

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

PURPOSE STATEMENT

THE PURPOSE OF THIS "SUPER BLOCK" PLAT IS TO SUBDIVIDE THE PROPERTY INTO INTO 1 LOT FOR DEVELOPMENT AND 18 TRACTS FOR FUTURE SUBDIVISION AND DEVELOPMENT AND TO DEDICATE RIGHTS-OF-WAY AND UTILITY INFRASTRUCTURE FOR THE OVERALL DEVELOPMENT.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING PARCELS A, B, E, F AND G AND PORTIONS OF PARCELS C AND D AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065716, PARCEL IX AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, AND THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2023005662, ALL 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:

PARCEL ONE:

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 RECORDS 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:

- S 89° 27' 27" E, A DISTANCE OF 65.00 FEET;
- 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:

- 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;
- 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;
- N 37°49'36" E, A DISTANCE OF 1663.33 FEET TO A POINT OF CURVATURE;
- 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;
- 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 928.54 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:

- 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;
- 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:

- N 79° 56' 07" W, A DISTANCE OF 58.85 FEET TO THE POINT OF NON-TANGENT CURVATURE;
- 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:

- N 79° 41' 09" W, A DISTANCE OF 236.44 FEET;
- S 86° 14' 09" W, A DISTANCE OF 589.79 FEET;
- N 56° 16' 20" W, A DISTANCE OF 110.87 FEET;
- 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 AND CONTINUING ALONG THE NORTH LINE OF RW-14, A PARCEL OF LAND RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS, A DISTANCE OF 177.94 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2024027624;

THENCE S 00° 32' 08" E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 291.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY LINE OF SAID PARCEL RW-14, THE FOLLOWING TWO (2) COURSES:

- S 76° 53' 27" W, A DISTANCE OF 297.78 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 24° 48' 30" AND AN ARC LENGTH OF 252.25 FEET, THE CHORD OF WHICH BEARS S 63° 37' 31" W, A DISTANCE OF 250.12 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL IX, ALSO BEING A POINT ON THE EAST LINE OF SAID TWIN OAKS AMENDED;

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 467.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,705,585 SQUARE FEET OR 130.982 ACRES, MORE OR LESS.

SEE SHEET 2 OF 7 FOR LEGAL DESCRIPTION OF PARCEL TWO

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. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE TRACTS B, C, F, H, K AND M FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES.

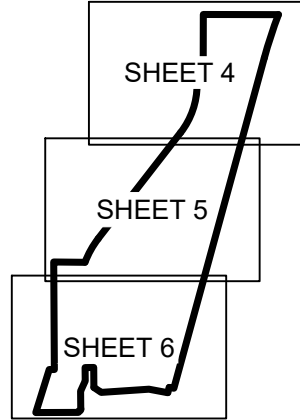
TRACT A, E, P & R ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT NO.6 (MD6).

TRACTS D, G, J, L, N, Q, S & T ARE HEREBY DEDICATED TO THE OWNER OF PARCEL ONE FOR FUTURE DEVELOPMENT PURPOSES.

TRACTS B, C, F, H, K & M ARE HEREBY DEDICATED TO THE OWNER OF PARCEL 2 AND THEIR PURPOSES.

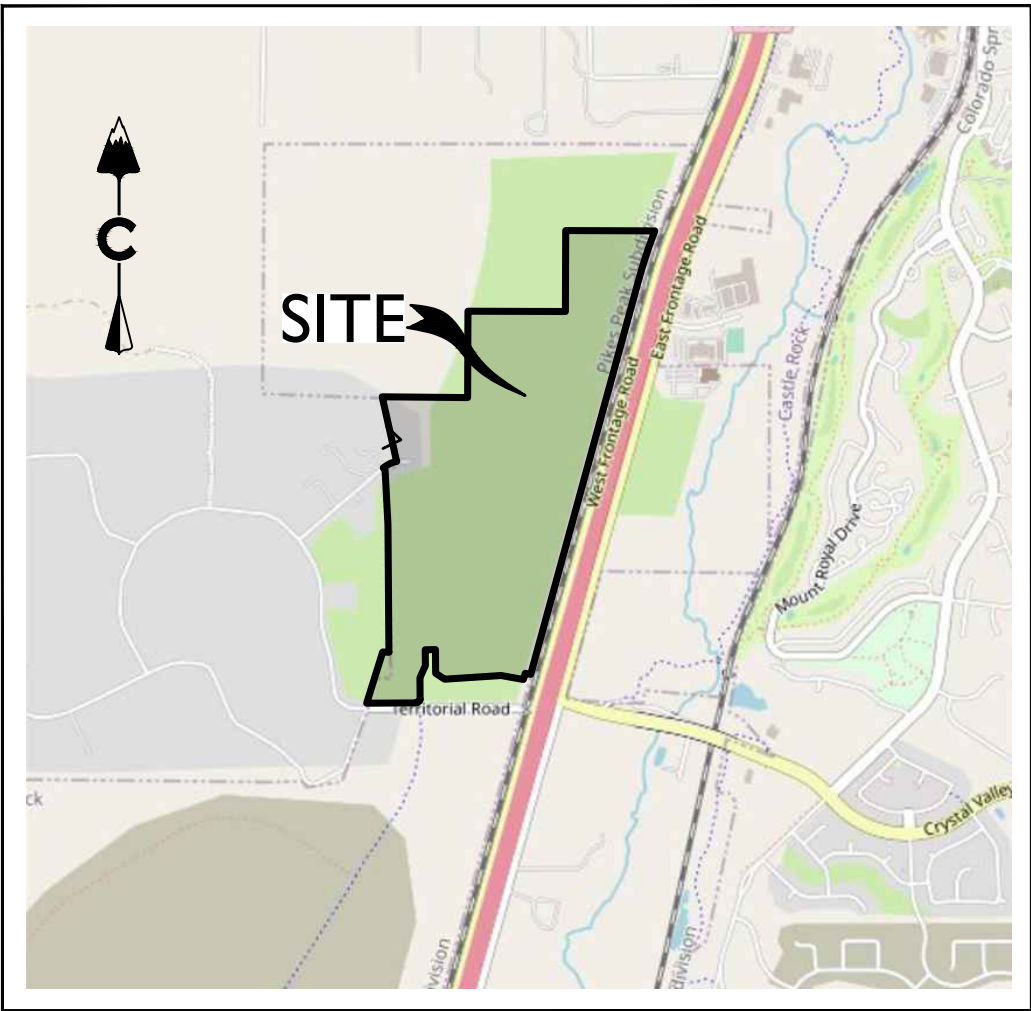
THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON 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.

KEY MAP



SHEET INDEX

SHEET 1	COVER
SHEET 2	NOTES
SHEET 3	OVERALL
SHEETS 4-6	EXHIBIT
SHEET 7	PDP



LAND USE DEFINITIONS

ROW	RIGHT-OF-WAY
MD6	DAWSON TRAILS METROPOLITAN DISTRICT NO.6
TOCR	TOWN OF CASTLE ROCK
OSP	OPEN SPACE PRIVATE
UTIL	UTILITY
DRAIN	DRAINAGE
PA	PLANNING AREA
PL	PUBLIC LAND DEDICATION

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (1)	856,215	±19.656
TRACTS (19)	5,831,562	±133.874
ROW	854,621	±19.620
TOTAL	7,542,398	±173.150

SEE SHEET 2 OF 7 FOR GENERAL NOTES & SURVEYOR'S NOTES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS 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 PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS ____ DAY OF _____, 20__

DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661. SFE ARE TO BE DEBITED FROM THE WATER BANK WITH COMMERCIAL SITE DEVELOPMENT PLANS.

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)

COUNTY OF DOUGLAS)SS

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 LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

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

DATE

NOTE:

I. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENT AGREEMENT RECORDED AT BOOK 631, PAGE 244.

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

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 CONTINUED

PARCEL TWO:

BEGINNING AT THE WEST SIXTEENTH CORNER OF SAID SECTIONS 15 & 22, BEING THE NORTHWEST CORNER OF SAID LOT 4 AND A POINT ON THE NORTH LINE OF SAID TWIN OAKS, THENCE S 89° 31' 22" E, ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL E;

THENCE N 00° 11' 34" E, ALONG THE WEST LINE OF SAID PARCEL E, A DISTANCE OF 900.14 FEET;

THENCE S 89° 48' 26" E, ALONG THE NORTH LINES OF SAID PARCELS E & F, A DISTANCE OF 939.27 FEET;

THENCE S 00° 11' 34" W, A DISTANCE OF 28.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 964.50 FEET, A CENTRAL ANGLE OF 37° 38' 02" AND AN ARC LENGTH OF 633.52 FEET, THE CHORD OF WHICH BEARS S19°00'35"W, A DISTANCE OF 622.19 FEET;

THENCE S 37° 49' 36" W, A DISTANCE OF 1663.33 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 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 S29°12'58"W, A DISTANCE OF 334.02 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND SAID PARCEL A;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCELS A, B AND SAID LOTS 3 & 4, THE FOLLOWING FIVE (5) COURSES:

- N 89° 30' 19" W, ALONG SAID SOUTH LINE, A DISTANCE OF 385.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;
- N 03° 03' 12" W, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;
- N 39° 55' 38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27° 16' 16" AND AN ARC LENGTH OF 156.74 FEET, THE CHORD OF WHICH BEARS N 63° 42' 30" E, A DISTANCE OF 155.26 FEET;
- N 12° 39' 22" W, A DISTANCE OF 687.67 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,836,813 SQUARE FEET OR 42.167 ACRES, MORE OR LESS.

CONTAINING A TOTAL NET AREA OF 7,542,398 SQUARE FEET OR 173.150 ACRES, MORE OR LESS.

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 DATED MAY 8, 2024 AND RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018687. ASSIGNMENT OF RENTS, LEASES AND OTHER INCOME RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018688 AND SUBORDINATION OF DEED OF TRUST RECORDED AT REC. 2024020022, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CITYWIDE BANKS, A DIVISION OF HTLF BANK

BY: _____
AUTHORIZED SIGNATORY OF CITYWIDE BANKS

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

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 DATED OCTOBER 4, 2022 AND RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715. ASSIGNMENT OF LEASES, RENTS AND OTHER RIGHTS IN CONNECTION THEREWITH RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065721, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THESE DOCUMENTS.

FIRSTBANK

BY: _____
AUTHORIZED SIGNATORY OF FIRST BANK

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

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 DATED MAY 16, 2024 AND RECORDED MAY 17, 2024 AT RECEPTION NO. 2024020005.

BOKF, N.A. AS TRUSTEE UNDER THAT CERTAIN INDENTURE OF TRUST DATED AS OF MAY 16, 2024, BETWEEN DAWSON TRAILS METROPOLITAN DISTRICT NO. 1 AND BOKF, N.A., AS TRUSTEE.

BY: _____
AUTHORIZED SIGNATORY OF BOKF, N.A.

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

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____
DAY OF _____, 20 ____

BY _____ AS AUTHORIZED SIGNATORY
OF CITYWIDE BANKS, A DIVISION OF HTLF BANK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY CERTIFICATE

STATE OF COLORADO)
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 _____

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____
DAY OF _____, 20 ____

BY _____ AS AUTHORIZED SIGNATORY
OF BOKF, NA

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES

- 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 JULY 1, 2024.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
- 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-INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 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. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARIES KNOWN AS THE GAMBEL RIDGE TRIBUTARY AND THE GAMBEL RIDGE NORTH TRIBUTARY. THESE OVERALL TRIBUTARIES ARE MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ON THE OVERALL DEVELOPMENT. THE EXISTING 100 YEAR TOWN FLOODPLAIN IS SHOWN HEREON.
- THE SURVEYOR'S SIGNATURE AND STAMP ON SHEET ONE OF THIS DOCUMENT IS VALID FOR ALL PAGES CONTAINED HEREIN.
- 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.
- 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.
- NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- TRACT NAMES "I" AND "O" ARE INTENTIONALLY NOT USED.

GENERAL NOTES

- 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.
- 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.
- 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.
- NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW VVELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS. USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, FIBER 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.
- TRACT F, AS SHOWN HEREON, IS A TRACT OF LAND DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC LAND PURPOSES, AS GUIDED BY THE "DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS" RECORDED AT RECEPTION NO. 2023005659. PER PLANNED DEVELOPMENT PLAN (PDF) THIS AREA IS DESIGNATED AS PL-1.07 AND SHOWN TO CONTAIN 44.1 ACRES. 42.169 ACRES OF PL-1.07 HAS BEEN PREVIOUSLY DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT, RECORDED AT RECEPTION NO. 2023005662. THE TOWN OF CASTLE ROCK HAS REQUESTED THAT THIS PARCEL BE ADDED TO THIS PLAT AND HAVE AN ADDITIONAL 1.935 ACRES DEDICATED TO PL-1.07 BY THIS PLAT IN ORDER TO DEDICATE THE FULL 44.1 ACRES, PER SAID PDF DOCUMENT.
- NO CONSTRUCTION CAN OCCUR IN THE EXISTING FLOODPLAIN AREA, AS SHOWN HEREON, UNTIL A FLOODPLAIN MODIFICATION STUDY (FMS) IS COMPLETED AND ACCEPTED BY THE TOWN OF CASTLE ROCK.
- NO BUILDING PERMITS WILL BE ISSUED FOR ANY TRACTS OR LOTS CONTAINING EXISTING FLOODPLAIN UNTIL SUCH TIME THAT DRAINAGEWAY IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE, AS APPROVED THROUGH A FLOODPLAIN MODIFICATION STUDY (FMS), AND CERTIFIED BY AN ENGINEER THAT SAID LOT HAS BEEN REMOVED FROM THE FLOODPLAIN.
- DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR DRAINAGE PURPOSES. THESE EASEMENTS ARE INTENDED TO CONTAIN THOSE PORTIONS OF THE EXISTING TOWN OF CASTLE ROCK 100-YEAR FLOODPLAIN UNTIL A MODIFIED FLOODPLAIN IS DETERMINED FROM A FLOODPLAIN MODIFICATION STUDY (FMS) IS COMPLETED AND ACCEPTED BY THE TOWN OF CASTLE ROCK. SAID DRAINAGE EASEMENTS MAY BE VACATED UPON FURTHER SUBDIVISION PLATTING AND DEVELOPMENT OF THE TRACT IT LIES UPON.
- TRACTS H AND C CONTAIN THE CONCEPTUAL PROPOSED 100-YEAR TOWN FLOODPLAIN FOR THE GAMBEL RIDGE NORTH TRIBUTARY. THE STUDY FOR DRAINAGE IMPROVEMENTS UPON THIS TRIBUTARY WERE DESIGNED BY CORE CONSULTANTS, INC., AND SHOWN HEREON. TRACTS B AND C ARE RELATED TO THE GAMBEL RIDGE TRIBUTARY. TRACTS B & C ARE DESIGNED TO CONTAIN THE MODIFIED 100-YEAR TOWN FLOODPLAIN. THE MODIFIED DRAINAGE IMPROVEMENTS FOR THE GAMBEL RIDGE TRIBUTARY AND CRYSTAL VALLEY INTERCHANGE (IMMEDIATELY SOUTH OF TRACTS B AND C) THIS AREA IS PART OF THE FLOOD MITIGATION STUDY #F5 24-003, DATED MAY 2024 (FMS) AND APPROVED BY THE TOWN OF CASTLE ROCK JULY 9, 2024.
- SEE TOWN OF CASTLE ROCK TOWN MUNICIPAL CODE SECTION 14.02.040 FOR THE DISPOSITION OF ANY EASEMENTS ABANDONED OR VACATED BY THIS PLAT.
- THIS PLAT SUBDIVIDES ONE (1) LOT FOR COMMERCIAL DEVELOPMENT, EIGHT (8) TRACTS TO BE FURTHER SUBDIVIDED/DEVELOPED IN THE FUTURE, SEVEN (7) TRACTS FOR PUBLIC LAND DEDICATION, DRAINAGE AND UTILITIES PURPOSES, TWO (2) TRACTS FOR UTILITY AND ACCESS AND ONE (1) TRACT FOR PUBLIC LAND DEDICATION.

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

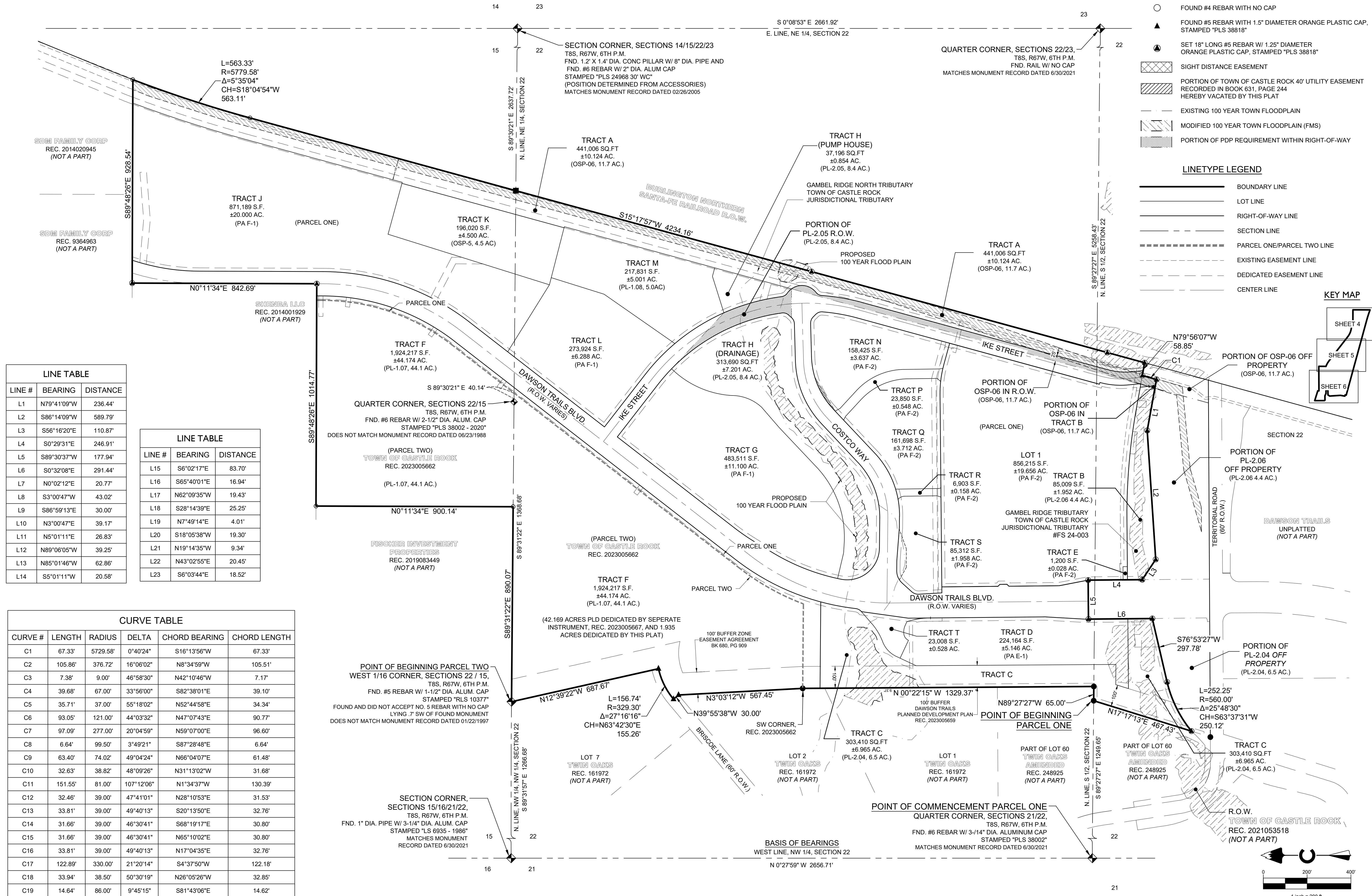
CORE

DATE: 7/10/24
CAD: CT
QA/QC: JCA

JOB NO. 20-224

SHEET 2 OF 7

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

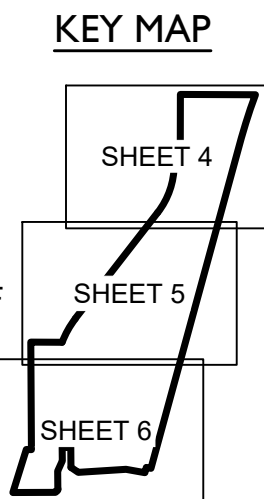


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N79°41'09"W	236.44'
L2	S86°14'09"W	589.79'
L3	S56°16'20"E	110.87'
L4	S0°29'31"E	246.91'
L5	S89°30'37"W	177.94'
L6	S0°32'08"E	291.44'
L7	N0°02'12"E	20.77'
L8	S3°00'47"W	43.02'
L9	S86°59'13"E	30.00'
L10	N3°00'47"E	39.17'
L11	N5°01'11"E	26.83'
L12	N89°06'05"W	39.25'
L13	N85°01'46"W	62.86'
L14	S5°01'11"W	20.58'

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	S6°02'17"E	83.70'
L16	S65°40'01"E	16.94'
L17	N62°09'35"W	19.43'
L18	S28°14'39"E	25.25'
L19	N7°49'14"E	4.01'
L20	S18°05'38"W	19.30'
L21	N19°14'35"W	9.34'
L22	N43°02'55"E	20.45'
L23	S6°03'44"E	18.52'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	67.33'	5729.58'	0°40'24"	S16°13'56"W	67.33'
C2	105.86'	376.72'	16°06'02"	N8°34'59"W	105.51'
C3	7.38'	9.00'	46°58'30"	N42°10'46"W	7.17'
C4	39.68'	67.00'	33°56'00"	S82°38'01"E	39.10'
C5	35.71'	37.00'	55°18'02"	N52°44'58"E	34.34'
C6	93.05'	121.00'	44°03'32"	N47°07'43"E	90.77'
C7	97.09'	277.00'	20°04'59"	N59°07'00"E	96.60'
C8	6.64'	99.50'	3°49'21"	S87°28'48"E	6.64'
C9	63.40'	74.02'	49°04'24"	N66°04'07"E	61.48'
C10	32.63'	38.82'	48°09'26"	N31°13'02"W	31.68'
C11	151.55'	81.00'	107°12'06"	N1°34'37"E	130.39'
C12	32.46'	39.00'	47°41'01"	N28°10'53"E	31.53'
C13	33.81'	39.00'	49°40'13"	S20°13'50"E	32.76'
C14	31.66'	39.00'	46°30'41"	S68°19'17"E	30.80'
C15	31.66'	39.00'	46°30'41"	N65°10'02"E	30.80'
C16	33.81'	39.00'	49°40'13"	N17°04'35"E	32.76'
C17	122.89'	330.00'	21°20'14"	S4°37'50"W	122.18'
C18	33.94'	38.50'	50°30'19"	N26°05'26"W	32.85'
C19	14.64'	86.00'	9°45'15"	S81°43'06"E	14.62'

- 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
 - FOUND #5 REBAR WITH 1.5" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
 - SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
 - SIGHT DISTANCE EASEMENT
 - PORTION OF TOWN OF CASTLE ROCK 40' UTILITY EASEMENT RECORDED IN BOOK 631, PAGE 244 HEREBY VACATED BY THIS PLAT
 - EXISTING 100 YEAR TOWN FLOODPLAIN
 - MODIFIED 100 YEAR TOWN FLOODPLAIN (FMS)
 - PORTION OF PDP REQUIREMENT WITHIN RIGHT-OF-WAY
- LINETYPE LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL ONE/PARCEL TWO LINE
 - EXISTING EASEMENT LINE
 - DEDICATED EASEMENT LINE
 - CENTER LINE



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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

DATE: 7/10/24
CAD: CT
QA/QC: JCA
JOB NO. 20-224
SHEET 3 OF 7

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N79°41'09"W	236.44'
L2	S86°14'09"W	589.79'
L3	S56°16'20"E	110.87'
L4	S0°29'31"E	246.91'
L5	S89°30'37"W	177.94'
L6	S0°32'08"E	291.44'
L7	N0°02'12"E	20.77'
L8	S3°00'47"W	43.02'
L9	S86°59'13"E	30.00'
L10	N3°00'47"E	39.17'
L11	N5°01'11"E	26.83'
L12	N89°06'05"W	39.25'
L13	N85°01'46"W	62.86'
L14	S5°01'11"W	20.58'

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	S6°02'17"E	83.70'
L16	S65°40'01"E	16.94'
L17	N62°09'35"W	19.43'
L18	S28°14'39"E	25.25'
L19	N7°49'14"E	4.01'
L20	S18°05'38"W	19.30'
L21	N19°14'35"W	9.34'
L22	N43°02'55"E	20.45'
L23	S6°03'44"E	18.52'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	67.33'	5729.58'	0°40'24"	S16°13'56"W	67.33'
C2	105.86'	376.72'	16°06'02"	N8°34'59"W	105.51'
C3	7.38'	9.00'	46°58'30"	N42°10'46"W	7.17'
C4	39.68'	67.00'	33°56'00"	S82°38'01"E	39.10'
C5	35.71'	37.00'	55°18'02"	N52°44'58"E	34.34'
C6	93.05'	121.00'	44°03'32"	N47°07'43"E	90.77'
C7	97.09'	277.00'	20°04'59"	N59°07'00"E	96.60'
C8	6.64'	99.50'	3°49'21"	S87°28'48"E	6.64'
C9	63.40'	74.02'	49°04'24"	N66°04'07"E	61.48'
C10	32.63'	38.82'	48°09'26"	N31°13'02"W	31.68'
C11	151.55'	81.00'	107°12'06"	N1°34'37"W	130.39'
C12	32.46'	39.00'	47°41'01"	N28°10'53"E	31.53'
C13	33.81'	39.00'	49°40'13"	S20°13'50"E	32.76'
C14	31.66'	39.00'	46°30'41"	S68°19'17"E	30.80'
C15	31.66'	39.00'	46°30'41"	N65°10'02"E	30.80'
C16	33.81'	39.00'	49°40'13"	N17°04'35"E	32.76'
C17	122.89'	330.00'	21°20'14"	S4°37'50"W	122.18'
C18	33.94'	38.50'	50°30'19"	N26°05'26"W	32.85'
C19	14.64'	86.00'	9°45'15"	S81°43'06"E	14.62'

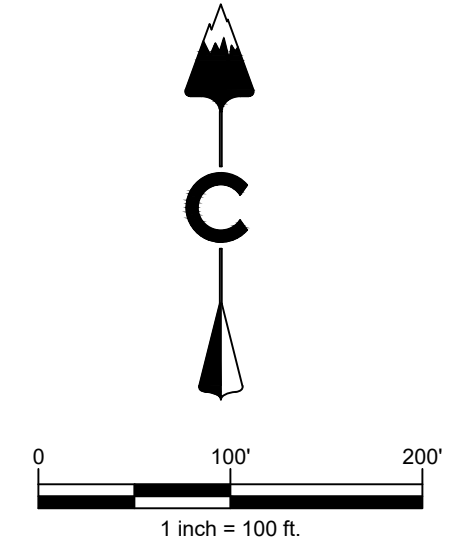
SHENIBA LLC
REC. 2014001929
(NOT A PART)

SDM FAMILY CORP
REC. 9364963
(NOT A PART)

SDM FAMILY CORP
REC. 2014020945
(NOT A PART)

TRACT J
871,189 S.F.
±20,000 AC.
(PA F-2)

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



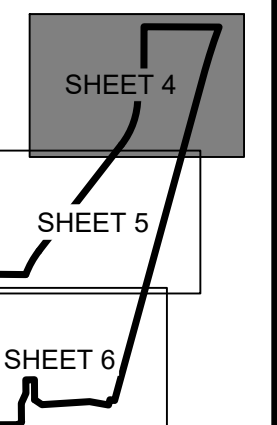
LINETYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	PARCEL ONE/PARCEL TWO 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
	FOUND #5 REBAR WITH 1.5" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
	SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
	SIGHT DISTANCE EASEMENT
	PORTION OF TOWN OF CASTLE ROCK 40' UTILITY EASEMENT RECORDED IN BOOK 631, PAGE 244 HEREBY VACATED BY THIS PLAT
	EXISTING 100 YEAR TOWN FLOODPLAIN
	MODIFIED 100 YEAR TOWN FLOODPLAIN (FMS)
	PORTION OF PDP REQUIREMENT WITHIN RIGHT-OF-WAY

KEY MAP



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

DAWSON TRAILS FILING NO. I - PROJECT NO. PL23-0005

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

DATE: 7/10/24
CAD: CT
QA/QC: JCA

JOB NO. 20-224

SHEET 4 OF 7

SEE SHEET 5 OF 7

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

SEE SHEET 4 OF 7

QUARTER CORNER, SECTIONS 22/15

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

WEST 1/16 CORNER, SECTION 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

TOWN OF CASTLE ROCK
REC. 2023005662
TRACT F
1,924,217 S.F.
±44.174 AC.
(PL 1.07, 44.1 AC.)
(42.169 ACRES PLD DEDICATED BY SEPERATE
INSTRUMENT, REC. 2023005667, AND 1.935
ACRES DEDICATED BY THIS PLAT)

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

L=156.74'
R=329.30'
Δ=27°16'16"
CH=N63°42'30"E
155.26'

N39°55'38"W 30.00'
BRISCOE LINE
80' R.O.W.

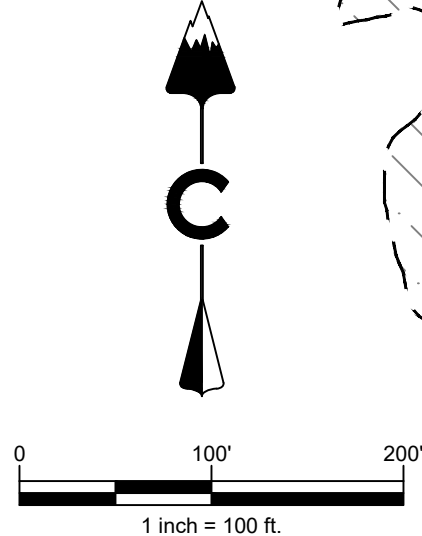
LOT 2
TWIN OAKS
REC. 161972
(NOT A PART)

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
- FOUND #5 REBAR WITH 1.5" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- SIGHT DISTANCE EASEMENT
- PORTION OF TOWN OF CASTLE ROCK 40' UTILITY EASEMENT RECORDED IN BOOK 631, PAGE 244 HEREBY VACATED BY THIS PLAT
- EXISTING 100 YEAR TOWN FLOODPLAIN
- MODIFIED 100 YEAR TOWN FLOODPLAIN (FMS)

LINETYPE LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL ONE/PARCEL TWO LINE
- EXISTING EASEMENT LINE
- DEDICATED EASEMENT LINE
- CENTER LINE



TOWN OF CASTLE ROCK
REC. 2023005662
TRACT F
1,924,217 S.F.
±44.174 AC.
(PL 1.07, 44.1 AC.)

TRACT C
303,410 S.F.
±6.965 AC.
(PL 2.04, 6.5 AC.)

TRACT T
23,008 S.F.
±0.528 AC.

TRACT D
224,164 S.F.
±5.146 AC.
(PA E-1)

TRACT H
314,693 S.F.
±7.201 AC.
(PL 2.05, 8.4 AC.)

TRACT S
85,311 S.F.
±1.958 AC.
(PA F-2)

TRACT Q
161,698 S.F.
±3.712 AC.
(PA F-2)

TRACT P
23,850 S.F.
±0.548 AC.
(PA F-2)

SEE SHEET 6 OF 7

TRACT L
273,924 S.F.
±6.288 AC.
(PA F-1)

TRACT M
217,831 S.F.
±5.001 AC.
(PL-1.08, 5.0 AC)

TRACT A
441,006 S.F.
±10.124 AC.
(OSP-06, 11.7 AC.)

TRACT H
(PUMP HOUSE)
37,196 SQ.FT
±0.854 AC.

TRACT A
441,006 S.F.
±10.124 AC.
(OSP-06, 11.7 AC)

PORTION OF
OSP-06 IN R.O.W.
42,746 SQ.FT
±0.981 AC.
(OSP-06, 11.7 AC.)

TRACT K
196,020 S.F.
±4.500 AC.
(OSP-5, 4.5 AC)

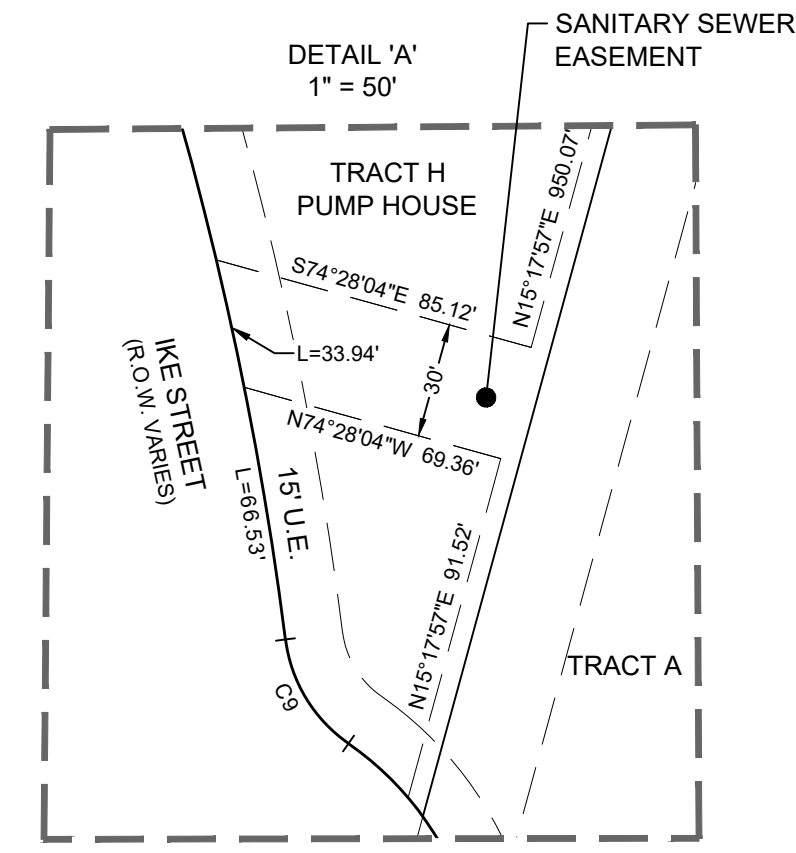
SECTION 15
SECTION 22

10' RIGHT-OF-WAY EASEMENT
FOR UNDERGROUND FACILITIES
BK. 258, PG. 530

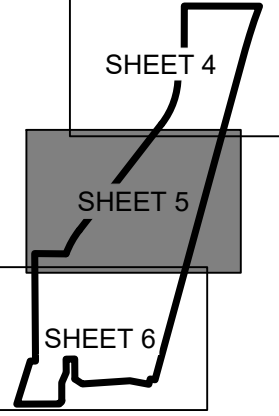
30' UTILITY EASEMENT
DEDICATED BY THIS PLAT

40' UTILITY EASEMENT
BK. 631, PG. 244
HEREBY VACATED PER THIS PLAT

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



KEY MAP



DAWSON TRAILS FILING NO. 1 - PROJECT NO. PL23-0005

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

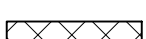
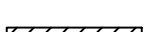
DAWSON TRAILS FILING NO. 1
SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

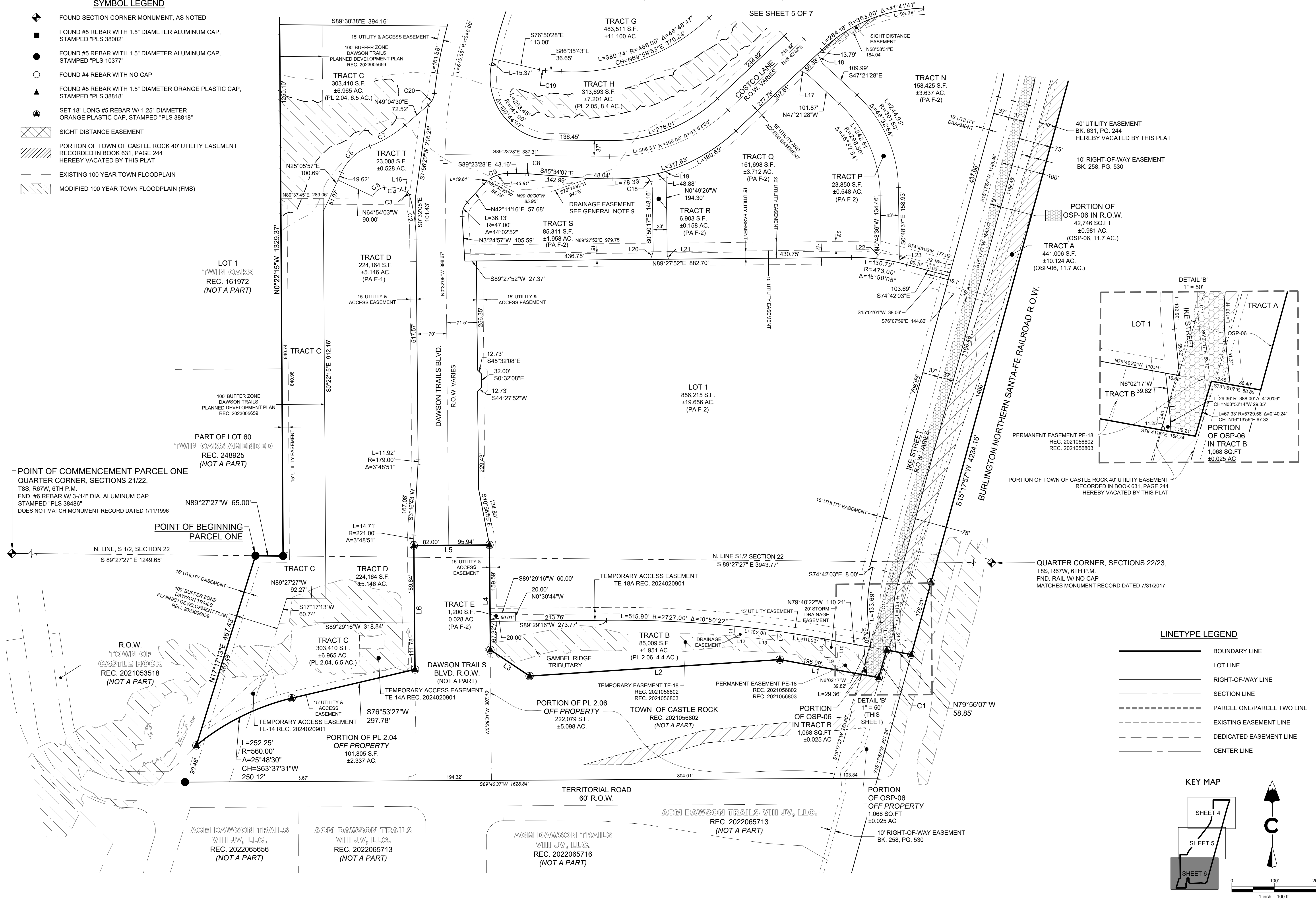
DATE: 7/10/24
CAD: CT
QA/QC: JCA

JOB NO. 20-224

SHEET 5 OF 7

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

	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
	FOUND #5 REBAR WITH 1.5" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
	SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
	SIGHT DISTANCE EASEMENT
	PORTION OF TOWN OF CASTLE ROCK 40' UTILITY EASEMENT RECORDED IN PLAT 631, PAGE 244 HEREBY VACATED BY THIS PLAT
	EXISTING 100 YEAR TOWN FLOODPLAIN
	MODIFIED 100 YEAR TOWN FLOODPLAIN (FMS)



SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

FOR

TE: 7/10/24
D: CT
JQC: JCA

OB 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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

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

DATE: 7/10/24
CAD: CT
QA/QC: JCA

JOB NO. 20-224

SHEET 7 OF 7

