

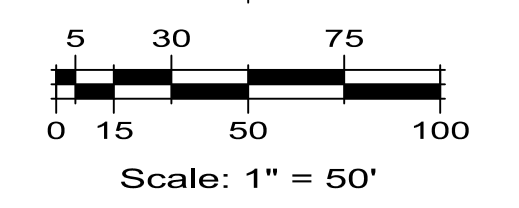
PARKER AND PINE FILING 2

A REPLAT OF TRACT A, PARKER AND PINE FILING 1 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 4

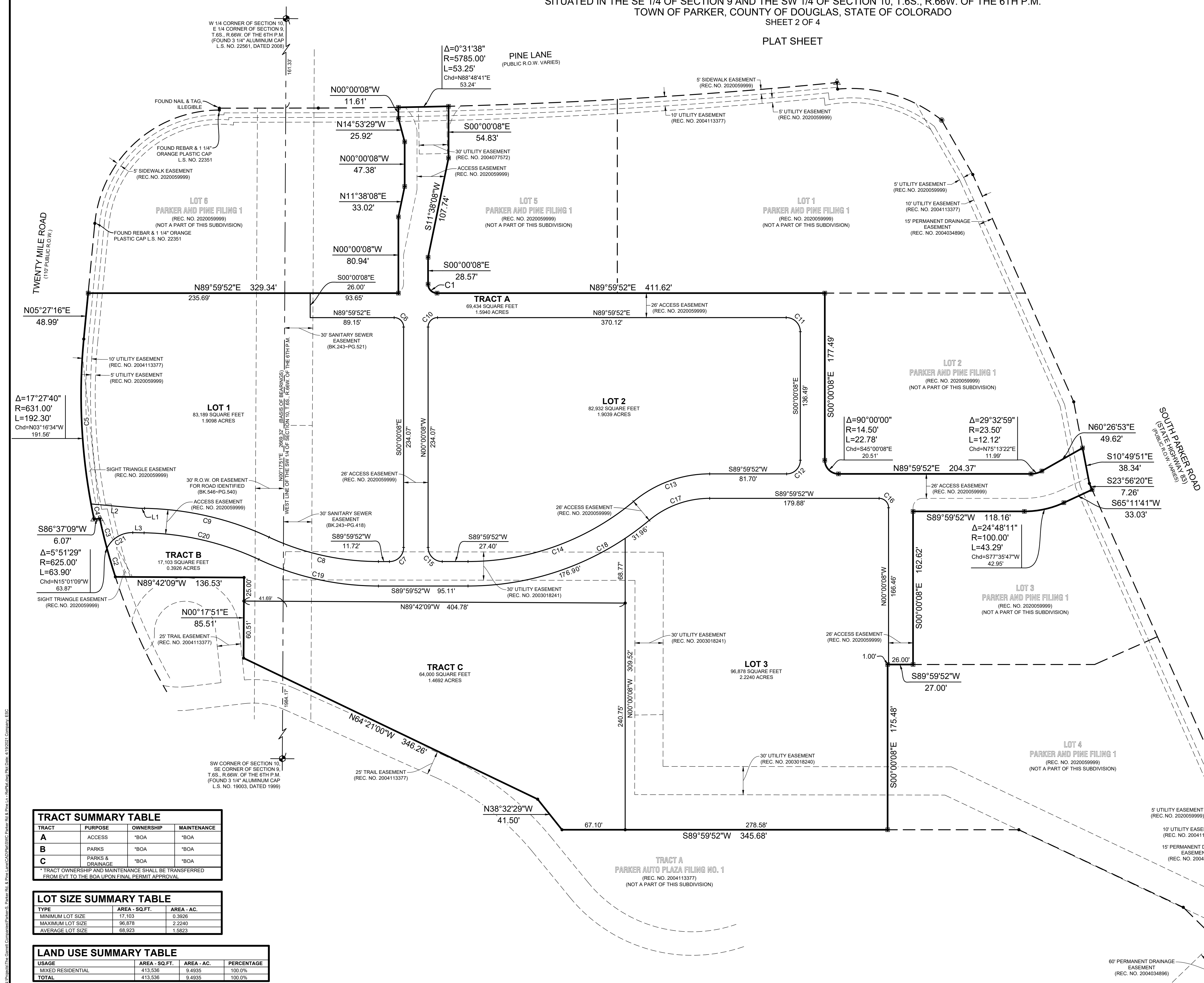
PLAT SHEET

COURSE	BEARING	LENGTH
L1	N88°56'41"W	5.90'
L2	N84°52'13"W	51.06'
L3	N88°56'41"W	12.01'

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	90°00'00"	9.50'	14.92'	S45°00'08"E	13.44'
C2	2°54'04"	635.00'	31.64'	N16°29'51"W	31.64'
C3	2°57'25"	625.00'	32.26'	N13°34'07"W	32.25'
C4	1°29'34"	631.00'	16.44'	N11°15'37"W	16.44'
C5	15°56'06"	631.00'	175.86'	N02°31'47"W	175.29'
C6	90°00'00"	10.00'	15.71'	S45°00'08"E	14.14'
C7	90°00'00"	15.00'	23.56'	S44°59'52"W	21.21'
C8	25°04'41"	274.00'	119.93'	N77°27'47"W	118.67'
C9	24°01'15"	328.00'	136.67'	N76°56'04"W	135.67'
C10	90°00'00"	10.00'	15.71'	N44°59'52"E	14.14'
C11	90°00'00"	15.00'	23.56'	S45°00'08"E	21.21'
C12	90°00'00"	14.50'	22.78'	S44°59'52"W	20.51'
C13	39°53'21"	126.00'	87.72'	S70°03'11"W	85.96'
C14	39°53'21"	274.00'	190.76'	S70°03'11"W	186.93'
C15	90°00'00"	15.00'	23.56'	N45°00'08"W	21.21'
C16	90°00'00"	10.00'	15.71'	N45°00'08"W	14.14'
C17	39°53'21"	100.00'	69.62'	S70°03'11"W	68.22'
C18	25°04'41"	300.00'	131.31'	N77°27'47"W	130.26'
C19	24°01'15"	300.00'	125.77'	N76°56'04"W	124.85'
C20	24°01'15"	300.00'	125.77'	N76°56'04"W	124.85'
C21	64°40'43"	30.00'	33.87'	S58°42'57"W	32.10'



—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
- - - -	SECTION LINE
- - - - -	NEW LOT LINE
- - - - -	EXISTING EASEMENT LINE
BK. PG.	BOOK AND PAGE
L.S. NO.	LAND SURVEYOR NUMBER
PWSD	PARKER WATER & SANITATION DISTRICT
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
⊙	ALIQUOT CORNER
•	FOUND REBAR & 3/4" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE
▲	FOUND NAIL & TAG L.S. NO. 23524
⊙	FOUND 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
■	SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"



TRACT	PURPOSE	OWNERSHIP	MAINTENANCE
A	ACCESS	*BOA	*BOA
B	PARKS	*BOA	*BOA
C	PARKS & DRAINAGE	*BOA	*BOA

*TRACT OWNERSHIP AND MAINTENANCE SHALL BE TRANSFERRED FROM EVT TO THE BOA UPON FINAL PERMIT APPROVAL.

TYPE	AREA - SQ.FT.	AREA - AC.
MINIMUM LOT SIZE	17,103	0.3926
MAXIMUM LOT SIZE	96,878	2.2240
AVERAGE LOT SIZE	68,923	1.5823

USAGE	AREA - SQ.FT.	AREA - AC.	PERCENTAGE
MIXED RESIDENTIAL	413,536	9.4895	100.0%
TOTAL	413,536	9.4895	100.0%

OWNER:
EVT PARKER COLORADO, LLC
c/o EISENBERG COMPANY, INC.
2710 E. CAMELBACK RD., STE. 210
PHOENIX, ARIZONA 85016
PHONE: (602) 468-6100

APPLICANT:
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., STE. 101
GREENWOOD INDIANA 46143
PHONE: (317) 886-7923

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS / LAND SURVEYORS
engineers@escservices.com

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No. 19196-P
Project No. 1426.2
Date: 08/28/2020
EVT Book No. 914, 916
Sheet No. 2 OF 4

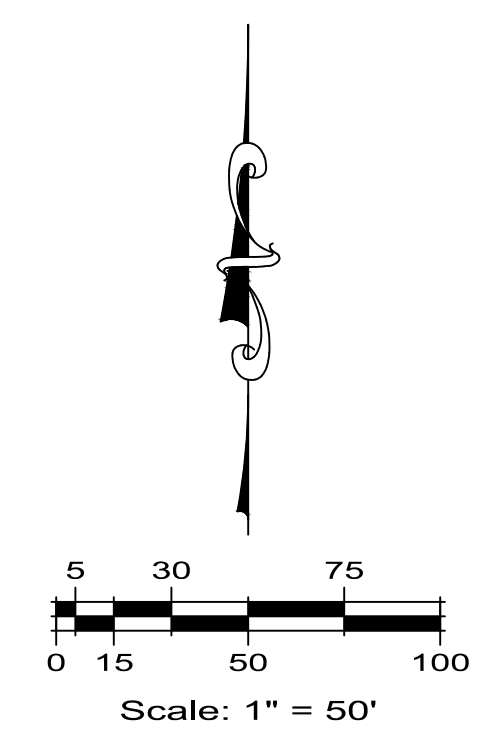
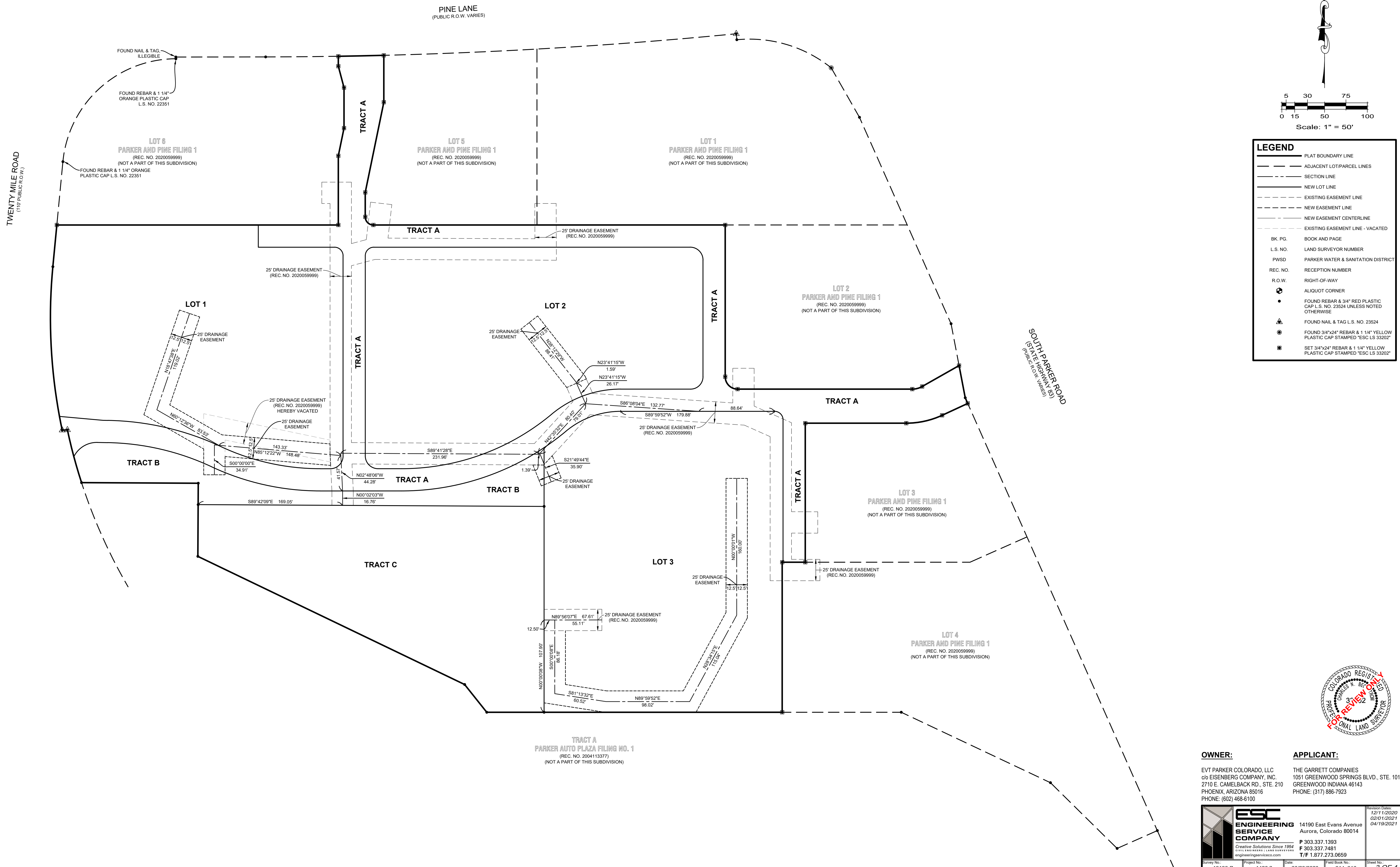
Revision Dates:
12/11/2020
02/01/2021
04/19/2021



PARKER AND PINE FILING 2

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 4

DRAINAGE EASEMENT SHEET



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE
	EXISTING EASEMENT LINE - VACATED
	BK. PG. BOOK AND PAGE
	L.S. NO. LAND SURVEYOR NUMBER
	PWSD PARKER WATER & SANITATION DISTRICT
	REC. NO. RECEPTION NUMBER
	R.O.W. RIGHT-OF-WAY
	ALIQUOT CORNER
	FOUND REBAR & 3/4" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE
	FOUND NAIL & TAG L.S. NO. 23524
	FOUND 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"



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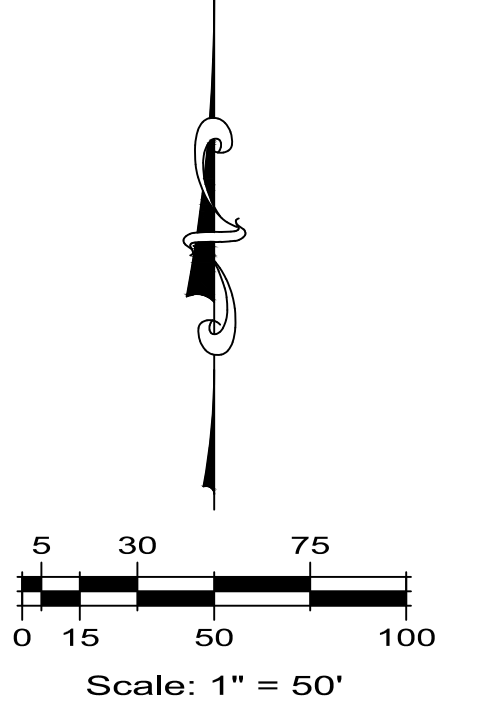
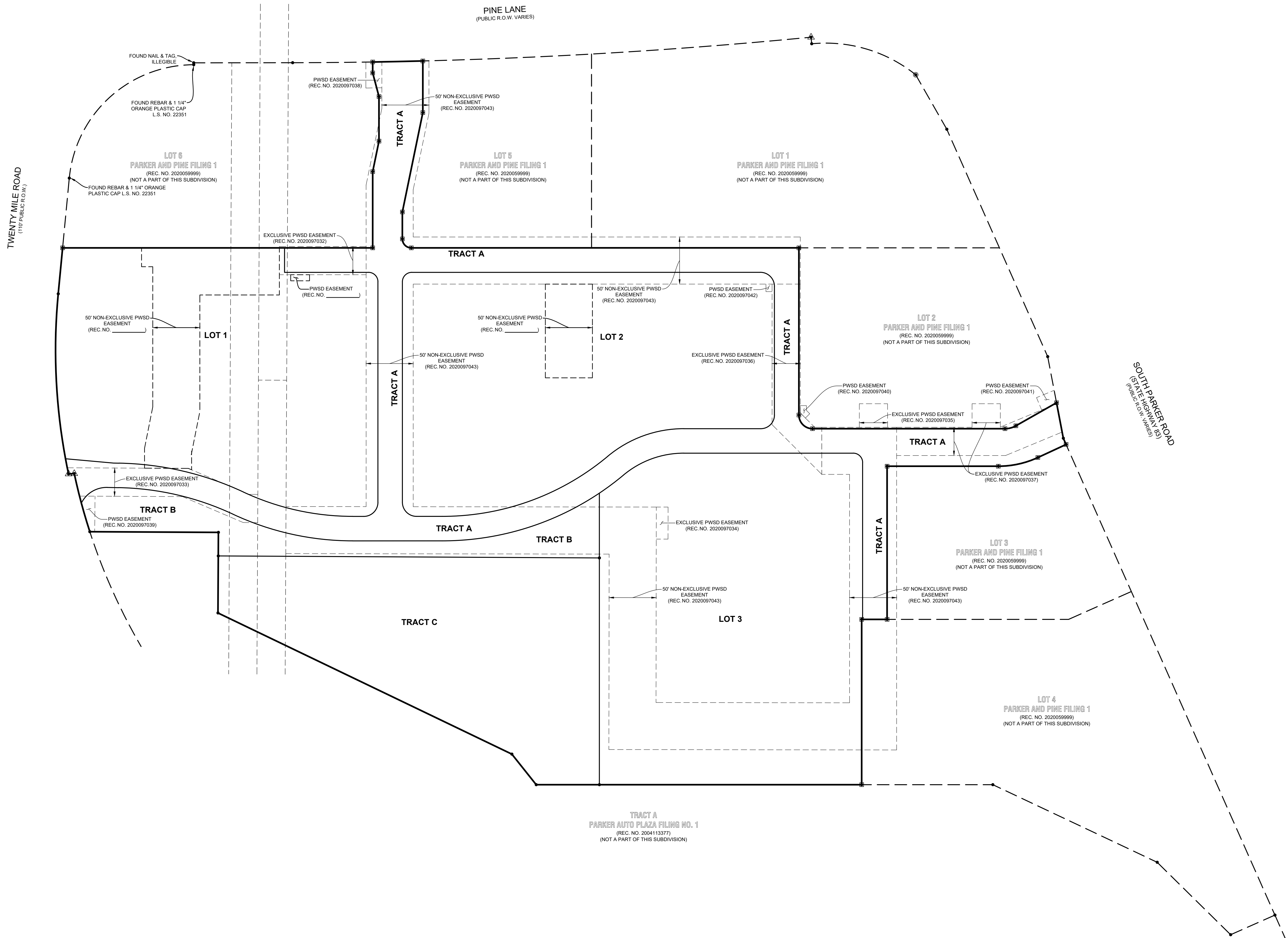
<p>ESC ENGINEERING SERVICE COMPANY</p> <p>Creative Solutions Since 1954 CIVIL ENGINEERS LAND SURVEYORS engineers@servicesco.com</p>	14190 East Evans Avenue Aurora, Colorado 80014 P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	Revision Dates: 12/11/2020 02/01/2021 04/19/2021
	Survey No. 19196-P Project No. 1426.2 Date: 08/28/2020 Erad Book No. 914, 916 Sheet No. 3 OF 4	

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 Plot Lineweight: 0.20
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 Plot Title: ESC ENGINEERING SERVICE COMPANY
 Plot Author: Charles R. Beck
 Plot Date: 4/19/2021 1:00:00 PM
 Plot Sheet: 3 OF 4

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 4

PARKER WATER & SANITATION EASEMENT SHEET



LEGEND	
—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
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