

TRAILS AT CROWFOOT FILING NO. 16

A REPLAT OF TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 8

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS

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, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT CROWFOOT FILING NO. 16. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES 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). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGEMENT

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 OBLATE 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

HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE _____

BY: _____

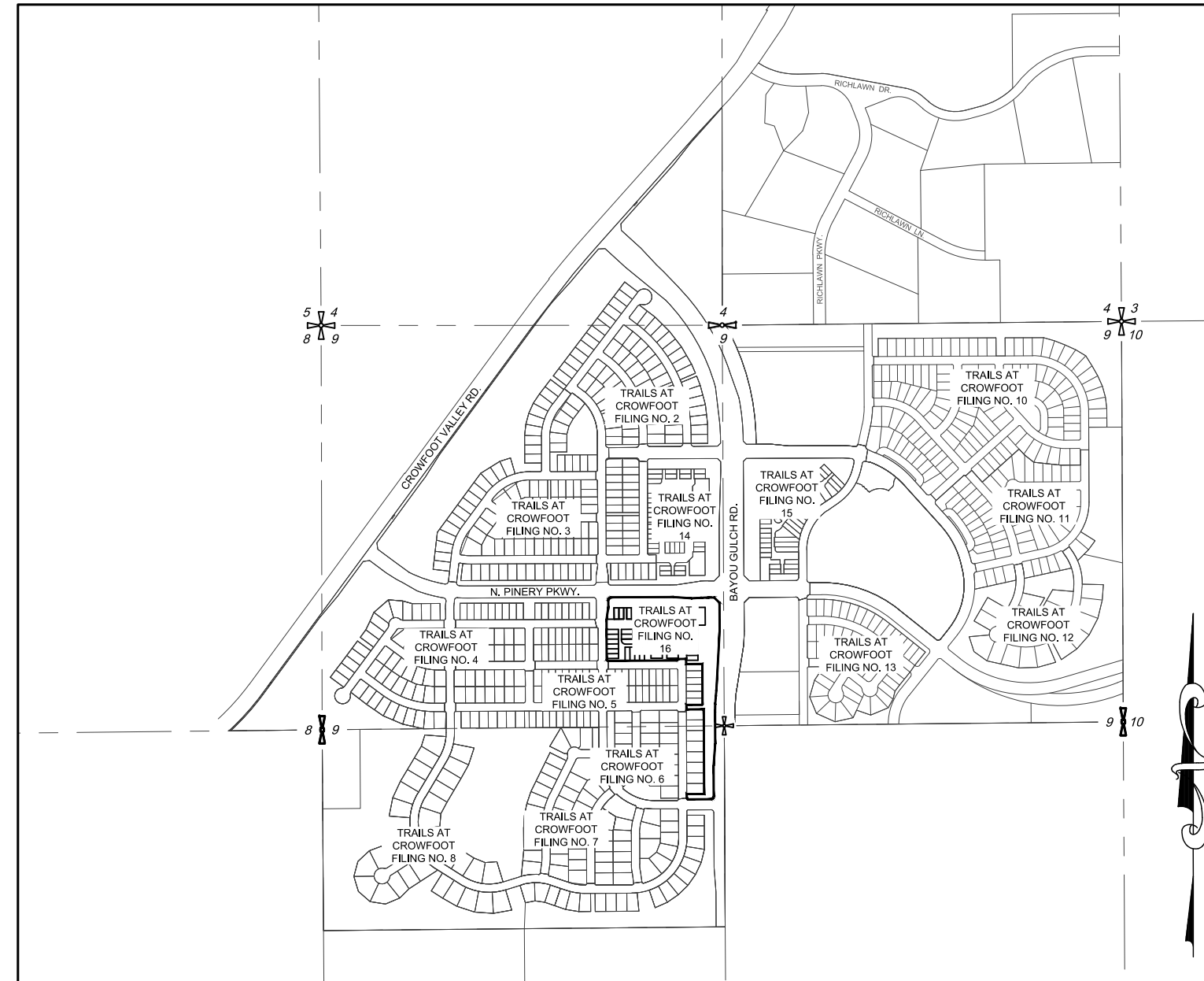
AS _____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____

_____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____



VICINITY MAP
 SCALE: 1" = 1000'

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT BB OF TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 2018065116 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING COMMISSION STATEMENT:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON JULY 02, 2018.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION _____ DATE _____

CLERK AND RECORDER'S CERTIFICATION:

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 AT RECEPTION NUMBER _____

 COUNTY CLERK AND RECORDER

TITLE VERIFICATION:

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HERON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT FOR THOSE ITEMS SHOWN IN TITLE COMMITMENT NO. 450-H0627242-023-CN4, AMENDMENT 1.

SIGNATURE _____

BY: _____
 _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

AS _____ COMMONWEALTH LAND TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

APPROVAL OF TOWN COUNCIL:

THIS PLAT WAS APPROVED BY TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, 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 TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

PLANNING DIRECTOR, TOWN OF PARKER _____

DIRECTOR OF ENGINEERING, TOWN OF PARKER _____

SURVEYOR'S CERTIFICATION:

I, KEVIN J. KUCHARCZYK, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TRAILS AT CROWFOOT FILING NO. 16 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____

DAY OF _____, 20____, 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____.

KEVIN J. KUCHARCZYK., PLS NO. 34591
 FOR AND ON BEHALF OF CVL, A WESTWOOD TEAM
 10333 E. DRY CREEK ROAD, SUITE 240
 ENGLEWOOD, CO 80112
 (720)-249-3584

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 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 8

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS

UPDATED
 duplicate

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL. A WESTWOOD TEAM TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL, A WESTWOOD TEAM RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 450-H0627242-023-CN4, AMENDMENT 1, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 30, 2021.
- BASIS OF BEARINGS: BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING ASSUMED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.
- WITHIN ALL SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NOT SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO (2) FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 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.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- TRACTS A, B, C, AND D WILL BE CONVEYED TO THE HOA VIA A SEPARATE DOCUMENT.
- THE LANDSCAPE EASEMENT DETAILED ON SHEET 8 WILL BE MAINTAINED BY THE HOA AND SHALL BE LANDSCAPED ACCORDING TO THE APPROVED LANDSCAPE PLANS FOR THE TRAILS AT CROWFOOT FILING NO. 16.
- THE HOA/METRO DISTRICT WILL BE RESPONSIBLE FOR ALL STREETSCAPE ADJACENT TO PARKS AND OPEN SPACE PROPERTIES.
- THERE ARE A TOTAL OF 42 LOTS AND 4 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 16.

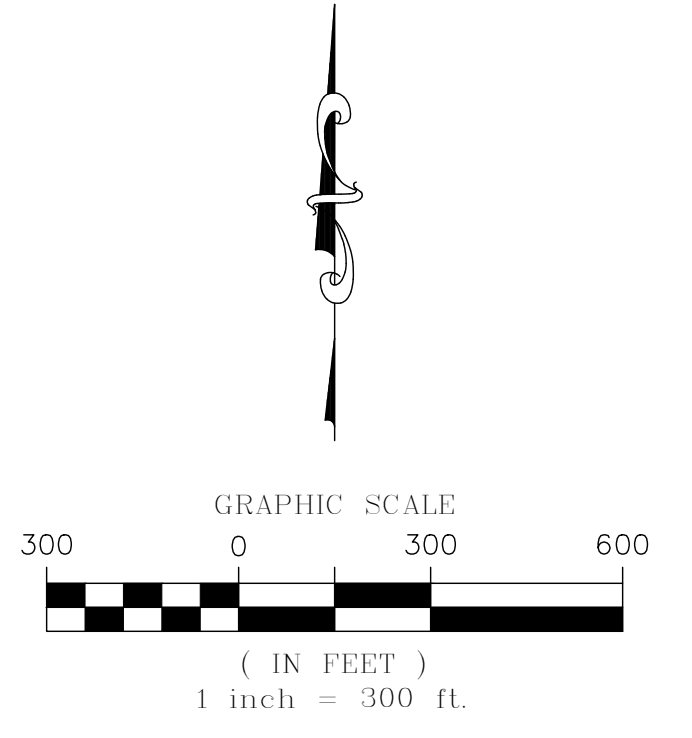
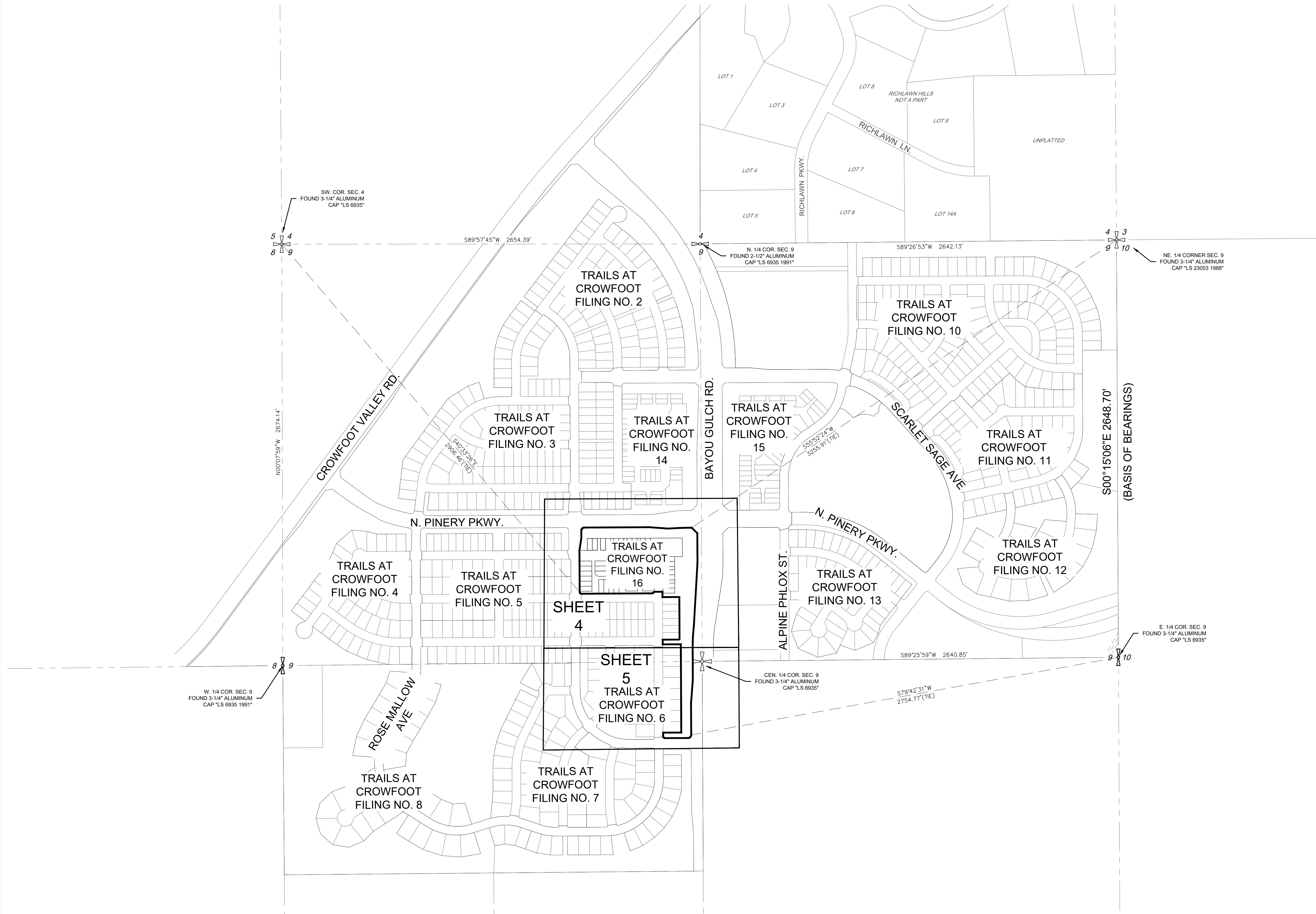
TRACT SUMMARY TABLE					
TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	177,083 S.F.	4.065 AC	OPEN SPACE / UTILITIES/ ACCESS	H.O.A.	H.O.A.
B	82,755 S.F.	1.900 AC	OPEN SPACE / UTILITIES/ ACCESS	H.O.A.	H.O.A.
C	21,434 S.F.	0.492 AC	PARK SPACE / UTILITIES	H.O.A.	H.O.A.
D	5,442 S.F.	0.125 AC	PARK SPACE / UTILITIES	H.O.A.	H.O.A.

LAND USE SUMMARY CHART			
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	103,314 S.F.	2.372 AC.	26.49%
PARK LAND	26,876 S.F.	0.617 AC.	6.89%
OPEN SPACE AREAS	259,838 S.F.	5.965 AC.	66.62%
TOTAL	390,028 S.F.	8.954 AC.	100%

FILING 16 MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	2,400 S.F.	0.055 AC.
MAXIMUM LOT SIZE	2,873 S.F.	0.066 AC.
AVERAGE LOT SIZE	2,460 S.F.	0.056 AC.

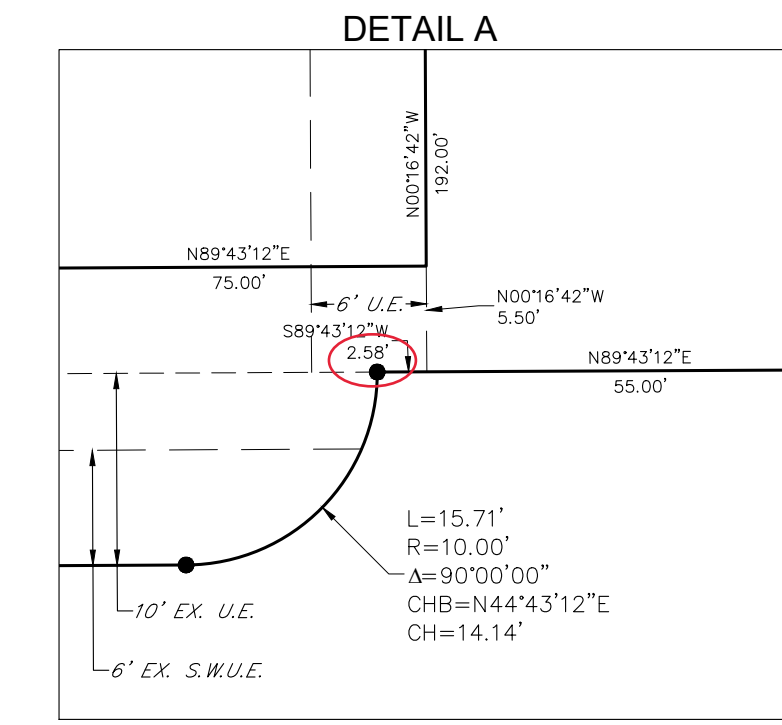
TRAILS AT CROWFOOT FILING NO. 16

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 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
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 SHEET 3 OF 8
 TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS

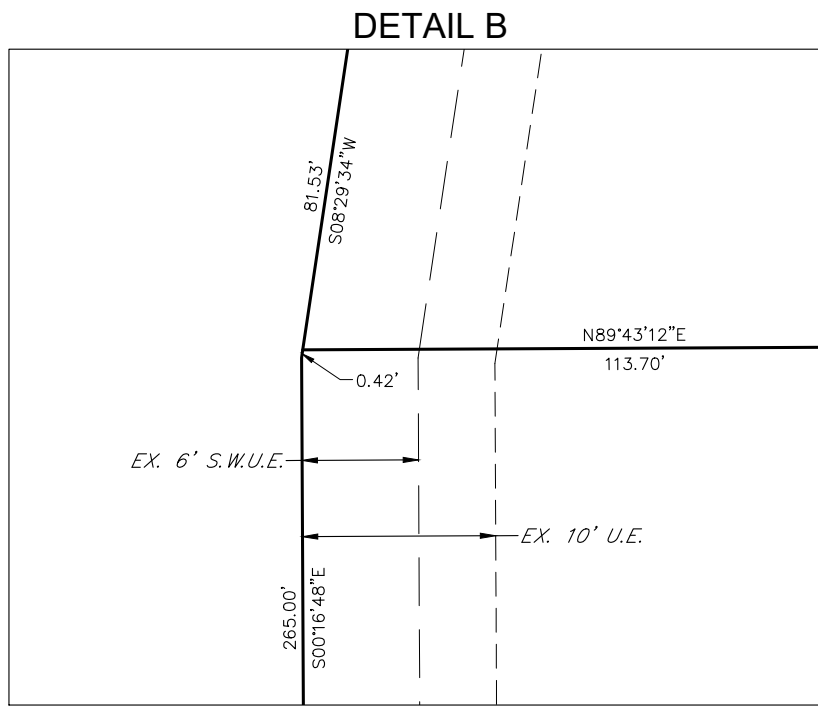


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SCALE: 1" = 10'



SCALE: 1" = 10'

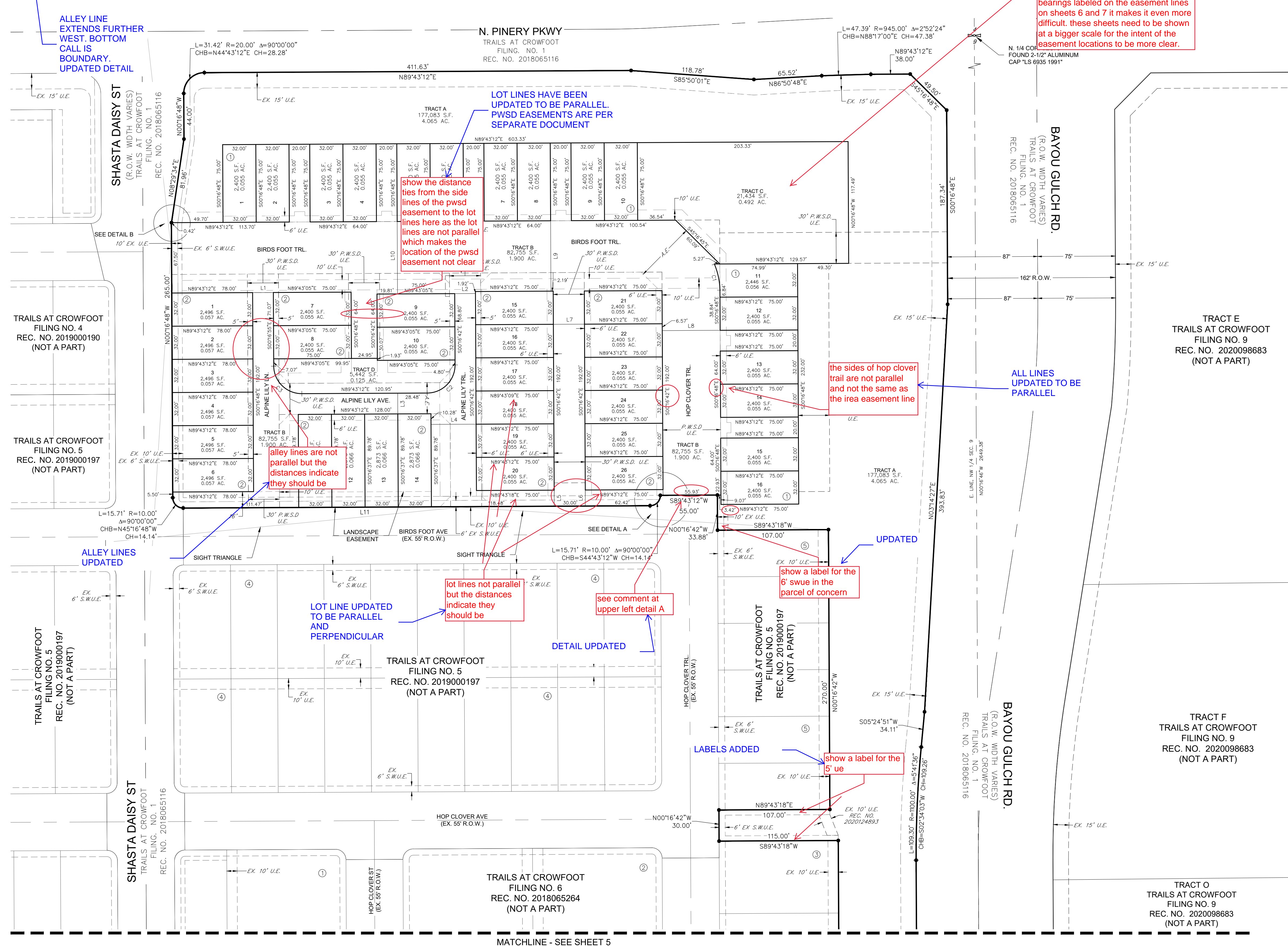
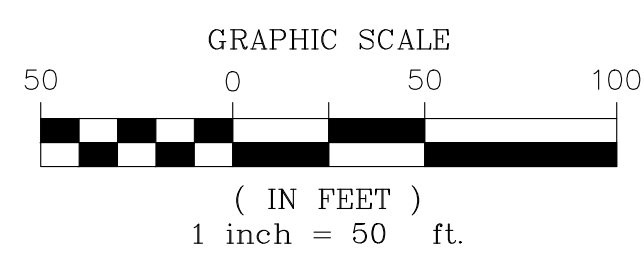
NOTES:

- ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- SEE SHEET 6 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.
- SEE SHEET 7 FOR DETAILS OF IREA DRY UTILITY EASEMENTS DEDICATED BY THIS PLAT.
- SEE SHEET 8 FOR DETAILS OF LANDSCAPE EASEMENTS DEDICATED BY THIS PLAT.

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N89°43'12"E	20.00'	L7	N89°43'12"E	30.00'
L2	S89°43'05"W	20.00'	L8	N89°43'12"E	55.84'
L3	S00°16'37"E	20.00'	L9	S00°16'48"E	67.92'
L4	N89°43'12"E	43.48'	L10	N00°16'48"W	69.84'
L5	N00°16'42"W	15.50'	L11	S89°43'12"W	450.37'
L6	N00°16'42"W	15.50'			

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	69.00'	21°28'05"	25.85'	N12°06'16"W 25.70'
C2	27.00'	89°59'53"	42.41'	S44°43'15"W 38.18'
C3	27.00'	89°15'23"	42.06'	N45°39'04"W 37.94'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED CVL PLS NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	A.E. ACCESS EASEMENT
	P.W.S.D. PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	S.W.U.E. SIDEWALK & UTILITY EASEMENT LINE
	U.E. UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE



in the area of blocks 1 and 2 on sheets 4, 6, and 7 it is very difficult to see the relationship between the various easement lines and the lot lines at this scale. because basically many of the lot lines and alley lines are not parallel with even each other and do not match bearings labeled on the easement lines on sheets 6 and 7 it makes it even more difficult. these sheets need to be shown at a bigger scale for the intent of the easement locations to be more clear.

LINES HAVE BEEN UPDATED TO BE PARALLEL AND ALL SIMILAR TO EACH OTHER. INDIVIDUAL SHEETS WERE ADDED TO DEPICT EASEMENT DETAILS.

show the distance ties from the side lines of the pwsd easement to the lot lines here as the lot lines are not parallel which makes the location of the pwsd easement not clear

the sides of hop clover trail are not parallel and not the same as the irea easement line

alley lines are not parallel but the distances indicate they should be

lot lines not parallel but the distances indicate they should be

show a label for the 6' swue in the parcel of concern

show a label for the 5' ue

UPDATED

ALL LINES UPDATED TO BE PARALLEL

DETAIL UPDATED

LABELS ADDED

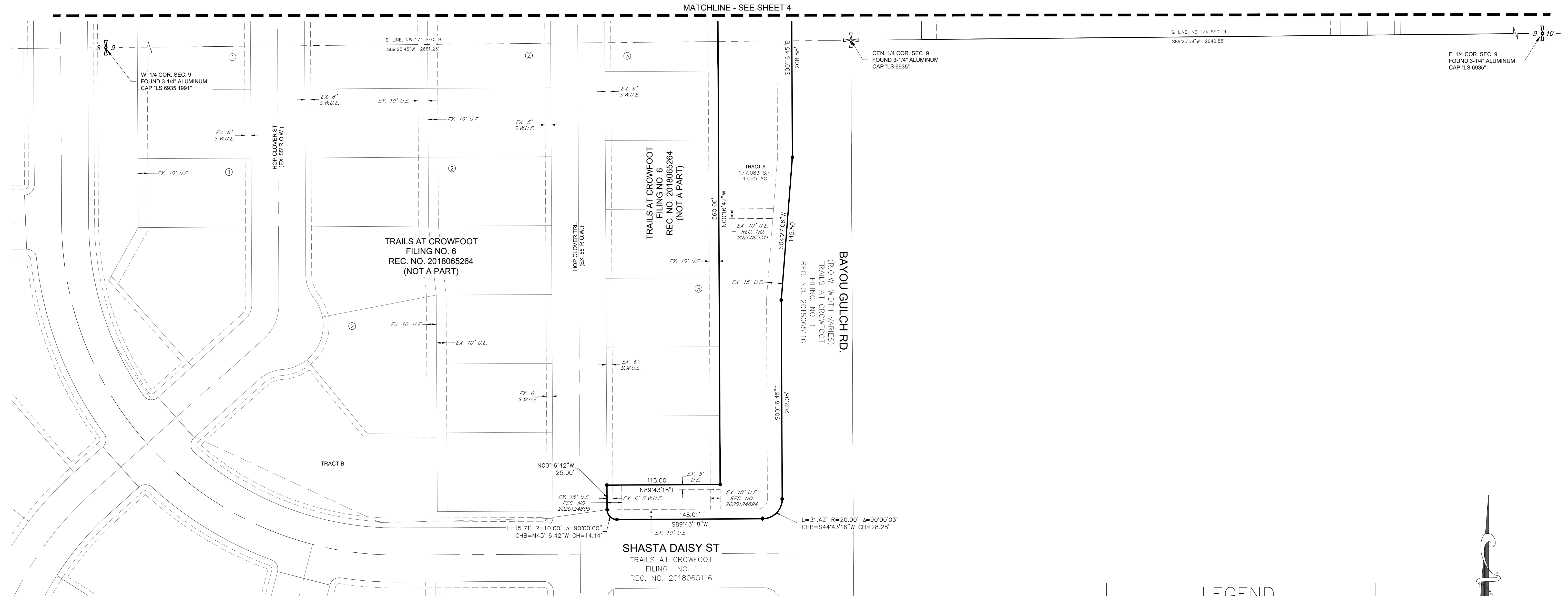
TRAILS AT CROWFOOT FILING NO. 6
 REC. NO. 2018065264
 (NOT A PART)

MATCHLINE - SEE SHEET 5



TRAILS AT CROWFOOT FILING NO. 16

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NOTES:

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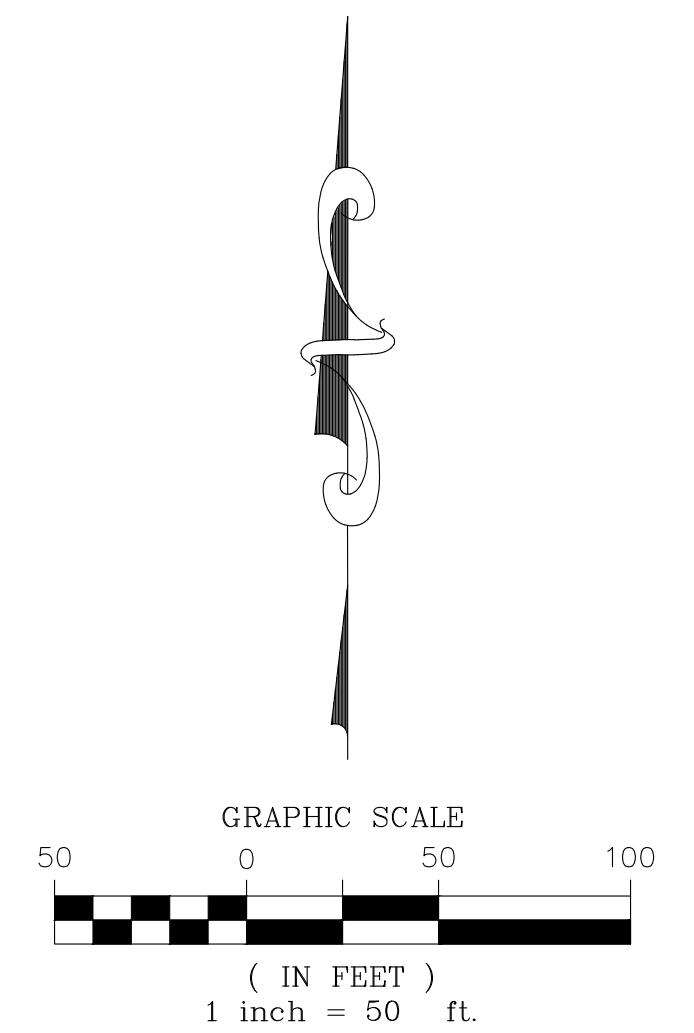
ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

SEE SHEET 6 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

SEE SHEET 7 FOR DETAILS OF IREA DRY UTILITY EASEMENTS DEDICATED BY THIS PLAT.

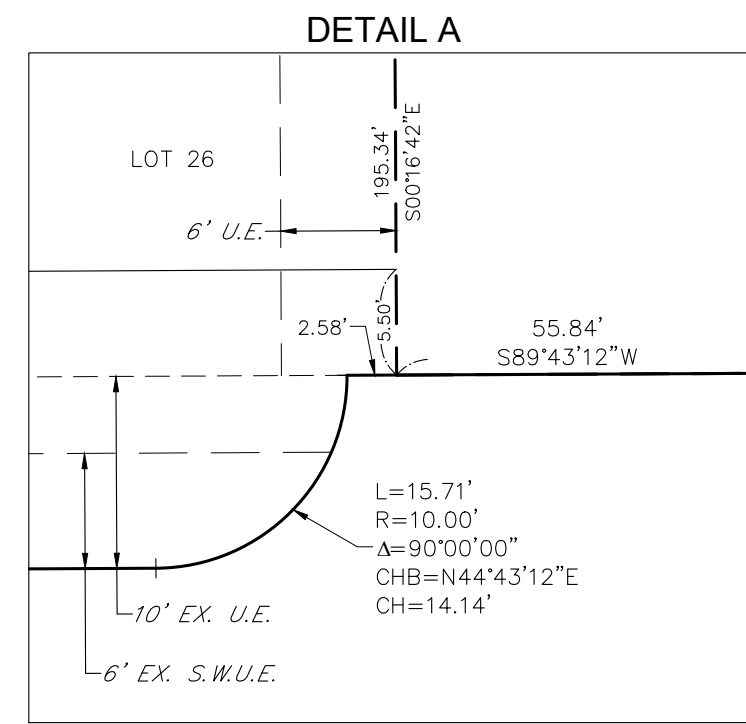
SEE SHEET 8 FOR DETAILS OF LANDSCAPE EASEMENTS DEDICATED BY THIS PLAT.

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL PLS NO. 38004 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
A.E.	ACCESS EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE

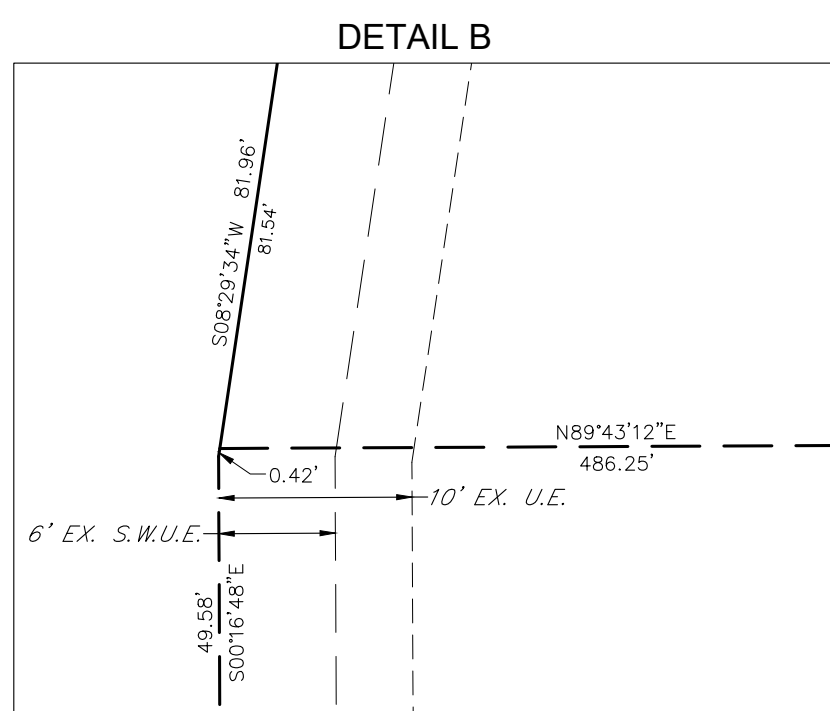


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 SHEET 6 OF 8
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 ACCESS EASEMENTS



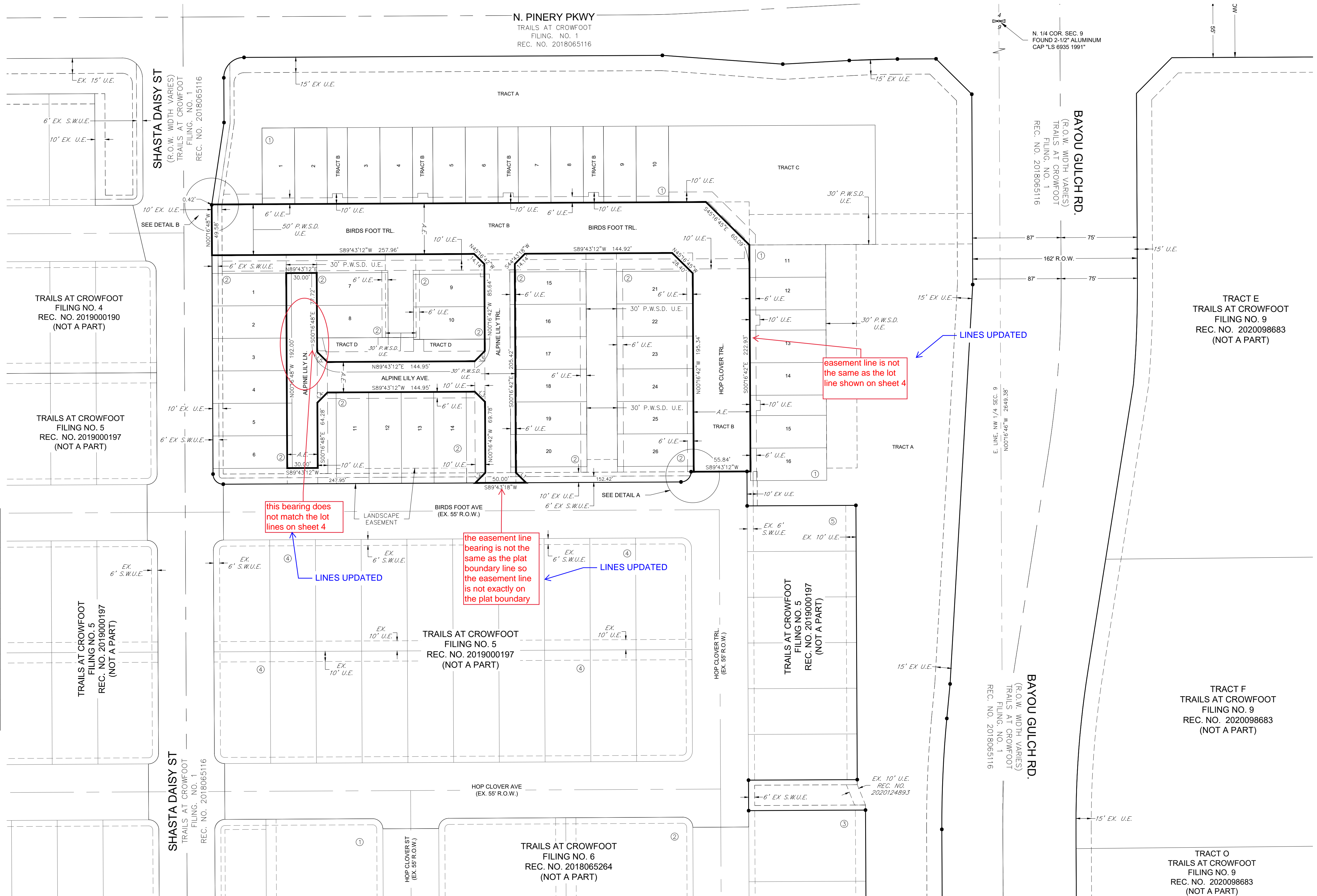
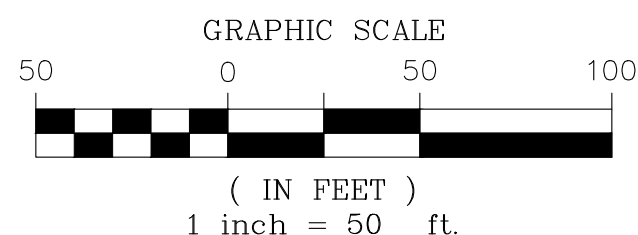
SCALE: 1" = 10'



SCALE: 1" = 10'

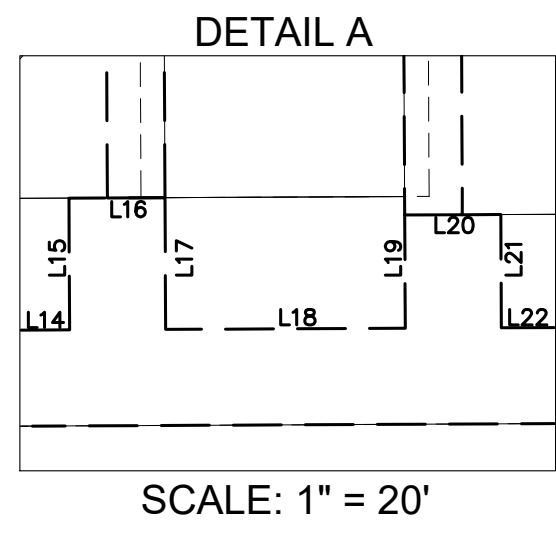
LINE NO.	DIRECTION	LENGTH
L1	S45°16'42"E	14.14'
L2	N44°43'18"W	14.14'
L3	N45°16'48"W	14.14'
L4	S44°43'12"W	14.14'
L5	S45°16'48"E	14.14'
L6	N44°43'12"E	14.14'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED CVL PLS NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	A.E. ACCESS EASEMENT
	P.W.S.D. PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE



TRAILS AT CROWFOOT FILING NO. 16

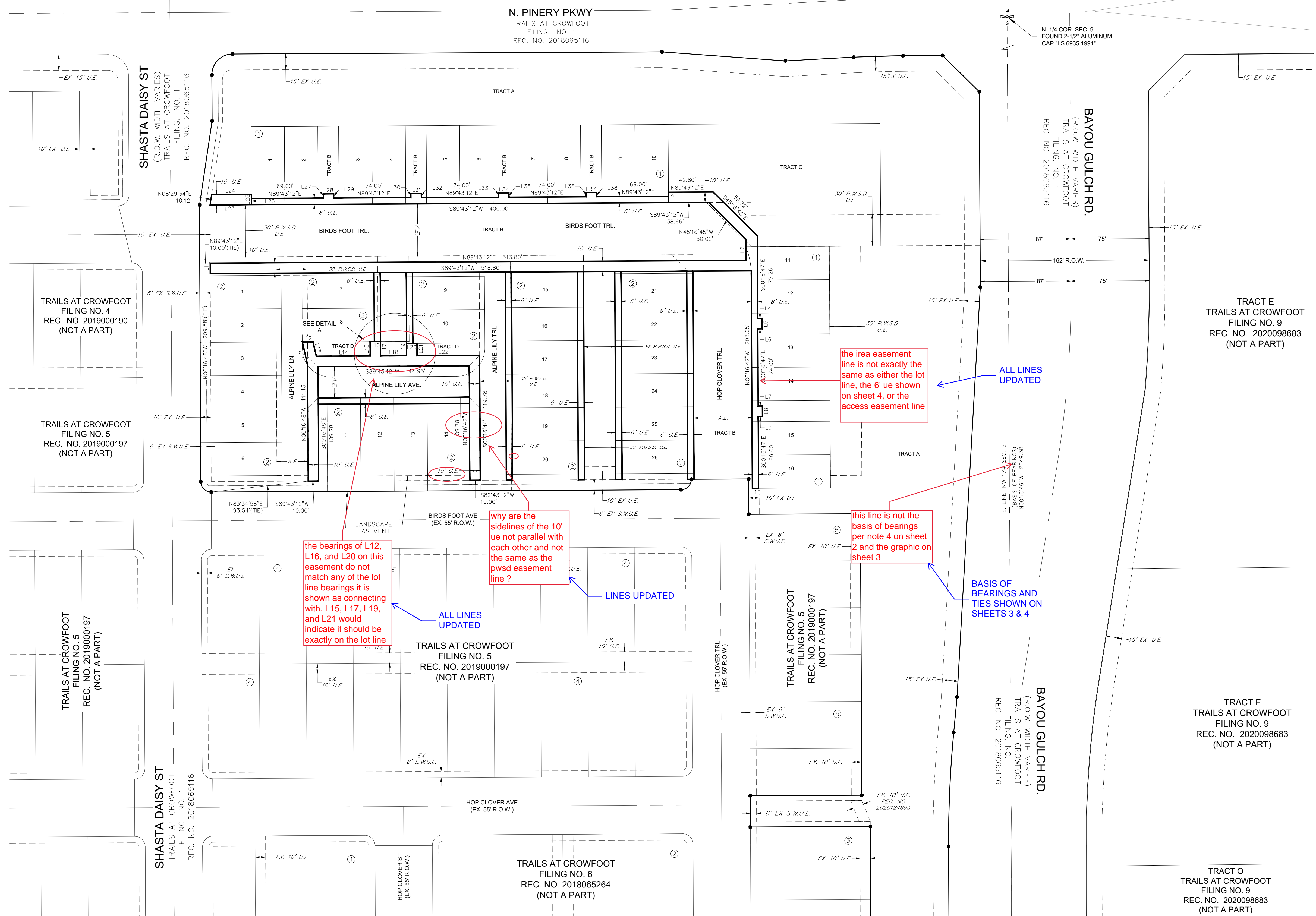
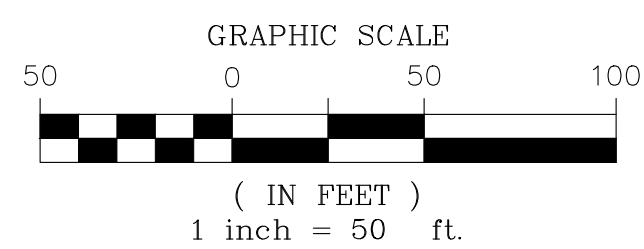
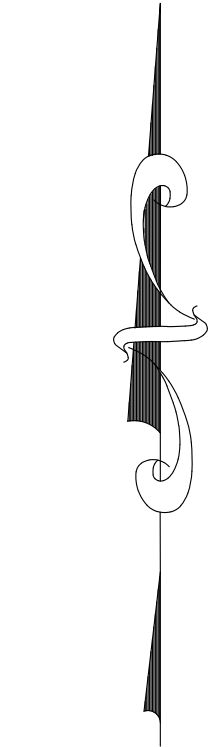
A REPLAT OF TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 7 OF 8
 TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS
 AREA EASEMENTS



LINE NO.	DIRECTION	LENGTH
L1	N00°16'48"W	10.00'
L2	N00°16'47"W	20.47'
L3	N00°16'48"W	10.00'
L4	S89°43'13"W	4.00'
L5	N00°16'47"W	10.00'
L6	N89°43'13"E	4.00'
L7	S89°43'13"W	4.00'
L8	N00°16'47"W	10.00'
L9	N89°43'13"E	4.00'
L10	S89°43'13"W	6.00'
L11	S12°52'26"E	22.92'
L12	S89°43'05"W	10.25'
L13	N12°52'26"W	14.06'
L14	S89°43'12"W	51.69'
L15	S00°16'48"E	13.72'
L16	S89°43'12"W	10.00'
L17	N00°16'48"W	13.72'
L18	S89°43'12"E	24.95'
L19	S00°16'48"E	11.79'

LINE NO.	DIRECTION	LENGTH
L20	S89°43'12"W	10.00'
L21	N00°16'48"W	11.79'
L22	S89°43'12"W	60.00'
L23	N89°43'12"E	39.58'
L24	S89°43'12"W	38.04'
L25	S00°16'48"E	10.00'
L26	S00°16'48"E	6.00'
L27	N00°16'48"W	4.00'
L28	N89°43'12"E	10.00'
L29	S00°16'48"E	4.00'
L30	N00°16'48"W	4.00'
L31	N89°43'12"E	10.00'
L32	S00°16'48"E	4.00'
L33	N00°16'48"W	4.00'
L34	N89°43'12"E	10.00'
L35	S00°16'48"E	4.00'
L36	N00°16'48"W	4.00'
L37	N89°43'12"E	10.00'
L38	S00°16'48"E	4.00'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED CVL PLS NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	A.E. ACCESS EASEMENT
	P.W.S.D. PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE



the area easement line is not exactly the same as either the lot line, the 6' ue shown on sheet 4, or the access easement line

ALL LINES UPDATED

this line is not the basis of bearings per note 4 on sheet 2 and the graphic on sheet 3

BASIS OF BEARINGS AND TIES SHOWN ON SHEETS 3 & 4

the bearings of L12, L16, and L20 on this easement do not match any of the lot line bearings it is shown as connecting with L15, L17, L19, and L21 would indicate it should be exactly on the lot line

ALL LINES UPDATED

why are the sidelines of the 10' ue not parallel with each other and not the same as the pwsd easement line?

LINES UPDATED

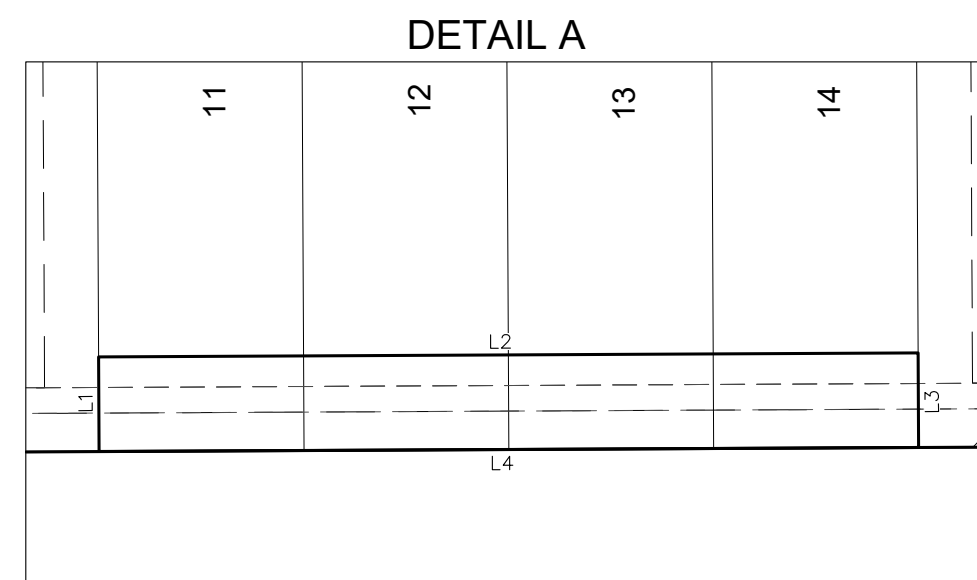
REC. NO. 2020124893

REC. NO. 2020124893



TRAILS AT CROWFOOT FILING NO. 16

A REPLAT OF TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 8 OF 8
 TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS
 LANDSCAPE EASEMENTS



SCALE: 1" = 30'

LINE NO.	DIRECTION	LENGTH
L1	N00°16'37"W	14.78'
L2	N89°43'12"E	128.00'
L3	S00°16'37"E	14.78'
L4	S89°43'12"W	128.00'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED C.V.L. PLS. NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	A.E. ACCESS EASEMENT
	P.W.S.D. PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE

