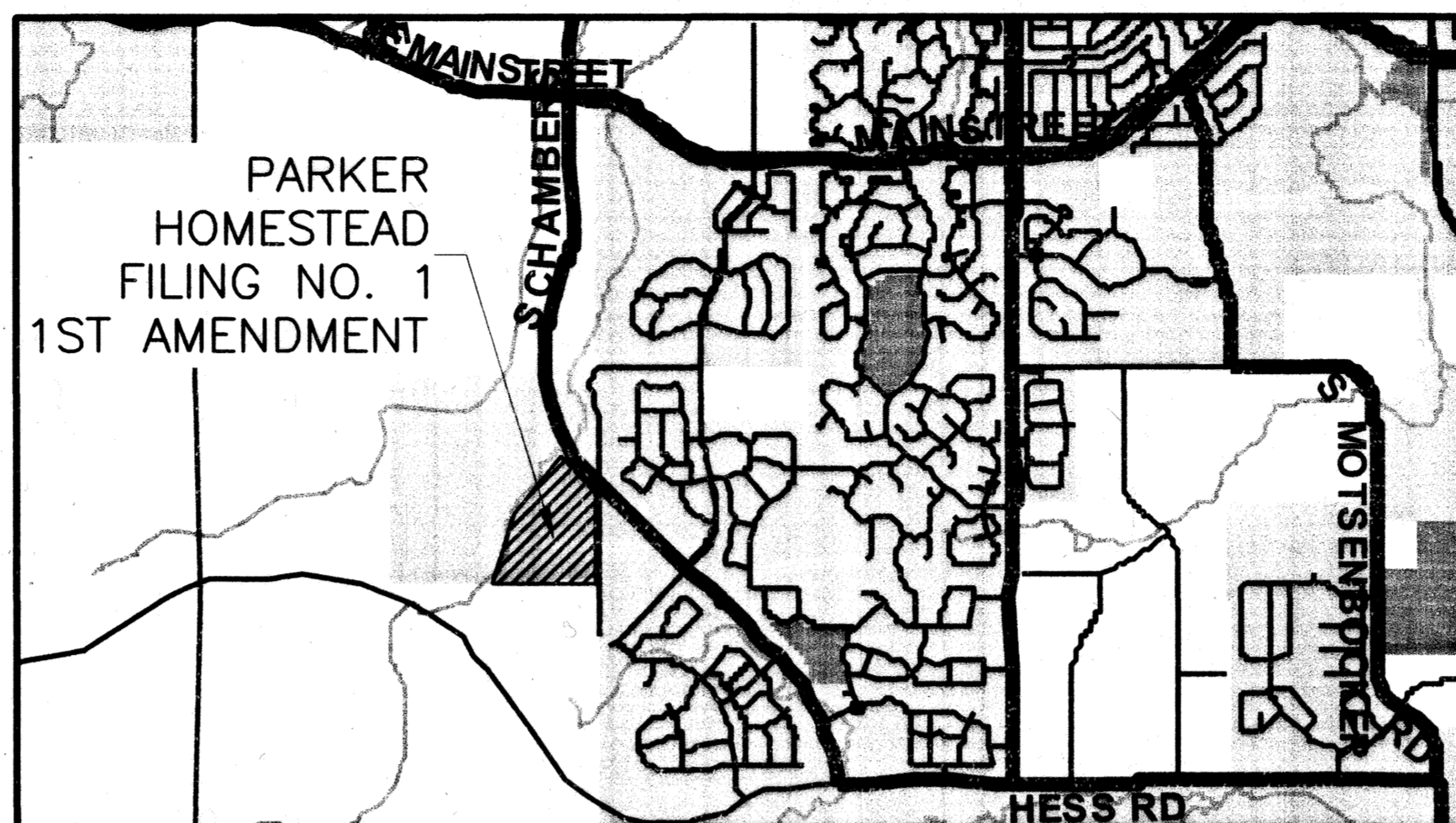


PARKER HOMESTEAD FILING NO. 1 1ST AMENDMENT

A REPLAT OF TRACTS A & B OF PARKER HOMESTEAD FILING NO. 1,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
27.5778 ACRES
60 SINGLE FAMILY LOTS AND 5 TRACTS



SITE VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A & B OF PARKER HOMESTEAD FILING NO. 1 RECORDED AT RECEPTION NO. 2011059295 OF THE DOUGLAS COUNTY RECORDS, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO,

CONTAINING 1,201,290 SQUARE FEET OR 27.5778 ACRES, MORE OR LESS.

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 PARKER HOMESTEAD FILING NO. 1, 1ST AMENDMENT. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF PARKER FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDER. THE ENTITIES ARE 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. DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER AND D. 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 DEDICATED 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 HAZARD. THE UNDERSIGNED GRANTS THE TOWN OF PARKER 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 OWNERS. THE TOWN OF PARKER SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN OF PARKER.

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.S.C. SECTION 1531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

IN WITNESS WHEREOF, PARKER HOMESTEAD INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY THOMAS J. BRINKMAN II, MANAGER OF JTX MANAGEMENT PARTNERS, LLC, MANAGER OF PARKER HOMESTEAD INVESTMENTS, LLC, THIS 12th DAY OF NOVEMBER, 2013, A.D..

BY: Thomas J. Brinkman II
THOMAS J. BRINKMAN II
MANAGER OF JTX MANAGEMENT PARTNERS, LLC, MANAGER OF PARKER HOMESTEAD INVESTMENTS, LLC

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

ACKNOWLEDGED BEFORE ME THIS 12th DAY OF NOVEMBER, 2013, BY THOMAS J. BRINKMAN II, MANAGER OF JTX MANAGEMENT PARTNERS, LLC, MANAGER OF PARKER HOMESTEAD INVESTMENTS, LLC.

MY COMMISSION EXPIRES: JANUARY 9, 2017

WITNESS MY HAND AND MY OFFICIAL SEAL.

MY BUSINESS ADDRESS IS: 7006 S. ALTON WAY, #F CENTENNIAL CO, 80112
Nancy J. Raiche
NOTARY PUBLIC

NANCY J. RAICHE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164037829
MY COMMISSION EXPIRES JANUARY 09, 2017

MORTGAGEE

NORTHSTAR BANK COLORADO, ORGANIZED AND EXISTING UNDER THE LAWS OF COLORADO

BY: CHRISTEN SPENCER LEWIS
ITS: EVP

STATE OF COLORADO }
COUNTY OF Denver } SS

ACKNOWLEDGED BEFORE ME THIS 18th DAY OF November, 2013, BY Christen Lewis AS EVP
NORTHSTAR BANK COLORADO, ORGANIZED AND EXISTING UNDER THE LAWS OF COLORADO

MY COMMISSION EXPIRES: 09-17-2016

WITNESS MY HAND AND MY OFFICIAL SEAL.

MY BUSINESS ADDRESS IS: 7979 E. TULSA ST. #20 DENVER CO
Christen Spencer
NOTARY PUBLIC

CHRISTEN SPENCER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084031971
MY COMMISSION EXPIRES 09/17/2016

GENERAL 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.
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS S00°12'37"E (ASSUMED), AS SHOWN ON THE PLAT OF PARKER HOMESTEAD FILING NO. 2. EACH END OF SAID LINE IS MONUMENTED AS SHOWN HEREON.
- LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES WILL NOT BE ALLOWED. RAISED MEDIANS WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA AND/OR MEDIAN AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THERE ARE 60 LOTS AND 5 TRACTS IN PARKER HOMESTEAD FILING NO. 1, 1ST AMENDMENT.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER TRACTS B AND D.
- TRACT A IS RETAINED BY OWNER. TRACT A IS HEREBY PLATTED AS AN UNBUILDABLE TRACT WHICH WILL BE REPLATTED IN THE FUTURE INTO BUILDABLE LOTS, AT SUCH TIME AS A REPLAT IS APPROVED FOR THIS TRACT. PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED FINANCIALLY SECURED SUBDIVISION AGREEMENT WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACT SHALL BE DEVELOPED INCLUDING BUT NOT LIMITED TO STAKING, EARTHWORK, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE UNTIL SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS PROVIDED FOR WITHIN THE PARKER HOMESTEAD FILING 1 AMENDMENT 1 SUBDIVISION AGREEMENT.

LAND USE SUMMARY

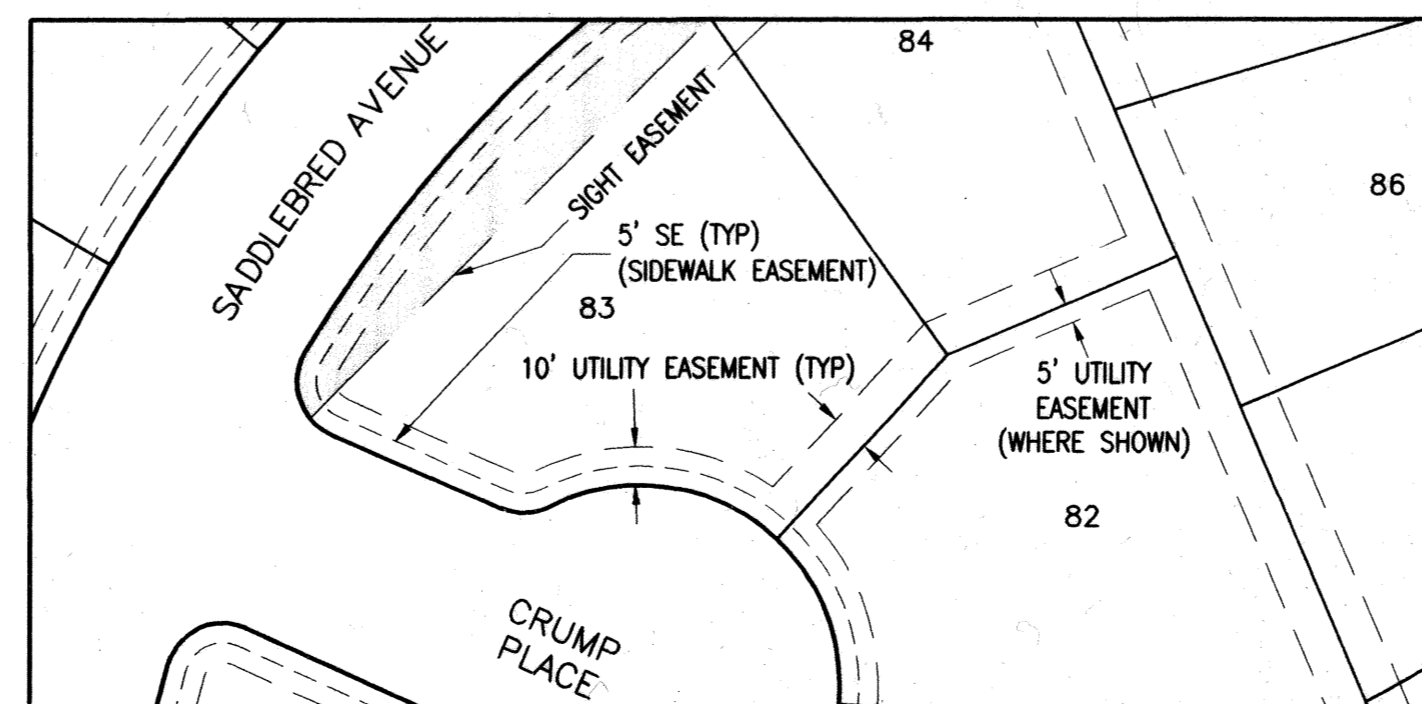
DESCRIPTION	AREA
LOTS	10,2809 AC
RIGHT-OF-WAY	3,9952 AC
OPEN SPACE	2,3039 AC
DETENTION/DRAINAGEWAY	2,4825 AC
MIXED USE(COMMERCIAL)	8,4995 AC
LANDSCAPE/MEDIAN	0,0158 AC
TOTAL	27,5778 AC

TRACT	AREA	USE	PROPOSED OWNERSHIP
A	8,4995 AC	MIXED USE(COMMERCIAL)	RETAINED BY OWNER
B	2,4825 AC	DETENTION/DRAINAGEWAY/TRAIL	HOMEOWNERS ASSOCIATION
C	0,3002 AC	OPEN SPACE	HOMEOWNERS ASSOCIATION
D	2,0037 AC	OPEN SPACE/DRAINAGEWAY	HOMEOWNERS ASSOCIATION
E	0,0158 AC	LANDSCAPE/MEDIAN	HOMEOWNERS ASSOCIATION
TOTAL	13,3017 AC		

MINIMUM LOT SIZE: 6,300 SF
MAXIMUM LOT SIZE: 17,079 SF
AVERAGE LOT SIZE: 7,464 SF

SHEET INDEX

- COVER SHEET
- BOUNDARY AND OVERALL PLAN
- REPLAT (LOTS & TRACTS)
- REPLAT (TRACTS A & B)



TYPICAL LOT AND EASEMENTS
SCALE: 1"=50'

TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS NOTED ON TITLE COMMITMENT 16-2031439-1 EFFECTIVE DATE November 4, 2013

BY:

S.B.

TITLE: TITLE OFFICER

STATE OF COLORADO }
COUNTY OF Arapahoe } SS

ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November, 2013,
BY Scott Bennetts AS Title officer OF

LAND TITLE GUARANTEE COMPANY.

MY COMMISSION EXPIRES: 8-13-2016

WITNESS MY HAND AND MY OFFICIAL SEAL: Sherrick

MY BUSINESS ADDRESS IS:

NOTARY PUBLIC

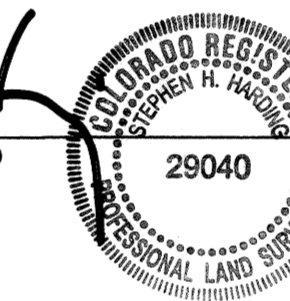
THERESE MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19884013976
My Commission Expires August 13, 2016

SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 19, 2013, BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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 APPLICABLE PROVISIONS OF THE TOWN SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 12th DAY OF NOVEMBER, 2013.

Stephen H. Harding
STEPHEN H. HARDING, COLORADO
REGISTERED PROFESSIONAL LAND
SURVEYOR #29040
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.



PLANNING COMMISSION STATEMENT

THE PRELIMINARY PLAN FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON JULY 25, 2013.

BY: John Puccio
ON BEHALF OF THE PLANNING COMMISSION

DATE: 11/27/13

APPROVAL OF TOWN COUNCIL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 2013 FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTERS, 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.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2013

A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

DOUGLAS COUNTY CLERK AND RECORDER



PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520 www.EMK.com
JOB NO. 12479.21

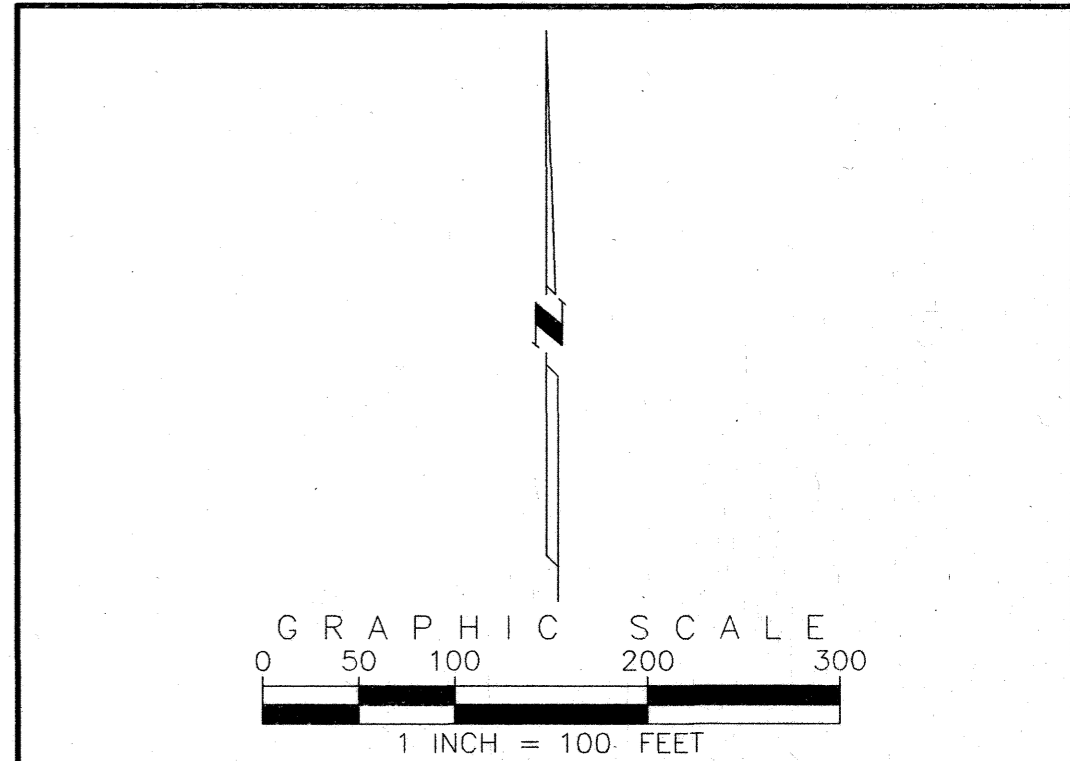
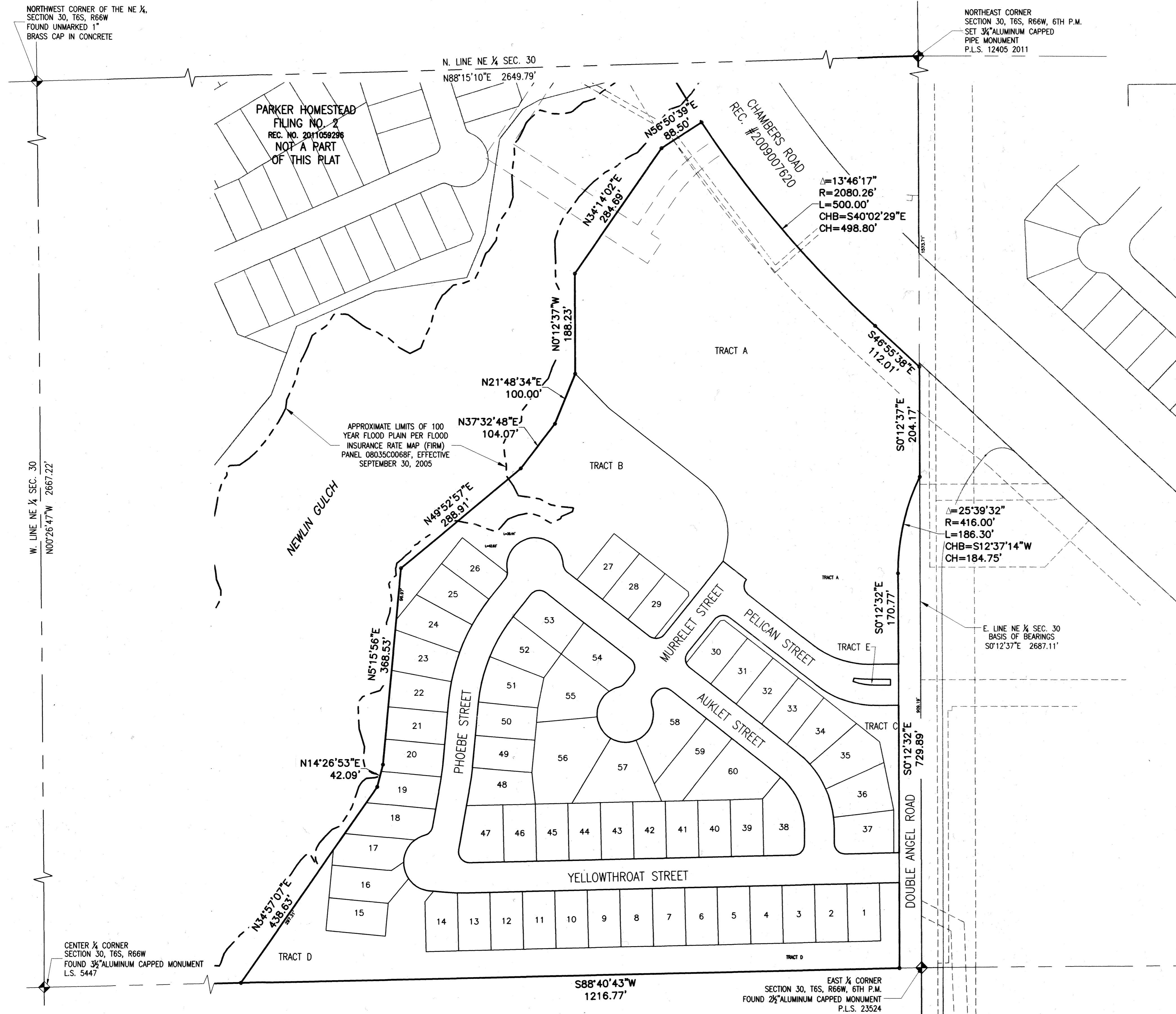
PARKER HOMESTEAD FILING NO. 1
1ST AMENDMENT

DATE PREPARED: NOVEMBER 6, 2013
APPLICANT/DEVELOPER
PARKER HOMESTEAD INVESTMENTS, LLC.
7108 SOUTH ALTON WAY, BUILDING M
CENTENNIAL, COLORADO 80112
ATTN: THOMAS J. BRINKMAN II

SHEET 1 OF 4

PARKER HOMESTEAD FILING NO. 1 1ST AMENDMENT

A REPLAT OF TRACTS A & B OF PARKER HOMESTEAD FILING NO. 1,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
27.5778 ACRES
60 SINGLE FAMILY LOTS AND 5 TRACTS



NOTES
 1. SEE SHEET 1 FOR PLAT NOTES.
 2. SEE SHEETS 3 & 4 FOR RIGHT-OF-WAY CURVE TABLE.
 3. NR DENOTES NON-RADIAL LOT LINE

SURVEY MONUMENTS LEGEND
 ◈ PUBLIC LAND SURVEY MONUMENT AS NOTED
 ○ FOUND 18" LONG #5 REBAR WITH 1¼" ALUMINUM CAP, PLS 12405
 ● SET 18" LONG #5 REBAR WITH 1½" ALUMINUM CAP IN, PLS 12405

EASEMENT LEGEND
 UE UTILITY EASEMENT
 SE SIDEWALK EASEMENT
 UE * EASEMENT BY SEPARATE DOCUMENT
 --- EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 ■ AREA COVERED BY SIGHT EASEMENT

EMK CONSULTANTS, INC.
 LAND DEVELOPMENT
 ENGINEERING & SURVEYING
 7008 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303)694-1520 www.EMK.com

**PARKER HOMESTEAD FLG. NO. 1
1ST AMENDMENT**

DATE PREPARED: NOVEMBER 12, 2013
 APPLICANT/DEVELOPER
PARKER HOMESTEAD INVESTMENTS, LLC.
 7108 SOUTH ALTON WAY, BUILDING M
 CENTENNIAL, COLORADO 80112
 ATTN: THOMAS J. BRINKMAN II

SHEET 2 OF 4

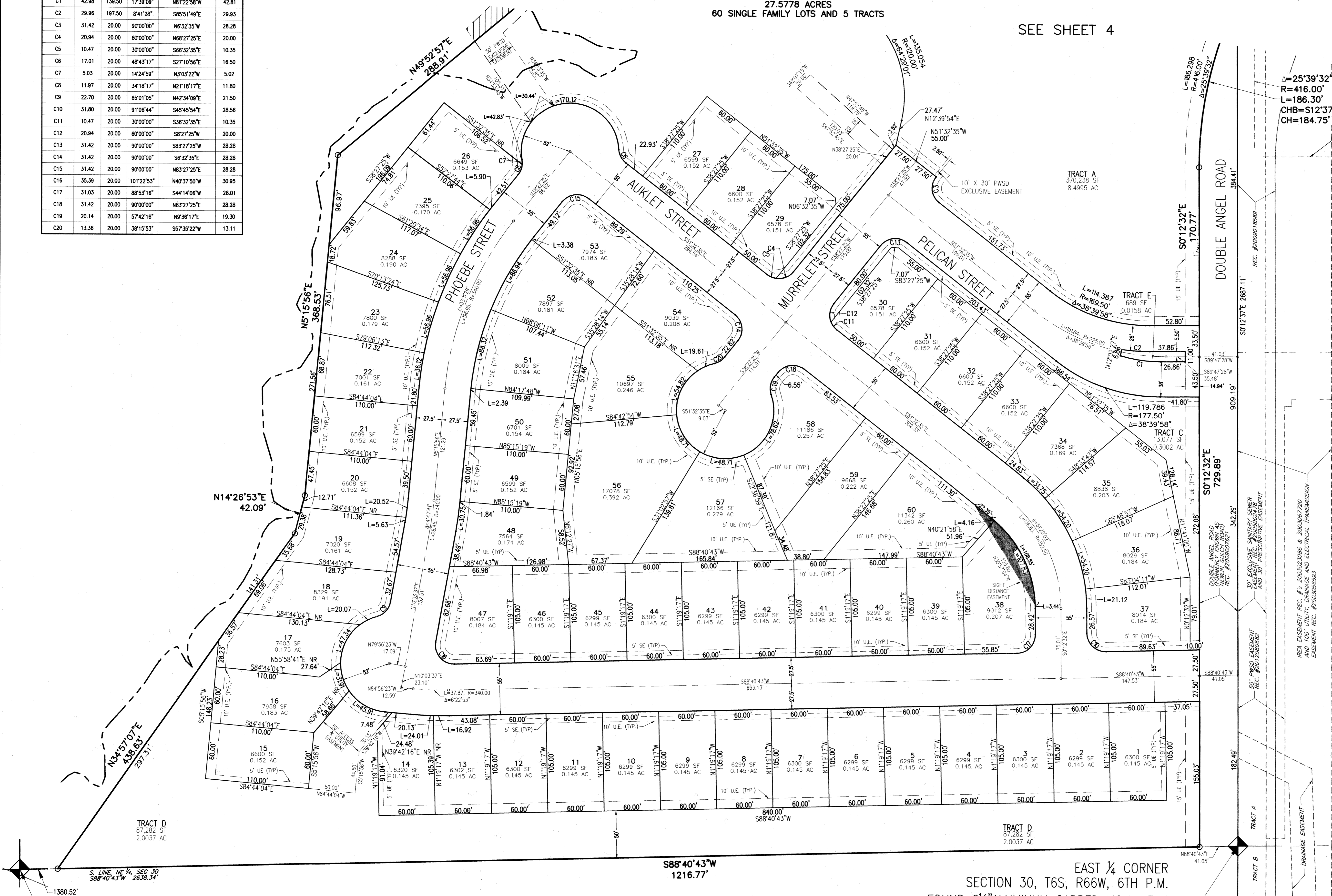
(UNPLATTED)

PARKER HOMESTEAD FILING NO. 1 1ST AMENDMENT

A REPLAT OF TRACTS A & B OF PARKER HOMESTEAD FILING NO. 1,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
27.5778 ACRES
60 SINGLE FAMILY LOTS AND 5 TRACTS

SEE SHEET 4

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C1	42.98	139.50	173°09'	N81°22'58"W	42.81
C2	29.96	197.50	8°41'28"	S85°51'49"E	29.93
C3	31.42	20.00	90°00'00"	N6°32'35"W	28.28
C4	20.94	20.00	60°00'00"	N68°27'25"E	20.00
C5	10.47	20.00	30°00'00"	S66°32'35"E	10.35
C6	17.01	20.00	48°43'17"	S27°10'56"E	16.50
C7	5.03	20.00	14°24'59"	N3°03'22"W	5.02
C8	11.97	20.00	34°18'17"	N21°18'17"E	11.80
C9	22.70	20.00	65°01'05"	N42°34'09"E	21.50
C10	31.80	20.00	91°06'44"	S45°45'54"E	28.56
C11	10.47	20.00	30°00'00"	S36°32'35"E	10.35
C12	20.94	20.00	60°00'00"	S8°27'25"W	20.00
C13	31.42	20.00	90°00'00"	S83°27'25"W	28.28
C14	31.42	20.00	90°00'00"	S6°32'35"E	28.28
C15	31.42	20.00	90°00'00"	N83°27'25"E	28.28
C16	35.39	20.00	101°22'53"	N40°37'50"W	30.95
C17	31.03	20.00	88°53'16"	S44°14'06"W	28.01
C18	31.42	20.00	90°00'00"	N83°27'25"E	28.28
C19	20.14	20.00	57°42'16"	N9°36'17"E	19.30
C20	13.36	20.00	38°15'53"	S57°35'22"W	13.11



$\Delta=25'39'32''$
 $R=416.00'$
 $L=186.30'$
 $CHB=S12'37'14''W$
 $CH=184.75'$

DRAINAGE EASEMENT

GRAPHIC SCALE

0 25 50 100 150

1 INCH = 50 FEET

NOTES

- SEE SHEET 1 FOR PLAT NOTES.
- SEE SHEETS 3 & 4 FOR RIGHT-OF-WAY CURVE TABLE.
- NR DENOTES NON-RADIAL LOT LINE

SURVEY MONUMENTS LEGEND

- PUBLIC LAND SURVEY MONUMENT AS NOTED
- FOUND 18" LONG #5 REBAR WITH 1/4" ALUMINUM CAP, PLS 12405
- SET 18" LONG #5 REBAR WITH 1/2" ALUMINUM CAP IN, PLS 12405

EASEMENT LEGEND

- UE UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- UE * EASEMENT BY SEPARATE DOCUMENT
- - - EXISTING EASEMENT
- PROPOSED EASEMENT
- AREA COVERED BY SIGHT EASEMENT

PREPARED BY

EMK EMK CONSULTANTS, INC.
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(303)694-1520 www.EMKco.com
JOB NO. 12479.21

**PARKER HOMESTEAD FLG. NO. 1
1ST AMENDMENT**

DATE PREPARED: NOVEMBER 12, 2013
APPLICANT/DEVELOPER
PARKER HOMESTEAD INVESTMENTS, LLC.
7108 SOUTH ALTON WAY, BUILDING M
CENTENNIAL, COLORADO 80112
ATTN: THOMAS J. BRINKMAN II

SHEET 3 OF 4

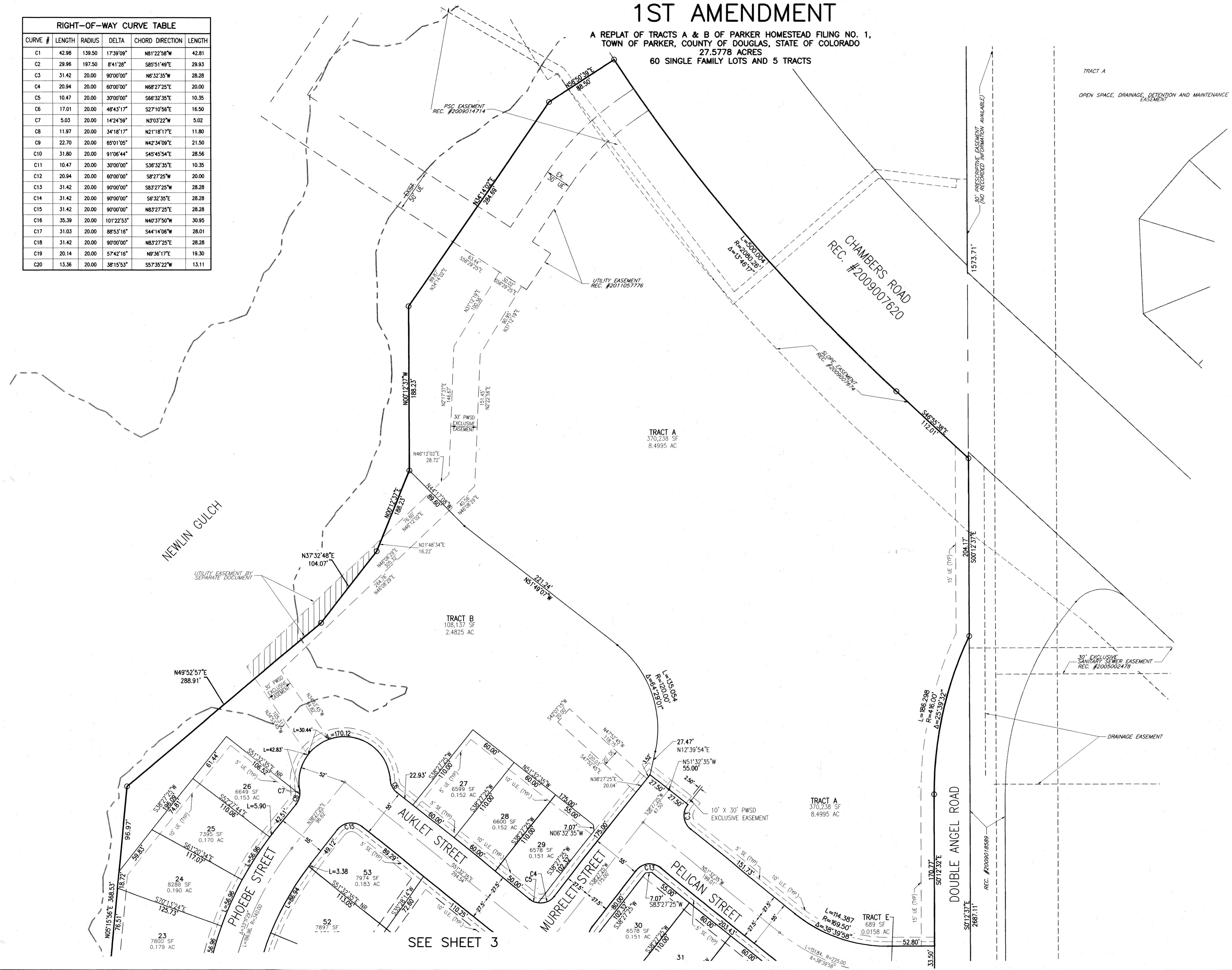
CENTER 1/4 CORNER
SECTION 30, T6S, R66W
FOUND 3 1/2" ALUMINUM CAPPED MONUMENT
L.S. 5447

EAST 1/4 CORNER
SECTION 30, T6S, R66W, 6TH P.M.
FOUND 2 1/2" ALUMINUM CAPPED MONUMENT
P.L.S. 23524

PARKER HOMESTEAD FILING NO. 1 1ST AMENDMENT

A REPLAT OF TRACTS A & B OF PARKER HOMESTEAD FILING NO. 1,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
27.5778 ACRES
60 SINGLE FAMILY LOTS AND 5 TRACTS

RIGHT-OF-WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
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C15	31.42	20.00	90°00'00"	N83°27'25"E	28.28
C16	35.39	20.00	101°22'53"	N40°37'50"W	30.95
C17	31.03	20.00	88°53'16"	S44°14'06"W	28.01
C18	31.42	20.00	90°00'00"	N83°27'25"E	28.28
C19	20.14	20.00	57°42'16"	N9°36'17"E	19.30
C20	13.36	20.00	38°15'53"	S57°35'22"W	13.11



TRACT A
OPEN SPACE, DRAINAGE, DETENTION AND MAINTENANCE EASEMENT

GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

- NOTES**
- SEE SHEET 1 FOR PLAT NOTES.
 - SEE SHEETS 3 & 4 FOR RIGHT-OF-WAY CURVE TABLE.
 - NR DENOTES NON-RADIAL LOT LINE.
- SURVEY MONUMENTS LEGEND**
- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
 - FOUND 18" LONG #5 REBAR WITH 1/4" ALUMINUM CAP, PLS 12405
 - SET 18" LONG #5 REBAR WITH 1/2" ALUMINUM CAP IN, PLS 12405
- EASEMENT LEGEND**
- UE UTILITY EASEMENT
 - SE SIDEWALK EASEMENT
 - UE * EASEMENT BY SEPARATE DOCUMENT
 - - - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - AREA COVERED BY SIGHT EASEMENT

PREPARED BY

EMK EMK CONSULTANTS, INC.
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JOB NO. 12479.21

**PARKER HOMESTEAD FLG. NO. 1
1ST AMENDMENT**

DATE PREPARED: NOVEMBER 12, 2013
APPLICANT/DEVELOPER
PARKER HOMESTEAD INVESTMENTS, LLC.
7108 SOUTH ALTON WAY, BUILDING M
CENTENNIAL, COLORADO 80112
ATTN: THOMAS J. BRINKMAN II

SHEET 4 OF 4