Ref #2026010148, Date: 3/4/2026 2:44 PM, Pages: 1 of 13 ,RECORDING $43.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

DAWSON TRAILS FILING NO. 2

This plat is re-recorded to reflect the annexation of certain property that was not annexed into the Town of Castle Rock at the time of the original recording (Reception No. 2025061713). Said property has now been annexed pursuant to Ordinance No. 2026-006 .

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

TWO (2) PARCELS OF LAND SITUATED WITHIN SECTIONS 21, 22, 27, AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING PARCELS III, IV, V, VI, 75A, AND PORTIONS OF PARCELS I, II, IX, 92-168 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, AND PARCELS 1 AND 2 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065713, AND PARCEL L-1, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065716, AND THE PARCELS OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NOS. 2024020898, 2024020899, AND 2024027624, ALSO BEING A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED RECORDED AT RECEPTION NO. 248925, AND RIGHTS-OF-WAY OF TWIN OAKS RECORDED AT RECEPTION NO. 161972, PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF SAID SECTION 28 FROM THE NORTHEAST CORNER OF SAID SECTION 28, MONUMENTED BY A 2.5-INCH ALUMINUM CAP ON A#6 REBAR, STAMPED "SURVEY MONUMENT, 1988, 21 22, +, 28 27, LS 6935, ARCHER & ASSOC.", TO THE SOUTHEAST CORNER OF SAID SECTION 28, MONUMENTED BY A 2.5-INCH ALUMINUM CAP ON A#6 REBAR, STAMPED "SURVEY MONUMENT, 1988, 28 27, +, 33 34, LS 6935, ARCHER & ASSOC.", WITH STONES FOUND DIRECTLY ADJACENT, ASSUMED TO BEAR SOUTH 00°48'08" EAST, A DISTANCE OF 5303.46 FEET;

PARCEL 1:

BEGINNING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, WHENCE SAID NORTHEAST CORNER OF SECTION 28 BEARS SOUTH 00°26'35" EAST, A DISTANCE OF 1331.90 FEET.
THENCE SOUTH 89°28'22" EAST ALONG THE SOUTH LINE OF THE PLAT OF TWIN OAKS (RECEPTION NO. 161972), ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 404.37 FEET;
THENCE SOUTH 02°01'47" EAST, A DISTANCE OF 52.19 FEET TO A LINE PARALLEL WITH AND 60.00 FEET SOUTHERLY AT RIGHT ANGLES, TO THE NORTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD AS SHOWN ON SAID PLAT OF TWIN OAKS;
THENCE ALONG SAID PARALLEL LINE THE FOLLOWING THREE (3) COURSES:
1) NORTH 87°58'13" EAST, A DISTANCE OF 109.25 FEET TO A POINT OF CURVATURE;
2) 122.69 FEET EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 245.68 FEET AND A CENTRAL ANGLE OF 28°36'44";
3) NORTH 59°21'29" EAST, A DISTANCE OF 23.28 FEET TO SAID SOUTH LINE OF THE PLAT OF TWIN OAKS;
THENCE SOUTH 89°28'22" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 132.16 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED AT RECEPTION NO. 2025001926, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE 112.41 FEET NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 706.50 FEET AND A CENTRAL ANGLE OF 9°06'58", SUBTENDED BY A CHORD WHICH BEARS NORTH 09°18'10" EAST, A DISTANCE OF 112.29 FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE AND ITS NORTHERLY EXTENSION, NORTH 04°44'41" EAST, A DISTANCE OF 159.83 FEET TO A POINT OF CURVATURE;
THENCE 382.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 27°15'20";
THENCE NORTH 56°31'30" WEST, A DISTANCE OF 37.17 FEET TO AN INSIDE CORNER OF THE PARCEL OF LAND DESCRIBED AS RW-16 IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021053518;
THENCE NORTH 38°04'27" EAST, A DISTANCE OF 102.48 FEET TO THE NORTHWESTERLY LINE OF SAID QUITCLAIM DEED;
THENCE NORTH 37°58'11" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 79.77 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED AS RW-15 IN SAID SPECIAL WARRANTY DEED;
THENCE NORTH 38°04'10" EAST, A DISTANCE OF 31.28 FEET TO THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED AS RW-15, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE 89.55 FEET NORTHEASTERLY ALONG SAID NORTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 9°09'45", SUBTENDED BY A CHORD WHICH BEARS NORTH 46°14'59" EAST, A DISTANCE OF 89.46 FEET, TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED AS RW-14 IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898;
THENCE ALONG THE WEST AND SOUTH LINES OF SAID PARCEL OF LAND DESCRIBED AS RW-14 THE FOLLOWING THREE (3) COURSES:
1) SOUTH 17°16'45" WEST ALONG THE WEST LINE OF SAID, A DISTANCE OF 90.30 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440;
2) NORTH 89°40'41" EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 133.38 FEET, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
3) 146.73 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 15°42'50", SUBTENDED BY A CHORD WHICH BEARS NORTH 65°27'34" EAST, A DISTANCE OF 146.27 FEET, TO THE WESTERLY CORNER OF PARCEL NUMBER RW-14A REV DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024020898;
THENCE NORTH 89°40'41" EAST ALONG THE SOUTH LINE OF SAID PARCEL NUMBER RW-14A REV AND THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024027624, A DISTANCE OF 260.83 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED, ALSO BEING POINT "A";
THENCE ALONG THE EASTERLY LINES OF SAID PARCEL OF LAND, THE FOLLOWING FIVE (5) COURSES:
1) SOUTH 41°19'51" EAST, A DISTANCE OF 17.70 FEET TO A POINT OF CURVATURE;
2) 13.53 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.00 FEET AND A CENTRAL ANGLE OF 40°47'42";
3) SOUTH 00°32'08" EAST, A DISTANCE OF 341.11 FEET TO A POINT OF CURVATURE;
4) 192.89 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1389.50 FEET AND A CENTRAL ANGLE OF 7°57'13", TO A POINT OF NON-TANGENT CURVATURE;
5) 369.33 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1730.00 FEET AND A CENTRAL ANGLE OF 12°13'54", SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°16'03" WEST, A DISTANCE OF 368.63 FEET, TO THE NORTH LINE OF SAID PARCEL IV;

***CONTINUED ON SHEET 2.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAWSON TRAILS FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL 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 G, U, J, L, M, N, R, S, T, X, AND Y ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC LAND DEDICATION AND UTILITY AND DRAINAGE PURPOSES.

TRACTS Z, I, AA, BB, CC, AND DD ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT #3 FOR PRIVATE OPEN SPACE, DRAINAGE, AND UTILITY PURPOSES.

TRACT W IS HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT #2 FOR PRIVATE OPEN SPACE, DRAINAGE, AND UTILITY PURPOSES.

TRACTS C IS HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT #5 FOR PRIVATE OPEN SPACE, DRAINAGE, AND UTILITY PURPOSES.

TRACTS A, B, D, E, F, H, K, O, P, Q, AND V ARE HEREBY RESERVED TO THE OWNER FOR FUTURE DEVELOPMENT.

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 UTILITY AND ACCESS EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES 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, AND ALSO PEDESTRIAN ACCESS AND SIDEWALKS.

OWNER:

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 DELAWARE LIMITED LIABILITY COMPANY

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

SIGNED THIS 3 DAY OF November, 2025.
COUNTY OF ~~DOUGLAS~~ Arapahoe
STATE OF COLORADO

NOTARY CERTIFICATE:

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

STATE OF Colorado)
)SS
COUNTY OF Arapahoe)

SUBSCRIBED AND SWORN BEFORE ME THIS
3 DAY OF November, 2025
BY Andrew R. Klein AS AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

SHEET INDEX:

SHEET 1: COVER SHEET
SHEET 2: ADDITIONAL CERTIFICATES AND NOTES
SHEET 3: PDP DETAIL/TABLES (PLANNING)
SHEET 4: BOUNDARY MAP
SHEET 5-13: MAP DETAILS
SHEET 14: SLOPE EASEMENTS

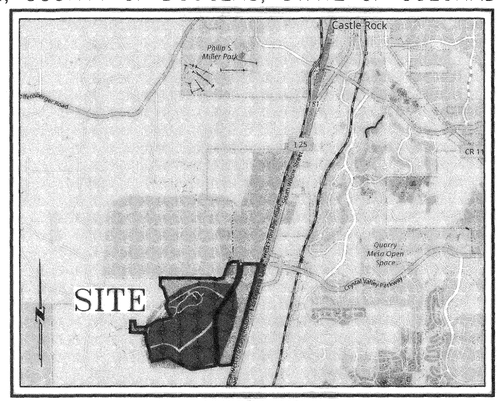
OWNER AND DEVELOPER:

ACM DAWSON TRAILS VIII JV, LLC.
8350 EAST CRESCENT PARKWAY, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
(303) 984-9800

ENGINEER AND SURVEYOR:

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG. F,
CENTENNIAL, COLORADO 80112
(303) 694-1520

LAND USE SUMMARY TABLE			
	AREA (SQ. FT.)	AREA (ACRES)	%
TRACTS (30)	18,957,796	435.211	92.493%
RIGHT-OF-WAY	1,538,741	35.325	7.507%
TOTAL:	20,496,537	470.536	100.000%



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY ABBREVIATIONS:

DRAIN DRAINAGE
FD FUTURE DEVELOPMENT
MD DAWSON TRAILS METROPOLITAN DISTRICT
OSP OPEN SPACE PRIVATE
PA PUBLIC ACCESS
PL PUBLIC LAND DEDICATION
ROW RIGHT-OF-WAY
TOCR TOWN OF CASTLE ROCK
UTIL UTILITY
WTR WATER

* INDICATES A TRACT WHERE TRAILS, IRRIGATION, LANDSCAPING, AND OTHER DEVELOPER INSTALLED AMENITIES SHALL BE METRO DISTRICT MAINTAINED.

NOTE: IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.

**NOTE: THE PL/OSP/PA COLUMN IS FOR REFERENCE ONLY AND DOES NOT CONFER, CONVEY OR DESIGNATE REAL PROPERTY FOR ANY PURPOSE TO ANY ENTITY.

TRACT SUMMARY					
TRACT	PL/OSP/PA**	AREA (SQ. FT.)	AREA (ACRE)	USE	OWNERSHIP/ MAINTENANCE
TRACT A	PA E-2	934,516	21.454	FD, DRAIN, UTIL	OWNER/OWNER
TRACT AA	OSP-2	48,998	1.125	OSP, UTILITY	MD #3/MD #3
TRACT B	PA F-3	984,967	22.612	FD, DRAIN, UTIL	OWNER/OWNER
TRACT BB	OSP-2	45,575	1.046	OSP, UTILITY	MD #3/MD #3
TRACT C	OSP-07	462,862	10.626	OSP, DRAIN, UTIL	MD #5/MD #5
TRACT CC	OSP-3	73,997	1.699	OSP, UTILITY	MD #3/MD #3
TRACT D	PA F-3	1,913,875	43.937	FD, DRAIN, UTIL	OWNER/OWNER
TRACT DD	OSP-3	132,151	3.034	OSP, UTILITY	MD #3/MD #3
TRACT E	PA G-1	735,808	16.892	FD, DRAIN, UTIL	OWNER/OWNER
TRACT F	PA D	551,771	12.667	FD, DRAIN, UTIL	OWNER/OWNER
TRACT G	OSP-3	219,162	5.031	OSP, DRAIN, UTIL	TOCR/TOCR*
TRACT H	PA D	1,717,557	39.430	FD, DRAIN, UTIL	OWNER/OWNER
TRACT I	OSP-2	93,277	2.141	OSP, DRAIN, UTIL	MD #3/MD #3
TRACT J	PL-1.04	531,980	12.213	PL, DRAIN, UTIL	TOCR/TOCR
TRACT K	PA C-2	1,369,762	31.445	FD, DRAIN, UTIL	OWNER/OWNER
TRACT L	PL-1.02	348,857	8.009	PL, DRAIN, UTIL, WTR	TOCR/TOCR
TRACT M	PL-1.05	566,338	13.001	PL, DRAIN, UTIL	TOCR/TOCR
TRACT N	PL-2.02	1,361,038	31.245	PL, DRAIN, UTIL	TOCR/TOCR
TRACT O	PA D	603,651	13.858	FD, DRAIN, UTIL	OWNER/OWNER
TRACT P	PA E-2	1,107,783	25.431	FD, DRAIN, UTIL	OWNER/OWNER
TRACT Q	PA B-1	2,438,598	55.983	FD, DRAIN, UTIL	OWNER/OWNER
TRACT R	PL-2.01	599,189	13.755	PL, DRAIN, UTIL	TOCR/TOCR
TRACT S	PL-1.06	292,295	6.710	PL, DRAIN, UTIL	TOCR/TOCR
TRACT T	PL-1.06	68,758	1.578	PL, DRAIN, UTIL	TOCR/TOCR
TRACT U	OSP-2	87,993	2.020	OSP, DRAIN, UTIL	TOCR/TOCR*
TRACT V	PA E-2	365,715	8.396	FD, DRAIN, UTIL	OWNER/OWNER
TRACT W	OSP-1	71,727	1.647	OSP, DRAIN, SLOPE, UTIL	MD #2/MD #2
TRACT X	OSP-4	560,054	12.857	OSP, DRAIN, UTIL	TOCR/TOCR*
TRACT Y	PL-2.06/PA F-3	506,512	11.628	OSP, DRAIN, UTIL	TOCR/TOCR
TRACT Z	OSP-3	163,030	3.743	OSP, DRAIN, UTIL	MD #3/MD #3

TOWN OF CASTLE ROCK OWNERSHIP BLOCK:

TOWN OF CASTLE ROCK,
A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

SIGNED THIS 22 DAY OF December, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF December, 2025
BY Jason Gray

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 31, 2026

Sharon K Chavez
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194025741
MY COMMISSION EXPIRES May 31, 2026

TOWN OF CASTLE ROCK SEAL APRIL 14, 1881 COLORADO

TOWN OF CASTLE ROCK SEAL APRIL 14, 1881 COLORADO

**FOR GENERAL NOTES, SURVEYOR'S NOTES, AND LIENHOLDER SUBORDINATION CERTIFICATES SEE SHEET 2.

TITLE CERTIFICATION:

I, Alexandria Lynn, 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 17th DAY OF November, 2025

BY: _____
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE:

STATE OF Colorado)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF November, 2025

BY Alexandria Lynn AS AUTHORIZED SIGNATORY OF FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

SURVEYOR'S CERTIFICATE:

I, SAMUEL L. GALLUCCI III, 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 IN JANUARY, 2025 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.

_____
SAMUEL L. GALLUCCI III
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38584
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 10/31/25

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'S ARE TO BE DEBITED FROM THE WATER BANK WITH SITE DEVELOPMENT PLANS.

STATEMENT OF DAWSON TRAILS METROPOLITAN DISTRICT #2 ACCEPTANCE:

ON BEHALF OF DAWSON TRAILS METROPOLITAN DISTRICT #2, 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 DAWSON TRAILS METROPOLITAN DISTRICT #2.

ATTEST: _____ November 18, 2025
AUTHORIZED AGENT OF DAWSON TRAILS METROPOLITAN DISTRICT #2 — DATE

STATEMENT OF DAWSON TRAILS METROPOLITAN DISTRICT #3 ACCEPTANCE:

ON BEHALF OF DAWSON TRAILS METROPOLITAN DISTRICT #3, 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 DAWSON TRAILS METROPOLITAN DISTRICT #3.

ATTEST: _____ November 18, 2025
AUTHORIZED AGENT OF DAWSON TRAILS METROPOLITAN DISTRICT #3 — DATE

STATEMENT OF DAWSON TRAILS METROPOLITAN DISTRICT #5 ACCEPTANCE:

ON BEHALF OF DAWSON TRAILS METROPOLITAN DISTRICT #5, 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 DAWSON TRAILS METROPOLITAN DISTRICT #5.

ATTEST: _____ November 18, 2025
AUTHORIZED AGENT OF DAWSON TRAILS METROPOLITAN DISTRICT #5 — 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 22 DAY OF December, 2025

_____
DIRECTOR OF DEVELOPMENT SERVICES

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 — 12/22/2025 DATE

_____ TOWN MANAGER — 12-22-2025 DATE

DAWSON TRAILS FILING NO. 2 — COVER SHEET
SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

DATE: 10/31/2025
DRAWN BY: SLG3
QA/QC: SLG3
JOB NO. 13466

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION (CONTINUED):

THENCE SOUTH 85°14'11" EAST ALONG SAID NORTH LINE, A DISTANCE OF 10.43 FEET TO THE WESTERLY RIGHT-OF-WAY OF DAWSON TRAILS BOULEVARD (AS ORIGINALLY DEDICATED PER THE PLAT OF DAWSON RIDGE – FILING A RECORDED AT RECEPTION NO. 8707610), ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DAWSON TRAILS BOULEVARD PER PLAT AND FURTHER MODIFIED BY ORDINANCE NO. 2021-020 (RECEPTION NO. 2021114404, THE FOLLOWING EIGHT (8) COURSES:

1) 222.73 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1740.00 FEET AND A CENTRAL ANGLE OF 7°20'03", SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°57'08" WEST, A DISTANCE OF 222.58 FEET, TO A POINT OF COMPOUND CURVATURE;
2) 63.51 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 13°02'30", TO A POINT OF REVERSE CURVATURE;
3) 51.85 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 321.00 FEET AND A CENTRAL ANGLE OF 9°15'17";
4) SOUTH 32°24'22" WEST, A DISTANCE OF 692.40 FEET;
5) SOUTH 28°28'24" WEST, A DISTANCE OF 160.38 FEET;
6) SOUTH 32°24'22" WEST, A DISTANCE OF 579.18 FEET TO A POINT OF CURVATURE;
7) 606.70 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 22°16'58";
8) SOUTH 79°58'06" EAST, A DISTANCE OF 3.79 FEET TO THE NORTHWEST CORNER OF PARCEL A DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022020177, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF DAWSON TRAILS BOULEVARD, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1) 429.48 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1555.50 FEET AND A CENTRAL ANGLE OF 15°49'11", SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°07'18" WEST, A DISTANCE OF 428.12 FEET;
2) SOUTH 05°47'17" EAST, A DISTANCE OF 1239.13 FEET TO A POINT OF CURVATURE;
3) 682.74 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1944.50 FEET AND A CENTRAL ANGLE OF 20°07'02";

THENCE THE FOLLOWING THIRTY-FOUR (34) COURSES:

1) SOUTH 87°05'44" WEST, A DISTANCE OF 37.63 FEET;
2) NORTH 03°27'31" WEST, A DISTANCE OF 248.22 FEET;
3) SOUTH 70°57'26" WEST, A DISTANCE OF 341.46 FEET;
4) SOUTH 70°16'04" WEST, A DISTANCE OF 709.19 FEET TO A POINT OF CURVATURE;
5) 441.37 FEET WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 537.37 FEET AND A CENTRAL ANGLE OF 47°03'35";
6) NORTH 62°40'21" WEST, A DISTANCE OF 1026.20 FEET;
7) SOUTH 77°50'40" WEST, A DISTANCE OF 976.80 FEET;
8) NORTH 29°06'50" WEST, A DISTANCE OF 164.32 FEET;
9) NORTH 13°55'18" WEST, A DISTANCE OF 218.13 FEET;
10) NORTH 11°32'30" WEST, A DISTANCE OF 218.57 FEET;
11) NORTH 70°10'57" EAST, A DISTANCE OF 118.52 FEET;
12) NORTH 15°13'43" WEST, A DISTANCE OF 473.24 FEET TO A POINT OF CURVATURE;
13) 406.21 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 848.00 FEET AND A CENTRAL ANGLE OF 27°26'45";
14) NORTH 87°50'13" WEST, A DISTANCE OF 834.52 FEET;
15) NORTH 00°45'52" EAST, A DISTANCE OF 514.05 FEET;
16) NORTH 90°00'00" EAST, A DISTANCE OF 243.73 FEET;
17) SOUTH 05°53'49" EAST, A DISTANCE OF 122.10 FEET;
18) NORTH 88°06'16" EAST, A DISTANCE OF 117.83 FEET;
19) SOUTH 05°53'49" EAST, A DISTANCE OF 124.47 FEET;
20) NORTH 88°06'16" EAST, A DISTANCE OF 383.39 FEET;
21) NORTH 56°48'00" EAST, A DISTANCE OF 156.89 FEET;
22) SOUTH 61°59'27" EAST, A DISTANCE OF 106.74 FEET TO A POINT OF NON-TANGENT CURVATURE;
23) 625.68 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 848.00 FEET AND A CENTRAL ANGLE OF 42°16'28", SUBTENDED BY A CHORD WHICH BEARS NORTH 59°59'48" EAST, A DISTANCE OF 611.58 FEET;
24) NORTH 80°07'23" EAST, A DISTANCE OF 368.45 FEET TO A POINT OF NON-TANGENT CURVATURE;
25) 280.81 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 465.50 FEET AND A CENTRAL ANGLE OF 34°33'48", SUBTENDED BY A CHORD WHICH BEARS NORTH 63°51'08" EAST, A DISTANCE OF 276.57 FEET;
26) NORTH 43°25'46" WEST, A DISTANCE OF 40.52 FEET;
27) NORTH 34°12'56" WEST, A DISTANCE OF 334.68 FEET;
28) NORTH 23°17'08" WEST, A DISTANCE OF 261.13 FEET;
29) NORTH 22°01'53" EAST, A DISTANCE OF 284.98 FEET;
30) NORTH 24°29'10" WEST, A DISTANCE OF 45.00 FEET;
31) NORTH 28°09'56" WEST, A DISTANCE OF 127.48 FEET;
32) NORTH 15°42'58" WEST, A DISTANCE OF 467.33 FEET;
33) NORTH 49°01'27" WEST, A DISTANCE OF 252.37 FEET;
34) NORTH 01°28'49" WEST, A DISTANCE OF 398.92 FEET TO SAID SOUTH LINE OF THE PLAT OF TWIN OAKS;

THENCE SOUTH 89°55'41" EAST ALONG SAID SOUTH LINE OF THE PLAT OF TWIN OAKS, ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 1078.59 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 21;
THENCE CONTINUING ALONG SAID SOUTH LINE OF THE PLAT OF TWIN OAKS, SOUTH 89°55'41" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 1321.68 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 1 CONTAINS AN AREA OF 14,998,516 SQUARE FEET (344.319 ACRES), MORE OR LESS;

TOGETHER WITH;

PARCEL 2:

COMMENCING AT SAID POINT "A"; THENCE NORTH 85°21'57" EAST, A DISTANCE OF 278.42 FEET TO THE POINT OF BEGINNING;
THENCE THE FOLLOWING EIGHT (8) COURSES:

1) NORTH 89°27'52" EAST, A DISTANCE OF 405.63 FEET TO A POINT OF CURVATURE;
2) 184.27 FEET EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 974.00 FEET AND A CENTRAL ANGLE OF 10°50'22";
3) SOUTH 79°41'46" EAST, A DISTANCE OF 69.04 FEET;
4) SOUTH 74°07'21" EAST, A DISTANCE OF 47.17 FEET;
5) SOUTH 79°41'46" EAST, A DISTANCE OF 56.36 FEET;
6) SOUTH 15°17'47" WEST, A DISTANCE OF 31.79 FEET TO A POINT OF CURVATURE;
7) 63.52 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 293.00 FEET AND A CENTRAL ANGLE OF 2°25'16";
8) NORTH 89°40'41" EAST, A DISTANCE OF 81.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE (BNSF) RAILROAD, ALSO BEING THE EAST LINE OF SAID PARCEL 92-168;

THENCE SOUTH 15°17'57" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 5333.12 FEET;
THENCE SOUTH 84°50'30" WEST, A DISTANCE OF 643.85 FEET;
THENCE SOUTH 87°05'44" WEST, A DISTANCE OF 75.52 FEET TO THE EASTERLY LINE OF PARCEL A DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022020177, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF DAWSON TRAILS BOULEVARD, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1) 687.37 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2055.50 FEET AND A CENTRAL ANGLE OF 19°09'36", SUBTENDED BY A CHORD WHICH BEARS NORTH 03°47'31" EAST, A DISTANCE OF 684.17 FEET;
2) NORTH 05°47'17" WEST, A DISTANCE OF 1239.13 FEET TO A POINT OF CURVATURE;
3) 830.07 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1444.50 FEET AND A CENTRAL ANGLE OF 32°55'29", TO THE EASTERLY RIGHT-OF-WAY OF DAWSON TRAILS BOULEVARD (AS ORIGINALLY DEDICATED PER SAID PLAT OF DAWSON RIDGE - FILING A;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1) NORTH 32°24'22" EAST, A DISTANCE OF 1562.21 FEET TO A POINT OF CURVATURE;
2) 416.02 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1860.00 FEET AND A CENTRAL ANGLE OF 12°48'55", TO A POINT OF REVERSE CURVATURE;
3) 75.80 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 10°51'25", TO A POINT OF REVERSE CURVATURE;
4) 116.54 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 16°41'34", TO A POINT OF COMPOUND CURVATURE;
5) 462.39 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1882.00 FEET AND A CENTRAL ANGLE OF 14°04'37";

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ITS NORTHERLY EXTENSION, NORTH 00°19'19" WEST, A DISTANCE OF 235.67 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE 119.91 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 109.54 FEET AND A CENTRAL ANGLE OF 62°43'14", SUBTENDED BY A CHORD WHICH BEARS NORTH 58°06'15" EAST, A DISTANCE OF 114.01 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL 2 CONTAINS AN AREA OF 5,498,021 SQUARE FEET (126.217 ACRES), MORE OR LESS;

SAID PARCELS 1 AND 2 CONTAIN A TOTAL AREA OF 20,496,537 SQUARE FEET (470.536 ACRES), MORE OR LESS.

GENERAL NOTES:

1. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SUBDIVISION IMPROVEMENT 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 ANY SUBDIVISION IMPROVEMENT 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 FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, SUB-SURFACE COLLECTION SYSTEMS, 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 0 LOTS AND 30 TRACTS CREATED BY THIS PLAT

5. 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 WELLS, 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 HEREIN 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.

6. SEE TOWN OF CASTLE ROCK TOWN MUNICIPAL CODE SECTION 14.02.040 FOR THE DISPOSITION OF ANY EASEMENTS ABANDONED OR VACATED BY THIS PLAT.

7. 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.

8. 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.

9. TRACTS CC, DD, C, G, H, AND X CONTAIN PORTIONS OF THE 100-YEAR TOWN JURISDICTIONAL FLOODPLAIN FOR THE NORTH DAWSON
TRIBUTARY. THE STUDY FOR DRAINAGE IMPROVEMENTS UPON THIS TRIBUTARY WERE DESIGNED BY CORE CONSULTANTS, INC., AND SHOWN HEREON. THE FLOODPLAINS SHOWN HEREON WILL BE SUPERSEDED BY AN APPROVED FLOODPLAIN MODIFICATION STUDY (FMS).

10. 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.

11. THE RIGHT-OF-WAY AS SHOWN ON DAWSON RIDGE – FILING A (REC. NO. 161972) AND MODIFIED BY ORDINANCE NO. 2021-020 (REC. NO. 2021114404), AND THE LOT LINES, AND UTILITY EASEMENTS AS SHOWN ON TWIN OAKS AMENDED (REC. NO. 248925) WITHIN THE BOUNDARIES OF THE LAND AS SHOWN ON THIS PLAT ARE HEREBY VACATED BY THIS PLAT.

12. SLOPE EASEMENTS AS SHOWN ON THE PLAT HEREIN ALLOW LIMITED LAND DISTURBANCE WITHIN TOWN OF CASTLE ROCK PLD AND/OR OPEN SPACE PROPERTY. SLOPE EASEMENTS ARE HEREBY GRANTED TO THE HOA/METRO DISTRICT FOR THE PURPOSE OF ON-GOING PERPETUAL MAINTENANCE OF SUCH LAND DISTURBANCE AREAS ON TOWN-OWNED PROPERTY RESULTING FROM DEVELOPMENT ACTIVITY AND ARE SUBJECT TO COMPLIANCE WITH SECTION 6.10 OF THE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MANUAL, ADOPTED BY REFERENCE TO MUNICIPAL CODE SECTION 15.34. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR PERIODIC INSPECTION OF THE SLOPE EASEMENT AREAS FOR MAINTENANCE OF MINIMUM VEGETATIVE COVER AND REPAIR OF RILL AND GULLY EROSION, IN ACCORDANCE WITH TESC STANDARDS, EXCEPT TO THE EXTENT RESULTING FROM THE ACTS OR OMISSIONS OF THE TOWN AND/OR THOSE ACTING ON BEHALF OF THE TOWN. ANY DEPOSITION OF MOBILE SOIL EROSION OR OTHER DAMAGE ORIGINATING FROM THE SLOPE EASEMENT AREA ONTO ADJACENT LAND, IMPROVEMENTS OR INFRASTRUCTURE SHALL BE REMOVED AND/OR RECLAIMED AT THE HOA'S/METRO DISTRICTS EXPENSE, EXCEPT TO THE EXTENT RESULTING FROM THE ACTS OR OMISSIONS OF THE TOWN AND/OR THOSE ACTING ON BEHALF OF THE TOWN.

13. NATURAL SURFACE TRAIL SLOPE EASEMENTS AND PUBLIC ACCESS EASEMENTS WILL BE RECORDED BY SEPARATE DOCUMENT ONCE THEY'RE BUILT AND GRADING IMPACTS ARE ESTABLISHED.

14. A BLANKET METRO-DISTRICT TRAIL MAINTENANCE AND ACCESS EASEMENT IS GRANTED ACROSS TRACTS G, U, AND X.

SURVEYOR'S NOTES:

1. FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, COMMITMENT NUMBER NCS-1186304-CO, DATED AUGUST 20, 2024 AT 5:00 P.M., WAS RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.

3. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM THE NORTHEAST CORNER OF SAID SECTION 28, AS MONUMENTED BY A 2.5" ALUMINUM CAP ON 1" Ø STEEL PIPE 0.1' ABOVE GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 21 22, +, 28 27, LS 6935, ARCHER & ASSOC." PER MONUMENT RECORD ACCEPTED MAY 13 1993 (FOUND ON 09/08/2023, HOWEVER, ON 11/23/2024 MONUMENT WAS FOUND DISTURBED BY CONSTRUCTION GRADING. A 3.25" ALUMINUM CAP ON 30"-LONG #6 REBAR BASED ON LOCATION AS ORIGINALLY FOUND, STAMPED "EMK, T.8S., R.67W., 21 22, +, 28 27, 2025, PLS 38584" WILL BE SET PER THIS SURVEY) TO THE SOUTHEAST CORNER OF SAID SECTION 28 AS MONUMENTED BY A 3" ALUMINUM CAP ON #6 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 28 27, +, 33 34, LS 6935, ARCHER & ASSOC." STONE FOUND IMMEDIATELY ADJACENT TO REBAR, PER MONUMENT RECORD ACCEPTED 3-2-88, ASSUMED TO BEAR SOUTH 00°48'08" EAST, A DISTANCE OF 5303.46 FEET.

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 MAP FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08035C0284G, REVISED MARCH 16, 2016. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARIES KNOWN AS THE NORTH DAWSON TRIBUTARY AND THE GAMBEL RIDGE TRIBUTARY. THESE TRIBUTARIES ARE MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ON THE OVERALL DEVELOPMENT.

5. 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.

6. 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.

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 18th DAY OF November, 2025.
COUNTY OF ~~DOUGLAS~~ Denver
STATE OF COLORADO

NOTARY CERTIFICATE:

STATE OF Colorado)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF November, 2025

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

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

MY COMMISSION EXPIRES 07-23-2028

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 FIRSTBANK

SIGNED THIS 17th DAY OF November, 2025.
COUNTY OF ~~DOUGLAS~~ Denver
STATE OF COLORADO

NOTARY CERTIFICATE:

STATE OF Colorado)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF November, 2025

BY Nicholas Job AS AUTHORIZED SIGNATORY OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

MY COMMISSION EXPIRES 07-23-2028

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 17th DAY OF November, 2025.
COUNTY OF ~~DOUGLAS~~ Denver
STATE OF COLORADO

NOTARY CERTIFICATE:

STATE OF Colorado)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF November, 2025

BY Keith Paparonis AS AUTHORIZED SIGNATORY OF BOKF, N.A.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

MY COMMISSION EXPIRES 07-23-2028

DAWSON TRAILS FILING NO. 2 – PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2

ADDITIONAL CERTIFICATES AND NOTES
SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 2
OF 13 SHEETS

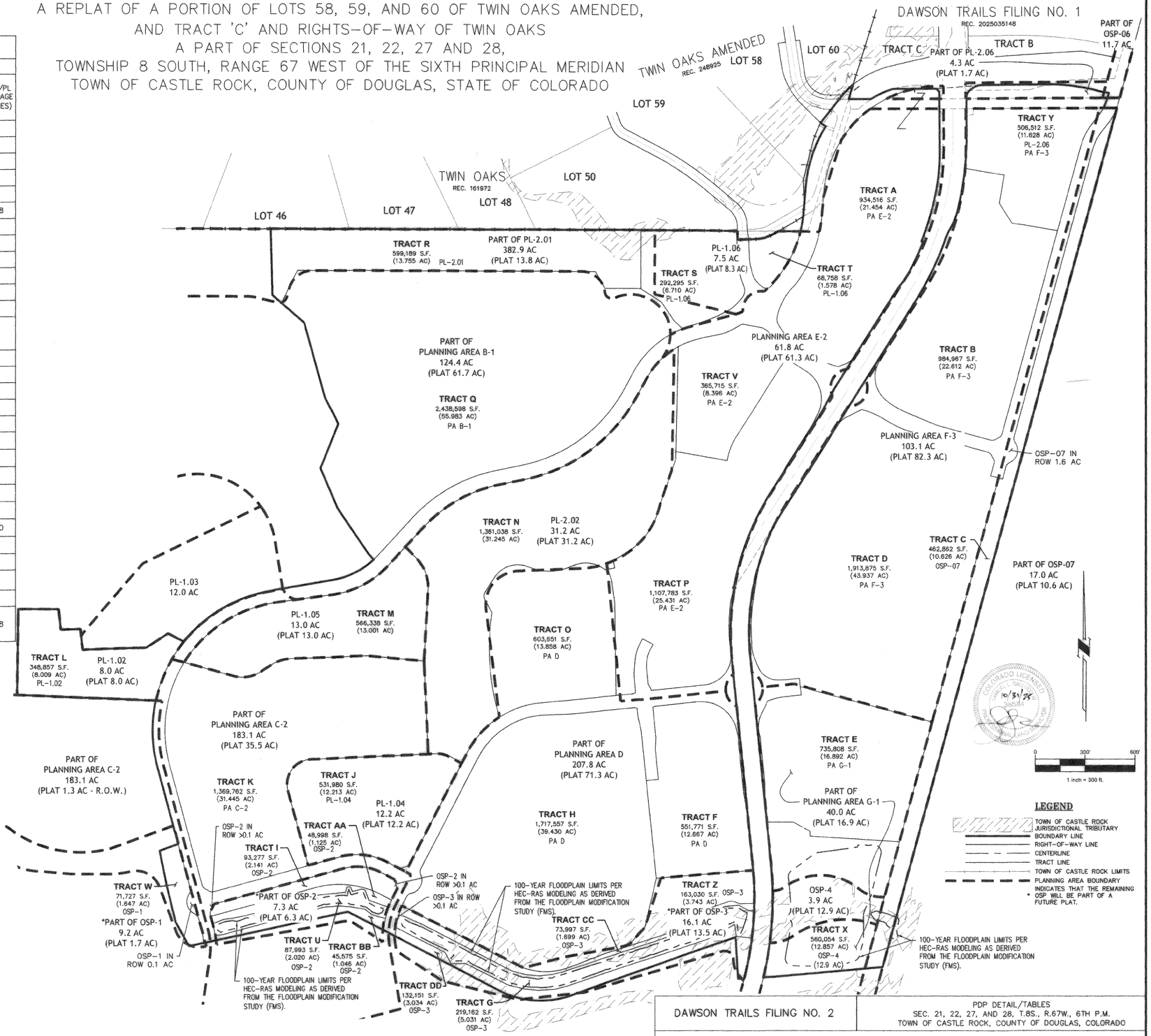
DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED,
AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT AND LAND USE SUMMARY

NAME	ACREAGE DESIGNATED IN PDP, 1ST AMENDMENT	USE	OWNERSHIP	MAINTENANCE	DEDICATION SUMMARY				
					DEDICATION REQUIREMENT MET	SEPARATE INSTRUMENT (REC. 2023005662, 2023005663) (ACRES)	PL23-0005 (FILING 1) (ACRES)	PL23-0012 (FILING 2) (ACRES) (TRACT)	OSP/PL OVERAGE (ACRES)
PL-1.01	4.5	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	N/A	N/A	N/A	
PL-1.02	8.0	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	N/A	8.009 (TRACT L)	
PL-1.03	12.0	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	N/A	N/A	N/A	
PL-1.04	12.2	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	N/A	12.213 (TRACT J)	
PL-1.05	13.0	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	N/A	13.001 (TRACT M)	
PL-1.06	7.5	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	N/A	8.288 (TRACTS S&T)	0.8
PL-1.07	44.1	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	42.169	2.005	N/A	
PL-1.08	5.0	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	5.000	N/A	
PL-1.09	12.0	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	N/A	N/A	N/A	
PL-1.10	109.3	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	74.508	N/A	N/A	
PL-2.01	382.9	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	N/A	N/A	13.755 (TRACT R)	
PL-2.02	31.2	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	N/A	31.245 (TRACT N)	
PL-2.03	IMPACTED BY THE FINAL ALIGNMENT OF GAMBEL RIDGE BOULEVARD AND WAS REMOVED WITH MINOR AMENDMENT #1 A FUTURE 0.9 ACRES OF PL-2 WILL BE IDENTIFIED AND DEDICATED WITH A FUTURE PLAT TO OFFSET THE DIFFERENCE.				N/A	N/A	N/A	N/A	
PL-2.04	6.5	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	6.965	N/A	
PL-2.05	8.4	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	YES	N/A	8.789	N/A	
PL-2.06	4.3	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	N/A	1.947	1.7 (TRACT Y)	
PL-2.07	27.0	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	N/A	N/A	N/A	
PL-2.08	0.9	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	NO	N/A	N/A	N/A	
OSP-1	9.2	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	1.758 (TRACT W)	
OSP-2	7.3	OPEN SPACE	METRO DISTRICT	METRO DISTRICT*	NO	N/A	N/A	4.312 (TRACTS AA,BB,&I)	
OSP-3	PORTION OF OSP-2	DRAINAGE	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK*	NO	N/A	N/A	2.020 (TRACT U)	
OSP-3	16.1	OPEN SPACE	METRO DISTRICT	METRO DISTRICT*	NO	N/A	N/A	8.476 (TRACTS CC,DD&Z)	
OSP-3	PORTION OF OSP-3	DRAINAGE	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK*	NO	N/A	N/A	5.031 (TRACT G)	
OSP-4	3.9	DRAINAGE/ DETENTION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK*	YES	N/A	N/A	12.9 (TRACT X)	9.0
OSP-5	4.5	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	YES	N/A	4.500	N/A	
OSP-6	11.7	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	10.780	N/A	
OSP-7	17.0	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	12.238 (TRACT C & PORTION OF IKE STREET R.O.W.)	
OSP-8	4.0	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	
ADDITIONAL OSP/PL	215.0				NO	N/A	N/A	N/A	9.8

* INDICATES A TRACT WHERE TRAILS, IRRIGATION, LANDSCAPING, AND OTHER DEVELOPER INSTALLED AMENITIES SHALL BE METRO DISTRICT MAINTAINED. ONLY A PORTION OF OSP-2 AND OSP-3 WILL BE TOWN OWNED, REMAINING PORTIONS, TRACT I, AA, BB, CC, DD, AND Z WILL REMAIN PRIVATE.



DAWSON TRAILS FILING NO. 2 – PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2

PDP DETAIL/TABLES
SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 3
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

POINT OF COMMENCEMENT
PARCEL 2
POINT "A"
N89°40'41"E 260.83'
N85°21'57"E 278.42' (TIE)
S41°19'51"E 17.70'
L=13.53'
R=19.00'
Δ=40°47'42"
S00°32'08"E 341.11'

DETAIL "A"
SCALE: 1" = 30'

DETAIL "B"
SCALE: 1" = 60'
NOTE: HATCHED AREA IS OF UNKNOWN OWNERSHIP.

FOUND 1.5" ALUMINUM CAP, ILLEGIBLE
S89°28'22"E 404.37'
399.30' (TRACT)
TRACT S 07
599,189 S.F. (13.755 AC)
TWIN OAKS ROAD (PUBLIC RIGHT OF WAY)
FOUND 1.5" ALUMINUM CAP, ILLEGIBLE
FUTURE RIGHT-OF-WAY OF TWIN OAKS ROAD
N59°21'29"E 23.28'
S89°28'22"E 132.16'
S02°01'47"E 52.19'
N87°58'13"E 109.25'
L=122.69' R=245.68' Δ=28°36'44"
29.94' 36.00' 43.31'
71'
35' 36'
20' OPEN SPACE EASEMENT (BOOK 680, PAGE 909)
TRACT T
68,758 S.F. (1.578 AC)

WEST QUARTER CORNER OF SECTION 22
FOUND 3.25" ALUMINUM CAP ON #6 REBAR 0.1' BELOW GROUND SURFACE, STAMPED "SURVEY MONUMENT, T8S - R67W, S21 | S22 1/4, 2020, LS 38002" PER MONUMENT RECORD ACCEPTED JUN 30 2021
N00°26'43"W 1331.78'
S89°27'03"E 1314.66'
SEE SHEET 5 FOR INFORMATION

DAWSON TRAILS FILING NO. 1
REC. 2025035148

TWIN OAKS AMENDED
REC. 248925
LOT 58
LOT 59
LOT 60
L=89.55' R=560.00' Δ=9°09'45"
CHORD=N46°14'59"E 89.46'
S17°16'45"W 90.30'
L=146.73' R=535.00' Δ=15°42'50"
CHORD=N65°27'34"E 146.27'
N89°40'41"E 260.83'
N85°21'57"E 278.42' (TIE)
L=184.27' R=974.00' Δ=10°50'22"
S79°41'46"E 69.04'
S74°07'21"E 47.17'
S79°41'46"E 56.36'
S15°17'47"W 31.79'
L=63.52' R=293.00' Δ=12°25'16"
N89°40'41"E 81.57'
N38°04'10"E 31.28'
N37°58'11"E 79.77'
FOUND 1.5" ALUMINUM CAP, ILLEGIBLE
N38°04'27"E 102.48'
N56°31'30"W 37.17'
L=382.94' R=805.00' Δ=27°15'20"
N04°44'41"E 159.83'
L=112.41' R=706.50' Δ=9°06'58"
CHORD=N09°18'10"E 112.29'
GAMBEL RIDGE BLVD
SEE DETAIL "A"
N89°40'41"E 133.38'
S00°32'08"E 341.11'
L=192.89'
R=1389.50'
Δ=7°57'13"
N89°27'52"E 405.63'
L=119.91'
R=109.54' Δ=62°43'14"
CHORD=N58°06'15"E 114.01'
N00°19'19"W 235.67'
L=462.39'
R=1882.00'
Δ=14°04'37"
TRACT Y
506,512 S.F. (11.628 AC)
(PA F-3) (PL-2.06) (OSP-06)
1400.00'
FOUND SPIKE ON LINE

SOUTHWEST SIXTEENTH CORNER SECTION 21
FOUND 2.5" ALUMINUM CAP ON 1"ø ALUMINUM PIPE 0.5' ABOVE GROUND SURFACE, BENT WESTERLY, SHOT AT SPIN POINT, STAMPED "SURVEY MONUMENT, 1988, 1/16 +, LS 6935, ARCHER & ASSOC." ACCEPTED POSITION PER MONUMENT RECORD ACCEPTED JAN 31, 2025
N89°56'01"W 2643.04'
LOT 46
LOT 47
LOT 48
S89°55'41"E 1321.40'
S89°55'41"E 1078.59'
S89°55'41"E 1321.68'
S89°28'22"E 404.37'
SEE DETAIL "B"
TRACT A
934,516 S.F. (21.454 AC)
(PA E-2)
SEE DETAIL "C"
L=416.02'
R=1860.00'
Δ=12°48'55"

SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 20&21
FOUND 2.5" ALUMINUM CAP ON #6 REBAR FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 1/16 +, 20 21, LS 6935, ARCHER & ASSOC." PER MONUMENT RECORD ACCEPTED MAR 31 2021
N00°02'05"W 1322.74'

CENTER-SOUTH SIXTEENTH CORNER SECTION 21
FOUND 2.5" ALUMINUM CAP ON ALUMINUM PIPE 0.5' ABOVE GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 1/16 +, LS 6935, ARCHER & ASSOCIATES" NO MONUMENT RECORD FOUND
N00°28'49"W 398.92'
TRACT R
599,189 S.F. (13.755 AC) (PL-2.01)

POINT OF BEGINNING
PARCEL 1
SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21&22
FOUND 3.25" ALUMINUM CAP ON #6 REBAR FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 1/16 +, LS 6935, ARCHER & ASSOC." PER MONUMENT RECORD ACCEPTED JUN 30 2021
N00°26'35"W 1351.90'
TRACT S
292,295 S.F. (6.710 AC) (PL-1.06)
TRACT T
68,758 S.F. (1.578 AC) (PL-1.06)
BOULEVARD
TRACT V
365,715 S.F. (8.396 AC) (PA E-2)
S28°28'24"W 160.38'
S32°24'22"W 692.40'
(1562.21')
643.46'
TRACT B
984,967 S.F. (22.612 AC)
(PA F-3)
DAWSON TRAILS BOULEVARD
(111' PUBLIC RIGHT OF WAY)(REC. NO. 2022020177)
QUANDARY PEAK DRIVE
IKE STREET
1400.00'
SET FOR LINE
FOUND 1.5" YELLOW PLASTIC CAP STAMPED "DC SURVEYING, LS 16427" ON LINE
BURLINGTON NORTHERN SANTA FE RAILROAD (100'-WIDE RAILWAY)

UNPLATTED
N00°02'05"W 1322.74'
SOUTHWEST CORNER SECTION 21
FOUND 2.5" ALUMINUM CAP ON 1" PIPE FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 20 | 21, +, 29 | 28, LS 6935, ARCHER & ASSOC." PER MONUMENT RECORD ACCEPTED MAY 13 1993
S89°49'56"E 5295.65'
N49°01'27"W 252.37'
N15°42'58"W 467.33'
N28°09'56"W 127.48'
N24°29'10"W 45.00'
N22°01'53"E 284.98'
N23°17'08"W 261.13'
N34°12'56"W 334.68'
N43°25'46"W 40.52'
L=280.81' R=465.50' Δ=34°33'48"
N80°07'23"E 368.45'
L=625.68' R=848.00' Δ=42°16'28"
CHORD=N59°59'48"E 611.58'
S05°53'49"E 122.10'
S61°59'27"E 106.74'
N88°06'16"E 117.83'
S05°53'49"E 124.47'
N88°06'16"E 383.39'
N56°48'00"E 156.89'
N90°00'00"E 243.73'
N00°45'52"E 514.05'
N87°50'13"W 834.52'
L=406.27' R=848.00' Δ=27°26'45"
GAMBEL RIDGE BOULEVARD
N15°13'43"W 473.24'
N70°10'57"E 118.52'
N11°32'30"W 218.57'
N13°55'18"W 218.13'
N29°06'50"W 164.32'
S00°36'34"E 5299.78'

SECTION CORNER OF SECTIONS 21,22,28,27
FOUND ON 09/08/2023, A 2.5" ALUMINUM CAP ON 1" ø STEEL PIPE 0.1' ABOVE GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 21 22, +, 28 27, LS 6935, ARCHER & ASSOC." PER MONUMENT RECORD ACCEPTED MAY 13 1993
ON 11/23/2024 MONUMENT WAS FOUND DISTURBED BY CONSTRUCTION GRADING. SET 3.25" ALUMINUM CAP ON 30"-LONG #6 REBAR BASED ON LOCATION AS ORIGINALLY FOUND, STAMPED "EMK, T.8S., R.67W., 21 22, +, 28 27, 2025, PLS 38584"

TWIN OAKS
REC. 161972
LOT 50
TRACT Q
2,438,598 S.F. (55.983 AC) (PA B-1)
SEC. 21
SEC. 22
SEC. 28
SEC. 27
GAMBEL RIDGE
TRACT N
1,361,038 S.F. (31.245 AC) (PL-2.02)
TRACT M
566,338 S.F. (13.001 AC) (PL-1.05)
TRACT O
603,651 S.F. (13.858 AC) (PA D)
TRACT K
1,369,782 S.F. (31.445 AC) (PA C-2)
TRACT P
1,107,783 S.F. (25.431 AC) (PA E-2)
L=606.70' R=1560.00' Δ=22°16'58"
(PUBLIC RIGHT OF WAY-WIDTH VARIES) (DAWSON TRAILS BOULEVARD - PUBLIC R) (DOC. TO REC. NO. 2021114404)
L=830.07' R=1444.50' Δ=32°55'29"
S79°58'06"E 3.79'
L=429.48' R=1555.50' Δ=15°49'11"
CHORD=S02°07'18"W 428.12'
TRACT D
1,913,875 S.F. (43.937 AC) (PA F-3)
TRACT C
462,862 S.F. (10.626 AC) (OSP-07)
SET FOR LINE
S15°17'57"W 5333.12'
1400.00'
FOUND #5 REBAR, 0.1' ABOVE GROUND SURFACE, ON LINE
S87°05'44"W 75.52'
S84°50'30"W 643.85'
N03°27'31"W 248.22'
S87°05'44"W 37.63'
TRACT E
735,808 S.F. (16.892 AC) (PA G-1)
N05°47'17"W 1233.13'
1333.12'
SET FOR LINE
S05°47'17"E 1239.13'
BASIS OF BEARINGS
S00°48'08"E 5303.46'
EAST LINE OF SECTION 28
TRACT F
551,771 S.F. (12.667 AC) (PA D)
TRACT H
1,717,557 S.F. (39.430 AC) (PA D)
BIANCA PEAK PARKWAY
TRACT J
531,980 S.F. (12.213 AC) (PL-1.04)
TRACT AA
48,998 S.F. (1.125 AC) (OSP-2)
TRACT I
93,277 S.F. (2.141 AC) (OSP-2)
SCHROEDER DRIVE
TRACT W
71,727 S.F. (1.647 AC) (OSP-1)
TRACT CC
73,997 S.F. (1.699 AC) (OSP-3)
TRACT Z
163,030 S.F. (3.743 AC) (OSP-3)
L=682.74' R=1944.50' Δ=20°07'02"
TRACT G
219,162 S.F. (5.031 AC) (OSP-3)
TRACT X
580,054 S.F. (12.857 AC) (OSP-4)
CHORD=N03°47'37"E 684.17'
L=687.37' R=2055.50' Δ=19°09'36"
100-YEAR FLOODPLAIN LIMITS PER HEC-RAS MODELING AS DERIVED FROM THE FLOODPLAIN MODIFICATION STUDY (FMS).
TRACT BB
45,575 S.F. (1.046 AC) (OSP-2)
TRACT U
87,993 S.F. (2.020 AC) (OSP-2)
S77°50'40"W 976.80'
N82°40'21"W 1026.20'
L=441.37' R=537.37' Δ=47°03'35"
S70°57'26"W 341.46'
S70°16'04"W 709.19'
TRACT DD
132,151 S.F. (3.034 AC) (OSP-3)
100-YEAR FLOODPLAIN LIMITS PER HEC-RAS MODELING AS DERIVED FROM THE FLOODPLAIN MODIFICATION STUDY (FMS).
UNPLATTED

SECTION CORNER OF SECTIONS 29,28,32,33
FOUND 2.5" ALUMINUM CAP ON 1"ø STEEL PIPE, FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 29 28, +, 32 33, LS 6935, ARCHER & ASSOC." STONE FOUND IMMEDIATELY ADJACENT TO REBAR. PER MONUMENT RECORDS ACCEPTED OCT 31 1986 & MAY 13 1993
S89°47'44"E 5313.55'
SECTION CORNER OF SECTIONS 28,27,33,34
FOUND 2.5" ALUMINUM CAP ON #6 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 28 27, +, 33 34, LS 6935, ARCHER & ASSOC." STONE FOUND IMMEDIATELY ADJACENT TO REBAR, PER MONUMENT RECORD ACCEPTED NOV 25, 2003

DETAIL "C"
SCALE: 1" = 60'
L=5185' R=321.00' Δ=9°15'17"
L=63.51' R=279.00' Δ=13°02'30"
S32°24'22"W 692.40'
DAWSON TRAILS BOULEVARD
L=222.73' R=1740.00' Δ=7°20'03"
CHORD=S24°57'08"W 222.58'
L=416.02' R=1860.00' Δ=12°48'55"
S85°14'11"E 10.43'
L=369.33' R=1730.00' Δ=12°13'54"
CHORD=S15°16'03"W 368.63'
L=462.39' R=1882.00' Δ=14°04'37"
L=116.54' R=400.00' Δ=16°41'34"
L=75.80' R=400.00' Δ=10°51'26"

10/31/25

0 300' 600'
1 inch = 300 ft.

LEGEND
- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
- FOUND NAIL. SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- TOWN OF CASTLE ROCK LIMITS

100-YEAR FLOODPLAIN LIMITS PER HEC-RAS MODELING AS DERIVED FROM THE FLOODPLAIN MODIFICATION STUDY (FMS).

DAWSON TRAILS FILING NO. 2 – PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2
BOUNDARY MAP
SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

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JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 4
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROPERTIES

QUITCLAIM DEED (REC. NO. 2025001926)
A ORIGINALLY RIGHT-OF-WAY PER PLAT OF TWIN OAKS (REC. NO. 161972)
TRACT 'C' PER PLAT OF TWIN OAKS (REC. NO. 161972)
B QUITCLAIM DEED (REC. NO. 2024014934)
DUPLICATE QUITCLAIM DEED (REC. NO. 2024026328)
C QUIT CLAIM DEED (REC. NO. 8816440)
D QUITCLAIM DEED (REC. NO. 2023052998)
E SPECIAL WARRANTY DEED (REC. NO. 2024020898)

WEST QUARTER CORNER OF SECTION 22
FOUND 3.25" ALUMINUM CAP ON #6 REBAR 0.1' BELOW GROUND SURFACE, STAMPED "SURVEY MONUMENT, T8S - R67W, S21 | S22 1/4, 2020, LS 38002" PER MONUMENT RECORD ACCEPTED JUN 30 2021

S89°27'03"E 1314.66'

CENTER-WEST SIXTEENTH CORNER OF SECTION 22
FOUND 2" ALUMINUM CAP ON #6 REBAR 0.4' BELOW GROUND SURFACE, STAMPED "T8S R67W, W 1/16, C-*-C, 2024, PLS 38818" PER MONUMENT RECORD ACCEPTED JAN 31, 2025

65.08'

CLARKES CIRCLE (PUBLIC RIGHT OF WAY) 60' (30' + 30')

TWIN OAKS AMENDED REC. 2489925

DAWSON TRAILS FILING NO. 1 REC. 2025035148
TRACT C

TOCR (REC. 2024020898)

LOT 60

L=89.55' R=560.00' Δ=9°09'45"
CHORD=N46°14'59"E 89.46'
UTILITY UNDERGROUND ACCESS EASEMENT (REC. NO. 2024015522)

N38°04'10"E 31.28'
TOCR (REC. 2021053518)

N37°58'11"E 79.77'

FOUND 1.5" ALUMINUM CAP, ILLEGIBLE
20' UTILITY & PUBLIC ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

N38°04'27"E 102.48'

LOT 58

UTILITY UNDERGROUND ACCESS EASEMENT (REC. NO. 2024015522)

N56°31'30"W 37.17'

20' UTILITY & PUBLIC ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

S17°16'45"W 90.30'
N89°40'41"E 133.38'

L=146.73' R=535.00' Δ=15°42'50"
CHORD=N65°27'34"E 146.27'
N89°40'41"E 260.83'
TOCR (REC. 2024020898)

128.22' 132.61'

NO POINT OF ACCESS ACCESS DEED (REC. NO. 2024020900)

106.33' 27.05'

UTILITY EASEMENT (BOOK 712, PAGE 447) VACATED HEREON

NO POINT OF ACCESS ACCESS DEED (REC. NO. 2024020900) VACATED HEREON

GAS LINE EASEMENT (REC. NO. 2025000316)

TEMPORARY WORKSPACE EASEMENT (REC. NO. 2025000316)

AS-BUILT GAS LINE (REC. NO. 2025000316) (PLEASE REFER TO DOCUMENT FOR TERMS AND CONDITIONS)

50' OPEN SPACE EASEMENT (BOOK 680, PAGE 909)

GAMBEL RIDGE BOULEVARD (PUBLIC RIGHT-OF-WAY - WIDTH VARIES)

Δ=7°25'54" L=884.46' R=695.00' L=884.31' R=762.00' Δ=66°28'56"

L=382.94' R=805.00' Δ=27°15'20"

L=192.89' R=1389.50' Δ=7°57'13"

TEMPORARY SLOPE & DRAINAGE EASEMENT (REC. NO. 2024020901-TE12)

POINT OF COMMENCEMENT
PARCEL 2

S41°19'51"E 17.70'
N85°21'57"E 278.42' (TIE)

L=13.53' R=19.00' Δ=40°47'42"

POINT OF BEGINNING
PARCEL 2

N89°27'52"E 405.63'

L=184.27' R=974.00' Δ=10°50'22"

L=119.91' R=109.54' Δ=62°43'14"
CHORD=N58°06'15"E 114.01'

TOCR RW-18 (REC. 2021056802)
TOCR RW-18A (REC. 2021056802)

DAWSON TRAILS FILING NO. 1 REC. 2025035148
TRACT B

NO POINT OF ACCESS - ACCESS DEED (REC. NO. 2024020900)

S79°41'46"E 69.04'
S74°07'21"E 47.17'
S79°41'46"E 56.36'
S15°17'47"W 31.79'
L=63.52' R=293.00' Δ=12°25'16"
N89°40'41"E 81.57'

NO POINT OF ACCESS - ACCESS DEED (REC. NO. 2024020900) VACATED HEREON

L=80.37' R=330.00' Δ=13°57'15"
L=54.12' R=293.00' Δ=10°35'01"
N38°18'04"E 63.53'

L=106.20' R=367.00' Δ=16°34'50"

L=147.34' R=367.00' Δ=23°00'07"
L=132.48' R=330.00' Δ=23°00'07"
L=117.63' R=293.00' Δ=23°00'07"

N38°18'04"E 63.53'

RIGHT-OF-WAY (DAWSON RIDGE - FILING A) VACATED HEREON

UTILITY EASEMENT (BOOK 712, PAGE 444) VACATED HEREON

TRACT Y
506,512 S.F. (11.628 AC)
(PA F-3) (PL-2.06) (OSP-06)

TEMPORARY SLOPE & DRAINAGE EASEMENT (REC. NO. 2024020901-TE21)

UTILITY EASEMENT (BOOK 756, PAGE 352) (BOOK 818, PAGE 338) (STOPS SHORT OF REC. NO. 8816440) (BOOK 821, PAGE 145) (CONTINUES TO REC. NO. 8816440)

UTILITY EASEMENT (BOOK 298, PAGE 530)
S15°17'57"W 1789.33'
N15°17'57"E 1882.19'
S15°17'57"W 5333.12'
BURLINGTON NORTHERN SANTA FE RAILROAD (100'-WIDE RAILWAY)

UTILITY EASEMENT (BOOK 842, PAGE 780)

IKE STREET (74' PUBLIC RIGHT OF WAY)

1400.00'

FOUND SPIKE ON LINE

1260.85'

S15°26'30"E 1304.01'

TRACT C
462,865 S.F. (10.628 AC)
(OSP-07)

L=139.42' (TIE)

DRAINAGE EASEMENT DEDICATED HEREON

126.09' (ESMT TIE)

S85°14'48"E 650.67'

20' WATERLINE EASEMENT DEDICATED HEREON

L=116.54' R=400.00' Δ=16°41'34"

L=75.80' R=400.00' Δ=10°51'25"
L=24.30' (TIE)

TRACT B
984,967 S.F. (22.612 AC)
(PA F-3)

N80°29'20"W 278.82'

N09°30'40"E 172.19'

N32°26'34"W 139.37'

N80°29'20"W 239.16'

TEMPORARY SLOPE & DRAINAGE EASEMENT (REC. NO. 2024020901-TE21A)

L=1730.00' Δ=12°13'54"
L=369.33' R=1730.00' Δ=12°13'54"
CHORD=S5°16'03"W 368.63'

DAWSON TRAILS BOULEVARD (PUBLIC RIGHT OF WAY-WIDTH VARIES) (DAWSON RIDGE - FILING A) (EXC. TO REC. NO. 2021114042)

L=462.39' R=1882.00' Δ=14°04'37"
L=298.57'
L=203.62'

N00°19'19"W 235.67'

S00°32'08"E 341.11'

L=222.73' R=1740.00' Δ=7°20'03"
CHORD=S24°57'08"W 222.58'

L=63.51' R=279.00' Δ=13°02'30"

L=51.85' R=321.00' Δ=9°15'17"

S32°24'22"W 692.40'

L=416.02' R=1860.00' Δ=12°48'55" (TRACT)
L=380.84'

L=25.18' (ROW TIE)

S85°14'11"E 10.43'

L=246.13' (TIE TO UA BUMP OUT)

TWIN OAKS ROAD (PUBLIC RIGHT OF WAY)

TWIN OAKS REC. 161972

LOT 50

LOT 59

POINT OF BEGINNING
PARCEL 1
SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21&22
FOUND 3.25" ALUMINUM CAP ON #6 REBAR FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 1/16 +, LS 6935, ARCHER & ASSOC." PER MONUMENT RECORD ACCEPTED JUN 30 2021

FUTURE RIGHT-OF-WAY OF TWIN OAKS ROAD

N04°44'41"E 159.83'

L=112.41' R=706.50' Δ=9°06'58"
CHORD=N09°18'10"E 112.29'

TOCR (REC. 2021053518)

SEE DETAIL "B"

N04°44'41"E 134.01'

S04°44'41"W 136.26'

SEE DETAIL "A"

S89°28'22"E 404.37' (TRACT)
399.30' (EASEMENT TIE)

S89°28'22"E 132.16'

75.06'

N79°12'04"E 166.94'

151.74'

N67°24'09"E 145.38'

DRAINAGE EASEMENT DEDICATED HEREON

50' OPEN SPACE EASEMENT (BOOK 680, PAGE 909)

S02°01'48"E 151.69'

S02°01'48"E 94.20'

TRACT T
68,758 S.F. (1.578 AC)
(PL-1.06)

TRACT S
292,295 S.F. (6.710 AC)
(PL-1.06)

S02°01'48"E 169.81'

L=140.81' R=530.00' Δ=15°13'19"

R=400.00' Δ=14°03'27"

S16°05'14"E 15.69'
L=3.64' R=30.50' Δ=6°50'31"

S40°16'50"W 30.77'

S32°27'27"W 27.81'

L=98.14'

L=45.29' R=587.00' Δ=4°25'15"

L=69.42' R=67.00' Δ=59°22'09"

L=53.40' R=225.00' Δ=13°35'54"
N62°57'05"E 48.07'

L=76.70' R=377.00' Δ=11°39'24"

L=113.22' R=197.00' Δ=32°56'26"

L=387.46' Δ=76°17'00"

L=46.60' R=35.00'

L=34.61' R=210.50' Δ=9°25'16"

S34°21'14"E 61.52'

L=208.80' R=377.00' Δ=31°44'00"

L=865.35' R=762.00' Δ=65°03'43"

L=434.33' R=497.50' Δ=50°01'30"

L=246.13' R=762.00' Δ=18°30'26"

L=25.26'

SEE SHEET 7

SEE SHEET 6

DETAIL "A"
SCALE: 1" = 60'
NOTE: HATCHED AREA IS OF UNKNOWN OWNERSHIP.

FOUND 1.5" ALUMINUM CAP, ILLEGIBLE
FOUND 1.5" ALUMINUM CAP, ILLEGIBLE
FUTURE RIGHT-OF-WAY OF TWIN OAKS ROAD
TWIN OAKS ROAD (PUBLIC RIGHT OF WAY)
S89°28'22"E 404.37'
399.30' (TRACT)
N59°21'29"E 23.28'
S89°28'22"E 132.16'
S02°01'47"E 52.19'
N87°58'13"E 109.25'
L=122.69' R=245.68' Δ=28°36'44"
TRACT T
68,758 S.F. (1.578 AC)
TRACT S
599,189 S.F. (13.755 AC)
29.94' 36.00' 43.31'
71' 35' 36'
20' OPEN SPACE EASEMENT (BOOK 680, PAGE 909)

KEY MAP
NOT TO SCALE
SHEET 5
SHEET 7 SHEET 6
SHEET 8 SHEET 9
SHEET 12 SHEET 11 SHEET 10

0 100' 200'
1 inch = 100 ft.

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"

CH= CHORD DIMENSION
[1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
[2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
[3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
[4] FOUND NAIL. SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"

TOCR TOWN OF CASTLE ROCK
UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY (GAMBEL RIDGE TRIBUTARY)
PORTION OF OSP-07 WITHIN RIGHT-OF-WAY
SECTION/ALIQUOT LINE
BOUNDARY LINE
RIGHT-OF-WAY LINE
CENTERLINE
TRACT LINE
EASEMENT LINE
NO POINT OF ACCESS BY ACCESS DEED
TOWN OF CASTLE ROCK LIMITS

COLORADO LICENSED 38584 10/31/25 LAND SURVEYOR

DAWSON TRAILS FILING NO. 2

MAP DETAILS
SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 13466

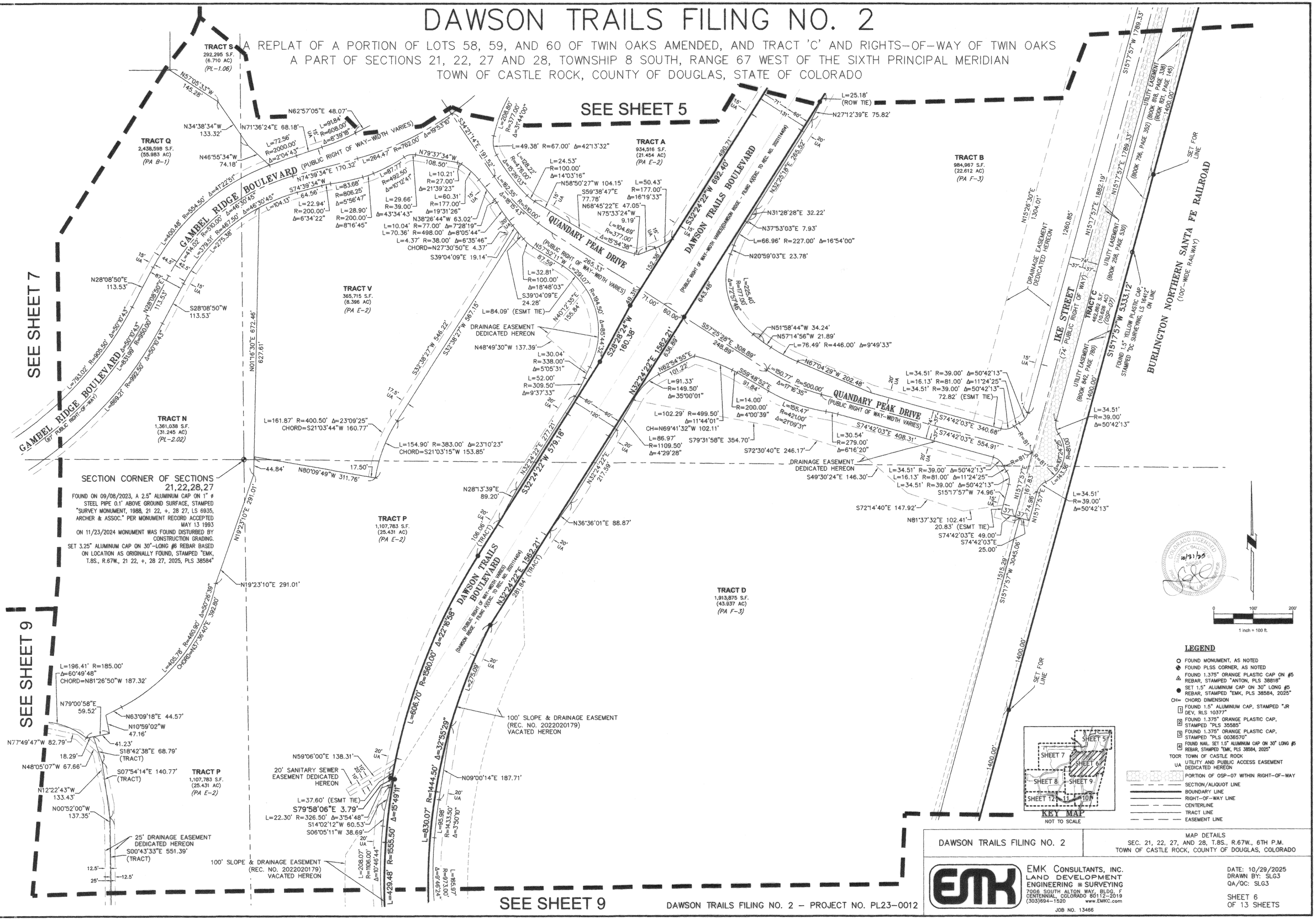
DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 5
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2 - PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



0 100' 200'
1 inch = 100 ft.

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- [1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- [2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- [3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
- [4] FOUND NAIL SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOCR TOWN OF CASTLE ROCK
- UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
- PORTION OF OSP-07 WITHIN RIGHT-OF-WAY
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- EASEMENT LINE

DAWSON TRAILS FILING NO. 2	MAP DETAILS SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
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www.EMKC.com
JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 6
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SOUTHWEST SIXTEENTH CORNER SECTION 21
FOUND 2.5" ALUMINUM CAP ON 1"ø ALUMINUM PIPE 0.5' ABOVE GROUND SURFACE, BENT WESTERLY, SHOT AT SPIN POINT, STAMPED "SURVEY MONUMENT, 1988, 1/16 +, LS 6935, ARCHER & ASSOC." ACCEPTED POSITION PER MONUMENT RECORD ACCEPTED JAN 31 2025

LOT 46 | TWIN OAKS REC. 161972 | LOT 48 | LOT 50

S89°55'41"E 1078.59' | 1146.62' (TRACT) | S89°55'41"E 1321.68' | 353.04' (EASEMENT TIE) | 175.06'

100' OPEN SPACE EASEMENT (BOOK 680, PAGE 909)

GAS LINE EASEMENT (REC. NO. 2025000316)

TEMPORARY WORKSPACE EASEMENT (REC. NO. 2025000316)

50' OPEN SPACE EASEMENT (BOOK 680, PAGE 909)

TRACT R
599,189 S.F.
(13.755 AC)
(PL-2.01)

N01°28'49"W 398.92'

N89°55'56"W 1793.09'

S40°31'17"E 251.39'

N79°12'04"E 166.94'

N12°55'52"E 145.47'

N00°04'04"E 351.17'

DRAINAGE EASEMENT DEDICATED HEREON

N46°38'51"E 181.30'

S77°02'27"E 77.88'

S08°10'49"W 147.48'

N28°58'59"W 116.07'

216.10' N90°00'00"W

S25°50'02"W 209.90'

61.66'

N90°00'00"W 11.02'

N49°01'27"W 252.37'

190.68'

N15°42'58"W 467.33'

UNPLATTED

TRACT Q
2,438,598 S.F.
(55.983 AC)
(PA B-1)

N28°09'56"W 127.48'

N24°29'10"W 45.00'

N22°01'53"E 284.96'

N23°17'08"W 261.13'

N34°12'56"W 334.68'

L=30.64'

N43°25'46"W 40.52'

N42°37'57"E 312.08'

N42°24'57"E 312.08'

GAMBEL RIDGE BOULEVARD (60' PUBLIC RIGHT OF WAY)

N42°24'57"E 312.08'

156.04'

S.S.

S44°09'42"E 94.33'

N78°19'32"E 162.26'

15' U.A.

L=793.02' R=905.50' Δ=50°10'43"

L=831.99' R=950.00' Δ=50°10'43"

L=869.21' R=992.50' Δ=50°10'43"

44.5' 87' 42.5'

N78°19'32"E 162.26'

15' U.A.

S78°19'32"W 162.26'

TRACT N
1,361,038 S.F.
(31.245 AC)
(PL-2.02)

TRACT Q
2,438,598 S.F.
(55.983 AC)
(PA B-1)

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

SEE SHEET 9

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- [1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- [2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- [3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
- [4] FOUND NAIL SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOCR TOWN OF CASTLE ROCK
- UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
- TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY (GAMBEL RIDGE TRIBUTARY)
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- EASEMENT LINE
- TOWN OF CASTLE ROCK LIMITS

0 100' 200'
1 inch = 100 ft.

KEY MAP
NOT TO SCALE
SHEET 5 | SHEET 6 | SHEET 8 | SHEET 9 | SHEET 12 | SHEET 11 | SHEET 10

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38584 10/31/25

DAWSON TRAILS FILING NO. 2 | MAP DETAILS: SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
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(303)694-1520 www.EMKC.com
JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 7
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2 - PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 7

SEE SHEET 9

UNPLATTED

N43°25'46"W 40.52'

L=280.81' R=465.50' Δ=34°33'48"
CHORD=N63°51'08"E 276.57'

20' UTILITY & PUBLIC ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

SLOPE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

N80°07'23"E 368.45'

L=625.68' R=848.00' Δ=42°16'28"
CHORD=N59°59'48"E 611.58'

GAMBEL RIDGE BOULEVARD
(74' PUBLIC RIGHT-OF-WAY)

N81°08'02"E 368.39'

L=311.45' R=465.50' Δ=38°20'05"

L=341.22' R=510.00' Δ=38°20'05"

L=369.66' R=552.50' Δ=38°20'05"
CHORD=N61°58'00"E 362.80'

S82°11'42"W 351.06'

S81°08'02"W 17.39'

L=34.62' (ESMT TIE)

N39°27'38"E 74.54'

DRAINAGE EASEMENT DEDICATED HEREON

S39°27'38"W 42.08'

S50°32'22"E 24.99'

L=667.19'

TRACT M
566,338 S.F.
(13.001 AC)
(PL-1.05)

S44°09'42"E 94.33'

L=206.69' R=250.00'
Δ=47°22'09"
CHORD=N20°28'37"W 200.85'

S03°12'27"W 428.41'

S67°55'55"W 86.16'

L=218.37' R=165.00' Δ=75°49'37"
CHORD=S70°43'27"W 202.78'

S44°25'16"W 62.64'

N32°48'38"E 102.80'

S23°55'30"W 107.79'

L=48.74' R=45.00' Δ=62°03'48"
CHORD=S01°46'44"W 46.40'

S20°33'41"E 97.43'

N29°15'10"W 87.50'

N07°29'17"E 35.81'

S08°22'46"W 64.70'

TRACT N
1,361,038 S.F.
(31.245 AC)
(PL-2.02)

25' 12.5' 12.5'

S06°41'47"W 68.21'

S02°21'30"W 68.50'

25' DRAINAGE EASEMENT DEDICATED HEREON

S01°58'46"E 68.41'

TRACT O
603,651 S.F.
(13.858 AC)

S05°27'18"E 63.28'

L=587.77' R=1405.00' Δ=23°58'09"
CHORD=S04°29'48"E 583.50'

S05°47'17"E 60.09'

S06°15'42"E 63.76'

S09°44'16"E 67.92'

S13°41'17"E 110.39'

S57°49'32"W 7.18'

L=8.85' (ESMT TIE)

L=258.72' R=554.00' Δ=56°52'34"

L=549.94' R=510.00' Δ=56°52'34"

N16°28'53"W 10.69'

L=506.26' R=474.00' Δ=60°00'57"

L=496.50' R=474.00' Δ=60°00'57"

L=291.22'

TRACT H
1,717,557 S.F.
(39.430 AC)
(PA D)

S61°53'56"E 79.23'

56.33'

707.29'

S87°24'06"W 763.62'

L=79.08' R=147.59' Δ=30°41'58"
CHORD=N77°14'55"W 78.14'

N27°20'09"E 748.21'

S27°20'09"W 842.33'

677.97'

669.20'

N27°20'09"E 747.16'

S61°37'54"E 29.45'

N28°05'54"E 20.00'

DRAINAGE EASEMENT DEDICATED HEREON

N61°37'54"W 29.72'

510.45' (ESMT TIE)

BLANCA PEAK PARKWAY
(72' PUBLIC RIGHT OF WAY)

N27°20'09"E 747.16'

S27°20'09"W 842.33'

N27°20'09"E 748.21'

L=268.69' R=150.00' Δ=102°37'49"
CHORD=S35°05'11"W 234.18'

TRACT J
531,980 S.F.
(12.213 AC)
(PL-1.04)

N15°13'43"W 463.64'

TRACT K
1,369,762 S.F.
(31.445 AC)
(PA C-2)

S02°33'48"E 557.74'

N90°00'00"E 243.73'

S05°53'49"E 122.10'

N88°06'16"E 117.83'

S05°53'49"E 124.47'

N88°06'16"E 383.39'

SLOPE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

S61°59'27"E 106.74'

N56°48'00"E 156.89'

N51°22'08"W 26.05'

DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

S63°04'48"W 100.03'

S47°27'46"W 86.50'

S41°27'13"W 70.24'

N00°45'52"E 514.05'

TRACT L
348,857 S.F.
(8.009 AC)
(PL-1.02)

SLOPE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

DRAINAGE EASEMENT DEDICATED HEREON

S09°21'51"E 138.54'

S04°20'42"W 29.90'

63.90' (ESMT)

N87°50'13"W 834.52'

SLOPE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

15' UTILITY & PUBLIC ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

UNPLATTED

DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

L=406.27' R=848.00' Δ=27°26'45"

L=384.31' R=848.00' Δ=25°57'45"

L=1426.20' R=848.00' Δ=96°21'45"

L=1362.29' R=810.00' Δ=96°21'45"

L=1301.75' R=774.00' Δ=96°21'45"

N74°57'53"W 317.29'

S57°56'31"W 78.38'

L=156.63' R=201.00' Δ=44°38'48"
CHORD=N80°19'03"E 152.69'

L=126.95' R=250.00' Δ=29°05'43"
CHORD=S72°51'14"W 125.59'

S87°45'14"W 451.28'

N85°00'36"W 349.18'

DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

15' UTILITY & PUBLIC ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

SLOPE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

N15°13'43"W 473.24'

N15°13'43"W 839.55'

S15°13'43"E 745.85'

GAMBEL RIDGE BOULEVARD
(74' PUBLIC RIGHT OF WAY)

S15°13'43"E 272.61'

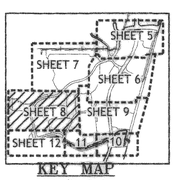
N70°10'57"E 118.52'

N11°32'30"W 218.57'

UNPLATTED

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- [1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- [2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- [3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
- [4] FOUND NAIL: SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOCR TOWN OF CASTLE ROCK
- UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- EASEMENT LINE



KEY MAP
NOT TO SCALE

0 100' 200'
1 inch = 100 ft.

SEE SHEET 11

DAWSON TRAILS FILING NO. 2 – PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2	MAP DETAILS SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 8
OF 13 SHEETS

COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR
6/3/25

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 7
SEE SHEET 6
SEE SHEET 8
SEE SHEET 10

TRACT N
1,361,038 S.F.
(31.245 AC)
(PL-2.02)

TRACT O
603,651 S.F.
(13.858 AC)
(PA D)

TRACT P
1,107,783 S.F.
(25.431 AC)
(PA E-2)

TRACT H
1,717,557 S.F.
(39.430 AC)
(PA D)

TRACT F
551,771 S.F.
(12.667 AC)
(PA D)

TRACT E
735,808 S.F.
(16.892 AC)
(PA G-1)

TRACT X
560,054 S.F.
(12.857 AC)
(OSP-4)

TRACT C
402,882 S.F.
(10.638 AC)
(OSP-07)

BLANCA PEAK PARKWAY
(96' PUBLIC RIGHT OF WAY)

BLANCA PEAK PARKWAY
(100' PUBLIC RIGHT OF WAY)

DAWSON PLAZA STREET
(PUBLIC RIGHT OF WAY-WIDTH VARIES)

DAWSON PLAZA
(PUBLIC RIGHT OF WAY-WIDTH VARIES)

DAWSON TRAILS BOULEVARD
(111' PUBLIC RIGHT OF WAY)
(REC. NO. 2022020177)

BURLINGTON NORTHERN SANTA FE RAILROAD
(100'-WIDE RAILWAY)

100' SLOPE & DRAINAGE EASEMENT
(REC. NO. 2022020179)
VACATED HEREON

20' SANITARY SEWER EASEMENT DEDICATED HEREON

25' DRAINAGE EASEMENT DEDICATED HEREON

DRAINAGE EASEMENT DEDICATED HEREON

30' DRAINAGE EASEMENT DEDICATED HEREON

45' SANITARY SEWER EASEMENT DEDICATED HEREON

UTILITY EASEMENT (BOOK 258, PAGE 530)

UTILITY EASEMENT (BOOK 842, PAGE 780)

SET FOR LINE

DETAIL "D"
SCALE: 1" = 40'

KEY MAP
NOT TO SCALE

0 100' 200'
1 inch = 100 ft.

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- [1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- [2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- [3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
- [4] FOUND NAIL SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOCR TOWN OF CASTLE ROCK
- UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- EASEMENT LINE

DAWSON TRAILS FILING NO. 2 – PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2

MAP DETAILS
SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
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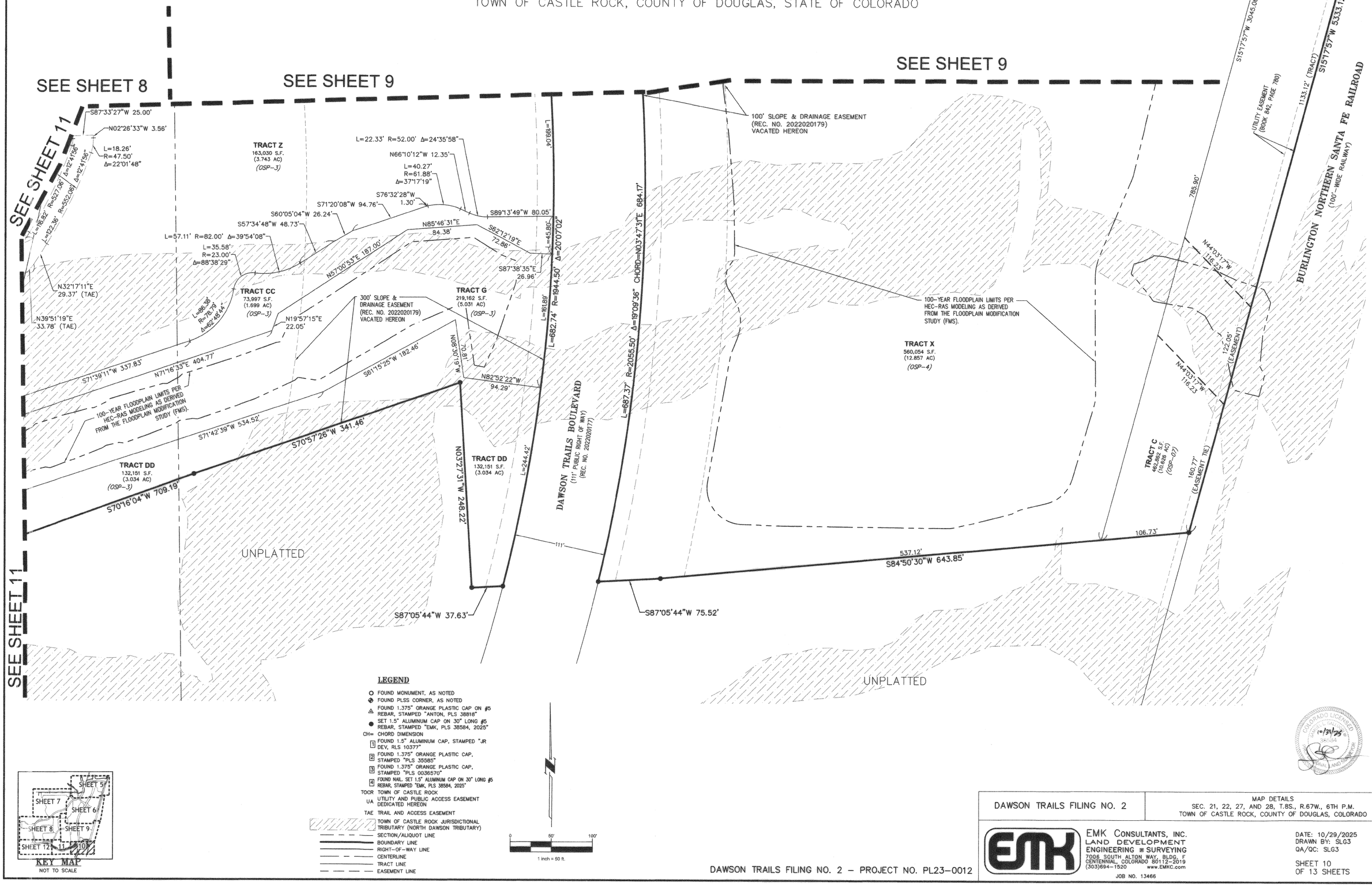
JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 9
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- [1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- [2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- [3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 00365707"
- [4] FOUND NAIL. SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOCR TOWN OF CASTLE ROCK
- UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
- TAE TRAIL AND ACCESS EASEMENT
- TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY (NORTH DAWSON TRIBUTARY)
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- EASEMENT LINE

0 50' 100'
1 inch = 50 ft.

KEY MAP
NOT TO SCALE

10/31/25

DAWSON TRAILS FILING NO. 2 – PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2	MAP DETAILS SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

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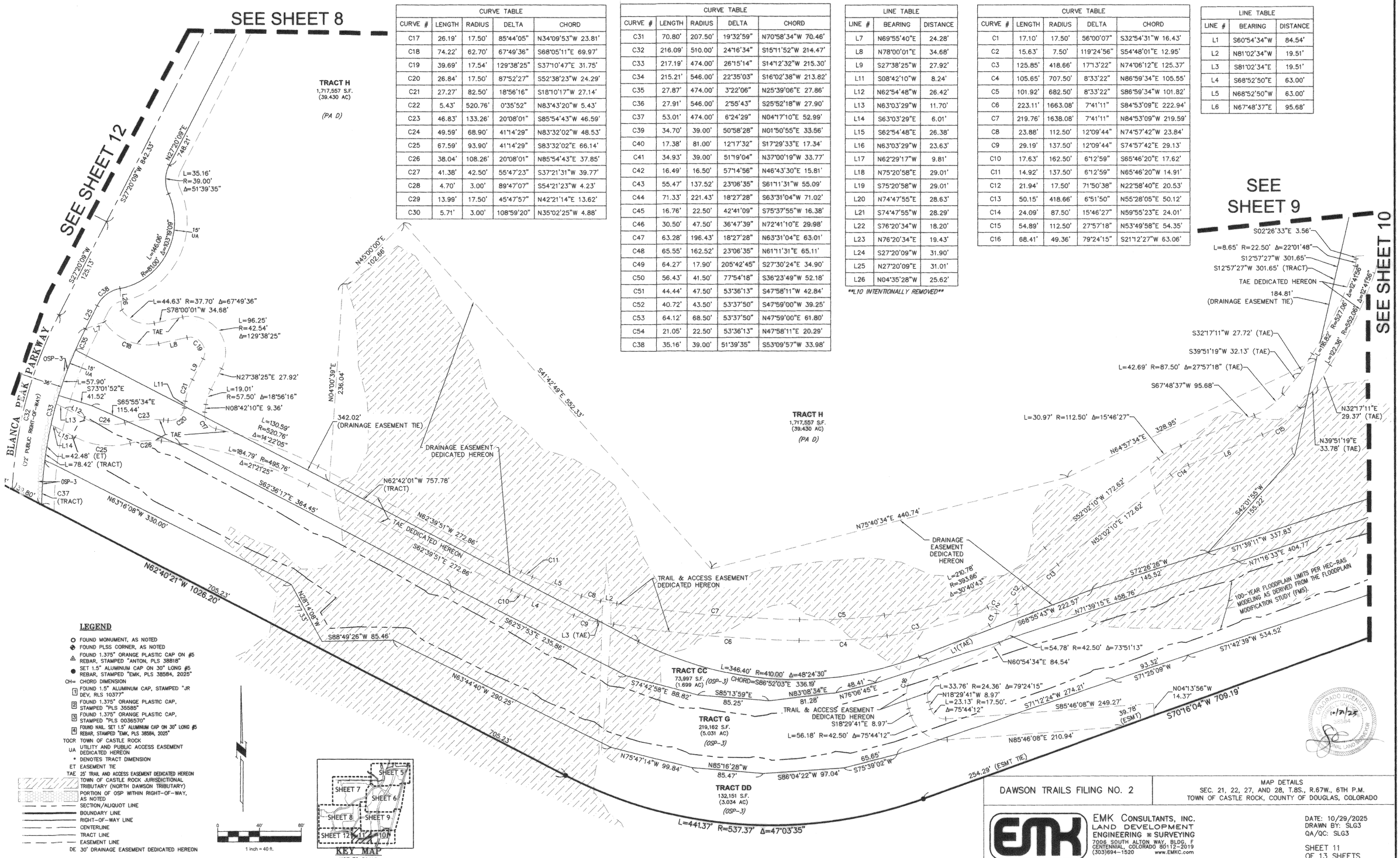
JOB NO. 13466

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 10
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C17	26.19'	17.50'	85°44'05"	N34°09'53"W 23.81'
C18	74.22'	62.70'	67°49'36"	S68°05'11"E 69.97'
C19	39.69'	17.54'	129°38'25"	S37°10'47"E 31.75'
C20	26.84'	17.50'	87°52'27"	S52°38'23"W 24.29'
C21	27.27'	82.50'	18°56'16"	S18°10'17"W 27.14'
C22	5.43'	520.76'	0°35'52"	N83°43'20"W 5.43'
C23	46.83'	133.26'	20°08'01"	S85°54'43"W 46.59'
C24	49.59'	68.90'	41°14'29"	N83°32'02"W 48.53'
C25	67.59'	93.90'	41°14'29"	S83°32'02"E 66.14'
C26	38.04'	108.26'	20°08'01"	N85°54'43"E 37.85'
C27	41.38'	42.50'	55°47'23"	S37°21'31"W 39.77'
C28	4.70'	3.00'	89°47'07"	S54°21'23"W 4.23'
C29	13.99'	17.50'	45°47'57"	N42°21'14"E 13.62'
C30	5.71'	3.00'	108°59'20"	N35°02'25"W 4.88'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C31	70.80'	207.50'	19°32'59"	N70°58'34"W 70.46'
C32	216.09'	510.00'	24°16'34"	S15°11'52"W 214.47'
C33	217.19'	474.00'	26°15'14"	S14°12'32"W 215.30'
C34	215.21'	546.00'	22°35'03"	S16°02'38"W 213.82'
C35	27.87'	474.00'	3°22'06"	N25°39'06"E 27.86'
C36	27.91'	546.00'	2°55'43"	S25°52'18"W 27.90'
C37	53.01'	474.00'	6°24'29"	N04°17'10"E 52.99'
C39	34.70'	39.00'	50°58'28"	N01°50'55"E 33.56'
C40	17.38'	81.00'	12°17'32"	S17°29'33"E 17.34'
C41	34.93'	39.00'	51°19'04"	N37°00'19"W 33.77'
C42	16.49'	16.50'	57°14'56"	N46°43'30"E 15.81'
C43	55.47'	137.52'	23°06'35"	S61°11'31"W 55.09'
C44	71.33'	221.43'	18°27'28"	S63°31'04"W 71.02'
C45	16.76'	22.50'	42°41'09"	S75°37'55"W 16.38'
C46	30.50'	47.50'	36°47'39"	N72°41'10"E 29.98'
C47	63.28'	196.43'	18°27'28"	N63°31'04"E 63.01'
C48	65.55'	162.52'	23°06'35"	N61°11'31"E 65.11'
C49	64.27'	17.90'	205°42'45"	S27°30'24"E 34.90'
C50	56.43'	41.50'	77°54'18"	S36°23'49"W 52.18'
C51	44.44'	47.50'	53°36'13"	S47°58'11"W 42.84'
C52	40.72'	43.50'	53°37'50"	S47°59'00"W 39.25'
C53	64.12'	68.50'	53°37'50"	N47°59'00"E 61.80'
C54	21.05'	22.50'	53°36'13"	N47°58'11"E 20.29'
C38	35.16'	39.00'	51°39'35"	S53°09'57"W 33.98'

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N69°55'40"E	24.28'
L8	N78°00'01"E	34.68'
L9	S27°38'25"W	27.92'
L11	S08°42'10"W	8.24'
L12	N62°54'48"W	26.42'
L13	N63°03'29"W	11.70'
L14	S63°03'29"E	6.01'
L15	S62°54'48"E	26.38'
L16	N63°03'29"W	23.63'
L17	N62°29'17"W	9.81'
L18	N75°20'58"E	29.01'
L19	S75°20'58"W	29.01'
L20	N74°47'55"E	28.63'
L21	S74°47'55"W	28.29'
L22	S76°20'34"W	18.20'
L23	N76°20'34"E	19.43'
L24	S27°20'09"W	31.90'
L25	N27°20'09"E	31.01'
L26	N04°35'28"W	25.62'

L10 INTENTIONALLY REMOVED*

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	17.10'	17.50'	56°00'07"	S32°54'31"W 16.43'
C2	15.63'	7.50'	119°24'56"	S54°48'01"E 12.95'
C3	125.85'	418.66'	17°13'22"	N74°06'12"E 125.37'
C4	105.65'	707.50'	8°33'22"	N86°59'34"E 105.55'
C5	101.92'	682.50'	8°33'22"	S86°59'34"W 101.82'
C6	223.11'	1663.08'	7°41'11"	S84°53'09"E 222.94'
C7	219.76'	1638.08'	7°41'11"	N84°53'09"W 219.59'
C8	23.88'	112.50'	12°09'44"	N74°57'42"W 23.84'
C9	29.19'	137.50'	12°09'44"	S74°57'42"E 29.13'
C10	17.63'	162.50'	6°12'59"	S65°46'20"E 17.62'
C11	14.92'	137.50'	6°12'59"	N65°46'20"W 14.91'
C12	21.94'	17.50'	71°50'38"	N22°58'40"E 20.53'
C13	50.15'	418.66'	6°51'50"	N55°28'05"E 50.12'
C14	24.09'	87.50'	15°46'27"	N59°55'23"E 24.01'
C15	54.89'	112.50'	27°57'18"	N53°49'58"E 54.35'
C16	68.41'	49.36'	79°24'15"	S21°12'27"W 63.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S60°54'34"W	84.54'
L2	N81°02'34"W	19.51'
L3	S81°02'34"E	19.51'
L4	S68°52'50"E	63.00'
L5	N68°52'50"W	63.00'
L6	N67°48'37"E	95.68'

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- [1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- [2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- [3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
- [4] FOUND NAIL. SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOCR TOWN OF CASTLE ROCK
- UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
- * DENOTES TRACT DIMENSION
- ET EASEMENT TIE
- TAE 25' TRAIL AND ACCESS EASEMENT DEDICATED HEREON
- TOWN OF CASTLE ROCK JURISDICTIONAL
- TRIBUTARY (NORTH DAWSON TRIBUTARY)
- PORTION OF OSP WITHIN RIGHT-OF-WAY, AS NOTED
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- EASEMENT LINE
- DE 30' DRAINAGE EASEMENT DEDICATED HEREON

0 40' 80'
1 inch = 40 ft.

KEY MAP
NOT TO SCALE

10/7/25

DAWSON TRAILS FILING NO. 2	MAP DETAILS SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

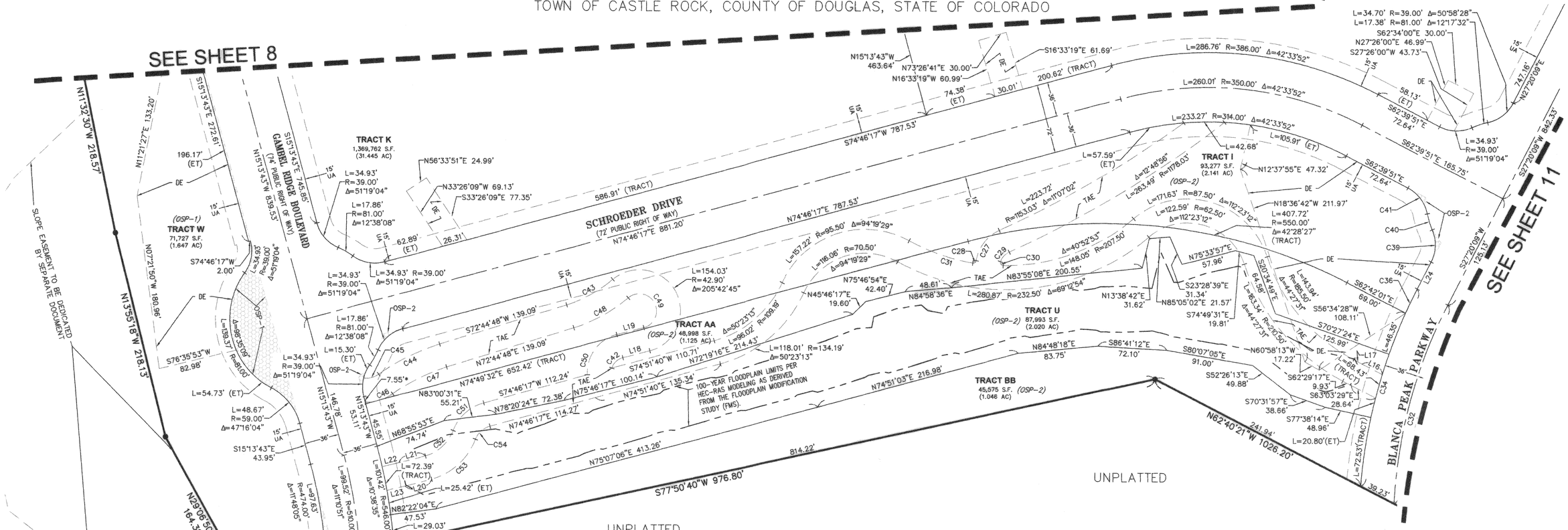
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DATE: 10/29/2025
DRAWN BY: SLG3
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SHEET 11
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED, AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
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C19	39.69'	17.54'	129°38'25"	S37°10'47"E 31.75'
C20	26.84'	17.50'	87°52'27"	S52°38'23"W 24.29'
C21	27.27'	82.50'	18°56'16"	S18°10'17"W 27.14'
C22	5.43'	520.76'	0°35'52"	N83°43'20"W 5.43'
C23	46.83'	133.26'	20°08'01"	S85°54'43"W 46.59'
C24	49.59'	68.90'	41°14'29"	N83°32'02"W 48.53'
C25	67.59'	93.90'	41°14'29"	S83°32'02"E 66.14'
C26	38.04'	108.26'	20°08'01"	N85°54'43"E 37.85'
C27	41.38'	42.50'	55°47'23"	S37°21'31"W 39.77'
C28	4.70'	3.00'	89°47'07"	S54°21'23"W 4.23'
C29	13.99'	17.50'	45°47'57"	N42°21'14"E 13.62'
C30	5.71'	3.00'	108°59'20"	N35°02'25"W 4.88'

CURVE TABLE				
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C33	217.19'	474.00'	26°15'14"	S14°12'32"W 215.30'
C34	215.21'	546.00'	22°35'03"	S16°02'38"W 213.82'
C35	27.87'	474.00'	3°22'06"	N25°39'06"E 27.86'
C36	27.91'	546.00'	2°55'43"	S25°52'18"W 27.90'
C37	53.01'	474.00'	6°24'29"	N04°17'10"E 52.99'
C39	34.70'	39.00'	50°58'28"	N01°50'55"E 33.56'
C40	17.38'	81.00'	12°17'32"	S17°29'33"E 17.34'
C41	34.93'	39.00'	51°19'04"	N37°00'19"W 33.77'
C42	16.49'	16.50'	57°14'56"	N46°43'30"E 15.81'
C43	55.47'	137.52'	23°06'35"	S61°11'31"W 55.09'
C44	71.33'	221.43'	18°27'28"	S63°31'04"W 71.02'
C45	16.76'	22.50'	42°41'09"	S75°37'55"W 16.38'
C46	30.50'	47.50'	36°47'39"	N72°41'10"E 29.98'
C47	63.28'	196.43'	18°27'28"	N63°31'04"E 63.01'
C48	65.55'	162.52'	23°06'35"	N61°11'31"E 65.11'
C49	64.27'	17.90'	205°42'45"	S27°30'24"E 34.90'
C50	56.43'	41.50'	77°54'18"	S36°23'49"W 52.18'
C51	44.44'	47.50'	53°36'13"	S47°58'11"W 42.84'
C52	40.72'	43.50'	53°37'50"	S47°59'00"W 39.25'
C53	64.12'	68.50'	53°37'50"	N47°59'00"E 61.80'
C54	21.05'	22.50'	53°36'13"	N47°58'11"E 20.29'

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N69°55'40"E	24.28'
L8	N78°00'01"E	34.68'
L9	S27°38'25"W	27.92'
L11	S08°42'10"W	8.24'
L12	N62°54'48"W	26.42'
L13	N63°03'29"W	11.70'
L14	S63°03'29"E	6.01'
L15	S62°54'48"E	26.38'
L16	N63°03'29"W	23.63'
L17	N62°29'17"W	9.81'
L18	N75°20'58"E	29.01'
L19	S75°20'58"W	29.01'
L20	N74°47'55"E	28.63'
L21	S74°47'55"W	28.29'
L22	S76°20'34"W	18.20'
L23	N76°20'34"E	19.43'
L24	S27°20'09"W	31.90'
L25	N27°20'09"E	31.01'
L26	N04°35'28"W	25.62'

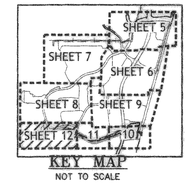
L10 INTENTIONALLY REMOVED

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- FOUND 1.375" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "ANTON, PLS 38818"
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- CH= CHORD DIMENSION
- [1] FOUND 1.5" ALUMINUM CAP, STAMPED "JR DEV, RLS 10377"
- [2] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 35585"
- [3] FOUND 1.375" ORANGE PLASTIC CAP, STAMPED "PLS 0036570"
- [4] FOUND NAIL, SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584, 2025"
- TOCR TOWN OF CASTLE ROCK
- UA UTILITY AND PUBLIC ACCESS EASEMENT DEDICATED HEREON
- * DENOTES TRACT DIMENSION
- ET EASEMENT TIE
- TAE 25' TRAIL AND ACCESS EASEMENT DEDICATED HEREON
- TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY (NORTH DAWSON TRIBUTARY)
- PORTION OF OSP WITHIN RIGHT-OF-WAY, AS NOTED
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT LINE
- EASEMENT LINE
- DE 30' DRAINAGE EASEMENT DEDICATED HEREON

COLORADO LICENSED LAND SURVEYOR 38584 10/21/25

0 50' 100'
1 inch = 50 ft.



KEY MAP
NOT TO SCALE

DAWSON TRAILS FILING NO. 2 – PROJECT NO. PL23-0012

DAWSON TRAILS FILING NO. 2

MAP DETAILS
SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

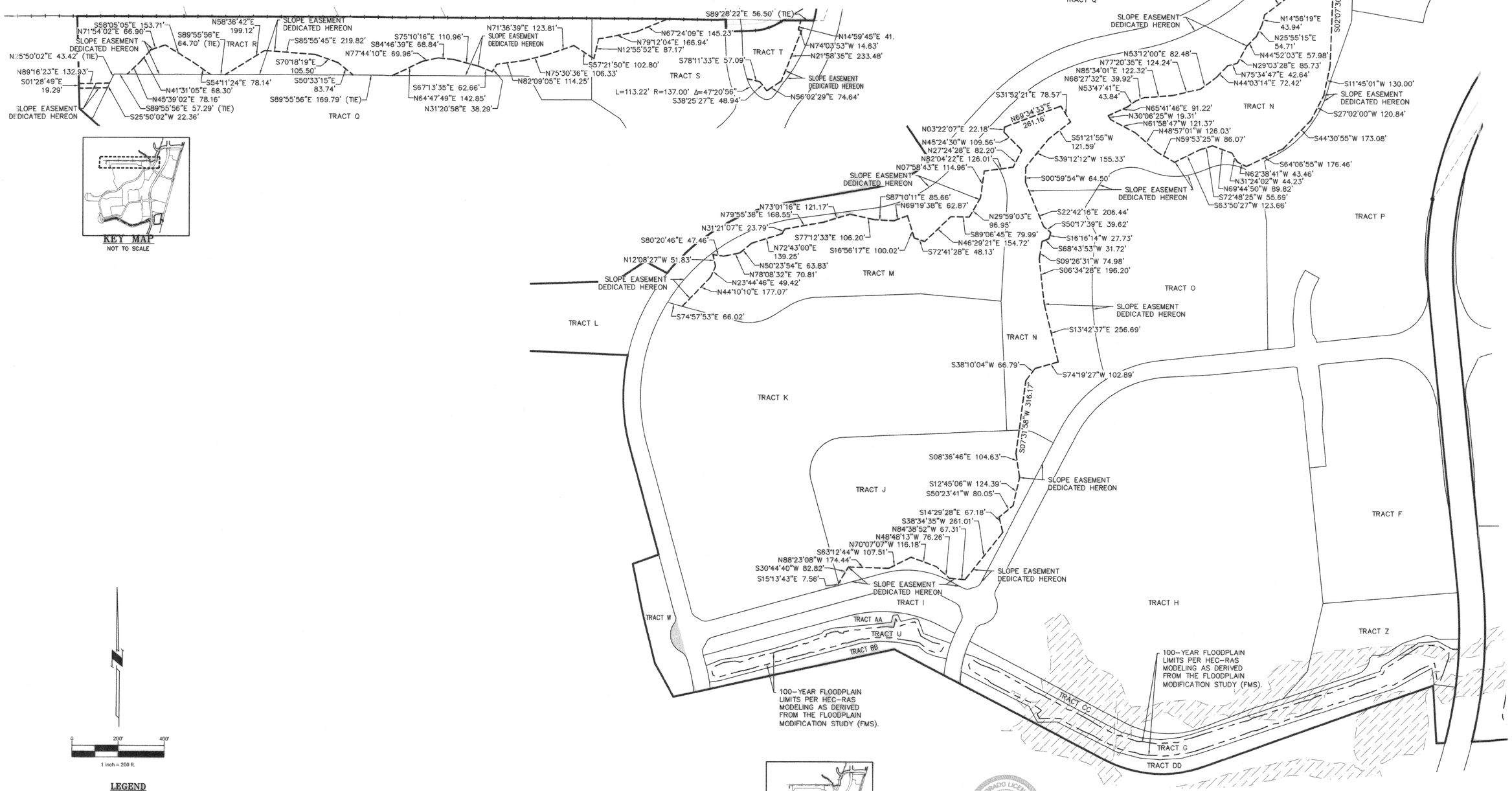
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
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(303)694-1520 www.EMKC.com
JOB NO. 13486

DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 12
OF 13 SHEETS

DAWSON TRAILS FILING NO. 2

A REPLAT OF A PORTION OF LOTS 58, 59, AND 60 OF TWIN OAKS AMENDED,
AND TRACT 'C' AND RIGHTS-OF-WAY OF TWIN OAKS
A PART OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



COLORADO LICENSED
JOSEPH L. GRUSS
38284
10/31/25
PROFESSIONAL LAND SURVEYOR

DAWSON TRAILS FILING NO. 2	SLOPE EASEMENTS SEC. 21, 22, 27, AND 28, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
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DATE: 10/29/2025
DRAWN BY: SLG3
QA/QC: SLG3

SHEET 13
OF 13 SHEETS