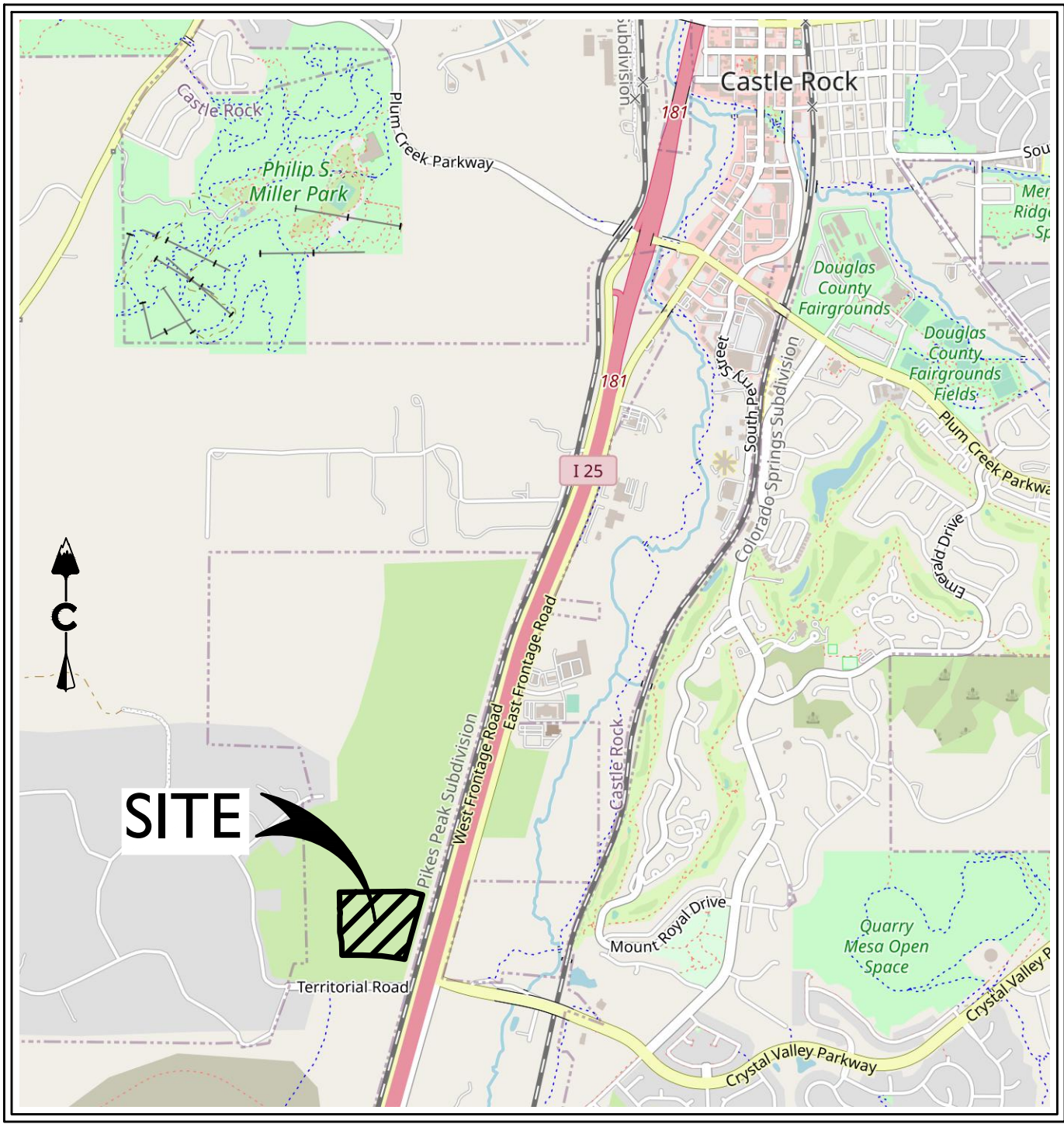


DAWSON TRAILS FILING NO. 1, AMENDMENT NO. 1 PLAT
RE-PLAT OF LOT 1, DAWSON TRAILS FILING NO. 1
SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP
SCALE 1"=2000'



SHEET INDEX

SHEET 1	COVER
SHEET 2	TABLES
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LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (1)	856,215	±19.656
TOTAL	856,215	±19.656

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1, DAWSON TRAILS FILING 1 TO DEDICATE SITE-SPECIFIC EASEMENTS.

LEGAL DESCRIPTION

(PER TITLE COMMITMENT NCS-1149416-WA1, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, TITLE COMMITMENT DATE: NOVEMBER 28, 2023)

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

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE N 68°55'59" E, A DISTANCE OF 1896.07 FEET TO THE POINT OF BEGINNING;

THENCE N 89° 27' 52" E, A DISTANCE OF 882.70 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 473.00 FEET, A CENTRAL ANGLE OF 15° 50' 05" AND AN ARC LENGTH OF 130.72 FEET, THE CHORD OF WHICH BEARS S 82° 37' 05" E, A DISTANCE OF 130.31 FEET;
THENCE S 74° 42' 03" E, A DISTANCE OF 103.69 FEET;
THENCE S 15° 17' 57" W, A DISTANCE OF 708.83 FEET;
THENCE S 74° 42' 03" E, A DISTANCE OF 8.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 359.00 FEET, A CENTRAL ANGLE OF 21° 20' 14" AND AN ARC LENGTH OF 133.69 FEET, THE CHORD OF WHICH BEARS S 04° 37' 50" W, A DISTANCE OF 132.92 FEET;
THENCE S 06° 02' 17" E, A DISTANCE OF 55.20 FEET;
THENCE N 79° 40' 22" W, A DISTANCE OF 1102.1 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2727.00 FEET, A CENTRAL ANGLE OF 10° 50' 22" AND AN ARC LENGTH OF 515.90 FEET, THE CHORD OF WHICH BEARS N 85° 05' 33" W, A DISTANCE OF 515.14 FEET;
THENCE S 89° 29' 16" W, A DISTANCE OF 213.76 FEET;
THENCE N 00° 30' 44" W, A DISTANCE OF 20.00 FEET;
THENCE S 89° 29' 16" W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2021056802, SAID DOUGLAS COUNTY RECORDS;
THENCE N 00° 29' 31" W, ALONG SAID EAST LINE, A DISTANCE OF 159.59 FEET TO THE NORTHEAST CORNER OF SAID DEED;
THENCE N 10° 58' 55" W, A DISTANCE OF 134.80 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 229.43 FEET;
THENCE N 44° 27' 52" E, A DISTANCE OF 12.73 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 32.00 FEET;
THENCE N 45° 32' 08" W, A DISTANCE OF 12.73 FEET;
THENCE N 00° 32' 08" W, A DISTANCE OF 256.35 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 856,215 SQUARE FEET OR 19.656 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLE, VISION 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.

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.

COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION

BY: AUTHORIZED SIGNATORY OF COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION

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

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)

NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____,

BY _____,

COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

SURVEYOR'S NOTES

- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. NCS-1149416-WA1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF NOVEMBER 28, 2023.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
- BEARINGS FOR THIS PLAT ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°27'59" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 38486", TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1-INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08035C0284G, REVISED MARCH 16, 2016.
- THE SURVEYOR'S SIGNATURE AND STAMP ON SHEET ONE OF THIS DOCUMENT IS VALID FOR ALL PAGES CONTAINED HEREIN.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DEVELOPER:

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

OWNER:

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027

SURVEYOR / ENGINEER:

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

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK TOWN MANAGER

DATE DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

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

DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHT 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. SEE ARE TO BE DEBITED FROM THE WATER BANK WITH COMMERCIAL SITE DEVELOPMENT PLANS.

TITLE CERTIFICATION

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

SIGNED THIS _____ DAY OF _____, 20____

BY: AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)

COUNTY OF DOUGLAS)

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY 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 OCTOBER, 2023 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

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

PRELIMINARY

DAWSON TRAILS FILING NO. 1, AMENDMENT NO. 1 PLAT
SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

DATE: 08/28/24
CAD: CT
QA/QC: JCA

JOB NO. 20-224

SHEET 1 OF 3

DAWSON TRAILS FILING NO. 1, AMENDMENT NO. 1 - PROJECT NO. PL23-0028

DAWSON TRAILS FILING NO. 1, AMENDMENT NO. 1 PLAT
RE-PLAT OF LOT 1, DAWSON TRAILS FILING NO. 1
SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

1. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
2. 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.
3. THERE IS 1 LOT DEDICATED BY THIS PLAT
4. 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 HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
5. 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.
6. 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.
7. TRACTS B & C OF DAWSON TRAILS FILING NO. 1 ARE DESIGNED TO CONTAIN THE MODIFIED 100-YEAR TOWN FLOODPLAIN. THE MODIFIED DRAINAGE IMPROVEMENTS FOR THE GAMBEL RIDGE TRIBUTARY AND CRYSTAL VALLEY INTERCHANGE (IMMEDIATELY SOUTH OF TRACTS B AND C) THIS AREA IS PART OF THE FLOOD MITIGATION STUDY #FS 24-003, DATED MAY 2024 (FMS) AND APPROVED BY THE TOWN OF CASTLE ROCK JULY 9, 2024.
8. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT ALONG THE PERIMETER OF THE LOT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
9. SEE TOWN OF CASTLE ROCK TOWN MUNICIPAL CODE SECTION 14.02.040 FOR THE DISPOSITION OF ANY EASEMENTS ABANDONED OR VACATED BY THIS PLAT.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°20'29"W	27.65'
L2	S89°12'14"W	189.55'
L3	S0°47'46"E	18.40'
L4	N0°47'46"W	18.31'
L5	S0°49'02"E	17.57'
L6	S89°27'55"W	20.00'
L7	N0°49'02"W	17.48'
L8	S0°49'02"E	16.32'
L9	S89°27'52"W	1.96'
L10	N0°49'02"W	15.88'
L11	S89°12'21"W	60.95'
L12	S0°07'17"E	9.28'
L13	N42°41'08"W	17.83'
L14	N0°28'26"W	86.70'
L15	N0°35'52"W	20.00'
L16	N89°24'08"E	27.95'
L17	N74°34'56"W	20.86'
L18	N15°25'04"E	30.00'
L19	S74°34'56"E	21.17'
L20	N16°36'28"E	12.01'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N89°16'38"E	43.58'
L22	N63°00'18"E	21.55'
L23	N80°56'46"E	7.04'
L24	N0°49'20"W	36.04'
L25	S89°10'40"W	36.83'
L26	N75°15'45"W	40.34'
L27	N15°17'57"E	20.00'
L28	S75°15'45"E	37.41'
L29	N89°10'40"E	54.95'
L30	S89°21'27"W	28.01'
L31	N0°49'26"W	20.00'
L32	N89°21'27"E	28.00'
L33	N0°27'27"W	5.32'
L34	N46°07'10"E	43.65'
L35	N0°42'03"W	28.42'
L36	N89°10'34"E	20.00'
L37	S0°42'03"E	28.39'
L38	N89°06'05"E	1.54'
L39	N44°15'08"E	16.75'
L40	S45°36'43"E	24.24'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S0°49'05"E	9.06'
L42	N88°51'37"E	22.77'
L43	S1°08'23"E	20.00'
L44	S88°51'37"W	22.86'
L45	N88°44'19"E	205.07'
L46	S0°32'08"E	20.00'
L47	S88°44'19"W	204.97'
L48	N44°20'29"E	11.08'
L49	S89°12'14"W	25.19'
L50	N89°10'34"E	25.15'
L51	S89°10'34"W	25.14'
L52	N89°10'34"E	20.21'
L53	S0°49'26"E	20.00'
L54	S89°10'34"W	20.21'
L55	S0°49'26"E	29.95'
L56	N89°10'34"E	25.01'
L57	N0°07'17"W	32.46'
L58	N42°41'08"W	17.91'
L59	N63°00'18"E	4.31'
L60	N89°10'34"E	40.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S89°17'57"W	34.59'
L62	N45°36'43"W	7.69'
L63	S0°49'26"E	12.54'
L64	N89°10'34"E	20.00'
L65	N0°49'26"W	12.54'
L66	S0°43'02"E	12.34'
L67	N89°16'58"E	20.00'
L68	N0°43'02"W	12.38'
L69	S0°49'20"E	33.97'
L70	S89°11'10"W	20.85'
L73	S89°01'25"W	20.00'
L74	S0°58'35"E	16.10'
L75	S89°06'05"W	75.96'
L76	S44°15'08"W	16.71'
L77	S89°18'11"W	159.56'
L78	N0°49'27"W	18.21'
L79	S89°10'33"W	20.50'
L80	N0°49'26"W	12.79'
L81	N89°10'34"E	14.00'
L82	S0°49'26"E	12.87'

SHEET INDEX

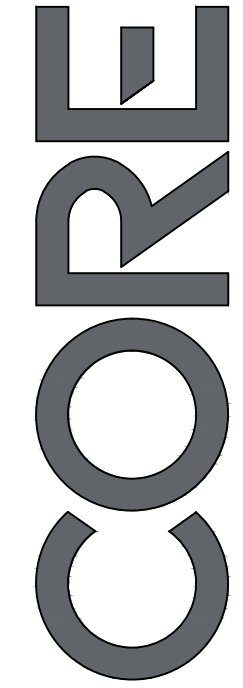
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DAWSON TRAILS FILING NO. 1, AMENDMENT NO. 1 PLAT
SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE:	08/28/24
CAD:	CT
QA/QC:	JCA

JOB NO. 20-224

SHEET 2 OF 3



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

SHEET 3 OF 3