

AFFIDAVIT OF PLAT CORRECTION
TRAILS AT CROWFOOT FILING NO. 11
RECEPTION NUMBER 2021053143

WHEREAS, the Final Plat for Trails at Crowfoot Filing No. 11 was submitted for approval and recordation, and, a portion of Beebalm Avenue was labeled as Field Mint Avenue;

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The Field Mint Avenue label be replaced with Beebalm Avenue on sheet 4 of 4 of that plat recorded at Reception No. 2021053143, as shown on the accompanying drawing.

APPROVED this _____ day of _____, 20____

COMMUNITY DEVELOPMENT DEPARTMENT
Town of Parker

By: _____

Title

Surveyor of Record

Patrick M. Steenburg

Signature



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 1 OF 4

TOTAL ACREAGE = 14.329 ACRES, 59 LOTS, 2 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. 11. THE UTILITY PURPOSES AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER 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 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 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 OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.C.S. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER
MELODY HOMES, INC. A DELAWARE CORPORATION.

William Carlisle
SIGNATURE

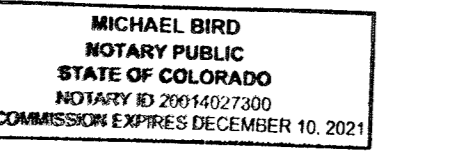
BY: *William Carlisle*

AS *Vice President* OF MELODY HOMES, INC. A DELAWARE CORPORATION.

SUBSCRIBED AND SWORN BEFORE ME THIS *8th* DAY OF *April*, 20*21*, BY *William Carlisle*

AS *Vice President* OF MELODY HOMES, INC. A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
Michael Bird
NOTARY PUBLIC

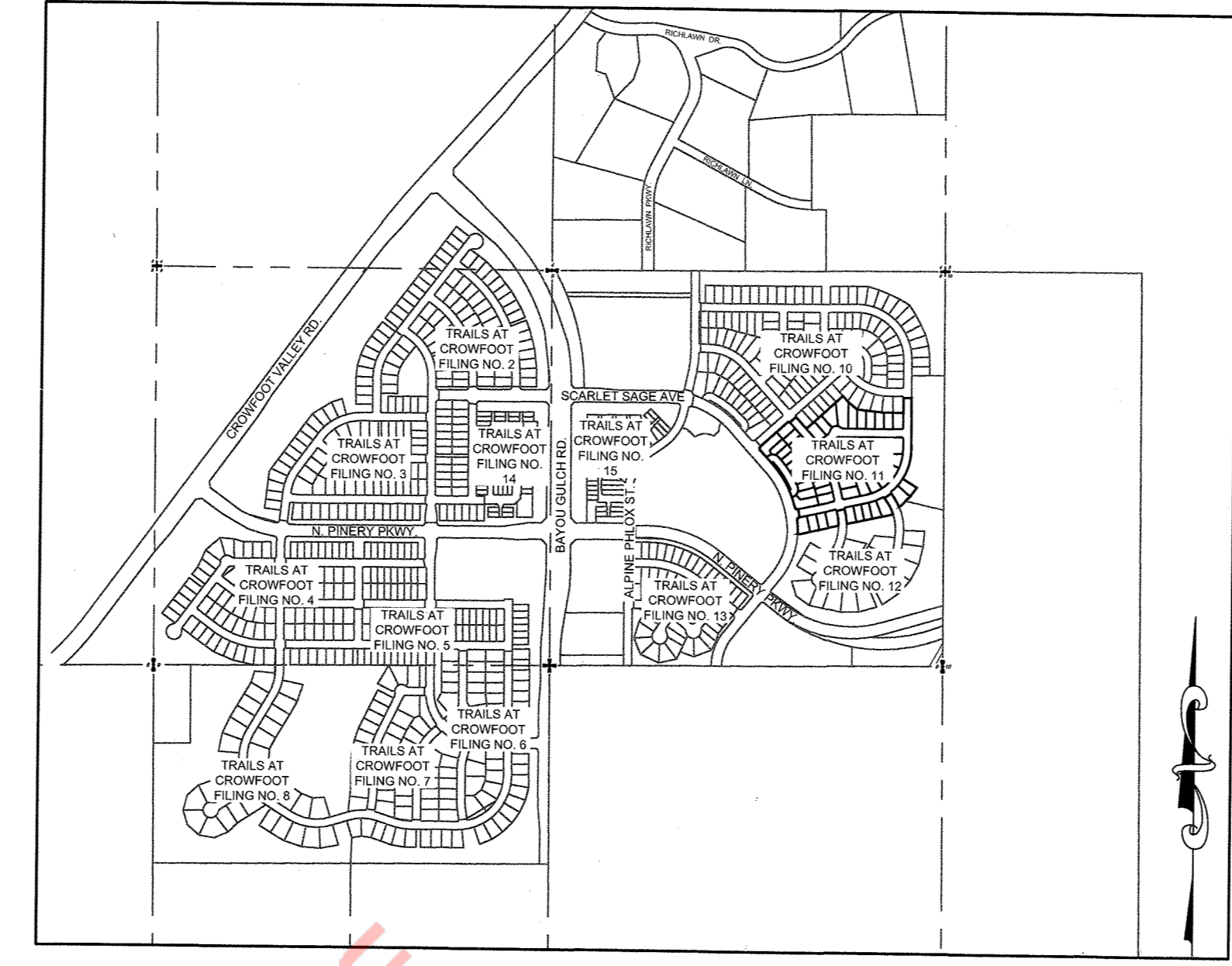


MY COMMISSION EXPIRES *12-10-2021*

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 M OF TRAILS AT CROWFOOT SUBDIVISION FILING NO. 9 AS RECORDED AT RECEPTION NO. 2020098683 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.



VICINITY MAP
SCALE: 1" = 1000'

Unofficial Copy

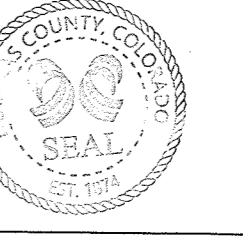
PLANNING COMMISSION STATEMENT:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON OCTOBER 12, 2017.
John P. Pura
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE *9 April 21*

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS *23rd* DAY OF *April*, 20*21* A.D.
AT *7:28 (AM)* P.M. AT RECEPTION NUMBER *2021053143*

Dana S. Donham
COUNTY CLERK AND RECORDER deputy



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. H0640032-023-CN4-CN.

Beth Avedis
SIGNATURE

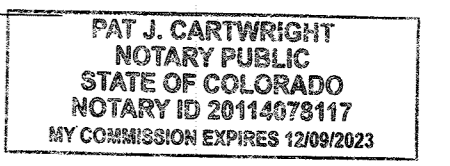
BY: *BETH AVEDIS*

AS: *VP, BUILDER SERVICES* OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *8th* DAY OF *April*, 20*21*, BY *BETH AVEDIS*

AS *VP, BUILDER SERVICES* OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES *12/09/2023*

Fat J. Cartwright
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 *12th* DAY OF *October* *APRIL*, 20*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.

John P. Pura *9 April 21*
PLANNING DIRECTOR, TOWN OF PARKER

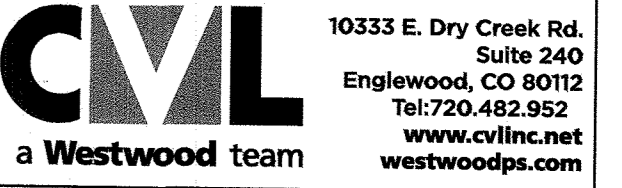
John P. Pura *04/09/21*
DIRECTOR OF ENGINEERING, TOWN OF PARKER

SURVEYOR'S CERTIFICATION:

I, PATRICK M. STEENBURG, 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. 11 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE *12th* DAY OF *October*, 20*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 *8th* DAY OF *April*, 20*21*

PATRICK M. STEENBURG, PLS NO. 38004
FOR AND ON BEHALF OF CVL, A WESTWOOD COMPANY
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
(720)-249-3543



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:

- 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. 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.
- 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.
- 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.
- 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.
- TRACTS A AND B WILL BE CONVEYED TO THE METROPOLITAN DISTRICT VIA A SEPARATE DOCUMENT.
- ALL LANDSCAPING LOCATED WITHIN THE TREE LAWN ADJACENT TO ANY METRO DISTRICT (PARK/OPEN SPACE) TRACTS SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
- 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

Unofficial Copy

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%

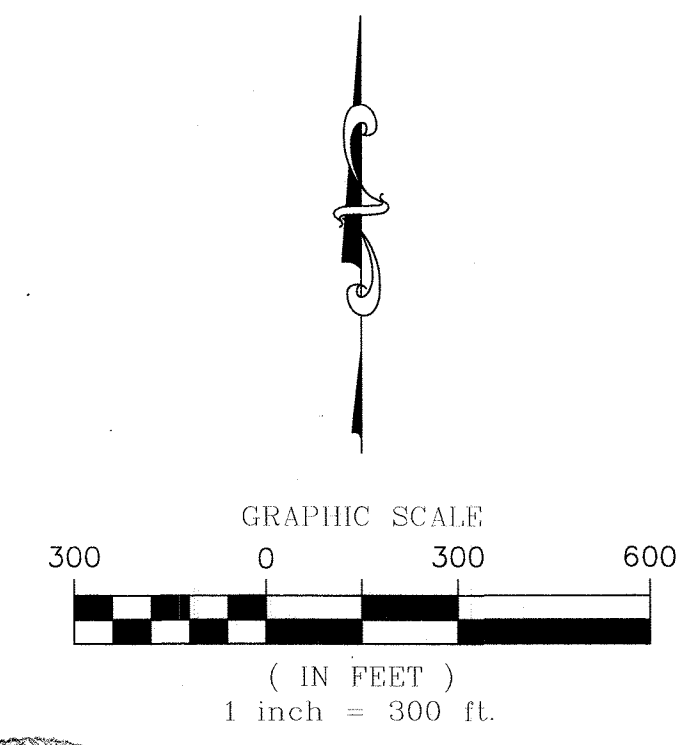
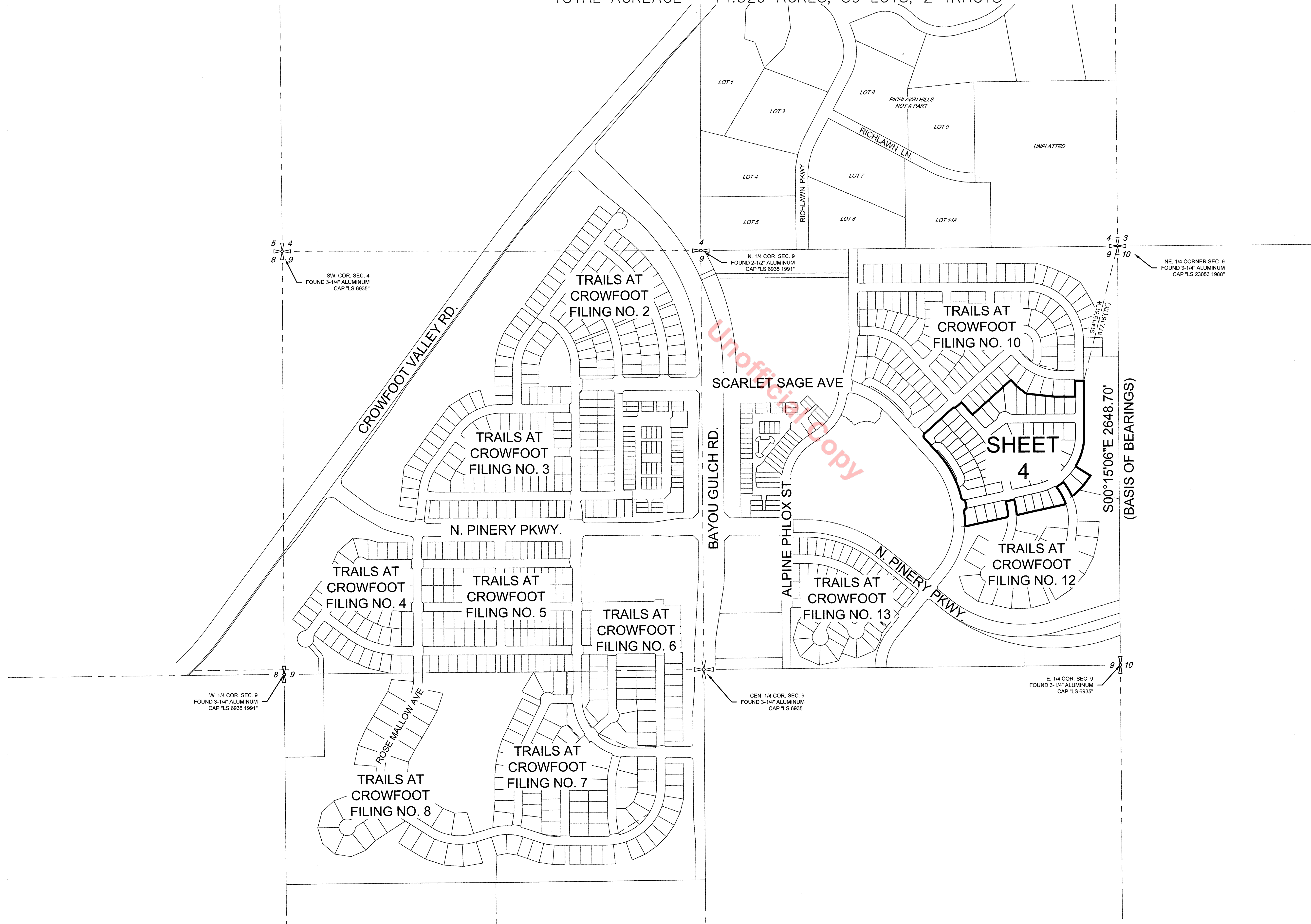
FILING 11 MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	5,097 S.F.	0.117 AC.
MAXIMUM LOT SIZE	14,928 S.F.	0.343 AC.
AVERAGE LOT SIZE	7,883 S.F.	0.181 AC.



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 3 OF 4

TOTAL ACREAGE = 14.329 ACRES, 59 LOTS, 2 TRACTS

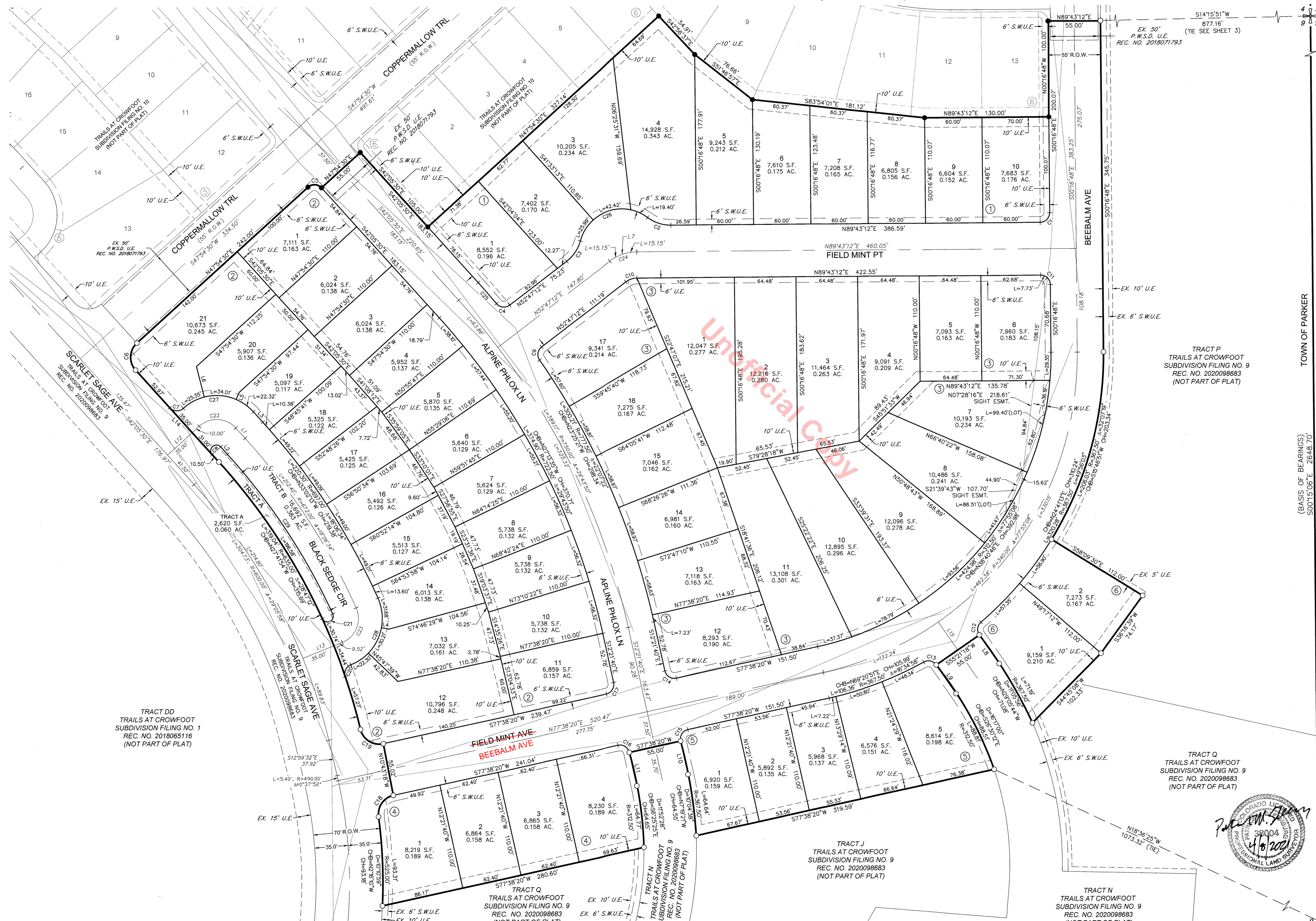


CVL
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.462.9552
www.cvlinc.net

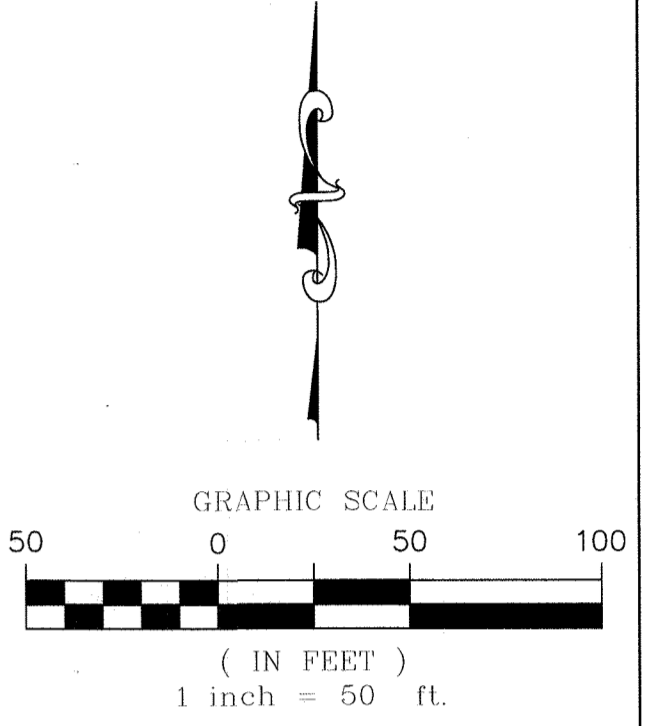
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 4

TOTAL ACREAGE = 14.329 ACRES, 59 LOTS, 2 TRACTS



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"E	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 REBAR 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 CYL. PLB. 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 P
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 9
REC. NO. 2020098683
(NOT PART OF PLAT)

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

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

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

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

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

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

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

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

TRACT X
TRAILS AT CROWFOOT
SUBDIVISION FILING NO. 9
REC. NO. 2020098683
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TRACT Y
TRAILS AT CROWFOOT
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TRACT Z
TRAILS AT CROWFOOT
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