



3801 E. Florida Avenue
Suite 425
Denver, CO 80210
www.ees.us.com
303-572-7997

September 11, 2023

Re: Hillside – Arbors Plat 2nd Amendment

Dear Landowner:

This letter is to inform you that BLVD Hillside, LLC. is currently processing the Hillside – Arbors Plat 2nd Amendment. The project is located in the Southwest Quarter of Section 3 and the Southeast Quarter of Section 4, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado. A copy of the Hillside-Arbors Plat 2nd Amendment is enclosed for your reference.

The Hillside –Arbors Plat 2nd Amendment proposes to subdivide Tract K into 66 residential lots and right-of-way to accommodate 66 additional homes. This document is in the process of being submitted to the Town of Castle Rock for approval in accordance with the Town's municipal code.

The Hillside-Arbors Plat 2nd Amendment will provide a public access to the Douglas County neighbor (State Parcel No. 2505-033-00-015) to the north to ensure they have access to Wolfensberger Road.

You are being notified as an adjacent property owner.

Should you require further information, please contact Aaron Foy with BLVD Hillside, LLC. at 303-200-0742 or Aaron@blvdbuilders.com or Larry Hearold, Development Services with the Town of Castle Rock at 720-733-3579 or via email at lhearold@crgov.com.

HILLSIDE/ARBORS PLAT, 2ND AMENDMENT

A REPLAT OF TRACT K, L, AND M HILLSIDE/ARBORS PLAT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING TRACT K, L, AND M OF HILLSIDE/ARBORS PLAT AS RECORDED AT RECEPTION NO. 2020020787 DOUGLAS COUNTY RECORDS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST 1/16TH CORNER OF SAID SECTION 3, WHENCE THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 BEARS N89°33'04"E, 1,304.31 FEET FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE N89°33'04"E, ALONG THE SAID NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 257.97 FEET; THENCE LEAVING SAID NORTH LINE S00°09'26"W, A DISTANCE OF 13.38 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED AT RECEPTION NO. 2004076013 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES:

1. S89°33'04"E, A DISTANCE OF 168.87 FEET;
2. S89°48'17"E, A DISTANCE OF 42.26 FEET;
3. S40°20'15"E, A DISTANCE OF 19.33 FEET;
4. N89°03'04"E, A DISTANCE OF 130.53 FEET;
5. N89°05'46"E, A DISTANCE OF 208.06 FEET;
6. N89°40'26"E, A DISTANCE OF 134.00 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD AS DESCRIBED IN RECEPTION NO. S 2002094311 AND 2015036728 OF THE DOUGLAS COUNTY RECORDS.

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

1. S44°24'02"W, A DISTANCE OF 128.38 FEET TO A POINT OF NON-TANGENT CURVE;
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°47'52", A RADIUS OF 1,080.00 FEET, AN ARC LENGTH OF 125.76 FEET; THE CHORD OF WHICH BEARS S53°26'36"W, A DISTANCE OF 125.66 FEET;
3. S50°03'02"W, A DISTANCE OF 405.64 FEET;
4. N89°33'04"E, A DISTANCE OF 3.72 FEET;
5. S51°32'57"W, A DISTANCE OF 578.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GRAYSIDE CIRCLE (45 FEET IN WIDTH).

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. N83°38'54"W, A DISTANCE OF 7.77 FEET;
2. N38°19'24"W, A DISTANCE OF 1.86 FEET TO A POINT OF NON-TANGENT CURVE;
3. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°01'08", A RADIUS OF 239.50 FEET, AN ARC LENGTH OF 67.78 FEET; THE CHORD OF WHICH BEARS N49°21'14"W, A DISTANCE OF 62.40 FEET TO A POINT OF COMPOUND CURVE;
4. ALONG THE ARC OF SAID COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°54'20", A RADIUS OF 64.00 FEET, AN ARC LENGTH OF 10.00 FEET; THE CHORD OF WHICH BEARS N62°48'37", A DISTANCE OF 19.92 FEET;
5. N71°40'02"W, A DISTANCE OF 53.88 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°25'00", A RADIUS OF 231.00 FEET, AN ARC LENGTH OF 82.31 FEET; THE CHORD OF WHICH BEARS N81°58'35"W, A DISTANCE OF 81.88 FEET;
7. S58°29'18"W, A DISTANCE OF 11.67 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF TRACT K HILLSIDE/ARBORS PLAT THE FOLLOWING TWELVE (12) COURSES:

1. N20°26'06"W, A DISTANCE OF 93.36 FEET;
2. N69°33'04"E, A DISTANCE OF 35.00 FEET;
3. S72°24'27"W, A DISTANCE OF 57.40 FEET;
4. S54°13'31"W, A DISTANCE OF 169.51 FEET;
5. S58°11'25"W, A DISTANCE OF 62.79 FEET;
6. S60°21'10"W, A DISTANCE OF 168.89 FEET;
7. S73°30'06"W, A DISTANCE OF 58.83 FEET;
8. N69°25'31"W, A DISTANCE OF 77.81 FEET;
9. N67°09'12"W, A DISTANCE OF 238.71 FEET;
10. N22°50'46"E, A DISTANCE OF 3.48 FEET;
11. N67°09'12"W, A DISTANCE OF 75.00 FEET;
12. S22°50'46"W, A DISTANCE OF 88.00 FEET TO A POINT OF NON-TANGENT CURVE ON THE PLATTED RIGHT-OF-WAY OF SAID GRAYSIDE CIRCLE.

THENCE ALONG SAID PLATTED RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 06°05'13", A RADIUS OF 40.50 FEET, AN ARC LENGTH OF 46.71 FEET; THE CHORD OF WHICH BEARS N11°48'09"W, A DISTANCE OF 44.17 FEET;
2. N22°50'46"E, A DISTANCE OF 16.35 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 32°25'50", A RADIUS OF 177.50 FEET, AN ARC LENGTH OF 100.47 FEET, THE CHORD OF WHICH BEARS N38°03'43"E, A DISTANCE OF 99.13 FEET;
4. N24°42'22"W, A DISTANCE OF 45.00 FEET TO A POINT OF NON-TANGENT CURVE;
5. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°06'55", A RADIUS OF 222.50 FEET, AN ARC LENGTH OF 15.88 FEET; THE CHORD OF WHICH BEARS S53°13'10"W, A DISTANCE OF 15.88 FEET.

THENCE CONTINUING ALONG THE LIMITS OF SAID TRACT K THE FOLLOWING SIX (6) COURSES:

1. N38°50'17"W, A DISTANCE OF 89.54 FEET;
2. S51°11'24"W, A DISTANCE OF 16.31 FEET;
3. S41°43'56"W, A DISTANCE OF 70.00 FEET;
4. S32°20'38"W, A DISTANCE OF 32.71 FEET;
5. S22°50'46"W, A DISTANCE OF 70.00 FEET;
6. S67°09'12"E, A DISTANCE OF 86.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID GRAYSIDE CIRCLE.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. S22°50'46"W, A DISTANCE OF 17.60 FEET TO A POINT OF CURVE;
 2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°12'57", A RADIUS OF 49.50 FEET, AN ARC LENGTH OF 4.51 FEET; THE CHORD OF WHICH BEARS S20°14'19"W, A DISTANCE OF 4.50 FEET;
- THE CONTINUING ALONG SAID LIMITS OF TRACT K THE FOLLOWING ELEVEN (11) COURSES:
1. N67°09'12"W, A DISTANCE OF 140.20 FEET;
 2. N22°50'46"E, A DISTANCE OF 52.77 FEET;
 3. N51°11'12"E, A DISTANCE OF 259.40 FEET;
 4. N67°53'17"E, A DISTANCE OF 179.49 FEET;
 5. N54°23'39"E, A DISTANCE OF 121.52 FEET;
 6. N69°02'02"E, A DISTANCE OF 122.12 FEET;
 7. N69°38'06"E, A DISTANCE OF 352.37 FEET;
 8. N76°42'44"E, A DISTANCE OF 68.13 FEET;
 9. N61°41'05"E, A DISTANCE OF 168.59 FEET;
 10. N74°11'12"E, A DISTANCE OF 171.87 FEET;
 11. N00°11'15"E, A DISTANCE OF 53.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 930.274 SQUARE FEET OR 21.356 ACRES OF LAND, MORE OR LESS.

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 HILLSIDE / ARBORS PLAT, 2ND AMENDMENT; THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY, DRAINAGE, AND PUBLIC ACCESS EASEMENTS AS DESCRIBED AND SHOWN HEREON; THE UNDERSIGNED HEREBY FURTHER DEDICATE TRACTS A, B, E, F, G, H, I, J, K, L, M AND N TO THE HILLSIDE METROPOLITAN DISTRICT. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER: BLVD HILLSIDE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: AARON FOY, PRESIDENT, BLVD HILLSIDE, LLC.

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY AARON FOY, PRESIDENT, BLVD BUILDERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

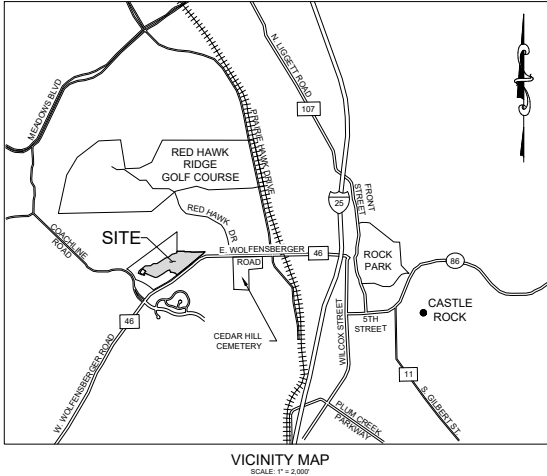
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE:

I, JOHN ROBERT MCGHEE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS HILLSIDE / ARBORS PLAT, 2ND AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS HILLSIDE / ARBORS PLAT, 2ND AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN ROBERT MCGHEE, PLS 38219
FOR AND ON BEHALF OF FARNSWORTH GROUP



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 THE INSTRUMENT RECORDED AT RECEPTION NO. _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(NAME), N.A.

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____ AS _____ OF _____, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HILLSIDE AT CASTLE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 4 DAY OF JUNE, 2015 AT RECEPTION NO. 2015036728 AND ACCORDINGLY 60.86 SFE ARE DEDITED FROM THE WATER BANK.

Sheet List Table	
Sheet Number	Sheet Title
1	F2 FP-01
2	F2 FP-02
3	F2 FP-03
4	F2 FP-04

NOTES:

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT ALONG ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS PLAT. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO: ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, TELEPHONE LINES, SIGNAGE, AND LIGHTING, AS WELL AS PERPETUAL RIGHTS 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 TOWNS UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
2. 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.
3. THE 100-YEAR FLOODPLAIN IS NOT WITHIN THE PLAT AREA.
4. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, ASSUMED TO BEAR N89°33'04"W BETWEEN THE MONUMENTS INDICATED HEREIN.
5. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT. THE HILLSIDE PLAT DISTRICT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENTS AND THE RIGHT-OF-WAY.

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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 AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS _____ AND _____ ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE HILLSIDE METROPOLITAN DISTRICT.

HILLSIDE METROPOLITAN DISTRICT

BY: _____

PRESIDENT

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF THE HILLSIDE METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS HILLSIDE / ARBORS PLAT, 2ND AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER _____

ATTEST: _____

TOWN CLERK _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS HILLSIDE / ARBORS PLAT, 2ND AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS HILLSIDE / ARBORS PLAT, 2ND AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER _____

BY: _____

DEPUTY

Farnsworth
GROUP

223 Willow Street | Fort Collins, CO 80524
970-484-7477 www.fwg.com

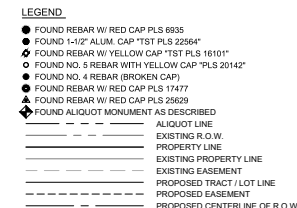
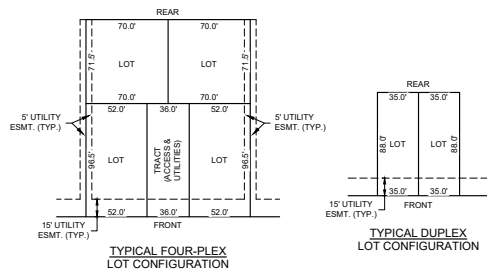
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Denver, CO 80120
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EES
ENGINEERING AND
SURVEYING SOLUTIONS, INC.

3601 W. Florida Ave.
Suite 428
Denver, CO 80120
www.ees.com
303.673.7997

SHEET 1 OF 3

A REPLAT OF TRACT K, L, AND M HILLSIDE/ARBORS PLAT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

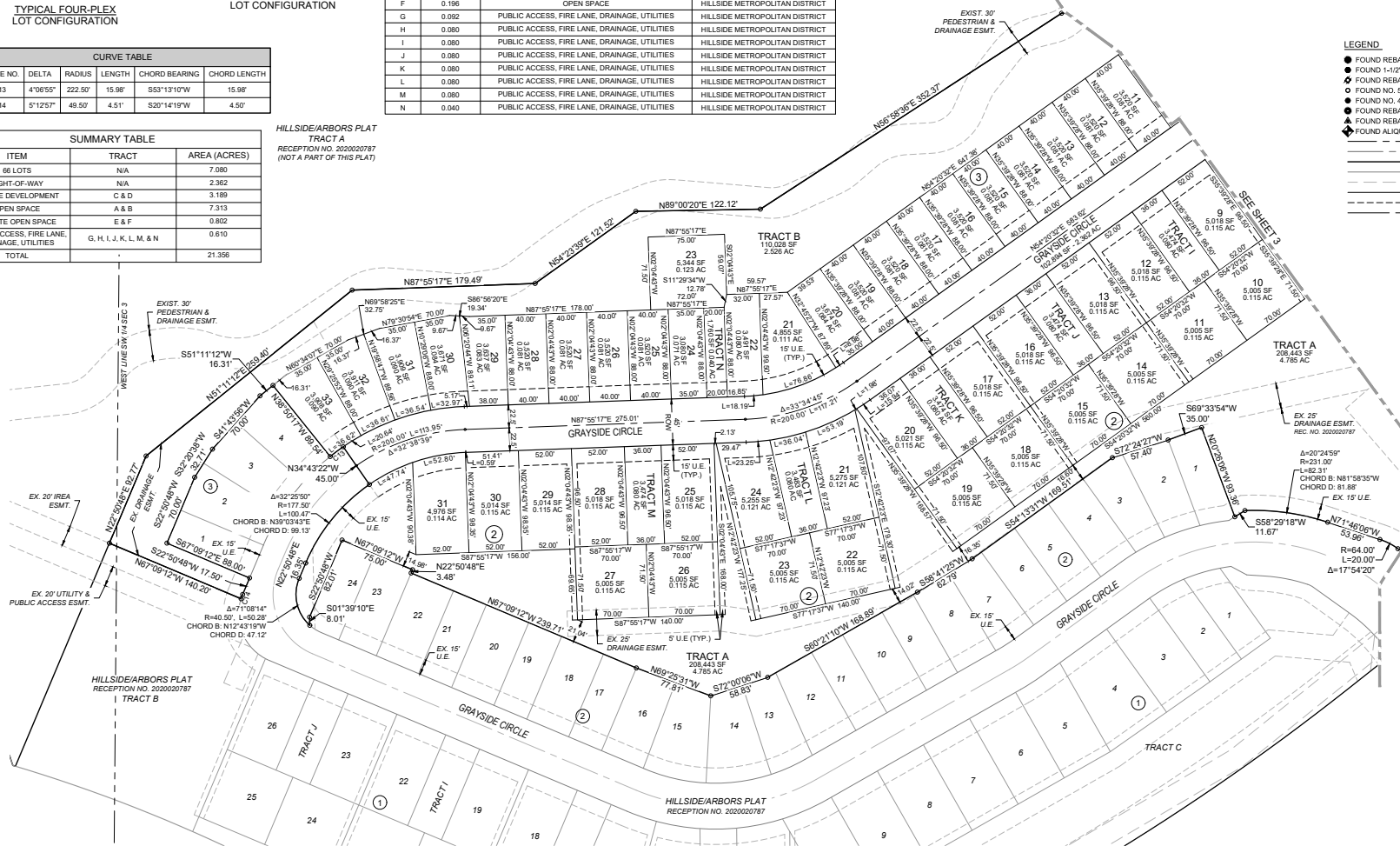


CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C13	4°06'55"	222.50'	15.98'	S53°13'10"W	15.98'
C14	5°12'57"	49.50'	4.51'	S20°14'19"W	4.50'

SUMMARY TABLE		
ITEM	TRACT	AREA (ACRES)
66 LOTS	N/A	7.080
RIGHT-OF-WAY	N/A	2.362
FUTURE DEVELOPMENT	C & D	3.189
OPEN SPACE	A & B	7.313
PRIVATE OPEN SPACE	E & F	0.802
PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	G, H, I, J, K, L, M, & N	0.610
TOTAL	.	21.356

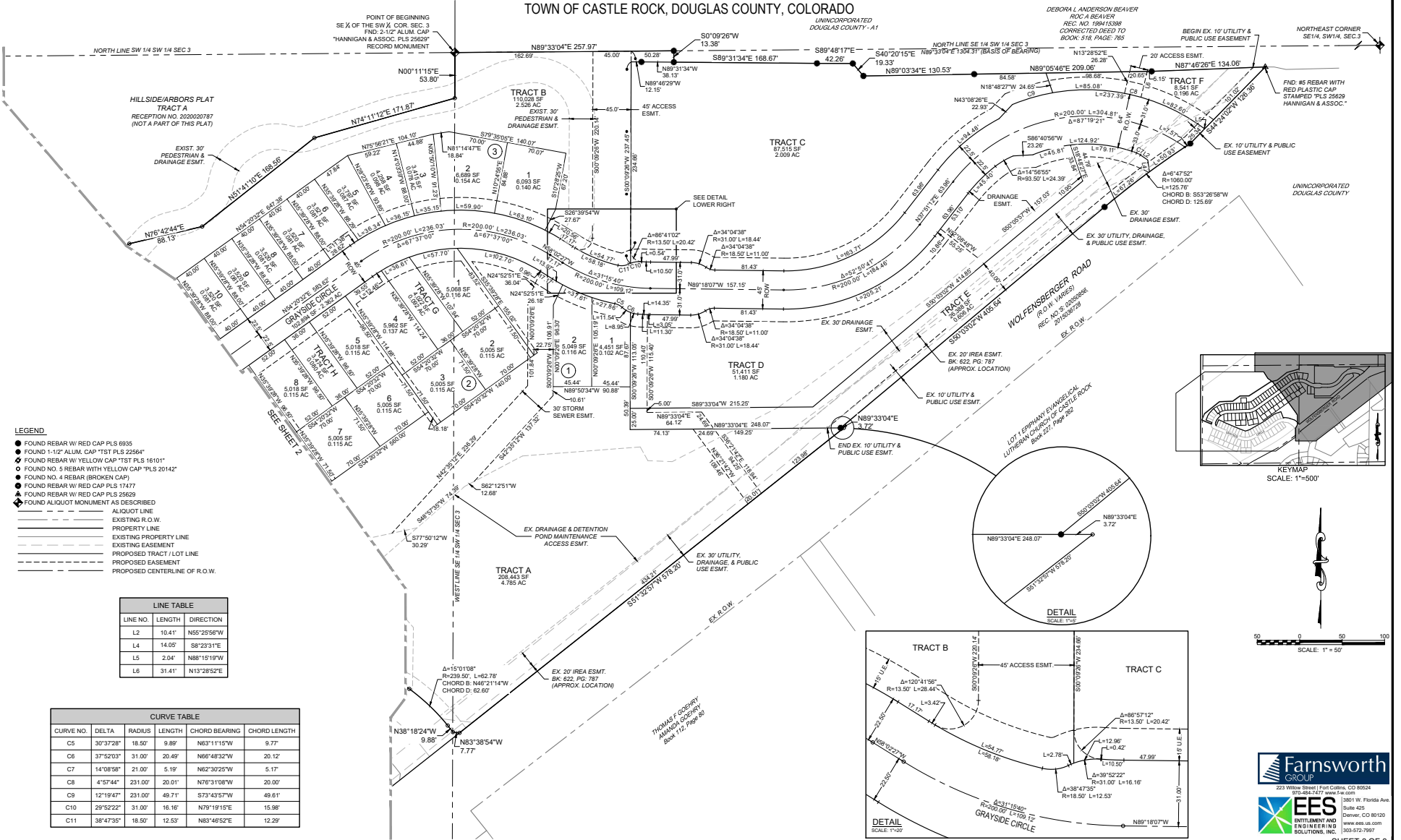
TRACT SUMMARY TABLE			
TRACT	AREA (Acres)	PURPOSE	OWNERSHIP AND MAINTENANCE
A	4.785	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
B	2.526	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
C	2.009	PD MR (FUTURE DEVELOPMENT)	DEVELOPER
D	1.180	PD MR (FUTURE DEVELOPMENT)	DEVELOPER
E	0.006	OPEN SPACE	HILLSIDE METROPOLITAN DISTRICT
F	0.196	OPEN SPACE	HILLSIDE METROPOLITAN DISTRICT
G	0.092	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
H	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
I	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
J	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
K	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
L	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
M	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
N	0.040	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT

HILLSIDE/ARBORS PLAT
TRACT A
RECEPTION NO. 2020020787
(NOT A PART OF THIS PLAT)



HILLSIDE/ARBORS PLAT, 2ND AMENDMENT

A REPLAT OF TRACT K, L, AND M HILLSIDE/ARBORS PLAT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



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THIS DRAWING IS UNLESS OTHERWISE NOTED TO BE THE PROPERTY OF THE TOWN OF CASTLE ROCK. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE TOWN OF CASTLE ROCK.

HILLSIDE/ARBORS PLAT, 2ND AMENDMENT

A REPLAT OF TRACT K, L, AND M HILLSIDE/ARBORS PLAT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DEBORA L. ANDERSON BEAVER &
ROC A BEAVER
641 WOLFENBERGER ROAD
CASTLE ROCK, CO 80109
(UNINCORPORATED DOUGLAS COUNTY)

HILLSIDE/ARBORS PLAT
TRACT A
RECEPTION NO. 2020020787
(NOT A PART OF THIS PLAT)
OWNED BY THE TOWN OF CASTLE ROCK

HILLSIDE/ARBORS PLAT,
2nd AMENDMENT

LOT 1 EPHRAIM EVANGELICAL
LUTHERAN CHURCH OF CASTLE ROCK
Box 227, Rm 206

NAME AND ADDRESSES OF SUBDIVISION ABUTTERS:

- 1 RICHMOND AMERICAN HOMES OF COLORADO, INC.
4350 S. MONACO STREET
DENVER, CO 80237
- 2 LOGAN C. & FIONA S. COCHRAN
2183 BRAMBLE STREET
CASTLE ROCK, CO 80109
- 3 VANESSA AVILA & ANDREW SAM MARTIN
2195 BRAMBLE STREET
CASTLE ROCK, CO 80109
- 4 MARK ARTHUR HAYDEL, JR. & JESSICA CECILE GEGENHEIMER
2209 BRAMBLE STREET
CASTLE ROCK, CO 80109
- 5 VALERIE JOY MART
2233 BRAMBLE STREET
CASTLE ROCK, CO 80109
- 6 DEBORA L. ANDERSON & ROC A. BEAVER
641 WOLFENBERGER ROAD
CASTLE ROCK, CO 80109

0 80' 160'
SCALE: 1" = 80'

Farnsworth
GROUP
223 WINDY STREET | Fort Collins, CO 80524
970-484-7477 www.fsg.com

EES
ENGINEERING &
SOLUTIONS, INC.
3801 E. Florida Avenue
Suite 425
Denver, CO 80210
303-572-7997
www.ees-us.com

SHEET 1 OF 1

HILLSIDE/ARBORS PLAT, 2ND AMENDMENT
PROJECT NO. PL 23-00

DEBORA L ANDERSON BEAVER & ROC A BEAVER
641 WOLFENSBERGER RD
CASTLE ROCK, CO 80109

RICHMOND AMERICAN HOMES OF COLORADO INC
4350 S MONACO ST
DENVER, CO 80237

LOGAN C COCHRAN & FIONA S COCHRAN
2183 BRAMBLE ST
CASTLE ROCK, CO 80109

VANESSA AVILA MARTIN & ANDREW SAM MARTIN
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