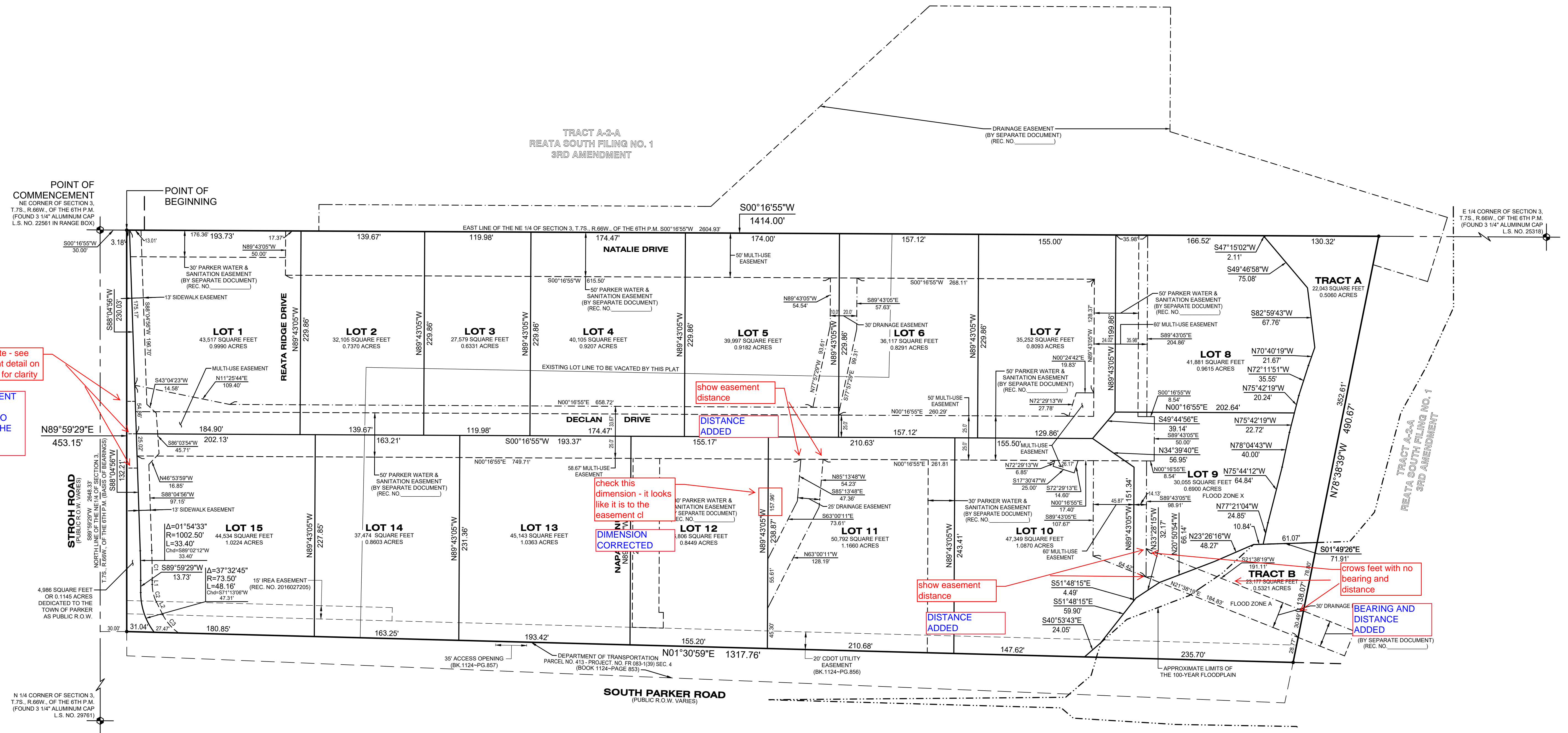




# PARKER POINTE SUBDIVISION FILING NO. 1

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



add a note - see easement detail on sheet 3 - for clarity

THE EASEMENT DOES NOT EXTEND INTO THE ROW. THE LINES ARE REMOVED

show easement distance

DISTANCE ADDED

check this dimension - it looks like it is to the easement cl

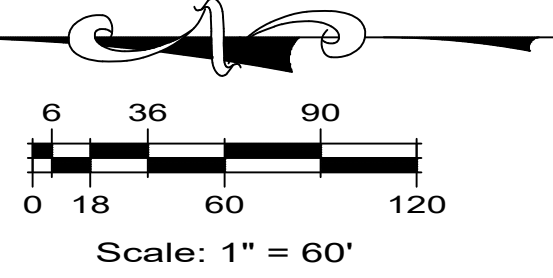
DIMENSION CORRECTED

show easement distance

DISTANCE ADDED

crosses feet with no bearing and distance

BEARING AND DISTANCE ADDED



**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

**CURVE DATA TABLE**

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	01°54'33"	1016.50'	33.90'	S89°02'12"W	33.87'
C2	28°37'53"	44.00'	20.50'	S76°40'32"W	20.27'
C3	28°23'25"	55.50'	17.50'	S49°09'53"W	17.22'

**LINE DATA TABLE**

COURSE	BEARING	LENGTH
L1	S89°59'29"W	4.50'
L2	S63°21'36"W	18.11'

**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 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) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.



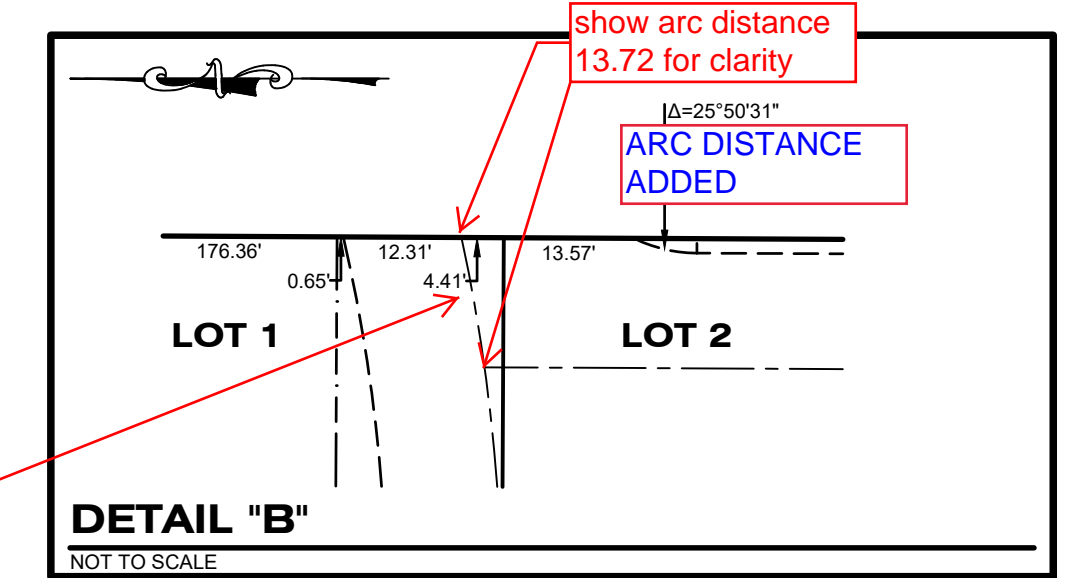
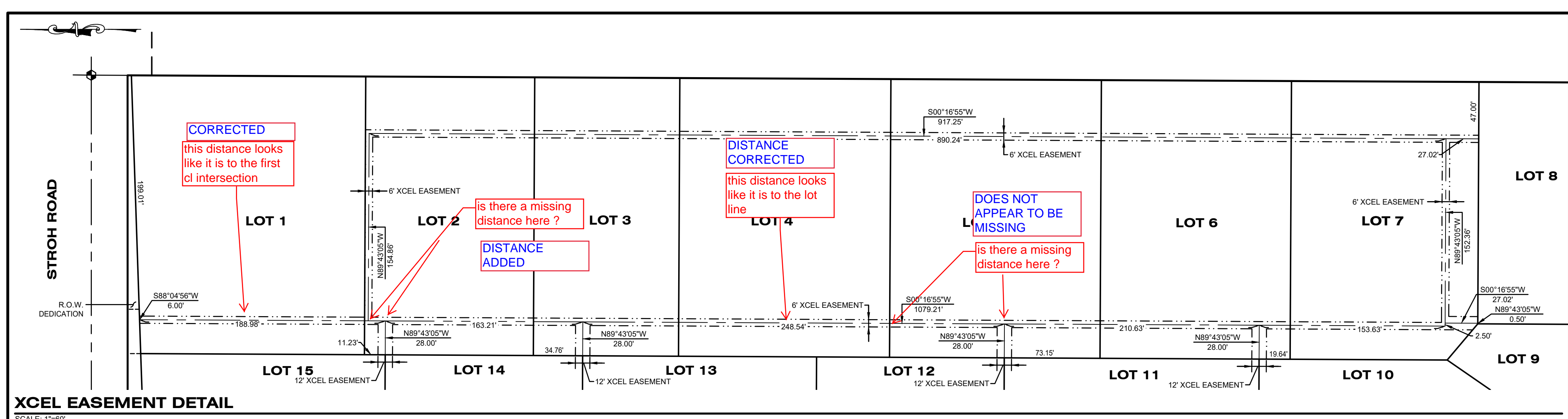
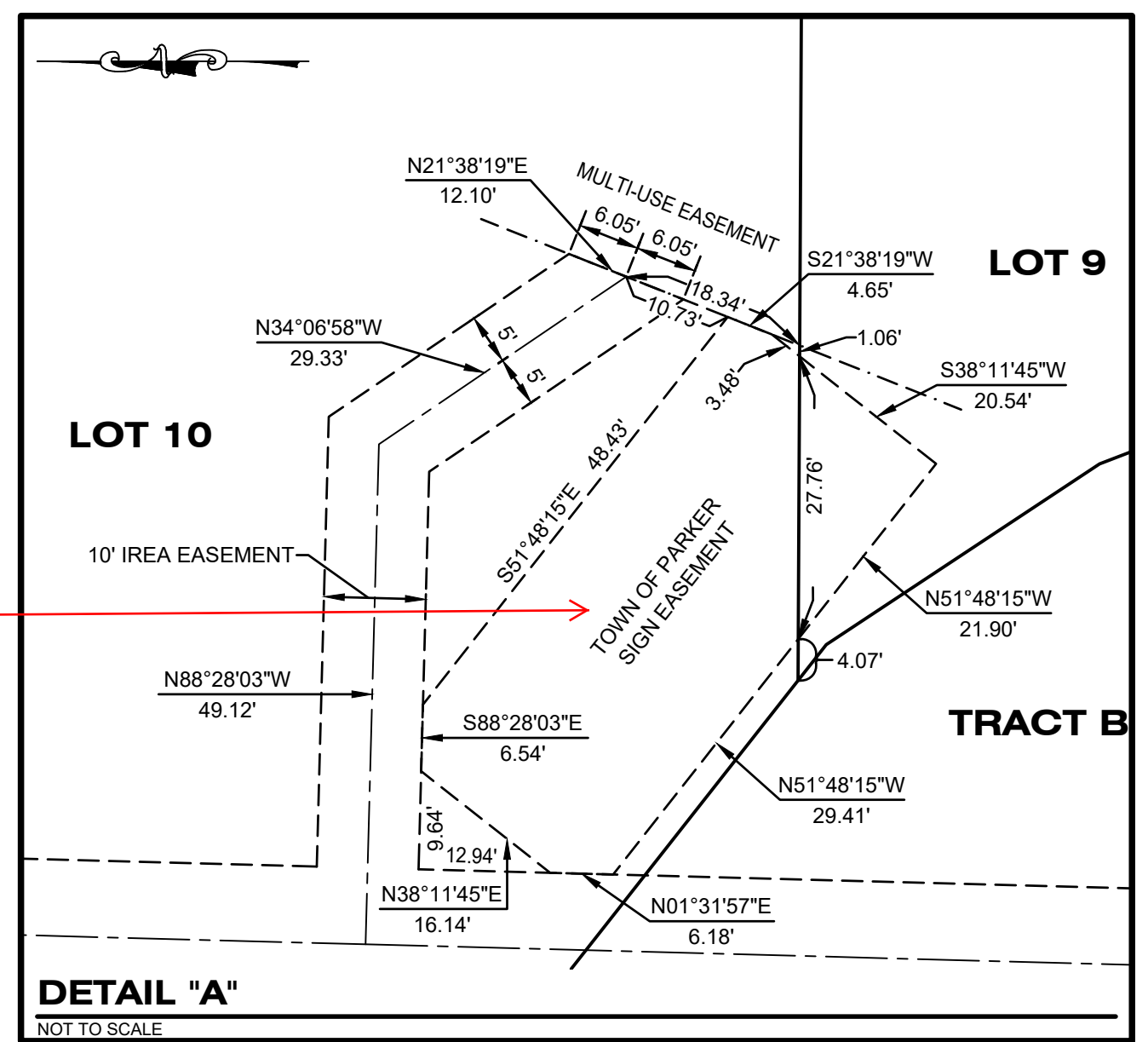
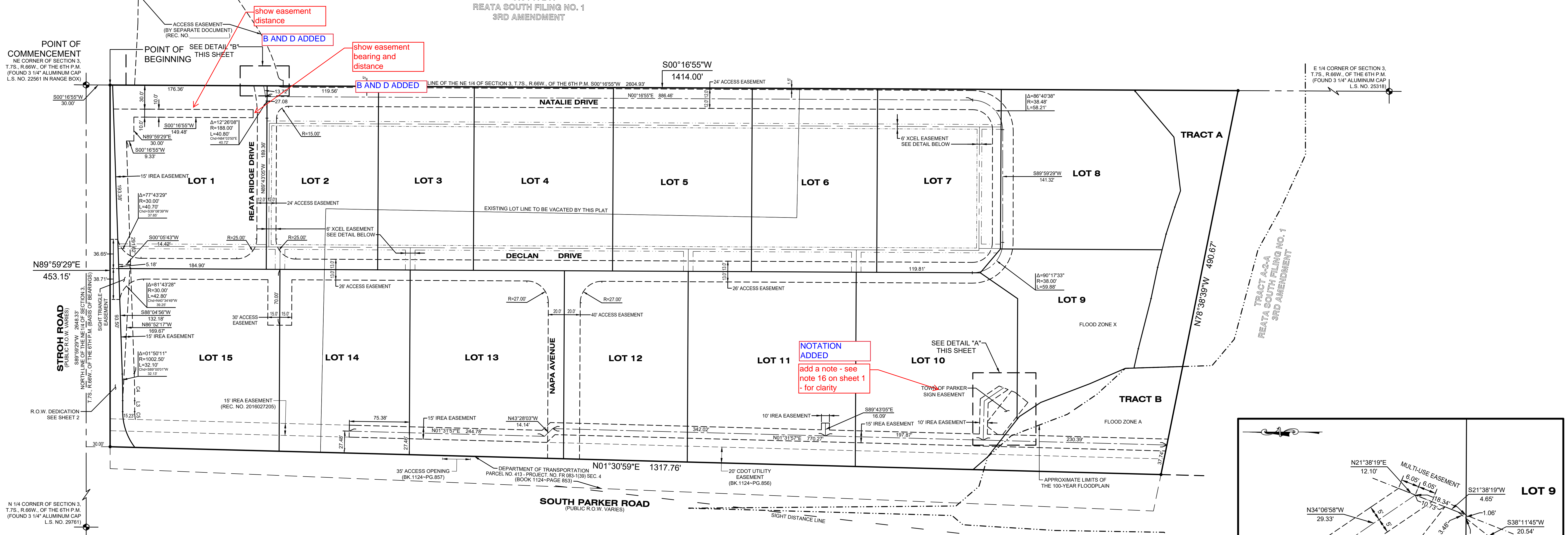
**ESC ENGINEERING SERVICE COMPANY**  
Creative Solutions Since 1954  
14190 East Evans Avenue  
Aurora, Colorado 80014  
engineerserviceco.com  
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F 303.337.7481  
T/F 1.877.273.0659

# 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  
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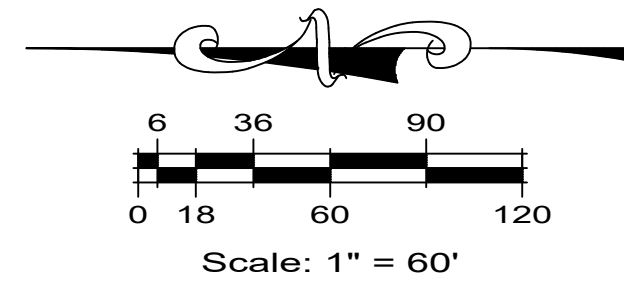
## ADDITIONAL EASEMENT DEDICATIONS SHEET 3 OF 3

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.
- - - - - NEW LOT LINE	- - - - - LAND SURVEYOR NUMBER
- - - - - EXISTING EASEMENT LINE	- - - - - BK. PG.
- - - - - NEW GENERAL EASEMENT LINE	- - - - - SECTION CORNER
- - - - - NEW DRAINAGE EASEMENT LINE	- - - - - SET 3/4"x30" REBAR & 2" ALUMINUM CAP I.S. NO. 33022 UNLESS OTHERWISE FOUND



**CURVE DATA TABLE**

COURSE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD 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°59'22"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:**  
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Survey No: 16025-P Project No: 144.070 Date: 11/10/2017 Revised: 11/27/2018