DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

(PER TITLE COMMITMENT NCS-1172057-CO, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, TITLE COMMITMENT DATE: MARCH 29, 2023)

A PARCEL OF LAND BEING PARCELS C, D, AND G AND PORTIONS OF PARCELS A, B, E AND F, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065716, AND PORTIONS OF PARCEL IX AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 22 AND THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°27'27" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 1249.65 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL IX, ALSO BEING AN ANGLE POINT ON THE EAST LINE OF TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925, SAID DOUGLAS COUNTY RECOREDS AND THE POINT OF BEGINNING.

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS AMENDED PLAT, ALONG THE EAST LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS AND ALONG THE WEST LINE OF SAID PARCEL IX, THE FOLLOWING TWO (2) COURSES:

1. S 89° 27' 27" E, A DISTANCE OF 65.00 FEET;
2. N 00° 22' 15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNERS OF SAID PARCEL A LOT 3, SAID TWIN OAKS SUBDIVISION PLAT AND THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2023005662, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2023005662 THE FOLLOWING FIVE (5) COURSES:

1. S 89°30'38" E, ALONG THE SOUTH LINES OF SAID PARCEL A AND LOT 3, A DISTANCE OF 385.53 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1115.50 FEET, A CENTRAL ANGLE OF 17°13'16" AND AN ARC LENGTH OF 335.28 FEET, THE CHORD OF WHICH BEARS N 29°12'58" E, A DISTANCE OF 334.02 FEET;
3. N 37°49'36" E, A DISTANCE OF 1663.33 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 964.50 FEET, A CENTRAL ANGLE OF 37°38'02" AND AN ARC LENGTH OF 633.52 FEET;
5. N 00°11'34" E, A DISTANCE OF 28.68 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL F;

THENCE S 89° 48' 26" E, ALONG THE NORTH LINE OF SAID PARCEL F, A DISTANCE OF 75.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL G;

THENCE N 00° 11' 34" E, ALONG THE WEST LINE OF SAID PARCEL G, A DISTANCE OF 842.69 FEET TO THE NORTHWEST CORNER OF SAID PARCEL G;

THENCE S 89° 48' 26" E, ALONG THE NORTH LINE OF SAID PARCEL G, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05° 35' 04" AND AN ARC LENGTH OF 563.33 FEET, THE CHORD OF WHICH BEARS S 18° 04' 54" W, A DISTANCE OF 563.11 FEET;
2. S 15° 17' 57" W, A DISTANCE OF 4234.16 FEET TO THE NORTHEAST CORNER OF RW-18A, A PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021056802, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID RW-18A, THE FOLLOWING TWO (2) COURSES:

1. N 79° 56' 07" W, A DISTANCE OF 58.85 FEET TO THE POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 00° 40' 24" AND AN ARC LENGTH OF 67.33 FEET, THE CHORD OF WHICH BEARS S 16° 13' 56" W, A DISTANCE OF 67.33 FEET TO THE NORTHEAST CORNER OF RW-18, A PARCEL OF LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021056802;

THENCE ALONG THE NORTH LINE OF SAID RW-18, THE FOLLOWING FOUR (4) COURSES:

1. N 79° 41' 09" W, A DISTANCE OF 236.44 FEET;
2. S 86° 14' 09" W, A DISTANCE OF 589.79 FEET;
3. N 56° 16' 20" W, A DISTANCE OF 110.87 FEET;
4. N 00° 29' 31" W, A DISTANCE OF 246.91 FEET TO THE NORTHERLY CORNER OF SAID RW-18;

THENCE S 89° 30' 37" W, ALONG THE NORTH LINES OF RW-18 & RW-18A, A DISTANCE OF 106.31 FEET TO THE NORTHWEST CORNER OF SAID RW-18A;

THENCE ALONG THE WEST LINE OF SAID RW-18A, THE FOLLOWING FIVE (5) COURSES:

1. S 00° 29' 23" E, A DISTANCE OF 165.41 FEET;
2. S 23° 56' 53" W, A DISTANCE OF 138.42 FEET;
3. S 00° 19' 04" E, A DISTANCE OF 222.07 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89° 45' 11" AND AN ARC LENGTH OF 46.99 FEET, THE CHORD OF WHICH BEARS S 44° 45' 15" W, A DISTANCE OF 42.33 FEET;
5. S 00° 33' 44" E, A DISTANCE OF 10.14 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL IX, ALSO BEING A POINT ON THE NORTH LINE OF TERRITORIAL ROAD;

THENCE S 89° 40' 41" W, ALONG THE SOUTH LINE OF SAID PARCEL IX, AND ALONG THE NORTH LINE OF SAID TERRITORIAL ROAD, A DISTANCE OF 526.67 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS AMENDED PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL IX;

THENCE N 17° 17' 13" E, ALONG THE EAST LINE OF SAID TWIN OAKS AMENDED PLAT AND ALONG THE WEST LINE OF SAID PARCEL IX, A DISTANCE OF 557.93 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,827,794 SQUARE FEET OR 133.788 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

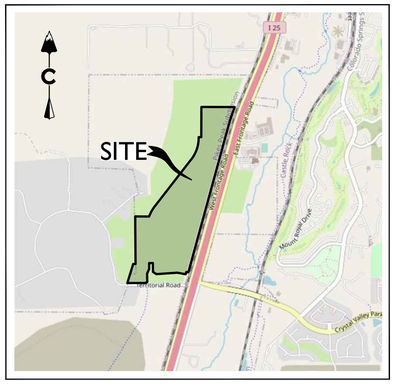
THE UNDERSIGNED, BEING ALL THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, ROADS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAWSON TRAILS FILING NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS, AS PLATTED, UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

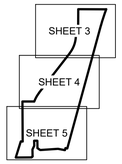
TRACTS B, C, D & E ARE HEREBY DEDICATED TO THE DAWSON TRAILS MASTER ASSOCIATION FOR DRAINAGE AND UTILITY PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.
NON-EXCLUSIVE FIFTEEN-FOOT (15') UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, FENCES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

VICINITY MAP
NOT TO SCALE



KEY MAP



SHEET INDEX

SHEET 1	COVER
SHEET 2	OVERALL
SHEETS 3-5	EXHIBIT

TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT A	150,776	±3.461	OSP, DRAIN, UTIL, PA	TOCR
TRACT B	81,760	±1.877	DRAIN, UTIL,	HOA
TRACT C	38,109	±0.875	DRAIN, UTIL,	HOA
TRACT D	167,936	±3.855	DRAIN, UTIL,	HOA
TRACT E	52,164	±1.198	DRAIN, UTIL,	HOA
TOTAL	490,745	±11.266		

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (5)	4,346,213	±99.775
TRACTS (5)	490,745	±11.266
ROW	990,836	±22.747
TOTAL	5,827,794	±133.788

LAND USE DEFINITIONS

ROW	RIGHT-OF-WAY
HOA	DAWSON TRAILS MASTER ASSOCIATION
TOCR	TOWN OF CASTLE ROCK
OSP	OPEN SPACE PRIVATE
UTIL	UTILITY
DRAIN	DRAINAGE
PA	PUBLIC ACCESS

SEE SHEET 3 OF 5 FOR GENERAL & SURVEY NOTES

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

ACM DAWSON TRAILS VIII JV, LLC.,
A COLORADO LIMITED LIABILITY COMPANY

BY:_____
AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV, LLC.

SIGNED THIS _____ DAY OF _____, 20___.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY

OF _____. 20___

BY _____AS AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT..

FIRSTBANK

BY:_____
AUTHORIZED SIGNATORY OF FIRST BANK

SIGNED THIS _____ DAY OF _____, 20___.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____. 20___

BY _____AS AUTHORIZED SIGNATORY OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

ENGINEER AND SURVEYOR

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

OWNER AND DEVELOPER

ACM DAWSON TRAILS VIII JV, LLC.
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246
(303) 984-9800

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

_____ _____
TOWN CLERK TOWN MANAGER

_____ _____
DATE DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO
THIS _____ DAY OF _____, 20____

_____
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF WATER RIGHTS DEDICATION

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE OAKS DEVELOPMENT AGREEMENT RECORDED ON THE 27TH DAY OF JANUARY, 2003 AT RECEPTION NO. 2003010465.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP & DEDICATION.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF _____. 20___

BY: _____ AS AUTHORIZED REPRESENTATIVE OF
FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, 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 IN MARCH, 2022 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 1:50,000 (SECOND ORDER); AND THAT THIS 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 OF CASTLE ROCK SUBDIVISION REGULATIONS.

_____
JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
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., AND WAS RECORDED AT RECEPTION NO. _____.

_____
DOUGLAS COUNTY CLERK AND RECORDER

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DAWSON TRAILS FILING NO. 1
SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 4/12/23
CAD: DCB
QA/QC: JCA

JOB NO. 20-224

DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

0 200' 400'

1 inch = 200 ft.

SECTION CORNER, SECTIONS 14/15/22/23
T8S, R67W, 6TH P.M.
FND. 1.2' X 1.4' DIA. CONC PILLAR W/ 8" DIA. PIPE AND FND. #6 REBAR W/ 2" DIA. ALUM. CAP STAMPED "PLS 24968 30' WC"
(POSITION DETERMINED FROM ACCESSORIES)
MATCHES MONUMENT RECORD DATED 01/16/1999

S 0°08'53" E 2661.92'
E. LINE, NE 1/4, SECTION 22

QUARTER CORNER, SECTIONS 22/23,
T8S, R67W, 6TH P.M.
FND. RAIL W/ NO CAP
MATCHES MONUMENT RECORD DATED 7/31/2017

SYMBOL LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, STAMPED "PLS 38002"
- FOUND #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, STAMPED "PLS 10377"
- FOUND #4 REBAR WITH NO CAP
- SET18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- PORTION OF TOWN OF CASTLE ROCK 40' UTILITY EASEMENT RECORDED IN BOOK 631, PAGE 244 HEREBY VACATED BY THIS PLAT

LINETYPE LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- DEDICATED EASEMENT LINE
- CENTER LINE

L=563.33'
R=5779.58'
Δ=5°35'04"
CH=S18°04'54"W
563.11'

S89°48'26"E 928.55'

SDM FAMILY CORP
REC. 2014020945
(NOT A PART)

S 89°30'21" E 2637.72'
N. LINE, NE 1/4, SECTION 22

BURLINGTON NORTHERN SANTA-FE RAILROAD R.O.W.

S15°17'57"W 4234.16'

S 89°27'27" E 5258.45'
N. LINE, S 1/2, SECTION 22

LOT 1
1,894,075 S.F.
+ 43.482 AC.

N0°11'31"E 842.69'

S89°48'26"E 75.50'

N0°11'34"E 28.68'

L=633.52'
R=964.50'
Δ=37°38'02"
CH=N19°00'35"E
622.19'

SDM FAMILY CORP
REC. 9364963
(NOT A PART)

SHERIDA LLC
REC. 2014001929
(NOT A PART)

S 89°30'21" E 40.14'

QUARTER CORNER, SECTIONS 22/15
T8S, R67W, 6TH P.M.
FND. #6 REBAR W/ 2-1/2" DIA. ALUM. CAP STAMPED "PLS 38002 - 2020"
DOES NOT MATCH MONUMENT RECORD DATED 06/23/1988

DAWSON TRAILS BLVD.
(R.O.W. VARIES)

N37°49'36"E 1663.33'

990,836 S.F.
±22.746 AC.

ROAD C

TRACT A
150,776 S.F.
±3.461 AC.

990,836 S.F.
±22.746 AC.

L=67.33'
R=5729.58'
Δ=0°40'24"
CH=S16°13'56"W
67.33'

L1

238.44'
N79°41'09"W

S88°41'09"W 589.79'

LOT 3
431,949 S.F.
±9.916 AC.

TRACT D
167,936 S.F.
±3.855 AC.

ROAD B

LOT 4
853,000 S.F.
±19.582 AC.

SECTION 22

TOWN OF CASTLE ROCK
REC. 2021056802
(NOT A PART)

TERRITORIAL ROAD
(60' R.O.W.)

DAWSON TRAILS
UNPLATTED
(NOT A PART)

TOWN OF CASTLE ROCK
REC. 2023005662
(NOT A PART)

LOT 2
640,784 S.F.
±14.710 AC.

TRACT B
81,760 S.F.
±1.877 AC.

L2

L3

L4

L5

L6

L7

L8

L=46.99'
R=30.00'
Δ=89°45'11"
CH=S44°45'15"W
42.33'

DAWSON TRAILS BLVD.
(R.O.W. VARIES)
990,836 S.F.
±22.746 AC.

DAWSON TRAILS BLVD.
(R.O.W. VARIES)
990,836 S.F.
±22.746 AC.

S89°40'41"W 526.67'

TRACT E
52,164 S.F.
±1.198 AC.

FISCHER INVESTMENT PROPERTIES
REC. 2019083449
(NOT A PART)

S 89°31'22" E 1368.72'

L=335.28'
R=1115.50'
Δ=17°13'16"
CH=N29°12'58"E
334.02'

S89°30'38"E 385.53'

TRACT C
38,109 S.F.
±0.875 AC.

LOT 5
526,405 S.F.
±12.085 AC.

N0°22'15"W 1329.37'

S89°27'27"E 65.00'

POINT OF BEGINNING

N17°17'13"E 557.93'

WEST 1/16 CORNER, SECTIONS 22 / 15,
T8S, R67W, 6TH P.M.
FND. #6 REBAR W/ 2-1/2" DIA. ALUM. CAP STAMPED "LS 5112 - 1994"
MATCHES MONUMENT RECORD DATED 01/22/1997

LOT 7
TWIN OAKS
REC. 161972
(NOT A PART)

BRISCOE LANE (60' R.O.W.)

LOT 2
TWIN OAKS
REC. 161972
(NOT A PART)

LOT 1
TWIN OAKS
REC. 161972
(NOT A PART)

PART OF LOT 60
TWIN OAKS AMENDED
REC. 248925
(NOT A PART)

PART OF LOT 60
TWIN OAKS AMENDED
REC. 248925
(NOT A PART)

N. LINE, S 1/2, SECTION 22
S 89°27'27" E 1249.65'

R.O.W.
TOWN OF CASTLE ROCK
REC. 2021053518
(NOT A PART)

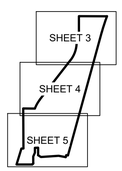
SECTION CORNER, SECTIONS 15/16/21/22,
T8S, R67W, 6TH P.M.
FND. 1" DIA. PIPE W/ 2-1/2" DIA. ALUM. CAP STAMPED "LS 6935 - 1986"
DOES NOT MATCH MONUMENT RECORD DATED 06/23/1988

N. LINE, NW 1/4, NW 1/4, SECTION 22
S 89°31'57" E 1266.68'

BASIS OF BEARINGS
WEST LINE, NW 1/4, SECTION 22
N 0°27'59" W 2656.71'

POINT OF COMMENCEMENT
QUARTER CORNER, SECTIONS 21/22,
T8S, R67W, 6TH P.M.
FND. #6 REBAR W/ 3-/14" DIA. ALUMINUM CAP STAMPED "PLS 38486"
DOES NOT MATCH MONUMENT RECORD DATED 1/11/1996

KEY MAP



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	58.85'	N 79°56'07" W
L2	110.87'	N 56°16'20" W
L3	246.91'	N 0°29'31" W
L4	106.31'	S 89°30'37" W
L5	165.41'	S 0°29'23" E
L6	138.42'	S 23°56'53" W
L7	222.07'	S 0°19'04" E
L8	10.14'	S 0°33'44" E
L9	35.36'	N 82°49'36" E
L10	35.36'	S 7°10'24" E
L11	34.33'	S 41°46'46" W
L12	34.33'	N 44°56'00" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	97.13'	178.60'	31°09'32"	N16°04'44"W	95.93'
C2	137.21'	111.90'	70°15'18"	S3°28'08"W	128.77'
C3	77.64'	149.65'	29°43'35"	N23°44'00"E	76.77'
C4	94.44'	129.00'	41°56'37"	S10°17'48"E	92.34'
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C6	92.79'	104.00'	51°07'22"	S63°49'47"E	89.75'
C7	100.54'	150.00'	38°24'17"	S71°24'23"W	98.67'
C8	72.72'	79.00'	52°44'23"	S25°50'04"W	70.18'

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DAWSON TRAILS FILING NO. 1
SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 4/12/23
CAD: DCB
QA/QC: JCA

JOB NO. 20-224

SHEET 2 OF 5

DAWSON TRAILS FILING NO. 1

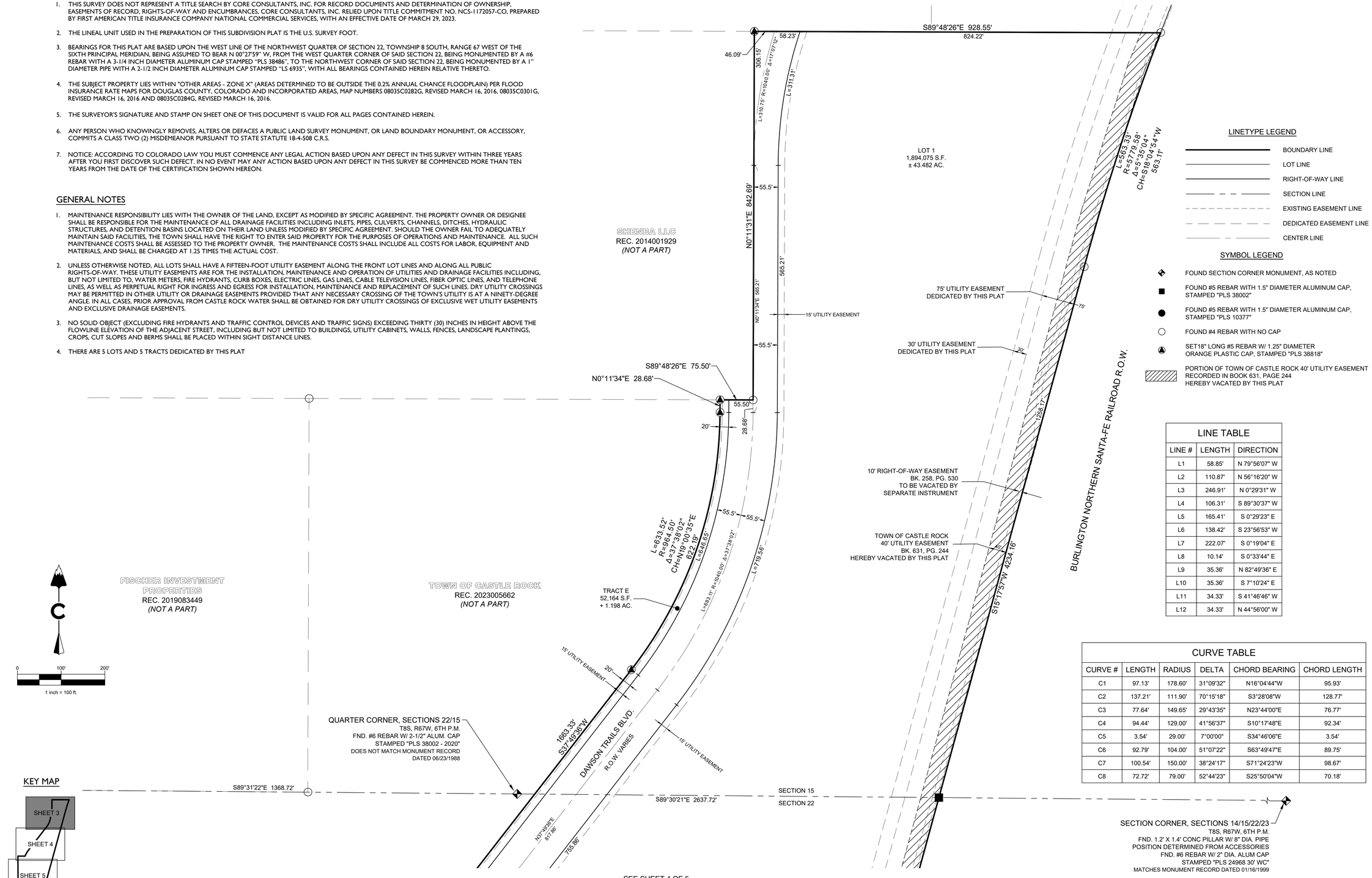
SITUATED IN PORTIONS OF SECTIONS 15 & 22
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. NCS-1172057-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF MARCH 29, 2023.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
3. BEARINGS FOR THIS PLAT ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°27'59" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 38486", TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
4. THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBERS 08035C0282G, REVISED MARCH 16, 2016, 08035C0301G, REVISED MARCH 16, 2016 AND 08035C0284G, REVISED MARCH 16, 2016.
5. THE SURVEYOR'S SIGNATURE AND STAMP ON SHEET ONE OF THIS DOCUMENT IS VALID FOR ALL PAGES CONTAINED HEREIN.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

GENERAL NOTES

1. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
2. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
3. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
4. THERE ARE 5 LOTS AND 5 TRACTS DEDICATED BY THIS PLAT



SEE SHEET 4 OF 5

KEY MAP

LINETYPE LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- DEDICATED EASEMENT LINE
- CENTER LINE

SYMBOL LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, STAMPED "PLS 38002"
- FOUND #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, STAMPED "PLS 10377"
- FOUND #4 REBAR WITH NO CAP
- SET18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- PORTION OF TOWN OF CASTLE ROCK 40' UTILITY EASEMENT RECORDED IN BOOK 631, PAGE 244 HEREBY VACATED BY THIS PLAT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	58.85'	N 79°56'07" W
L2	110.87'	N 56°16'20" W
L3	246.91'	N 0°29'31" W
L4	106.31'	S 89°30'37" W
L5	165.41'	S 0°29'23" E
L6	138.42'	S 23°56'53" W
L7	222.07'	S 0°19'04" E
L8	10.14'	S 0°33'44" E
L9	35.36'	N 82°49'36" E
L10	35.36'	S 7°10'24" E
L11	34.33'	S 41°46'46" W
L12	34.33'	N 44°56'00" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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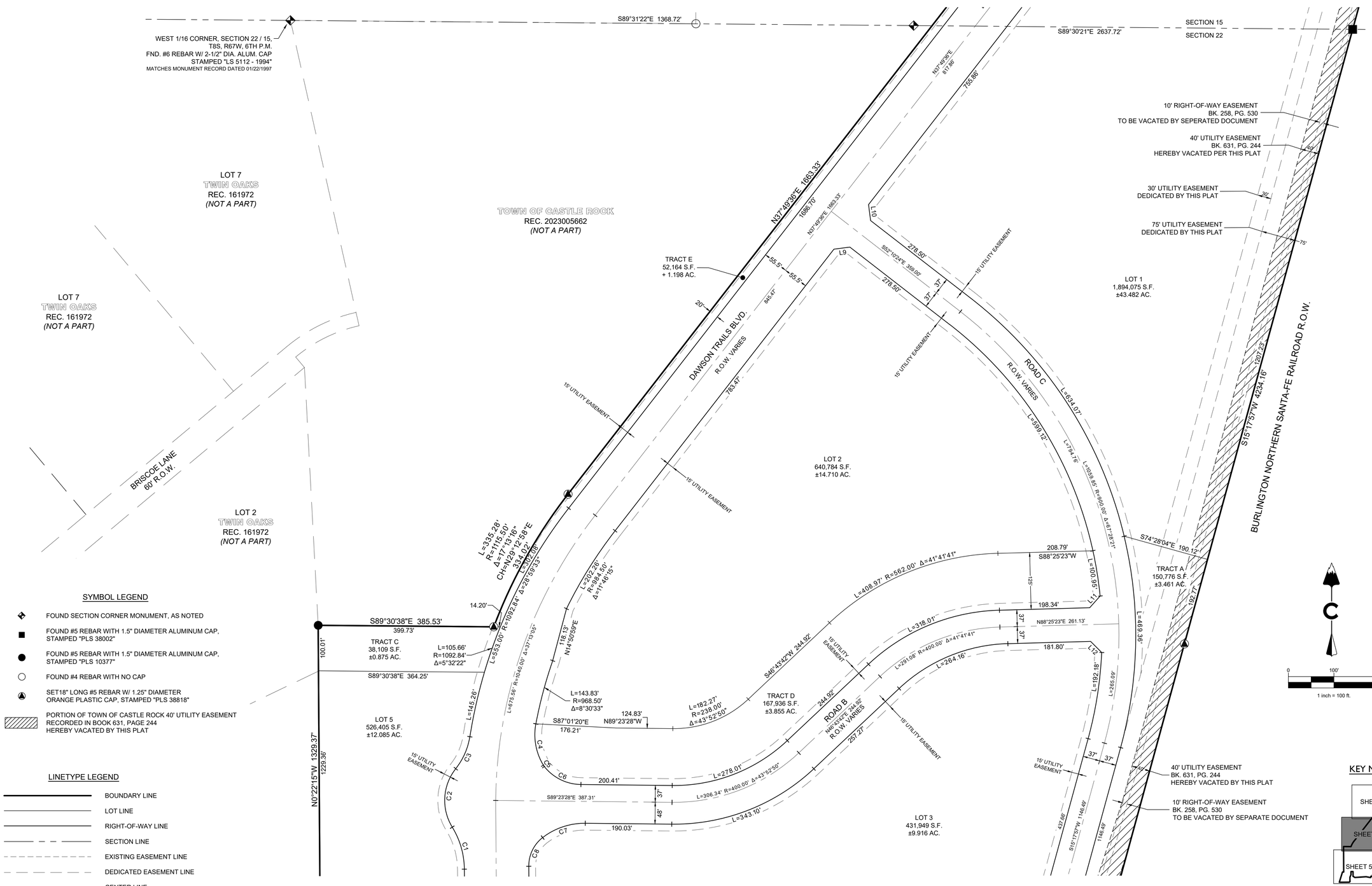
SEE SHEET 3 OF 5



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KEY MAP

SEE SHEET 5 OF 5

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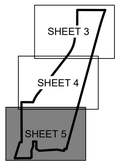

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