Ref #2025037581, Date: 8/12/2025 1:23 PM, Pages: 1 of 3 ,RECORDING $43.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

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

PURPOSE STATEMENT

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

LEGAL DESCRIPTION

LOT 1,
DAWSON TRAILS FILING NO. 1 PLAT,
A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2025035148,
IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE,
TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

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.

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

BY: Andrew R. Klein
AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS 10 DAY OF July, 2025.
COUNTY OF ~~DOUGLAS~~ Arapahoe
STATE OF COLORADO

BY: Andrew R Klein DATE: July 10, 2025

NAME: Andrew R. Klein

TITLE: Authorized Signatory

STATE OF COLORADO)
)SS
COUNTY OF Arapahoe)

NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF July, 2025.

BY Andrew R Klein,

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 07-23-2028

NOTARY PUBLIC:

HARRISON GRANT COHEN
Notary Public
State of Colorado
Notary ID # 20244027480
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 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 2nd DAY OF July, 2025
COUNTY OF ~~DOUGLAS~~ Denver
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ~~DOUGLAS~~ Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 2 DAY OF July, 2025

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

WITNESS MY HAND AND OFFICIAL SEAL

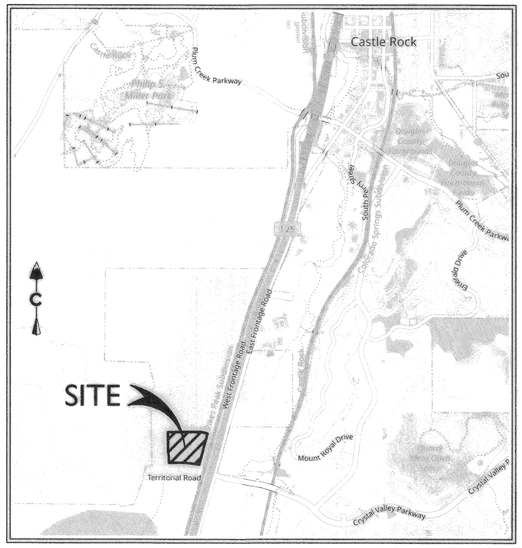
NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

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

SEE SHEET 2 OF 3 FOR REMAINING LIENHOLDER SUBORDINATION CERTIFICATES

VICINITY MAP
SCALE 1"=2000'



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SHEET 3	PARCEL DETAIL

LAND AREA SUMMARY

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

SURVEYOR'S NOTES

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

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

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

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS 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 — DATE: 7-29-2025

TOWN MANAGER — DATE: 7.24.2025

TOWN OF CASTLE ROCK SEAL APRIL 14, 1881 COLORADO

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 28 DAY OF July, 2025

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

TITLE CERTIFICATION

I, Brandon K. Creek, 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 10th DAY OF July, 2025

BY:
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ~~DOUGLAS~~ Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF July, 2025

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

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, 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, 2024 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 1:50,000 (SECOND ORDER); AND THAT THIS PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

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

JEFFREY C. ANTON 38818 6-27-25 PROFESSIONAL LAND SURVEYOR

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

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: 06/27/25
CAD: CT
QA/QC: JCA

JOB NO. 20-224

SHEET 1 OF 3

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

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 1 DAY OF July, 2025.
COUNTY OF ~~DOUGLAS~~ Denver
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF ~~DOUGLAS~~ Denver)SS

SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF July, 2025

BY Nicholas Job AS AUTHORIZED SIGNATORY OF FIRSTBANK

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

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 3 DAY OF July, 2025.
COUNTY OF ~~DOUGLAS~~ Denver
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF ~~DOUGLAS~~ Denver)SS

SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF July, 2025

BY Keith Pagontanis AS AUTHORIZED SIGNATORY OF BOKF, NA

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

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, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLSCOMPONENTS 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°27'52"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°12'14"W	60.95'
L12	S0°07'17"E	9.28'
L13	N42°41'08"W	17.83'
L14	S89°24'08"W	27.48'
L15	N0°35'52"W	20.00'
L16	N89°24'08"E	27.95'
L17	N74°34'56"W	20.83'
L18	N15°17'57"E	30.00'
L19	S74°34'56"E	21.21'
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	S0°49'05"E	9.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N88°42'30"E	25.47'
L42	S2°34'30"E	19.99'
L43	S87°26'20"W	26.09'
L44	S0°49'05"E	376.64'
L45	N89°27'52"E	205.07'
L46	S0°32'08"E	20.00'
L47	S89°27'52"W	204.97'
L48	N44°20'29"E	11.08'
L49	S0°49'26"E	90.00'
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'
L71	S89°12'14"W	25.19'
L72	S89°27'52"W	20.00'
L73	S89°01'25"W	20.00'
L74	S0°58'34"E	16.11'
L75	S89°06'25"W	75.95'
L76	S44°15'08"W	16.71'
L77	S89°17'57"W	159.56'
L78	N0°49'27"W	18.22'
L79	S89°10'33"W	20.50'
L80	N0°49'26"W	12.79'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	N89°10'34"E	14.00'
L82	S0°49'26"E	12.87'

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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: 06/27/25
CAD: CT
QA/QC: JCA

JOB NO. 20-224

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

SYMBOL LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND #5 REBAR WITH 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- MODIFIED 100 YEAR TOWN FLOODPLAIN (FMS)

LINETYPE LEGEND

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

SECTION CORNER,
SECTIONS 15/16/21/22,
T8S, R67W, 6TH P.M.
FOUND 1" DIAMETER PIPE W/
3-1/4" DIAMETER ALUMINUM CAP
STAMPED "LS 6935 - 1986"
MATCHES MONUMENT RECORD DATED 06/30/2021

BASIS OF BEARINGS N 0°27'59" W 2656.71'
WEST LINE, NW 1/4, SECTION 22, T8S, R67W, 6TH P.M.

N 89°55'59" E
(686.07' (TIE))

QUARTER CORNER, SECTIONS 21/22,
T8S, R67W, 6TH P.M.
FOUND #6 REBAR W/ 3-1/4" DIAMETER ALUMINUM CAP
STAMPED "PLS 38002 - 2020"
MATCHES MONUMENT RECORD DATED 06/30/2021

0 50' 100'
1 inch = 50 ft.

TRACT S
DAWSON TRAILS FILING NO. 1
REC. _____

TRACT R
DAWSON TRAILS FILING NO.
REC. _____

TRACT Q
DAWSON TRAILS FILING NO. 1
REC. _____

TRACT P
DAWSON TRAILS FILING NO. 1
REC. _____

TRACT N
DAWSON TRAILS
FILING NO. 1
REC. _____

15' BLACK HILLS ENERGY UTILITY EASEMENT
REC. 2025000316 &
15' CORE ELECTRIC UTILITY UNDERGROUND
ACCESS EASEMENT
REC. 2024027227

ACCESS AND UTILITY EASEMENT
REC. _____

UTILITY EASEMENT BY
SEPARATE DOCUMENT

ACCESS AND UTILITY EASEMENT
REC. _____

SEE DETAIL A

N89°27'52"E 882.70'

421.77'

15' UTILITY EASEMENT REC. _____

162.63'
S89°12'14"W 162.63'

256.34'
S89°12'14"W 256.33'

WATER UTILITY EASEMENT
S89°12'14"W 519.68'

L=130.72' R=473.00' Δ=15°50'05"
CHORD=S82°37'05"E 130.31'

L=130.87'
S74°42'03"E 103.69'

N0°07'17"W 50.26'

15' CORE ELECTRIC
UTILITY
UNDERGROUND
ACCESS EASEMENT
REC. 2024027227

N0°32'08"W 265.93'
15' UTILITY EASEMENT REC.

N89°12'14"E 136.10'

S0°49'24"E 90.59'
S89°16'36"W 17.90'
S0°43'24"E 20.00'
N89°16'36"E 17.93'

WATER UTILITY EASEMENT
S0°49'05"E 126.79'
N0°49'05"W 369.16'

S0°49'26"E 376.90'
S0°49'26"E 216.94'
WATER UTILITY EASEMENT

SANITARY UTILITY EASEMENT

LOT 1
856,215 SQ.FT.
± 19.656 ACRES

N45°32'08"W 12.73'
N0°32'08"W 32.00'
N44°27'52"E 12.73'
10.69'

WATER UTILITY EASEMENT

DAWSON TRAILS BLVD.
REC. _____
R.O.W. VARIES

N0°32'08"W 219.85'

N0°05'55"W 134.09'

N0°29'31"W 159.59'
15' UTILITY EASEMENT REC.

S89°10'34"W 144.00'

WATER & SANITARY UTILITY EASEMENT

WATER AND SANITARY UTILITY EASEMENT

N89°10'34"E 227.47'
N89°10'34"E 237.10'
N89°10'34"E 80.42'

WATER UTILITY
EASEMENT
N0°49'05"W 245.37'

S0°49'17"E 250.91'
N0°49'17"W 232.60'

SANITARY UTILITY
EASEMENT

S0°49'26"E 185.63'
WATER UTILITY EASEMENT
N0°49'05"W 150.03'

N0°29'26"W 88.99'
N0°39'26"W 85.70'
WATER UTILITY EASEMENT
N0°29'26"E 129.91'
N0°02'03"E 49.99'
N1°12'52"W 90.17'
N1°57'42"E 77.35'
WATER AND SANITARY
UTILITY EASEMENT
N1°51'02"E 112.10'

15' UTILITY EASEMENT REC.

IKE STREET
R.O.W. VARIES

TRACT A
DAWSON TRAILS FILING NO. 1
REC. _____

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

S15°17'57"W 708.83'
365.67'
74'
227.77'

S89°06'25"W 256.33'
WATER UTILITY EASEMENT
N89°06'25"E 330.37'

S45°36'43"E 24.24'
S89°17'57"W 42.92'
S1°10'00"E 20.59'
N1°06'37"W 20.34'
S88°50'00"W 30.00'
WATER UTILITY EASEMENT
S89°17'57"W 188.31'

N89°10'36"E 351.53'
S78°13'49"E 37.69'
PRIVATE DRAINAGE EASEMENT

S74°42'03"E 8.00'

S0°49'26"E 114.68'

L=133.69' R=359.00' Δ=21°20'14"
CHORD=S04°37'50"W 132.92'

L=116.24' R=374.00' Δ=17°48'28"
CHORD=S02°51'57"W 115.77'

ACCESS EASEMENT
TEMPORARY ACCESS EASEMENT
TE-18A REC. 2024020901

N0°30'44"W 20.00'
45.72'

TRACT E
DAWSON TRAILS FILING NO. 1
REC. _____

S89°29'16"W 213.76'
15' UTILITY EASEMENT REC. _____
L=220.16
L=515.90' R=2727.00' Δ=10°50'22"
CHORD=N85°05'33"W 515.14'
L=295.75

S89°29'16"W 60.00'

GAMBEL RIDGE TRIBUTARY
TOWN OF CASTLE ROCK
JURISDICTIONAL TRIBUTARY
#FS 24-003

TRACT B
DAWSON TRAILS FILING NO. 1
REC. _____

S6°02'17"E 50.79'
S6°02'17"E 55.20'
94.57'
N79°40'22"W 110.21'
0.4'

PERMANENT EASEMENT PE-18
REC. 2021056802
REC. 2021056803

DETAIL A
SCALE 1"=20'

N89°27'52"E 1.96'
L=130.72' R=473.00' Δ=15°50'05"
CHORD=N82°37'05"W 130.31'
PROPERTY LINE
L=18.04'
L=112.68'
16.32'
N0°49'05"W
20'
15.88'
S0°49'05"E
126.17'
N89°12'14"E
56.47'
N89°12'21"E
UTILITY EASEMENT

SHEET INDEX

SHEET 1	COVER
SHEET 2	TABLES
SHEET 3	PARCEL DETAIL

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

DAWSON TRAILS FILING NO. 1, 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: 06/27/25
CAD: CT
QA/QC: JCA

JOB NO. 20-224

SHEET 3 OF 3