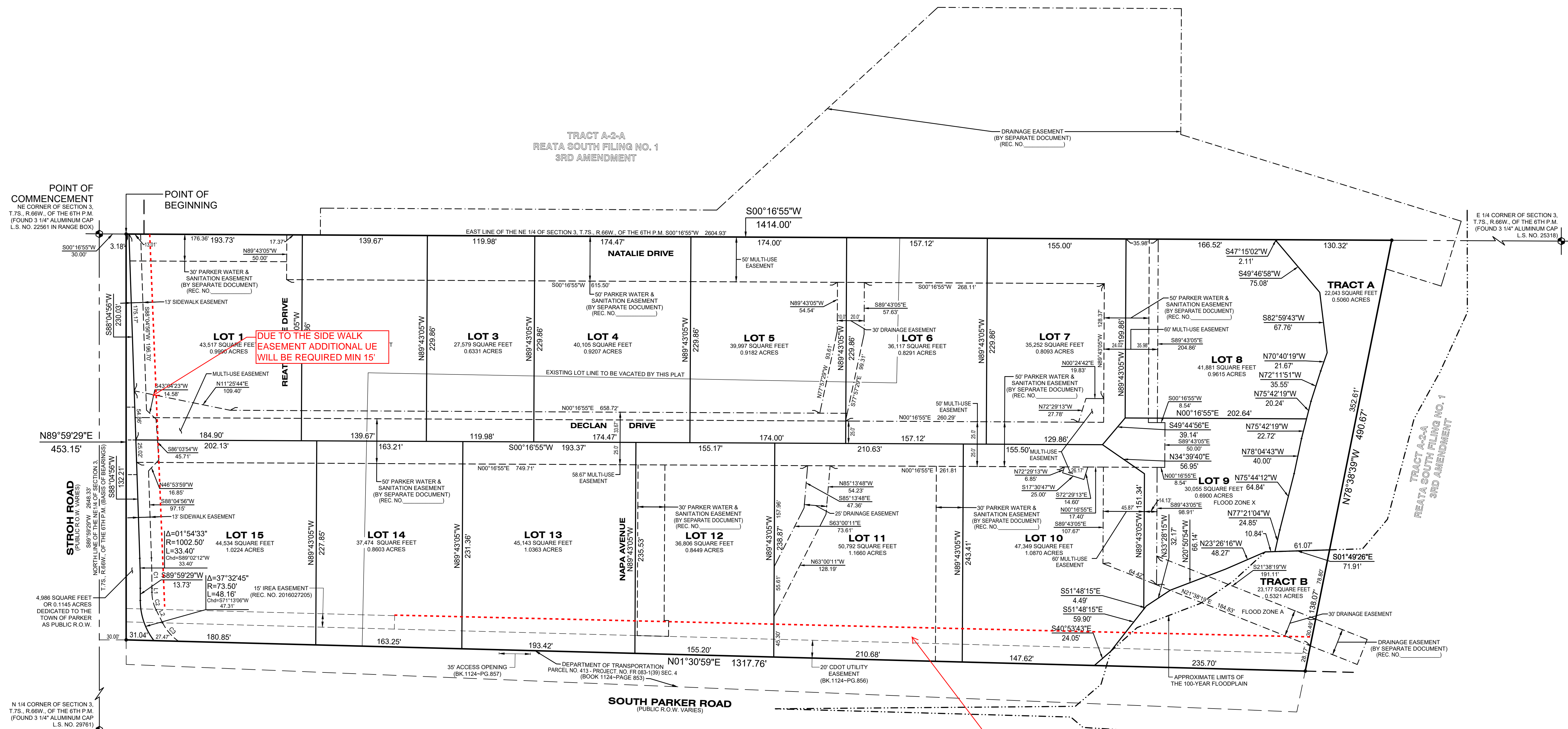


PARKER POINTE SUBDIVISION FILING NO. 1

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. 2261 (N RANGE BOX))

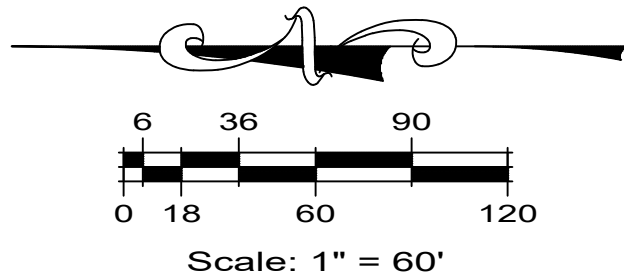
POINT OF BEGINNING

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. 2518)

STROTH ROAD
(PUBLIC R.O.W. VARIES)
NORTH 1/2 SECTION 3,
T.7S., R.66W., OF THE 6TH P.M.
(FOUND 3 1/4" ALUMINUM CAP
L.S. NO. 29761)

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)

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
- 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'	27.50'	S49°09'53"W	27.22'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	S89°59'29"W	4.50'
L2	S63°21'36"W	16.11'

15' IREA EASEMENT (BY SEPARATE DOCUMENT) REQUIRED FOR THE CONVERSION OF THE EXISTING OH POWER LINE TO UG.

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



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