5321* | *TOWN OF PARKER* | *TOWN OF PARKER* |

*SURVEYOR CERTIFICATION:*

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER POINTE SUBDIVISION FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 10TH DAY OF FEBRUARY, 2016, 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 _____, 20_____.

_____
CHARLES N. BECKSTROM, P.L.S.
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

COLORADO REGISTERED CHARLES N. BECKSTROM 33202 PROFESSIONAL LAND SURVEYOR

*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.

*TITLE VERIFICATION:*

WE FIDELITY NATIONAL TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

_____

_____

_____ _____
FIDELITY NATIONAL TITLE INSURANCE COMPANY DATE

*NOTARY:*

STATE OF _____ )
) SS
COUNTY OF _____ )

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____,

20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

*TOWN COUNCIL:*

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20_____FOR FILING. SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL. THE DEDICATIONS ARE HEREBY ACCEPTED.

THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, 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 RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

_____
MAYOR, TOWN OF PARKER

ATTEST:_____
TOWN CLERK

*CLERK AND RECORDER:*

STATE OF COLORADO )
) SS
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____DAY

OF _____, 20_____ A.D., AT _____A.M./P.M., AND

WAS RECORDED AT RECEPTION NUMBER_____

_____
COUNTY CLERK AND RECORDER

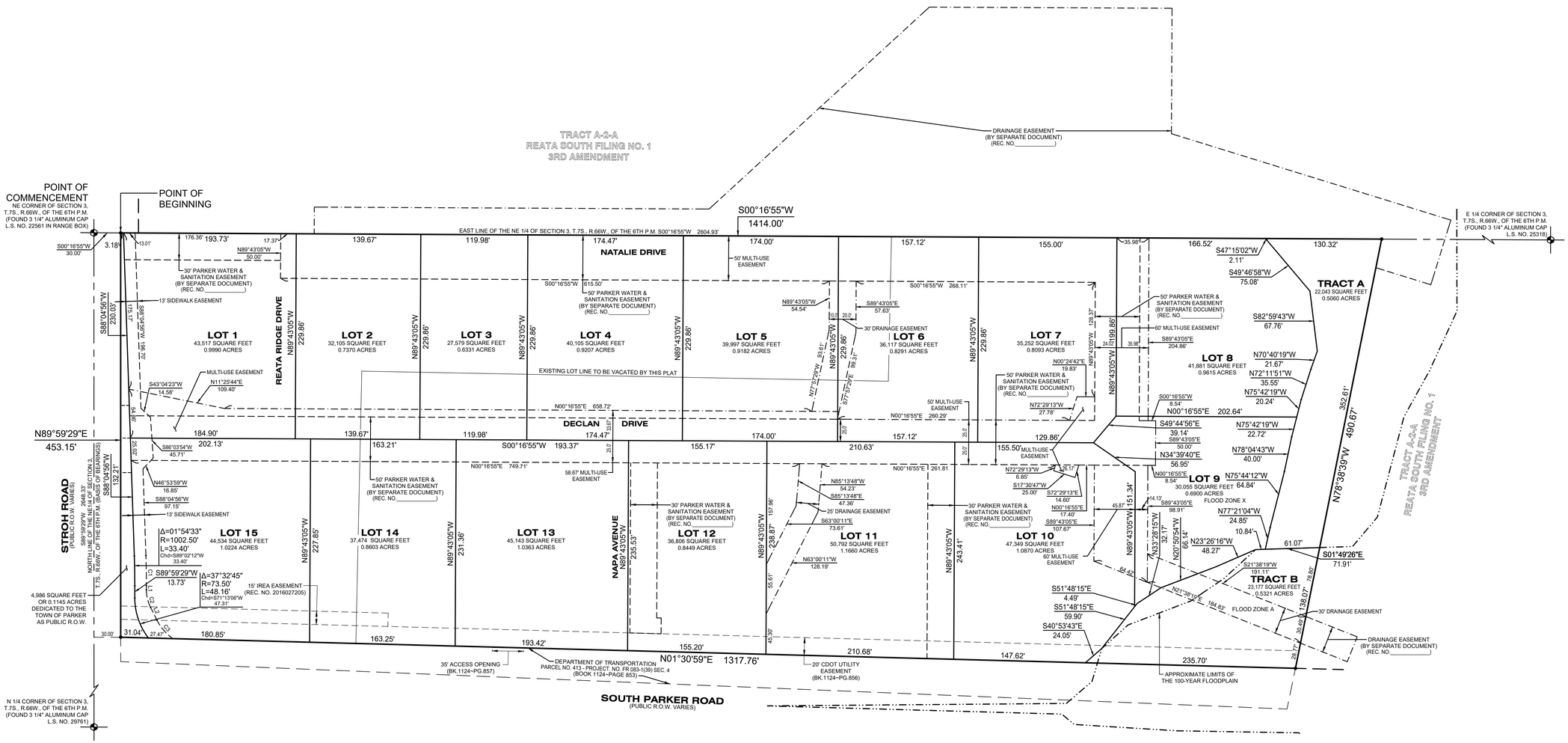

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659


| Survey No.: | Project No.: | Date: | Revised: |
|---|---|---|---|
| 16025-P | 144.070 | 11/10/2017 | 11/27/2018 |

# 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
EAST LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. S00°16'55"W 2604.93'
S00°16'55"W 1414.00'
E 1/4 CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 25318)
TRACT A-2-A REATA SOUTH FILING NO. 1 3RD AMENDMENT
DRAINAGE EASEMENT (BY SEPARATE DOCUMENT) (REC. NO._____)
NATALIE DRIVE
50' MULTI-USE EASEMENT
30' PARKER WATER & SANITATION EASEMENT (BY SEPARATE DOCUMENT) (REC. NO._____)
13' SIDEWALK EASEMENT
REATA RIDGE DRIVE
MULTI-USE EASEMENT
EXISTING LOT LINE TO BE VACATED BY THIS PLAT
DECLAN DRIVE
30' DRAINAGE EASEMENT
50' MULTI-USE EASEMENT
LOT 1 43,517 SQUARE FEET 0.9990 ACRES
LOT 2 32,105 SQUARE FEET 0.7370 ACRES
LOT 3 27,579 SQUARE FEET 0.6331 ACRES
LOT 4 40,105 SQUARE FEET 0.9207 ACRES
LOT 5 39,997 SQUARE FEET 0.9182 ACRES
LOT 6 36,117 SQUARE FEET 0.8291 ACRES
LOT 7 35,252 SQUARE FEET 0.8093 ACRES
LOT 8 41,881 SQUARE FEET 0.9615 ACRES
LOT 9 30,055 SQUARE FEET 0.6900 ACRES
LOT 10 47,349 SQUARE FEET 1.0870 ACRES
LOT 11 50,792 SQUARE FEET 1.1660 ACRES
LOT 12 36,806 SQUARE FEET 0.8449 ACRES
LOT 13 45,143 SQUARE FEET 1.0363 ACRES
LOT 14 37,474 SQUARE FEET 0.8603 ACRES
LOT 15 44,534 SQUARE FEET 1.0224 ACRES
TRACT A 22,043 SQUARE FEET 0.5060 ACRES
TRACT B 23,177 SQUARE FEET 0.5321 ACRES
FLOOD ZONE X
FLOOD ZONE A
APPROXIMATE LIMITS OF THE 100-YEAR FLOODPLAIN
NAPA AVENUE
STROH ROAD (PUBLIC R.O.W. VARIES)
SOUTH PARKER ROAD (PUBLIC R.O.W. VARIES)
15' IREA EASEMENT (REC. NO. 2016027205)
4,986 SQUARE FEET OR 0.1145 ACRES DEDICATED TO THE TOWN OF PARKER AS PUBLIC R.O.W.
35' ACCESS OPENING (BK.1124~PG.857)
DEPARTMENT OF TRANSPORTATION PARCEL NO. 413 - PROJECT NO. FR 083-1(39) SEC. 4 (BOOK 1124~PAGE 853)
20' CDOT UTILITY EASEMENT (BK.1124~PG.856)
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)
N89°59'29"E 453.15'
S88°04'56"W 230.03'
N01°30'59"E 1317.76'
S00°16'55"W 1414.00'
N78°38'39"W 490.67'
S00°16'55"W 615.50'
S00°16'55"W 268.11'
N00°16'55"E 658.72'
N00°16'55"E 749.71'
N00°16'55"E 260.29'
N00°16'55"E 261.81'
S00°16'55"W 193.37'
N00°16'55"E 202.64'
S00°16'55"W 30.00'
N89°43'05"W 50.00'
S89°43'05"E 57.63'
N89°43'05"W 54.54'
S89°43'05"E 204.86'
S89°43'05"E 98.91'
S89°43'05"E 107.67'
S89°43'05"E 17.40'
S89°43'05"E 39.14'
S89°43'05"E 50.00'
S89°43'05"E 8.54'
S89°43'05"E 8.54'
S89°43'05"E 14.13'
S89°43'05"E 32.17'
S89°43'05"E 66.14'
S89°43'05"E 151.34'
S89°43'05"E 45.87'
S89°43'05"E 45.87'
S89°43'05"E 45.87

# 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-3-A
REATA SOUTH FILING NO. 1
3RD AMENDMENT

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

SEE DETAIL "B" THIS SHEET

ACCESS EASEMENT (BY SEPARATE DOCUMENT) (REC. NO._____)

S00°16'55"W 30.00'

N89°59'29"E 453.15'

EAST LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. S00°16'55"W 2604.93'

S00°16'55"W 1414.00'

N00°16'55"E 886.46'

E 1/4 CORNER OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 25318)

NATALIE DRIVE

REATA RIDGE DRIVE

DECLAN DRIVE

NAPA AVENUE

STROH ROAD
(PUBLIC R.O.W. VARIES)
NORTH LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M. (BASIS OF BEARINGS)

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

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15

TRACT A

TRACT B

TRACT A-4-A
REATA SOUTH FILING NO. 1
3RD AMENDMENT

FLOOD ZONE X

FLOOD ZONE A

APPROXIMATE LIMITS OF THE 100-YEAR FLOODPLAIN

6' XCEL EASEMENT SEE DETAIL BELOW

EXISTING LOT LINE TO BE VACATED BY THIS PLAT

15' IREA EASEMENT

24' ACCESS EASEMENT

26' ACCESS EASEMENT

40' ACCESS EASEMENT

30' ACCESS EASEMENT

10' IREA EASEMENT

15' IREA EASEMENT (REC. NO. 2016027205)

35' ACCESS OPENING (BK.1124~PG.857)

DEPARTMENT OF TRANSPORTATION PARCEL NO. 413 - PROJECT. NO. FR 083-1(39) SEC. 4 (BOOK 1124~PAGE 853)

20' CDOT UTILITY EASEMENT (BK.1124~PG.856)

TOWN OF PARKER SIGN EASEMENT

SIGHT TRIANGLE EASEMENT

SIGHT DISTANCE LINE

R.O.W. DEDICATION SEE SHEET 2

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)

N01°30'59"E 1317.76'

N78°38'39"W 490.67'

Δ=12°26'08" R=188.00' L=40.80' Chd=N84°03'50"E 40.72'

Δ=77°43'29" R=30.00' L=40.70' Chd=S39°08'39"W 37.65'

Δ=81°43'28" R=30.00' L=42.80' Chd=N40°34'49"W 39.25'

Δ=01°50'11" R=1002.50' L=32.10' Chd=S89°05'01"W 32.13'

Δ=86°40'38" R=38.48' L=58.21'

Δ=90°17'33" R=38.00' L=59.88'

Δ=25°50'31" R=15.00' L=6.8' Chd=N13°21'01"E 6.71'

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## XCEL EASEMENT DETAIL

SCALE: 1"=60'

STROH ROAD

R.O.W. DEDICATION

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15

6' XCEL EASEMENT

12' XCEL EASEMENT

S00°16'55"W 917.25'

S00°16'55"W 1079.21'

S88°04'56"W 6.00'

N89°43'05"W 154.86'

N89°43'05"W 152.58'

S00°16'55"W 27.02'

N89°43'05"W 0.50'

N89°43'05"W 28.00'

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## DETAIL "A"

NOT TO SCALE

N21°38'19"E 12.10'

MULTI-USE EASEMENT

S21°38'19"W 4.65'

LOT 9

LOT 10

N34°06'58"W 29.33'

S38°11'45"W 20.54'

10' IREA EASEMENT

S51°48'15"E 48.43'

TOWN OF PARKER SIGN EASEMENT

N51°48'15"W 21.90'

N88°28'03"W 49.12'

S88°28'03"E 6.54'

TRACT B

N51°48'15"W 29.41'

N38°11'45"E 16.14'

N01°31'57"E 6.18'

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## DETAIL "B"

NOT TO SCALE

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## 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
- SECTION CORNER
- SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE FOUND

6 36 90
0 18 60 120
Scale: 1" = 60'

## CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | Chd BEARING | Chd LENGTH |
|---|---|---|---|---|---|
| C4 | 01°54'33" | 1017.50' | 33.90' | S89°02'12"W | 33.90' |
| C5 | 09°38'45" | 58.50' | 9.80' | S85°10'06"W | 9.84' |

## LINE DATA TABLE

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

COLORADO REGISTERED
JAMES N. BECKHAM
33202
PROFESSIONAL LAND SURVEYOR

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


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| Survey No. | Project No. | Date: | Revised: |
|---|---|---|---|
| 16025-P | 144.070 | 11/10/2017 | 11/27/2018 |