

STROH CROSSING FILING NO. 1
A REPLAT OF LOT 1, RODINE SUBDIVISION, TOGETHER WITH A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
52.918 ACRES – 97 LOTS – 12 TRACTS
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 00°01'53" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STROH ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35 NORTH 89°33'12" EAST, A DISTANCE OF 1,323.74 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE ALONG SAID EAST LINE NORTH 00°17'50" EAST, A DISTANCE OF 1,294.76 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE ALONG SAID NORTH LINE SOUTH 89°30'38" WEST, A DISTANCE OF 1,329.50 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 BEING ON A PORTION OF THE NORTHERLY LINE OF RODINE SUBDIVISION AS RECORDED AT RECEPTION NO. 282519; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 SOUTH 89°48'11" WEST, A DISTANCE OF 479.07 FEET TO THE NORTHEAST CORNER OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL 411 AS DESCRIBED IN BOOK 1063 PAGE 1058 AT RECEPTION NO. 9222036; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL SOUTH 01°51'39" EAST, A DISTANCE OF 641.91 FEET;

THENCE ALONG THE EASTERLY LINE OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL 411A AS DESCRIBED IN SAID BOOK 1063, PAGE 1058 THE FOLLOWING 5 COURSES:

1. SOUTH 24°46'14" EAST, A DISTANCE OF 91.60 FEET;
2. SOUTH 00° 47'59" EAST, A DISTANCE OF 116.20 FEET;
3. SOUTH 20°51'16" WEST, A DISTANCE OF 99.40 FEET;
4. SOUTH 01°01'29" EAST, A DISTANCE OF 220.00 FEET;
5. SOUTH 01°09'01" WEST, A DISTANCE OF 140.10 FEET TO THE NORTHERLY LINE OF SAID STROH ROAD;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°46'25" EAST, A DISTANCE OF 451.53 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 52.918 ACRES (2,305,095 SQUARE FEET), 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 **STROH CROSSING FILING NO. 1**, 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 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 SIGHT 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).

ACKNOWLEDGMENT

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 OBLVATE 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.

REATA RIDGE REALTY PARTNERS LLC

BY: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY

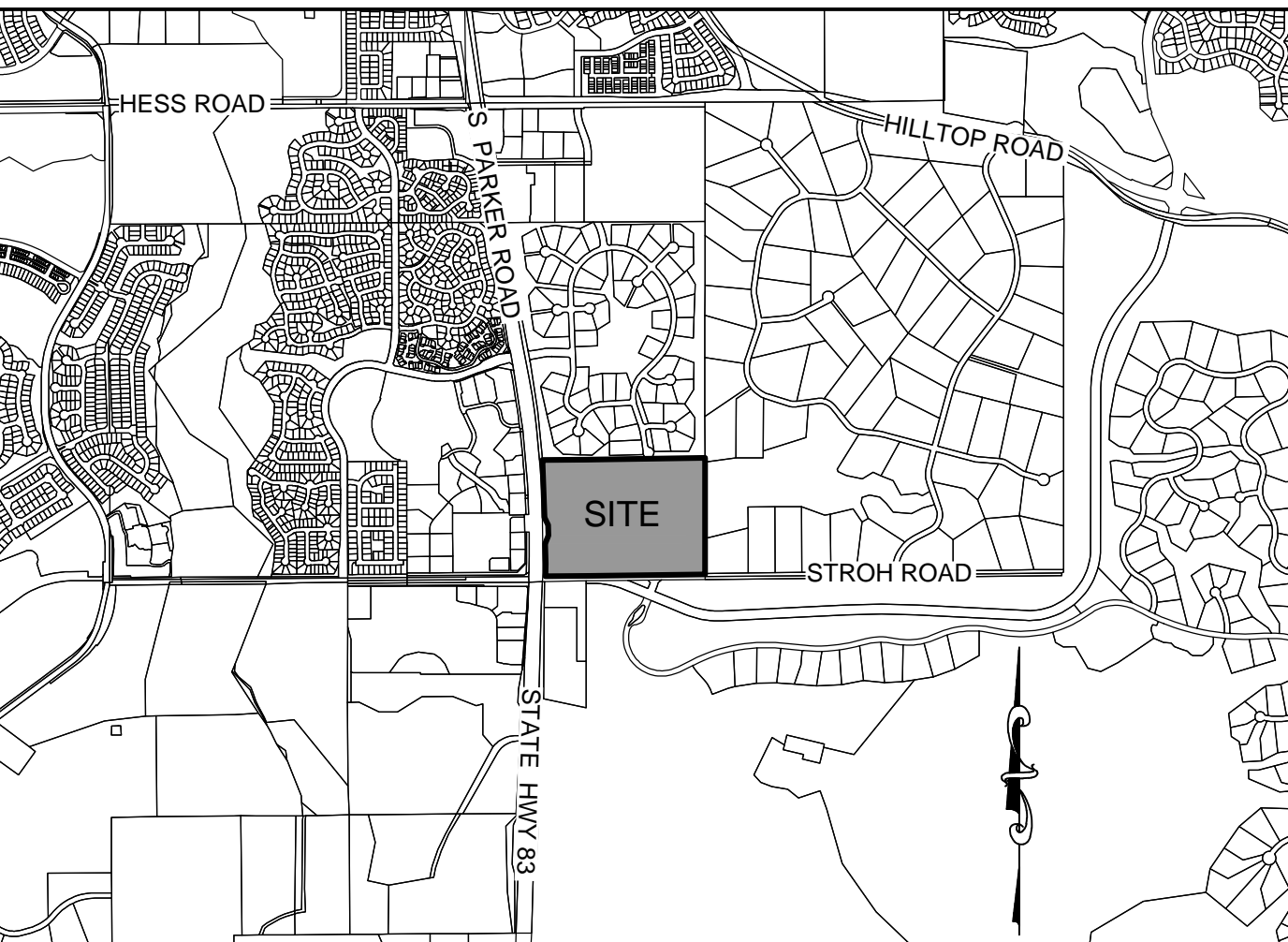
_____, AS _____, OF REATA RIDGE

REALTY PARTNERS LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 1) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-711670-CO EFFECTIVE DATE OF SEPTEMBER 23, 2015 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING NORTH 89°33'12" EAST, BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
- 3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, PANEL 182 OF 495, MAP NUMBER 08035C0182F, WITH AN EFFECTIVE DATE SEPTEMBER 30, 2005, THIS PARCEL IS LOCATED WITHIN "OTHER AREAS, ZONE X", DESCRIBED IN THE LEGEND OF SAID MAP AS "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- 4) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 6) THERE ARE 97 LOTS AND 12 TRACTS WITHIN THIS SUBDIVISION. THE LOTS WITHIN BLOCKS 1-9 ARE FOR RESIDENTIAL DEVELOPMENT AND THE LOTS WITHIN BLOCK 10 ARE FOR COMMERCIAL DEVELOPMENT.
- 7) RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY.

COLORADO EAST BANK & TRUST

BY: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY

_____, AS _____, OF COLORADO EAST

BANK & TRUST

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	177,636	4.078	OPEN SPACE	RRV HOA	RRV HOA, RRVC CA
TRACT B	24,040	0.552	OPEN SPACE	RRV HOA	RRV HOA
TRACT C	28,807	0.661	OPEN SPACE	RRV HOA	RRV HOA
TRACT D	33,883	0.778	OPEN SPACE	RRV HOA	RRV HOA
TRACT E	62,581	1.437	OPEN SPACE	RRV HOA	RRV HOA
TRACT F	89,056	2.044	OPEN SPACE	RRV HOA	RRV HOA
TRACT G	317,964	7.299	OPEN SPACE	RRV HOA	RRV HOA, RRVC CA
TRACT H	70,424	1.617	OPEN SPACE	RRV HOA	RRV HOA, RRVC CA
TRACT I	43,103	0.990	OPEN SPACE	RRV HOA	RRV HOA
TRACT J	46,323	1.063	PRIVATE ROAD	RRVC CA	RRVC CA
TRACT K	20,295	0.466	PRIVATE ROAD	RRVC CA	RRV HOA, RRVC CA
TRACT L	12,868	0.295	OPEN SPACE	RRV HOA	RRV HOA
TRACT M	100	0.002	DIRECTORS PARCEL	RRV HOA	RRV HOA
TRACT N	100	0.002	DIRECTORS PARCEL	RRVC CA	RRVC CA
TOTALS	927,180	21.284			

RRV HOA = REATA RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.

RRVC CA = REATA RIDGE VILLAGE CENTER COMMERCIAL ASSOCIATION, INC.

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOTS (97)	1,075,087	24.682	46.64
TRACTS (14)	927,180	21.284	40.22
RIGHT-OF-WAY	302,828	6.952	13.14
TOTALS	2,305,095	52.918	100.00

TITLE VERIFICATION

I/WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-711670-CO WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2015 AT 5:00 P.M.

BY: _____

TITLE: _____

DATE: _____

PLANNING COMMISSION CERTIFICATE

THIS REPLAT WAS REVIEWED BY THE PLANNING COMMISSION ON

PLANNING DIRECTOR,
ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS REPLAT 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 _____, 2015, 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, GROUND WATER 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

SURVEYOR'S CERTIFICATE

I, JOHN R. WEST, JR., A DULY LICENSED 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 APRIL 23, 2015 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, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2015.



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 _____, 2015,

A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

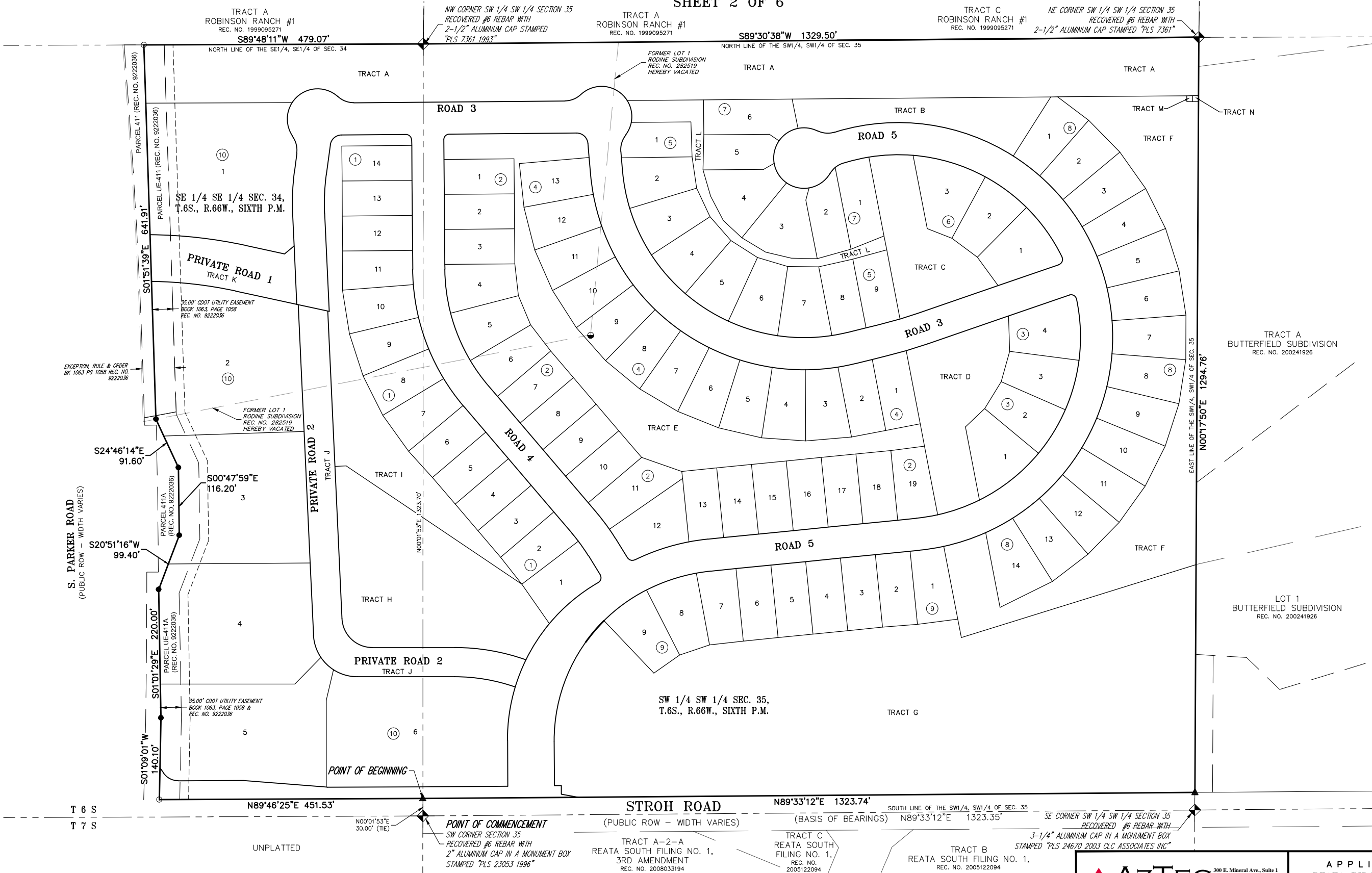
DOUGLAS COUNTY CLERK AND RECORDER

 AzTEC CONSULTANTS, INC. <small>300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	APPLICANT REATA RIDGE REALTY PARTNERS, LLC 8231 EAST PRENTICE AVENUE GREENWOOD VILLAGE, CO 80111	DATE OF PREPARATION:	2015-10-13
		SCALE:	NA
		SHEET 1 OF 6	

STROH CROSSING FILING NO. 1

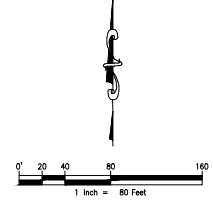
A REPLAT OF LOT 1, RODINE SUBDIVISION, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34
AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
52.918 ACRES – 97 LOTS – 12 TRACTS

SHEET 2 OF 6



MONUMENT SYMBOL LEGEND

◆	FOUND SECTION CORNER, AS NOTED
○	FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
●	FOUND #5 REBAR WITH 3-1/4" ALUM. CAP STAMPED "CDOT PLS 22094"
▲	FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CLC INC LS 24670"
●	FOUND #5 REBAR WITH 1-1/4" FADED AND BROKEN PLASTIC CAP
■	FOUND #5 REBAR, NO CAP
⊕	FOUND 3" BRASS CAP STAMPED "NGS TT15A 1934"
ROW	RIGHT-OF-WAY



LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOTS (97)	1,075,088	24.681	46.64
TRACTS (12)	927,179	21.285	40.22
RIGHT-OF-WAY	302,828	6.952	13.14
TOTALS	2,305,095	52.918	100.00

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AzTEC
CONSULTANTS, INC.

300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

APPLICANT
**REATA RIDGE REALTY
PARTNERS, LLC**
8231 EAST PRENTICE AVENUE
GREENWOOD VILLAGE, CO 80111

DATE OF PREPARATION:	2015-10-13
SCALE:	1"=80'
SHEET 2 OF 6	

STROH CROSSING FILING NO. 1

A REPLAT OF LOT 1, RODINE SUBDIVISION, TOGETHER WITH A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
52.918 ACRES - 97 LOTS - 12 TRACTS
SHEET 3 OF 6

SEE SHEET 4

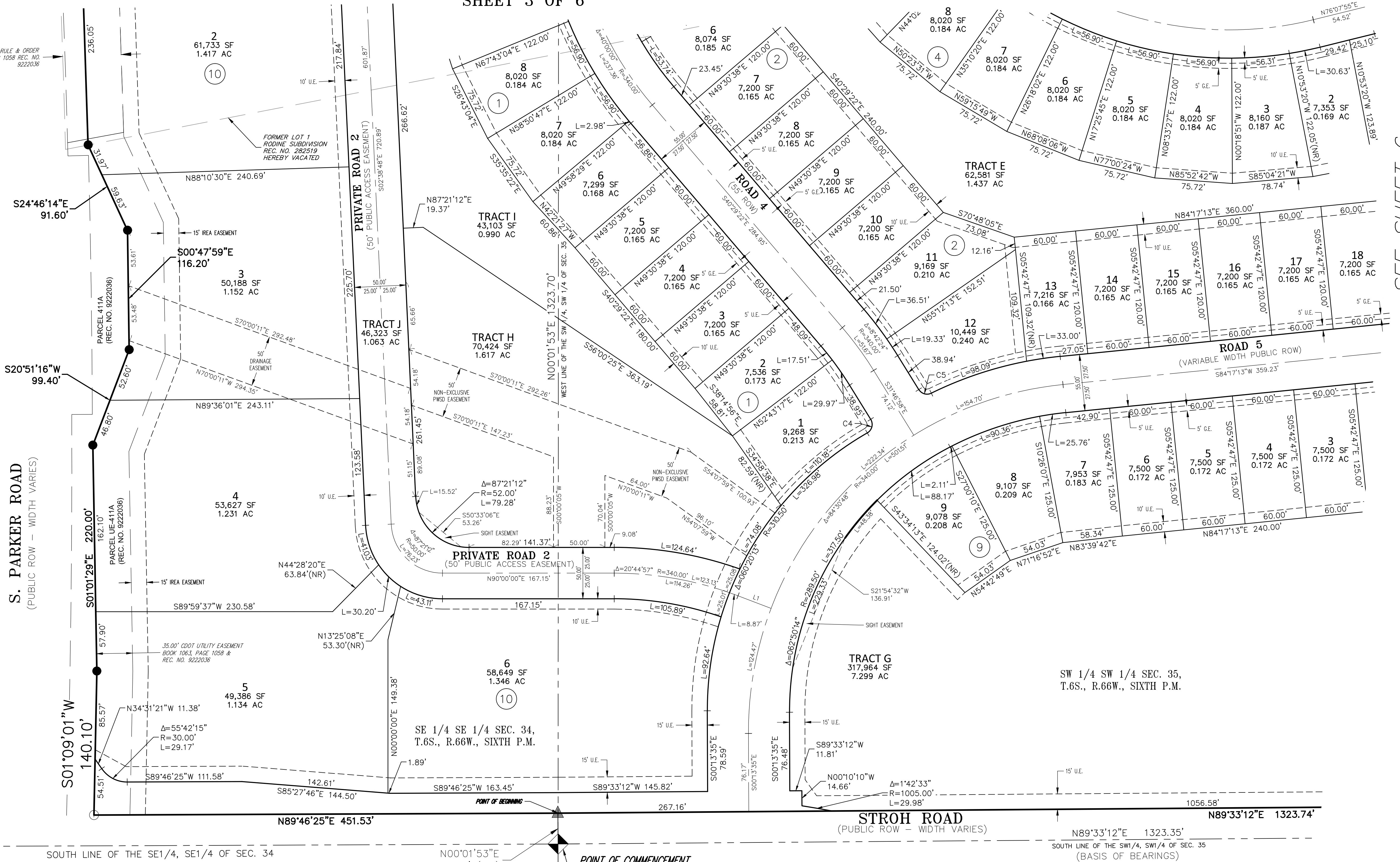
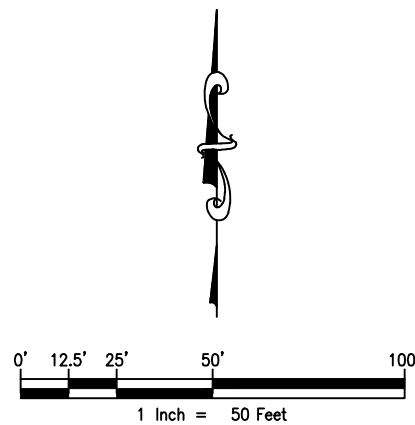
SEE SHEET 4

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER, AS NOTED
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- FOUND #5 REBAR WITH 3-1/4" ALUM. CAP STAMPED "CDOT PLS 22094"
- FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CLC INC LS 24670"
- FOUND #5 REBAR WITH 1-1/4" FADED AND BROKEN PLASTIC CAP
- FOUND #5 REBAR, NO CAP
- FOUND 3" BRASS CAP STAMPED "NGS TT15A 1934"
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- G.E. GAS EASEMENT
- (NR) NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°15'03"E	34.47'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	91°53'36"	9.50'	15.24'
C5	84°22'04"	9.50'	13.99'



POINT OF COMMENCEMENT
SW CORNER SECTION 35
RECOVERED #6 REBAR WITH
2" ALUMINUM CAP IN A MONUMENT BOX
STAMPED "PLS 23053 1996"

TRACT A-2-A
REATA SOUTH FILING NO. 1,
3RD AMENDMENT
REC. NO. 2008033194

AZTEC
CONSULTANTS, INC.

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APPLICANT
**REATA RIDGE REALTY
PARTNERS, LLC**
8231 EAST PRENTICE AVENUE
GREENWOOD VILLAGE, CO 80111

DATE OF PREPARATION:	2015-10-13
SCALE:	1"=50'
SHEET 3 OF 6	

LINE TABLE		
LINE	BEARING	LENGTH
L2	N14°51'26"E	21.36'
L3	N73°25'19"E	4.76'
L4	N73°25'19"E	4.76'
L5	S45°36'30"E	9.45'
L6	N48°56'05"W	12.39'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°14'13"	400.00'	71.47'
C2	90°00'00"	9.50'	14.92'
C3	90°00'00"	9.50'	14.92'
C8	42°48'10"	40.00'	29.88'
C9	42°48'10"	40.00'	29.88'
C10	42°48'10"	40.00'	29.88'
C11	5°06'51"	800.00'	71.41'

STROH CROSSING FILING NO. 1

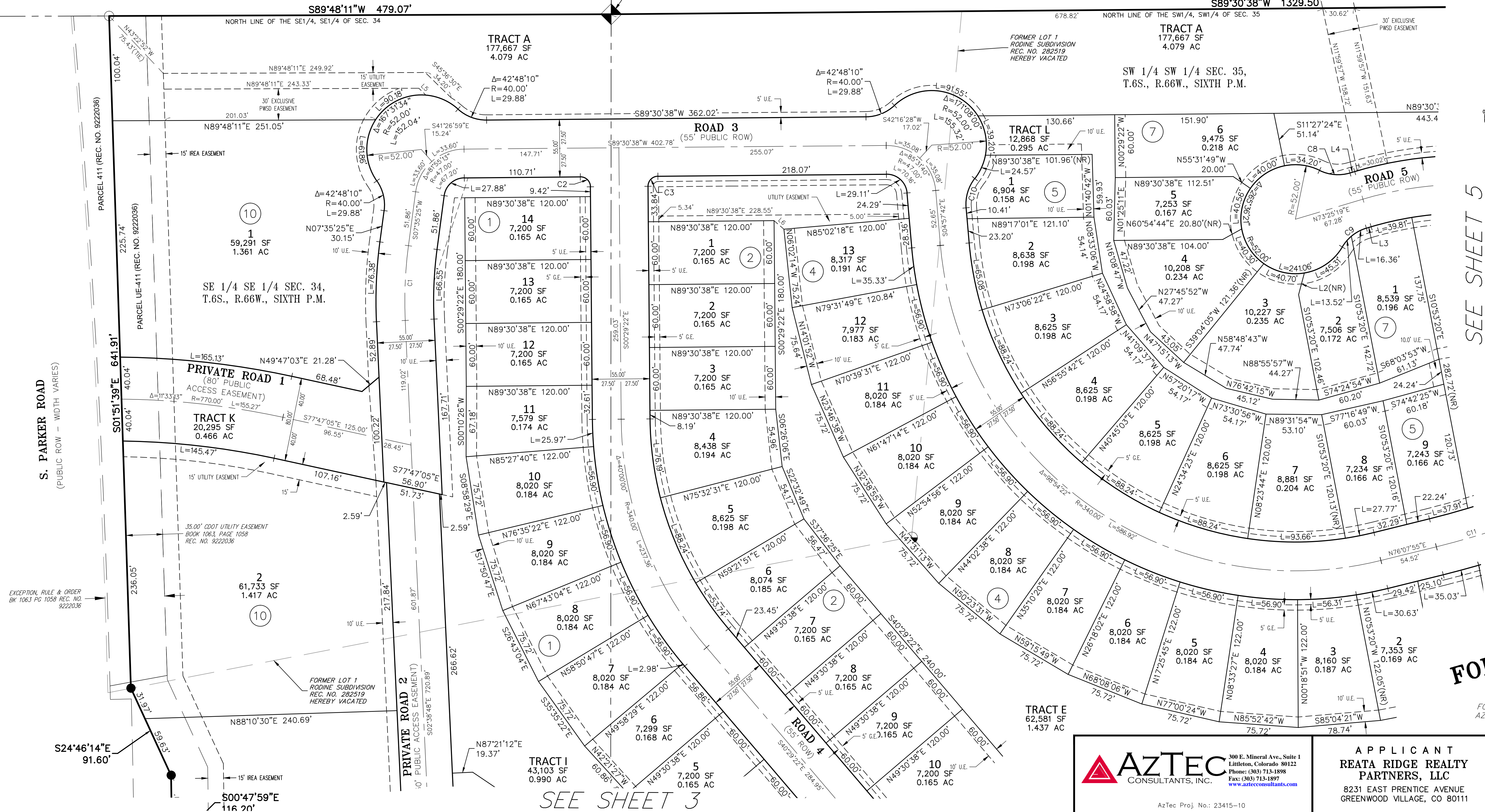
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52.918 ACRES - 97 LOTS - 12 TRACTS
SHEET 4 OF 6

MONUMENT SYMBOL LEGEND	
	FOUND SECTION CORNER, AS NOTED
	FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
	FOUND #5 REBAR WITH 3-1/4" ALUM. CAP STAMPED "CDOT PLS 22094"
	FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CLO INC LS 24670"
	FOUND #5 REBAR WITH 1-1/4" FADED AND BROKEN PLASTIC CAP
	FOUND #5 REBAR, NO CAP
	FOUND 3" BRASS CAP STAMPED "NGS TT15A 1934"
U.E.	UTILITY EASEMENT
ROW	RIGHT-OF-WAY
G.E.	GAS EASEMENT
(NR)	NON-RADIAL

TRACT A
ROBINSON RANCH #1
REC. NO. 1999095271

TRACT A
ROBINSON RANCH #1
REC. NO. 1999095271

NW CORNER SW 1/4 SW 1/4 SECTION 35
RECOVERED #6 REBAR WITH
2-1/2" ALUMINUM CAP STAMPED
"PLS 7361 1993"



FOR REVIEW
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Aztec Proj. No.: 23415-10

APPLICANT
REATA RIDGE REALTY PARTNERS, LLC
8231 EAST PRENTICE AVENUE
GREENWOOD VILLAGE, CO 80111

DATE OF PREPARATION:	2015-10-13
SCALE:	1"=50'
SHEET 4 OF 6	

STROH CROSSING FILING NO. 1

A REPLAT OF LOT 1, RODINE SUBDIVISION, TOGETHER WITH A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
52.918 ACRES - 97 LOTS - 12 TRACTS
SHEET 5 OF 6

TRACT C
ROBINSON RANCH #1
REC. NO. 1999095271

NE CORNER SW 1/4 SW 1/4 SECTION 35
RECOVERED #6 REBAR WITH
2-1/2" ALUMINUM CAP STAMPED "PLS 7361"

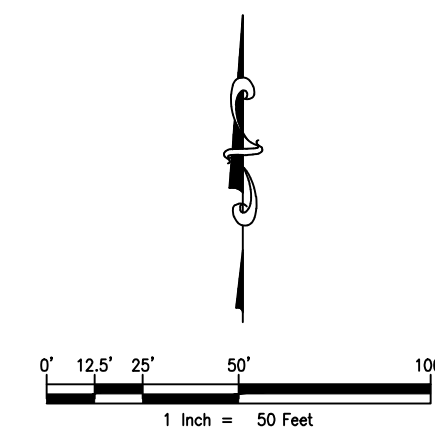
LOT 12
BUTTERFIELD SUBDIVISION
REC. NO. 200241926

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER, AS NOTED
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- FOUND #5 REBAR WITH 3-1/4" ALUM. CAP STAMPED "CDOT PLS 22094"
- FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CLC INC LS 24670"
- FOUND #5 REBAR WITH 1-1/4" FADED AND BROKEN PLASTIC CAP
- FOUND #5 REBAR, NO CAP
- FOUND 3" BRASS CAP STAMPED "NGS TT15A 1934"
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- G.E. GAS EASEMENT
- (NR) NON-RADIAL

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	97°00'50"	9.50'	16.09'
C7	97°00'50"	9.50'	16.09'
C8	42°48'10"	40.00'	29.88'
C9	42°48'10"	40.00'	29.88'
C10	42°48'10"	40.00'	29.88'
C11	5°06'51"	800.00'	71.41'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N14°51'26"E	21.36'
L3	N73°25'19"E	4.76'
L4	N73°25'19"E	4.76'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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AzTec Proj. No.: 23415-10

APPLICANT
**REATA RIDGE REALTY
PARTNERS, LLC**
8321 EAST PRENTICE AVENUE
GREENWOOD VILLAGE, CO 80111

DATE OF PREPARATION: 2015-10-13

SCALE: 1"=50'

SHEET 5 OF 6

SEE SHEET 6

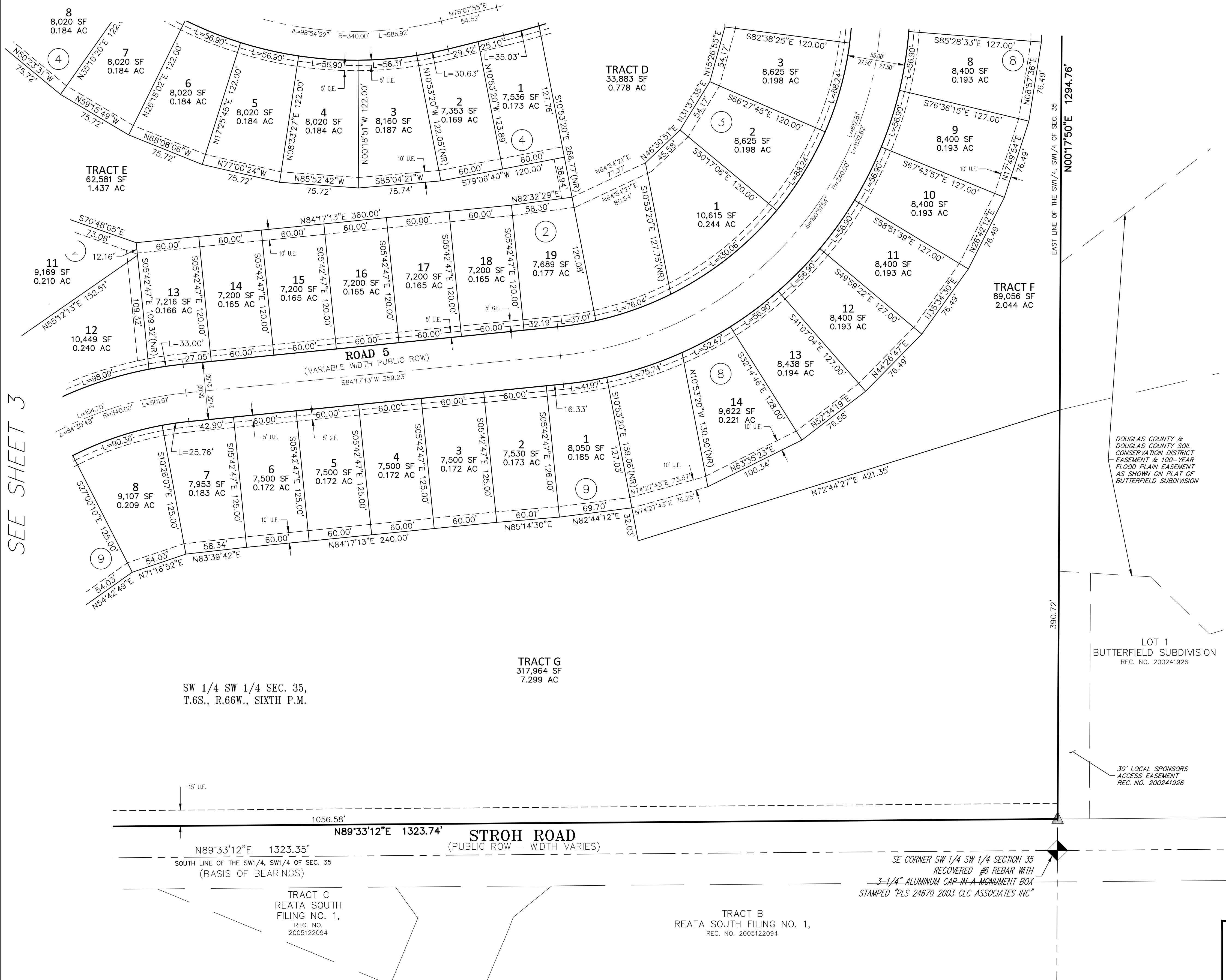
STROH CROSSING FILING NO. 1

A REPLAT OF LOT 1, RODINE SUBDIVISION, TOGETHER WITH A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

52.918 ACRES - 97 LOTS - 12 TRACTS

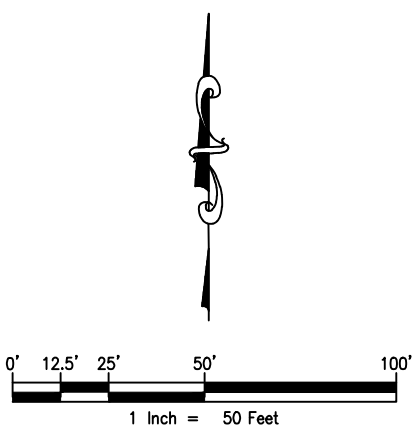
SHEET 6 OF 6

SEE SHEET 5



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER, AS NOTED
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- FOUND #5 REBAR WITH 3-1/4" ALUM. CAP STAMPED "CDOT PLS 22094"
- FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CLC INC LS 24670"
- FOUND #5 REBAR WITH 1-1/4" FADED AND BROKEN PLASTIC CAP
- FOUND #5 REBAR, NO CAP
- FOUND 3" BRASS CAP STAMPED "NGS TT15A 1934"
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- G.E. GAS EASEMENT
- (NR) NON-RADIAL



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SHEET 6 OF 6	