

TRAILS AT CROWFOOT FILING NO. 11

A REPLAT OF TRACT M OF TRAILS AT CROWFOOT FILING NO. 9
 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 4

TOTAL ACREAGE = 14.329 ACRES, 59 LOTS, 2 TRACTS

NOTES:

1. 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.
2. 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.
3. 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. H0640032-023-CN4-CN, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 12, 2021 AT 8:00 A.M.
4. 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.
5. 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.
6. 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.
7. TEN - FOOT WIDE DRY UTILITY EASEMENTS, IDENTIFIED AS (10' U.E.) ARE HEREBY DEDICATED ON PRIVATE PROPERTY IN THOSE LOCATIONS DEPICTED HEREON. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, CABLE TELEVISION AND TELECOMMUNICATION FACILITIES.
8. 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.
9. TRACTS A AND B WILL BE CONVEYED TO THE METROPOLITAN DISTRICT VIA A SEPARATE DOCUMENT.
10. ALL LANDSCAPING LOCATED WITHIN THE TREE LAWN ADJACENT TO ANY METRO DISTRICT (PARK/OPEN SPACE) TRACTS SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
11. THERE ARE A TOTAL OF 59 LOTS AND 2 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 11.

TRACT SUMMARY TABLE					
TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	2,620 S.F.	0.060 AC.	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
B	16,692 S.F.	0.383 AC.	PRIVATE ROADWAY / UTILITIES	METRO DISTRICT	METRO DISTRICT

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LAND USE SUMMARY CHART			
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
OPEN SPACE AREAS	2,620 S.F.	0.060 AC	0.42%
PRIVATE ROADWAY / UTILITIES	16,692 S.F.	0.383 AC	2.67%
SINGLE FAMILY RESIDENTIAL LOTS	465,114 S.F.	10.678 AC	74.52%
ROAD RIGHTS OF WAY	139,738 S.F.	3.208 AC	22.39 %
TOTAL	624,164 S.F.	14.329 AC.	100%

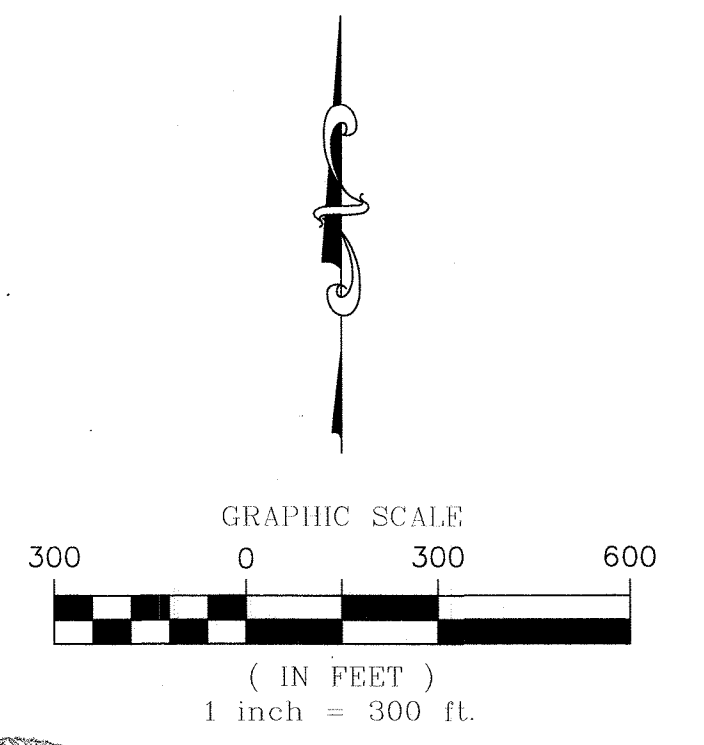
FILING 11 MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	5,097 S.F.	0.117 AC.
MAXIMUM LOT SIZE	14,928 S.F.	0.343 AC.
AVERAGE LOT SIZE	7,883 S.F.	0.181 AC.



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

TOTAL ACREAGE = 14.329 ACRES, 59 LOTS, 2 TRACTS



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a Westwood team

TRAILS AT CROWFOOT FILING NO. 11

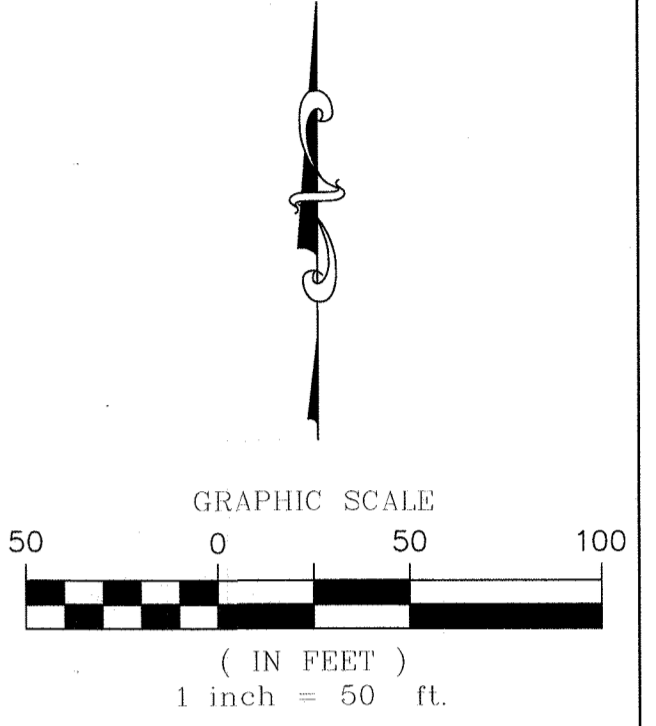
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LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	14.50'	N42°05'30"W
L2	10.50'	N42°05'30"W
L3	14.50'	N42°05'30"W
L4	8.00'	N79°04'49"W
L5	8.00'	S23°18'48"W
L6	32.86'	S14°09'36"E
L7	2.55'	N18°44'48"W
L8	36.38'	N34°38'42"W
L9	36.38'	S34°38'42"E
L10	35.70'	S12°21'40"E
L11	35.70'	S12°21'40"E
L12	45.00'	S47°54'30"W
L13	44.52'	N88°14'21"E
L14	129.47'	N42°05'30"W
L15	35.63'	S34°38'42"E



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C2	26.13'	40.00'	37°25'41"	S71°33'58"E	25.67'
C3	26.13'	40.00'	37°25'41"	N34°04'22"E	25.67'
C4	15.23'	10.00'	87°16'14"	S83°34'41"E	13.80'
C5	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C6	31.42'	20.00'	90°00'00"	N2°54'30"E	28.28'
C7	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C8	18.85'	6.00'	180°00'00"	S47°54'30"W	12.00'
C9	15.23'	10.00'	87°16'14"	S9°09'05"W	13.80'
C10	12.57'	19.50'	36°56'00"	S71°15'12"W	12.35'
C11	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C12	14.71'	10.00'	84°17'56"	S7°30'16"W	13.42'
C13	14.71'	10.00'	84°17'56"	N76°47'40"E	13.42'
C14	15.71'	10.00'	90°00'00"	S57°21'40"W	14.14'
C15	15.71'	10.00'	89°59'58"	S32°38'21"W	14.14'
C16	15.71'	10.00'	90°00'00"	N57°21'40"W	14.14'
C17	15.71'	10.00'	90°00'00"	N32°38'20"E	14.14'
C18	29.67'	20.00'	85°00'00"	N35°08'20"E	27.02'
C19	31.09'	20.00'	89°03'22"	N57°49'59"W	28.05'
C20	15.23'	10.00'	87°14'43"	S25°09'00"W	13.80'
C21	18.85'	6.00'	180°00'00"	N65°38'46"E	12.00'
C22	42.41'	27.00'	90°00'00"	N87°05'30"W	38.18'
C23	43.46'	27.00'	92°13'17"	N22°07'42"E	38.92'
C24	30.30'	47.00'	36°56'04"	S71°15'10"W	29.78'
C25	29.16'	777.50'	2°08'56"	N41°01'02"W	29.16'
C26	87.80'	45.00'	111°47'21"	S71°15'12"W	74.52'
C27	81.68'	52.00'	90°00'00"	N87°05'30"W	73.54'
C28	84.18'	52.00'	92°45'17"	N22°23'43"E	75.29'
C29	200.30'	647.00'	17°44'16"	N33°13'22"W	199.50'

LEGEND

	FOUND SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	EX EXISTING
	○ FOUND REBAR & RED PLASTIC CAP "LS 34591"
	● SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP
	STAMPED CIV. ENGR. SEAL NO. 38004 UNLESS OTHERWISE NOTED
	--- SIDEWALK & UTILITY EASEMENT LINE
	--- UTILITY EASEMENT LINE
	--- ROAD CENTERLINE
	--- SUBDIVISION BOUNDARY
	△ SIGHT LINE TRIANGLE



TRACT DD
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 1
REC. NO. 2018065116
(NOT PART OF PLAT)

TRACT C
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 9
REC. NO. 2020098683
(NOT PART OF PLAT)

TRACT B
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 10
(NOT PART OF PLAT)

TRACT A
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 9
REC. NO. 2020098683
(NOT PART OF PLAT)

TRACT Q
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 9
REC. NO. 2020098683
(NOT PART OF PLAT)

TRACT N
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SUBDIVISION FILING NO. 9
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TRACT J
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REC. NO. 2020098683
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TRACT O
TRAILS AT CROWFOOT
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REC. NO. 2020098683
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TRACT P
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 9
REC. NO. 2020098683
(NOT PART OF PLAT)

TOWN OF PARKER
DOUGLAS COUNTY
ZONED - OPEN SPACE CONSERVATION
(BASIS OF BEARINGS)
S00°15'06"E 2648.70'
E 1/4 NE 1/4 SECTION 9

E 1/4 COR. SEC. 9
FOUND 3-1/4" ALUMINUM
CAP "LS 8939"

NE 1/4 CORNER SEC. 9
FOUND 3-1/4" ALUMINUM
CAP "LS 23053 1988"