

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,

AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES – 326 RESIDENTIAL LOTS – 15 TRACTS – PL24-0003

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT, PER PLAT RECORDED AT RECEPTION NO. 2021023312, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND PORTIONS OF THE SOUTH HALF OF SECTION 30 AND THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST & THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 798.31 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 TO THE NORTHEAST CORNER OF SAID TRACT X AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°03'56" EAST, A DISTANCE OF 525.32 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 30 AND 29, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 15, BLOCK 2, NORTH CASTLE OAKS, PER PLAT RECORDED AT RECEPTION NO. 150556, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID CASTLE OAKS, THE FOLLOWING 3 COURSES:

- SOUTH 89°33'53" WEST, A DISTANCE OF 1,319.46 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 30;
- SOUTH 00°04'19" EAST, A DISTANCE OF 1,325.27 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 TO THE EAST SIXTEENTH CORNER OF SAID SECTIONS 30 AND 31;
- SOUTH 00°07'26" EAST, A DISTANCE OF 1,289.64 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE DEPARTING SAID WEST LINE, SOUTH 73°44'56" WEST, A DISTANCE OF 35.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 436.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°32'17", AN ARC LENGTH OF 422.62 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 50°42'47" WEST, A DISTANCE OF 264.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,014.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°32'16", AN ARC LENGTH OF 735.12 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 41°28'14" WEST, A DISTANCE OF 20.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 999.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°04'45" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'52", AN ARC LENGTH OF 45.00 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 50°12'36" WEST, A DISTANCE OF 20.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,014.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°29'20" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°27'39", AN ARC LENGTH OF 468.29 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 57°03'01" WEST, A DISTANCE OF 96.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 756.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'48", AN ARC LENGTH OF 18.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,015.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'09", AN ARC LENGTH OF 33.41 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 619.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'29", AN ARC LENGTH OF 250.55 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 767.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'22", AN ARC LENGTH OF 153.81 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 60°08'21" WEST, A DISTANCE OF 21.25 FEET;

THENCE NORTH 72°42'43" WEST, A DISTANCE OF 45.11 FEET;

THENCE NORTH 27°24'56" WEST, A DISTANCE OF 21.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 767.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°05'43" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'38", AN ARC LENGTH OF 18.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 666.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'32", AN ARC LENGTH OF 361.69 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 38°19'08" WEST, A DISTANCE OF 40.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 756.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°05'40", AN ARC LENGTH OF 185.97 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 24°13'28" WEST, A DISTANCE OF 131.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 864.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'08", AN ARC LENGTH OF 149.83 FEET;

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THENCE TANGENT TO SAID CURVE, NORTH 34°09'36" WEST, A DISTANCE OF 33.99 FEET;

THENCE SOUTH 72°31'31" WEST, A DISTANCE OF 324.63 FEET TO THE MOST EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2009099312, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINES OF SAID PARCEL OF LAND, THE FOLLOWING 2 COURSES:

- NORTH 24°42'07" WEST, A DISTANCE OF 72.63 FEET;
- NORTH 33°43'04" WEST, A DISTANCE OF 424.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF RIDGE ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°01'17" EAST, A DISTANCE OF 88.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID RIDGE ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°47'43" WEST, A DISTANCE OF 729.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FOUNDERS PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,005.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 14°07'31" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING 3 COURSES:

- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'56", AN ARC LENGTH OF 244.97 FEET;
- TANGENT TO SAID CURVE, NORTH 89°50'26" WEST, A DISTANCE OF 488.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 895.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°36'31", AN ARC LENGTH OF 400.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF RIDGE ROAD, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2008079259, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 11°42'14" WEST, A DISTANCE OF 29.21 FEET TO A POINT BEING 23.00 FEET OFFSET, AND PARALLEL TO THE NORTH LINE OF SAID FOUNDERS PARKWAY RIGHT-OF-WAY, BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2006097242, SAID DOUGLAS COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 871.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°56'09" EAST;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID LAST DESCRIBED PARCEL OF LAND, THE FOLLOWING 2 COURSES:

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°57'32", AN ARC LENGTH OF 349.41 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 19°21'06" WEST, A DISTANCE OF 1,023.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF RIDGE ROAD AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2008079259, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 11°53'16" EAST, A DISTANCE OF 499.36 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2021021039, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID LAST DESCRIBED PARCEL OF LAND, THE FOLLOWING 4 COURSES:

- SOUTH 90°00'00" EAST, A DISTANCE OF 653.56 FEET;
- SOUTH 33°43'04" EAST, A DISTANCE OF 792.75 FEET;
- NORTH 59°57'41" EAST, A DISTANCE OF 748.96 FEET;
- NORTH 76°24'57" EAST, A DISTANCE OF 927.23 FEET TO A POINT ON THE SOUTH LINE OF SAID CANYONS SOUTH FILING NO. 1A, 3RD FILING, ALSO BEING THE WEST CORNER OF SAID TRACT V;

THENCE ALONG THE NORTH LINE OF SAID TRACT V, THE FOLLOWING 4 COURSES:

- NORTH 76°24'57" EAST, A DISTANCE OF 14.66 FEET;
- SOUTH 89°06'00" EAST, A DISTANCE OF 1,845.91 FEET;
- NORTH 74°02'37" EAST, A DISTANCE OF 891.67 FEET;
- NORTH 81°10'33" EAST, A DISTANCE OF 389.27 FEET TO A POINT ON THE SOUTH LINE OF SAID CANYONS SOUTH FILING NO. 1A, 3RD/ FILING;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING 3 COURSES:

- NORTH 63°07'04" EAST, A DISTANCE OF 395.45 FEET;
- SOUTH 73°17'30" EAST, A DISTANCE OF 198.44 FEET;
- SOUTH 85°55'00" EAST, A DISTANCE OF 165.86 FEET TO THE WEST CORNER OF SAID TRACT X;

THENCE ALONG THE NORTH LINE OF SAID TRACT X, NORTH 81°10'33" EAST, A DISTANCE OF 354.66 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 262.703 ACRES, (11,443,328 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON MARCH 31, 2023.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°03'56" EAST, A DISTANCE OF 1,323.63 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER 100-N0042283-020-LM1, AMENDMENT NO. 6 WITH AN EFFECTIVE DATE OF AUGUST 16, 2023, WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ALSO LIES WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – ZONE A, AREAS WITH NO BASE FLOOD ELEVATION DETERMINED, BOTH SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NOS. 08035C0187G AND 08035C0189G, BOTH MAPS REVISED MARCH 16, 2016. PORTIONS OF PROPERTY ARE WITHIN AN UNDESIGNATED 100 YEAR FLOOD PRONE AREA AS REGULATED BY THE TOWN OF CASTLE ROCK HAVING A DRAINAGE AREA LARGER THAN 130 ACRES AND SHOWN HEREON.
- A MINIMUM OF 2-FOOT OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100-YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES (THIS INCLUDES BASEMENTS).
- BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
- DRAINAGE EASEMENTS: DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK, ACROSS ALL TRACTS WITHIN CANYONS FAR SOUTH FILING NO. 1 FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE "FACILITIES") IN THE EVENT THE VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO THE TOWN OF CASTLE ROCK, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN CANYONS FAR SOUTH FILING NO. 1, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY THE TOWN OF CASTLE ROCK OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. 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.
- SIGHT DISTANCE EASEMENTS (SDE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF SIGHT DISTANCE TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY FOUR (24) INCHES ABOVE THE FLOWLINE OF THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, VEGETATION, AND UTILITY CABINETS. PARKING IS ALSO PROHIBITED WITHIN THE EASEMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES 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. WHERE SLOPE EASEMENTS ARE COMBINED WITH UTILITY EASEMENTS, GRADE RESTRICTIONS APPLY IN ACCORDANCE WITH THE APPROVED OVERLOT GRADING PLANS FOR THE SUBDIVISION.
- 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, COUNTERFORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, GAS FIRE PITS, 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 AT THE COST OF THE PROPERTY OWNERS WHOSE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT. 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 OVER AND ACROSS THE UTILITY EASEMENT FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
- 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 (TESO) 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. ANY DEPOSITION OF MOBILE SOIL EROSION ORIGINATING FROM THE SLOPE EASEMENT AREA ONTO ADJACENT LAND, IMPROVEMENTS OR INFRASTRUCTURE SHALL BE REMOVED AND/OR RECLAIMED AT THE HOA'S/METRO DISTRICT'S EXPENSE. ANY DAMAGE CAUSED BY SOIL EROSION FROM THE SLOPE EASEMENT AREA SHALL BE REPAIRED AND OR REPLACED AT THE HOA/METRO DISTRICT'S EXPENSE.
- IN THE EVENT THAT THE METRO DISTRICT(S) 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.
- DEVELOPER INSTALLED RETAINING WALLS SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT.

LINE LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND

	FOUND ALIQUOT CORNER AS SHOWN HEREON	7		FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"	8		FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "COOT ROW PLS 23521"
1		9		FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
2		10		FOUND NO. 3 REBAR WITH NO CAP
3		11		FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 34977"
4		(ROW)		RIGHT-OF-WAY
5		P.S.CO.		PUBLIC SERVICE COMPANY OF COLORADO
6		I.R.E.A.		INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
		FP		FLOOD PLAIN LINE

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	4,455,100	102.275	DRAINAGE, OPEN SPACE PUBLIC ACCESS, S/G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT B	103,448	2.375	DRAINAGE, PARK PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT C	2,833	0.065	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT D	8,454	0.194	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT E	173,001	3.972	AMENITY CENTER, DRAINAGE, PARK & PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT F	12,558	0.288	DRAINAGE, OPEN SPACE, PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT G	25,866	0.594	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT H	271,755	6.239	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT I	601,135	13.800	DRAINAGE, PARK, PUBLIC ACCESS, S/G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT J	129,568	2.974	DRAINAGE, OPEN SPACE PUBLIC ACCESS, S/G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT K	998,535	22.923	DRAINAGE, OPEN SPACE PUBLIC ACCESS, S/G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT L	544,494	12.500	DRAINAGE, COMMERCIAL	HT CANYONS LLC	HT CANYONS LLC
TRACT M	478,736	10.990	DRAINAGE, OPEN SPACE PUBLIC ACCESS, S/G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT N	33,973	0.780	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TRACT O	2,338	0.054	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VWMD NO.1, 2, & 3	VWMD NO.1, 2, & 3
TOTAL	7,841,794	180.023	S/G = SLOPE & GRADING		

VWMD NO. 1 = VALLEY VIEW METROPOLITAN DISTRICT NO. 1
VWMD NO. 2 = VALLEY VIEW METROPOLITAN DISTRICT NO. 2
VWMD NO. 3 = VALLEY VIEW METROPOLITAN DISTRICT NO. 3
HT CANYONS LLC = HT CANYONS SOUTH DEVELOPMENT LLC

LAND SUMMARY TABLE

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (326)	2,359,199	54.160	21%
TRACTS (14)	7,841,794	180.023	68%
ROW	1,242,335	28.520	11%
TOTALS	11,443,328	262.703	100%

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



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CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

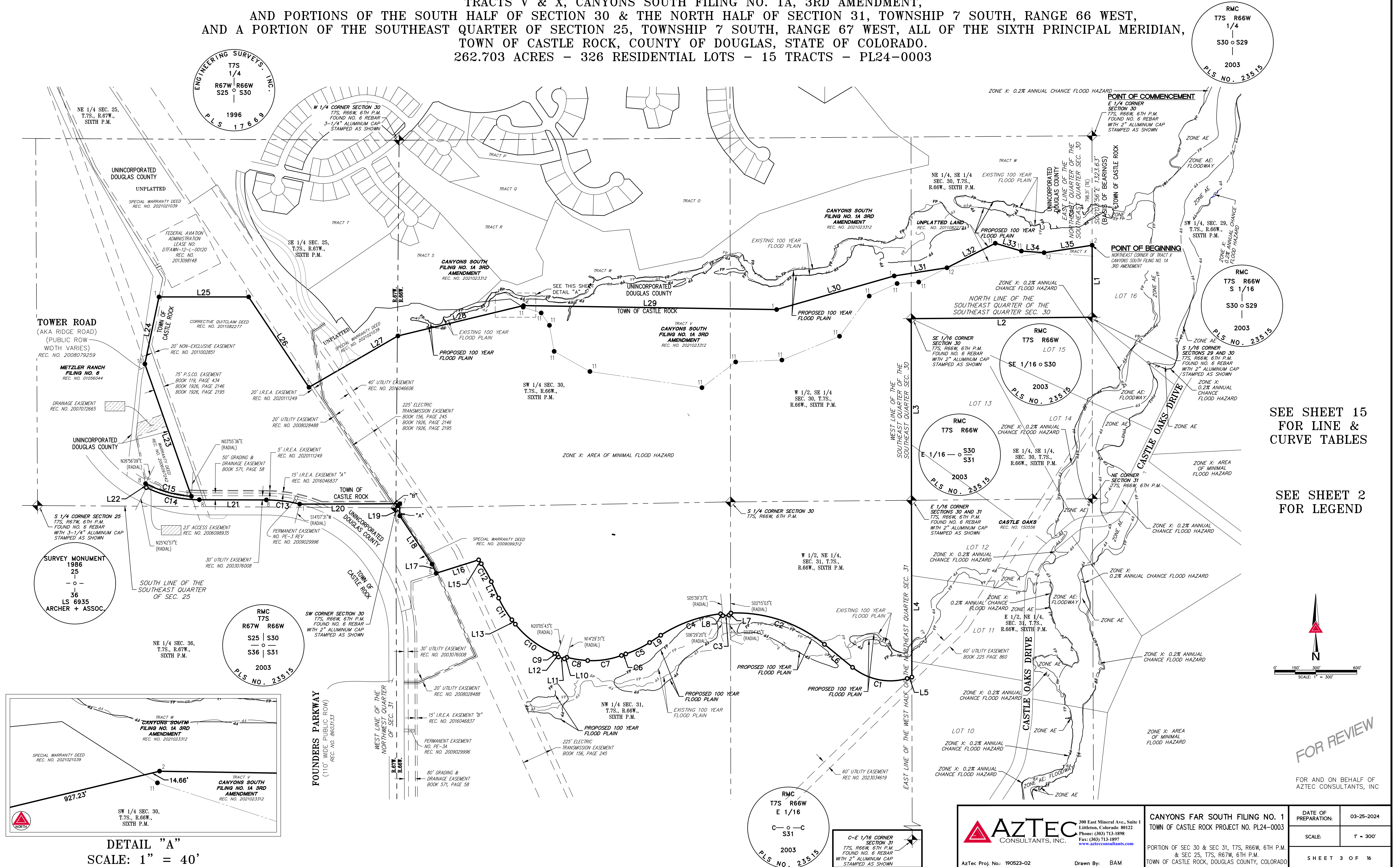
DATE OF PREPARATION:	03-25-2024
SCALE:	N/A
SHEET 2 OF 16	

AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



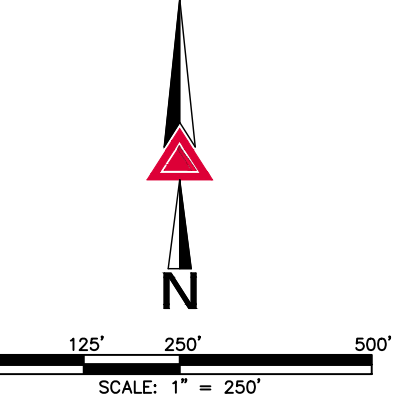
CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



SEE SHEET 16
FOR LINE &
CURVE TAGS
FOR SLOPE &
GRADING EASEMENTS

SEE SHEET 2
FOR LEGEND



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



Aztec
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190523-02

Drawn By: BAM

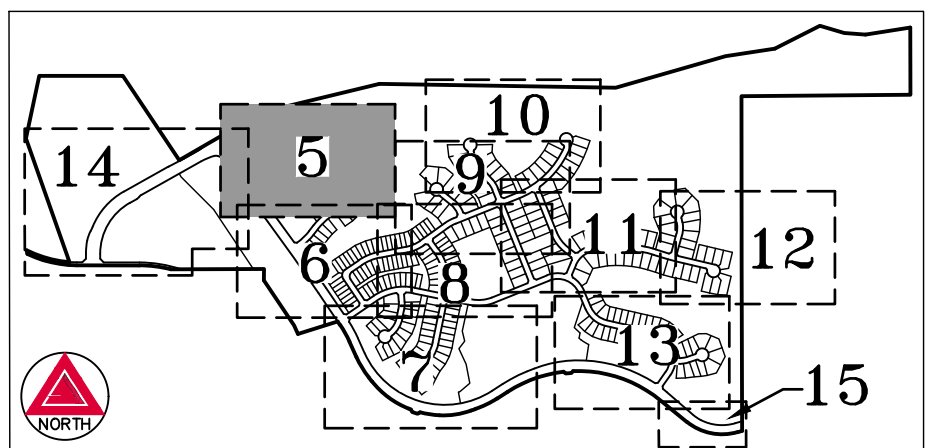
CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	03-25-2024
SCALE:	1" = 250'
SHEET 4 OF 16	

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003

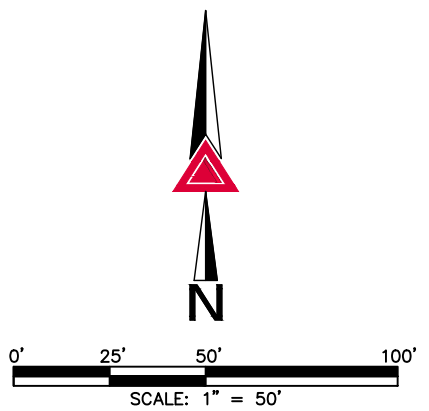


KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
1 	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
6 	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
7 	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
8 	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "COTD ROW PLS 23521"
9 	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
12 	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



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Littleton, Colorado 80122
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www.aztecconsultants.com

AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

DATE OF PREPARATION: 03-25-2024

SCALE: 1" = 50'

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 5 OF 16

CANYONS FAR SOUTH FILING NO. 1

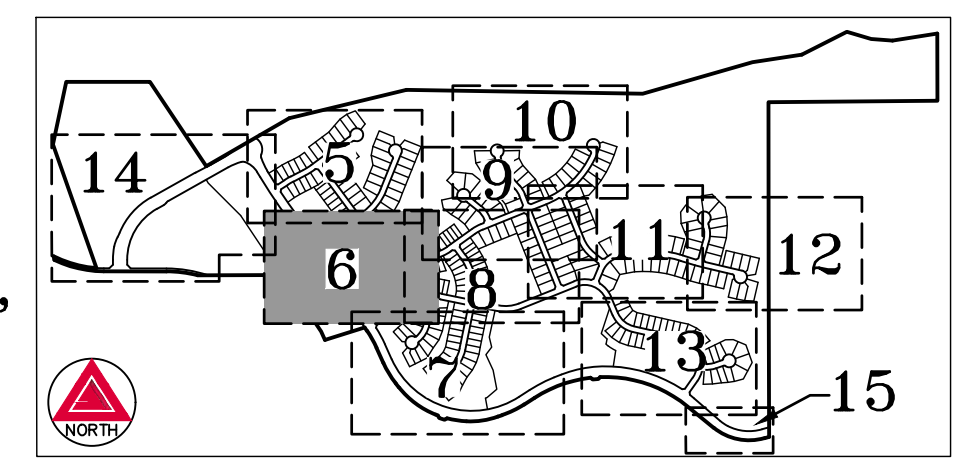
TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
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AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

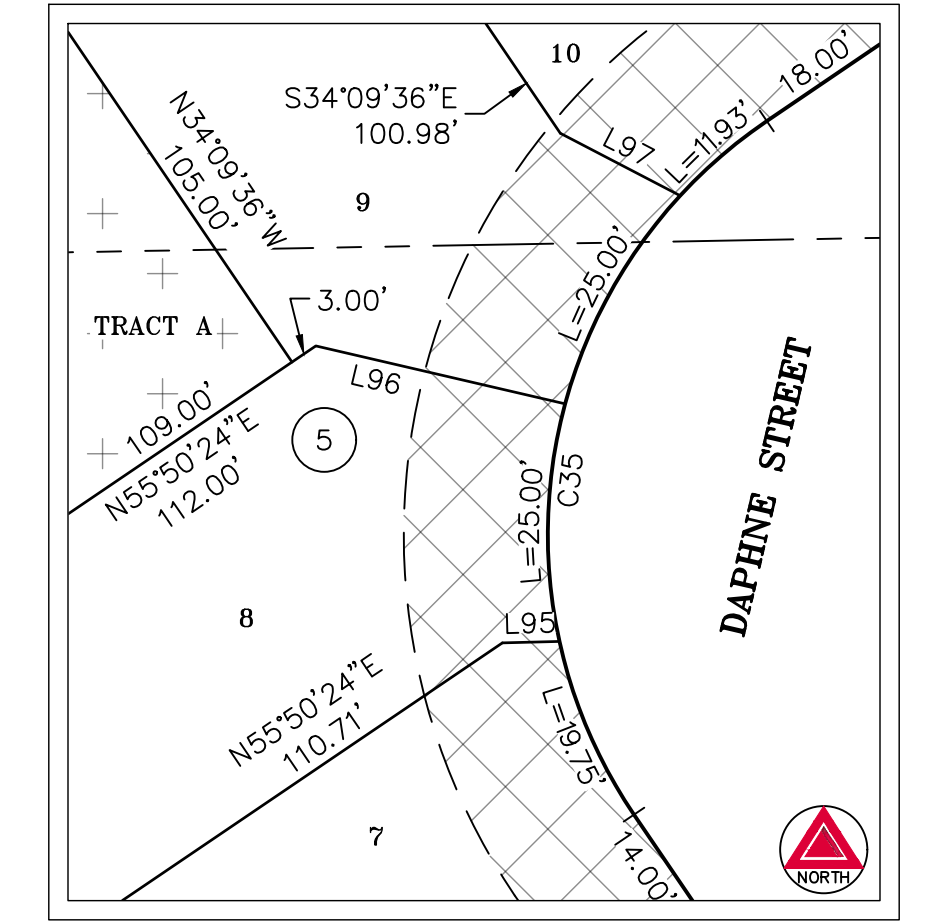
SEE SHEET 5

SEE SHEET 5

SEE SHEET 8

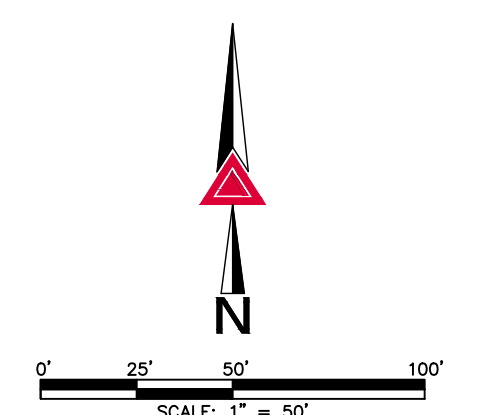


KEY MAP
SCALE: 1" = 1,500'



DETAIL "B"
SCALE: 1" = 20'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "COT ROW PLS 23521"
	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
##	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 15
FOR LINE &
CURVE TABLES

SEE SHEET 7

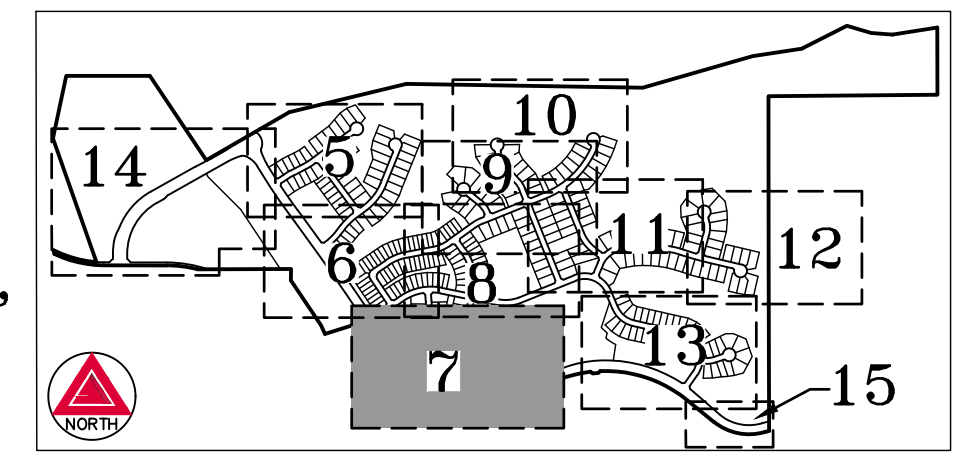
AZTEC
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www.aztecconsultants.com

AzTec Proj. No.: 190523-02 Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1 TOWN OF CASTLE ROCK PROJECT NO. PL24-0003		DATE OF PREPARATION:	03-25-2024
PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO		SCALE:	1" = 50'
		SHEET 6 OF 16	

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 6

SEE SHEET 8

SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND

—	BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	LOT/TRACT LINE
—	CENTERLINE
—	EASEMENT LINE
—	FLOOD PLAIN LINE

LEGEND

- ◆ FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
- FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
- FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "COT ROW PLS 23521"
- FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
- FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
- (ROW) RIGHT-OF-WAY
- 15' UTILITY EASEMENT (TYP.)
- 15' SLOPE & UTILITY EASEMENT (TYP.)
- VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
- SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
- U.E. UTILITY EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- W.E. WATER EASEMENT
- ## BLOCK NUMBER

SEE SHEET 13

SEE SHEET 13

FOR REVIEW

AZTEC
CONSULTANTS, INC.

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Phone: (303) 713-1898
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AzTec Proj. No.: 190523-02

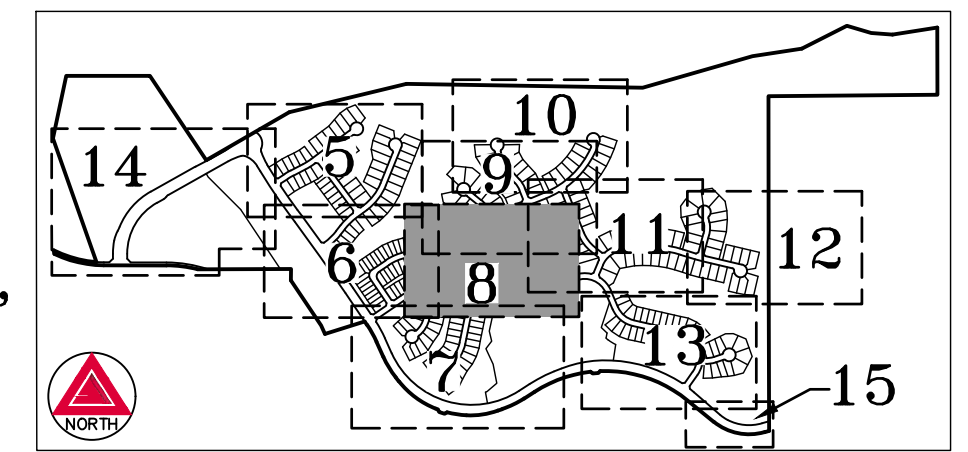
Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003
PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	03-25-2024
SCALE:	1" = 50'
SHEET	7 OF 16

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



KEY MAP
SCALE: 1" = 1,500'

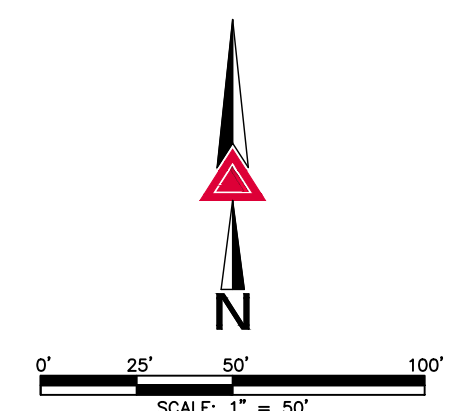
SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND

—	BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	LOT/TRACT LINE
—	CENTERLINE
—	EASEMENT LINE
—	FLOOD PLAIN LINE

LEGEND

◆	FOUND ALIQUOT CORNER AS SHOWN HEREON
○	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
●	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
●	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOT ROW PLS 23521"
●	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 18516"
●	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
▨	15' UTILITY EASEMENT (TYP.)
▨	15' SLOPE & UTILITY EASEMENT (TYP.)
▨	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
▨	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
##	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

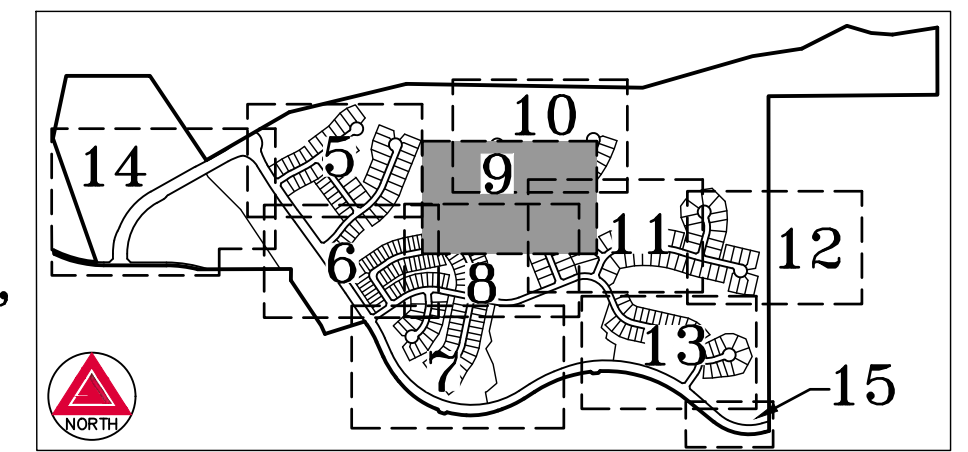
DATE OF PREPARATION: 03-25-2024

SCALE: 1" = 50'

SHEET 8 OF 16

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003

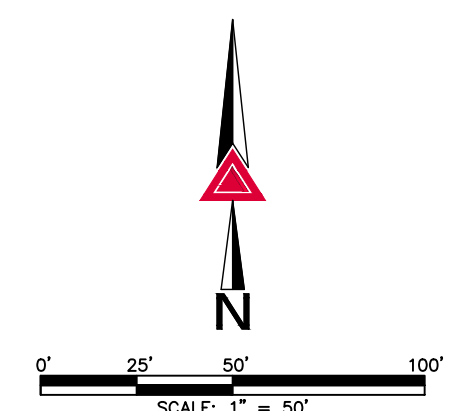


KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
○	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
1 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
6 ●	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
7 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
8 ●	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOOT ROW PLS 23521"
9 ●	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
12 ●	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

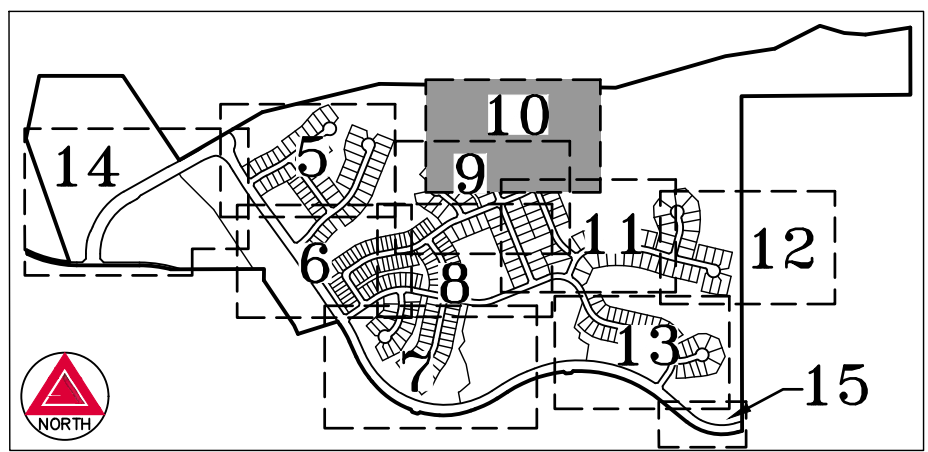
DATE OF
PREPARATION: 03-25-2024

SCALE: 1" = 50'

SHEET 9 OF 16

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



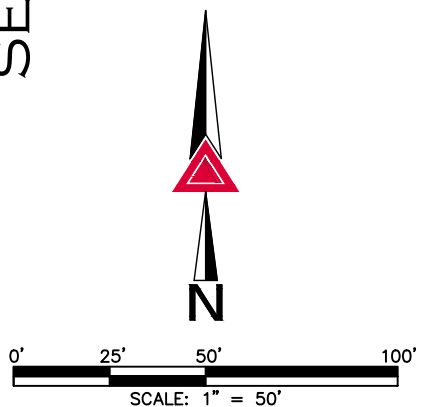
KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 15
FOR LINE &
CURVE TABLES

SEE SHEET 15

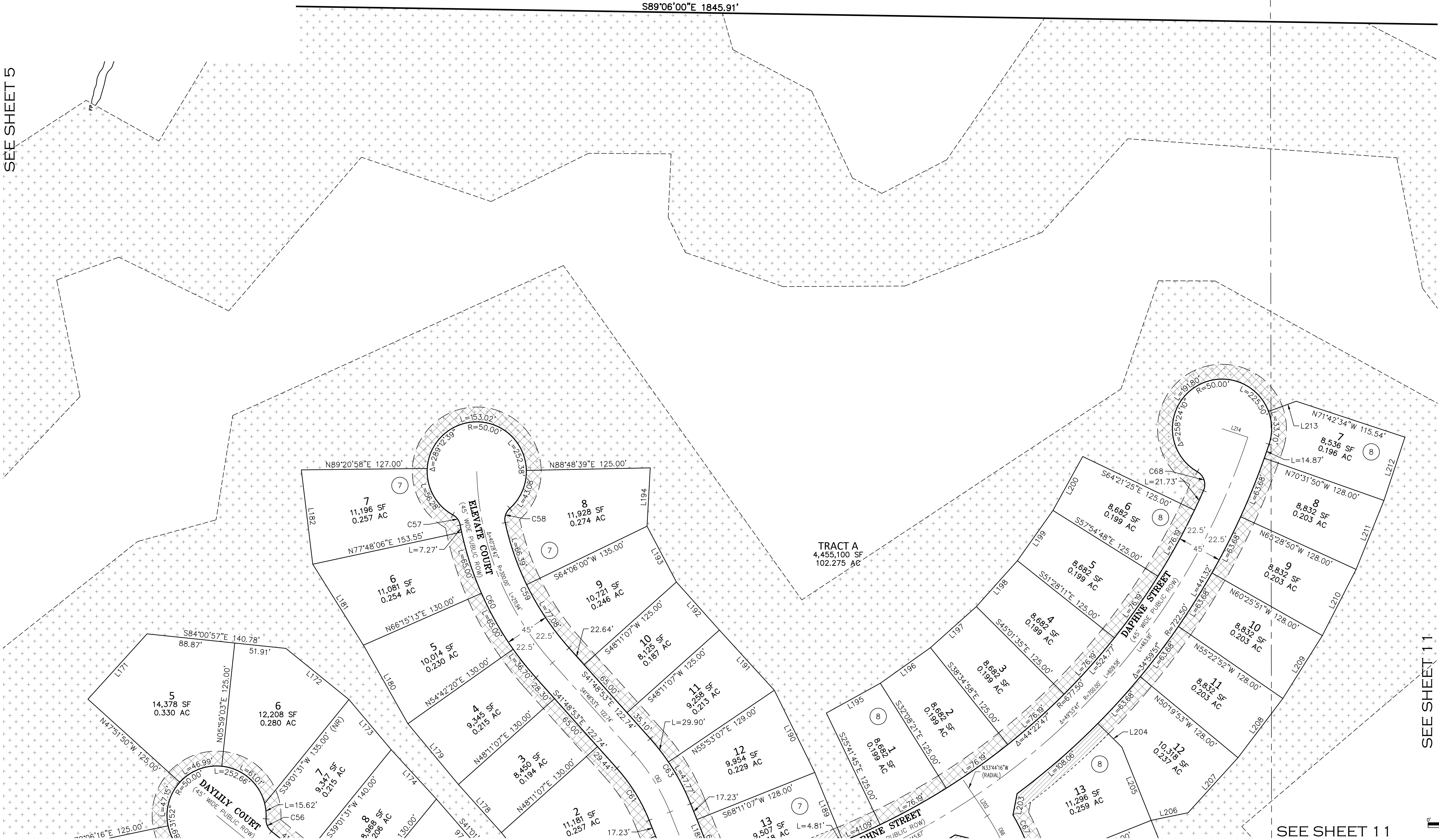
LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOT ROW PLS 17666"
	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
##	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
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Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

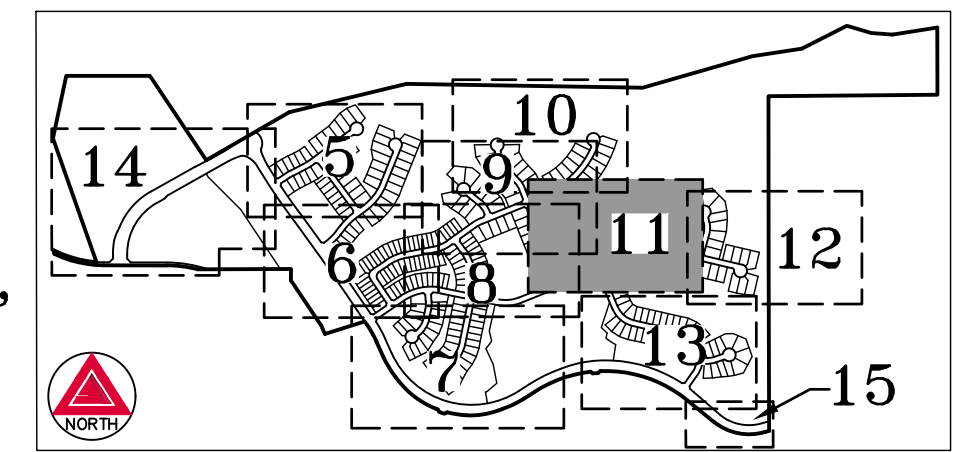
DATE OF PREPARATION: 03-25-2024

SCALE: 1" = 50'

SHEET 10 OF 16

CANYONS FAR SOUTH FILING NO. 1

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



KEY MAP
SCALE: 1" = 1,500'

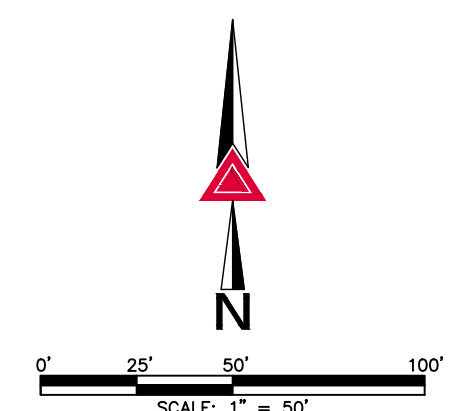
SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND

	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
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	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOT ROW PLS 23521"
	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
(##)	BLOCK NUMBER



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FOR AND ON BEHALF OF
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Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

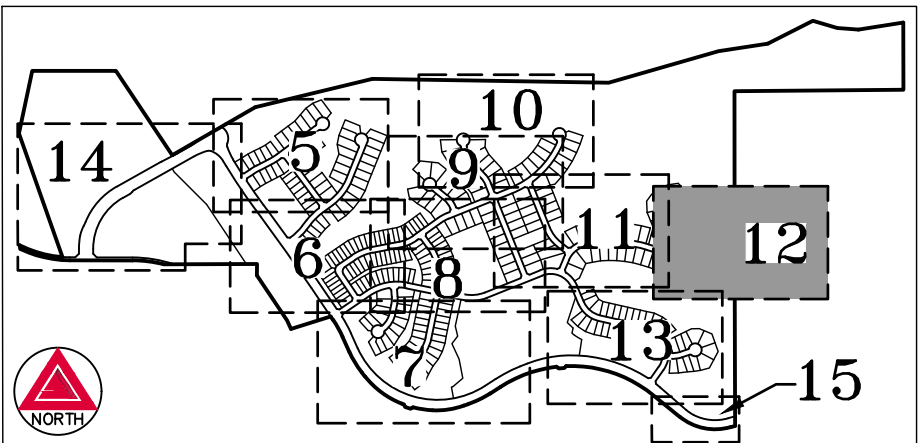
DATE OF PREPARATION: 03-25-2024

SCALE: 1" = 50'

SHEET 11 OF 16

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



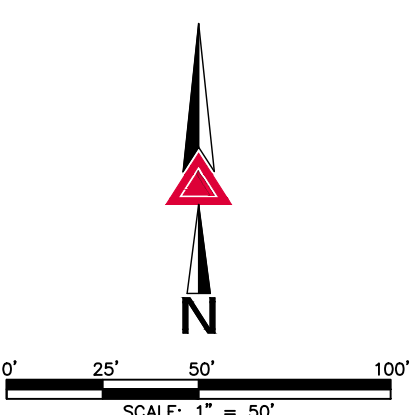
KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

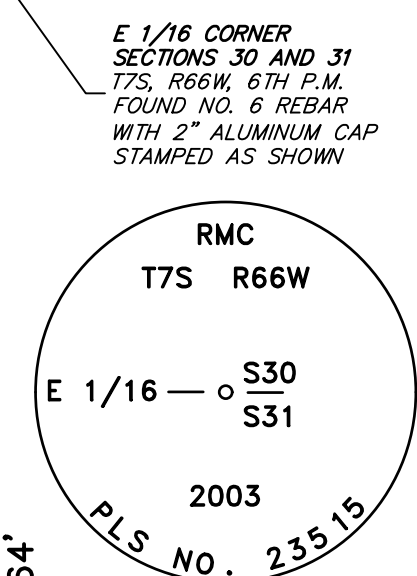
LEGEND

	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
1 	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
6 	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
7 	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
8 	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOY ROW PLS 23521"
9 	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
12 	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



CASTLE OAKS
FILING NO. 1
REC. NO. 150556

LOT 12

LOT 13

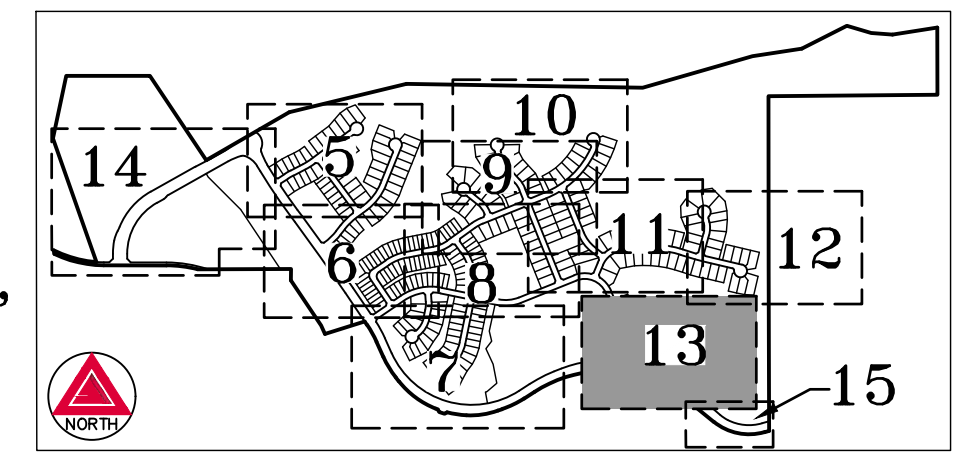
SEE SHEET 13

SEE SHEET 13

 AzTEC CONSULTANTS, INC. www.aztecconsultants.com AzTec Proj. No.: 190523-02 Drawn By: BAM	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897	CANYONS FAR SOUTH FILING NO. 1 TOWN OF CASTLE ROCK PROJECT NO. PL24-0003		DATE OF PREPARATION:	03-25-2024
	PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO		SCALE:	1" = 50'	
			SHEET 12 OF 16		

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



KEY MAP
SCALE: 1" = 1,500'

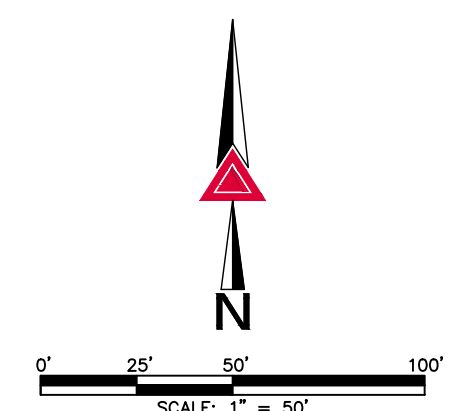
SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND

	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18' REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOT ROW PLS 23521"
	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	(ROW) RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
	U.E. UTILITY EASEMENT
	S.D.E. SIGHT DISTANCE EASEMENT
	W.E. WATER EASEMENT
	## BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL24-0003

PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.
& SEC 25, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

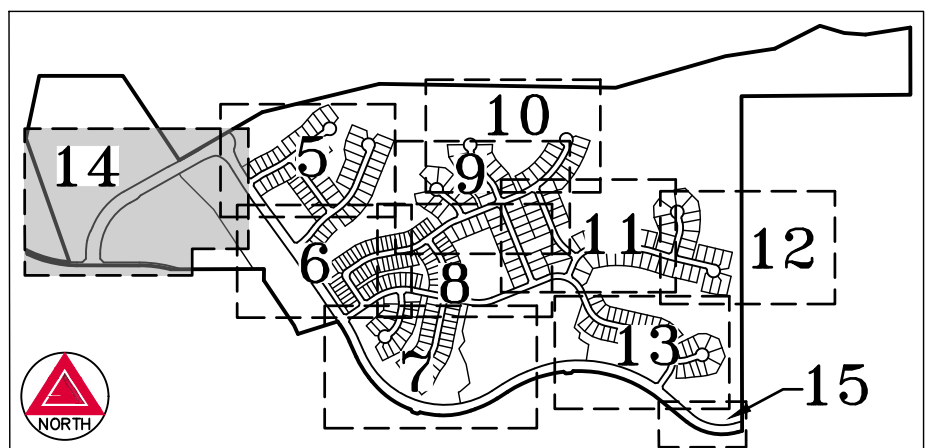
DATE OF PREPARATION: 03-25-2024

SCALE: 1" = 50'

SHEET 13 OF 16

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



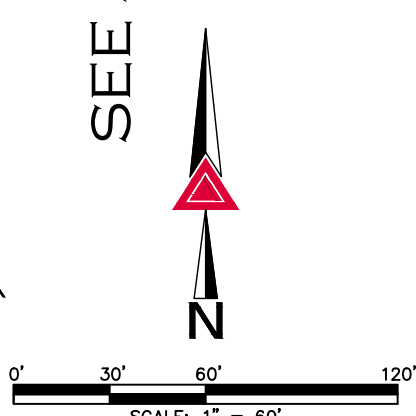
KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 15
FOR LINE &
CURVE TABLES

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

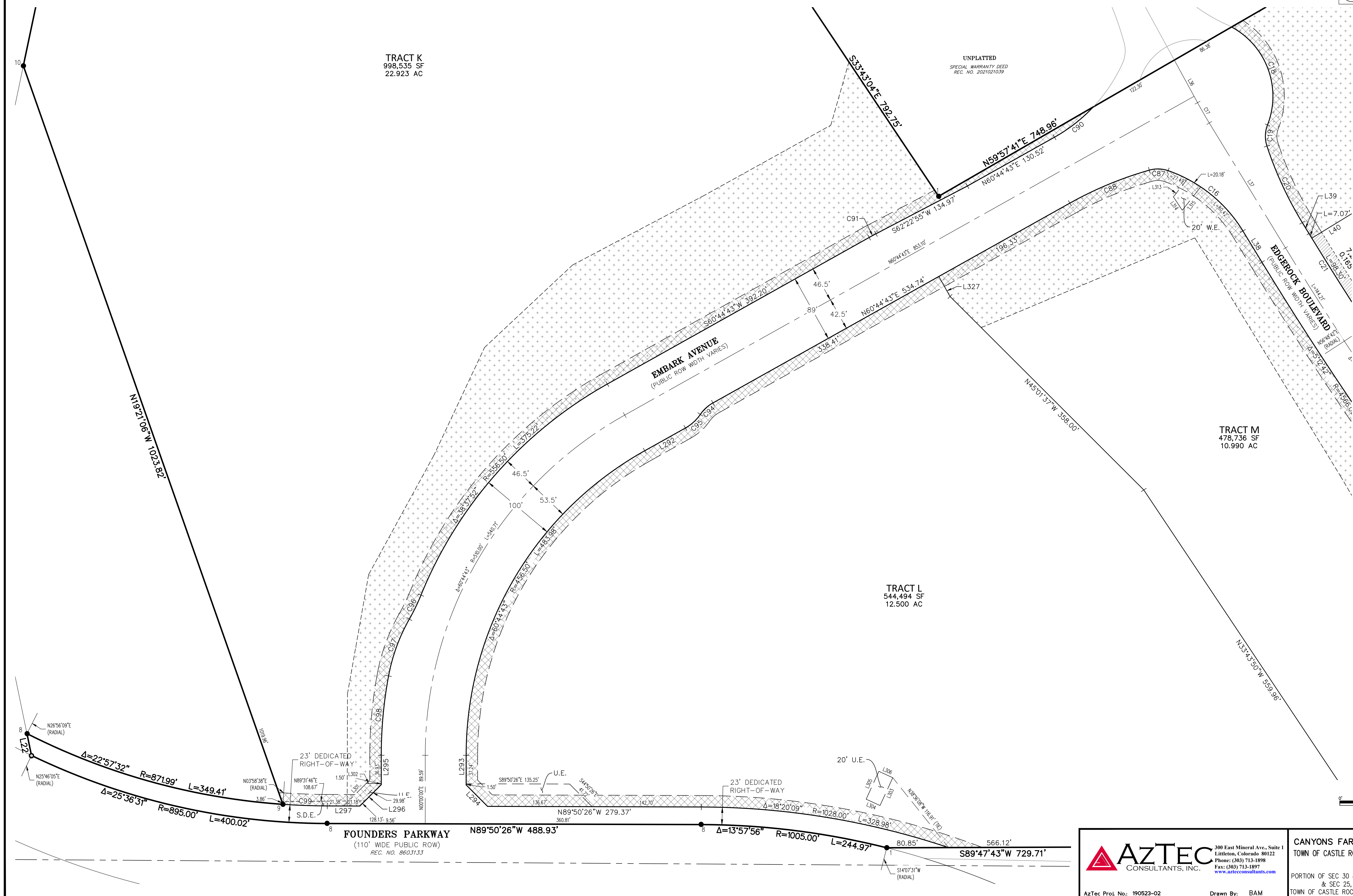
LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
	FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"
	FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOT ROW PLS 23521"
	FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"
	FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	(ROW) RIGHT-OF-WAY
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	VARIABLE WIDTH SLOPE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT (SEE SHEET 4 FOR DETAIL)
	U.E. UTILITY EASEMENT
	S.D.E. SIGHT DISTANCE EASEMENT
	W.E. WATER EASEMENT
	## BLOCK NUMBER

SEE SHEET 6



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

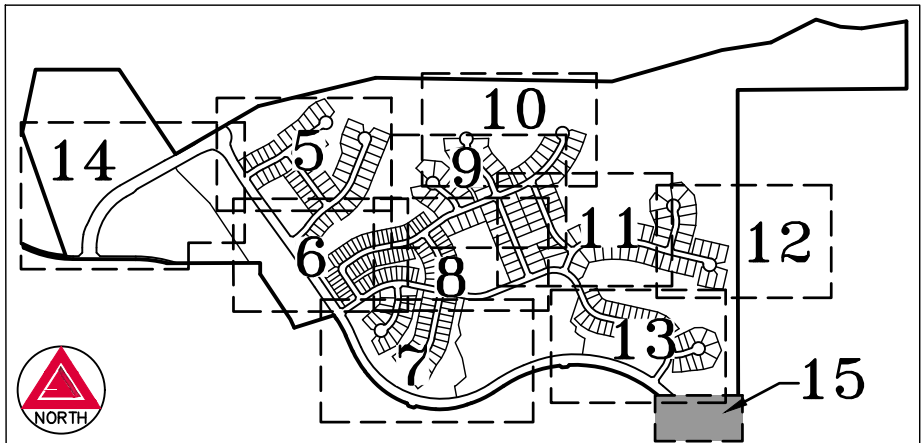


 Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Aztec Proj. No.: 190523-02 Drawn By: BAM	CANYONS FAR SOUTH FILING NO. 1 TOWN OF CASTLE ROCK PROJECT NO. PL24-0003		DATE OF PREPARATION:	03-25-2024
	PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO		SCALE:	1" = 60'
			SHEET 14 OF 16	

LINE LEGEND		
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	LOT/TRACT LINE	
	CENTERLINE	
	EASEMENT LINE	
	FLOOD PLAIN LINE	

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003



KEY MAP
SCALE: 1" = 1,500'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'56"E	525.32'
L2	S89°33'53"W	1319.46'
L3	S00°04'19"E	1325.27'
L4	S00°07'26"E	1289.64'
L5	S73°44'56"W	35.76'
L6	N50°42'47"W	264.87'
L7	S41°28'14"W	20.90'
L8	N50°12'36"W	20.90'
L9	S57°03'01"W	96.59'
L10	S60°08'21"W	21.25'
L11	N72°42'43"W	45.11'
L12	N27°24'56"W	21.92'
L13	N38°19'08"W	40.76'
L14	N24°13'28"W	131.22'
L15	N34°09'36"W	33.99'
L16	S72°31'31"W	324.63'
L17	N24°42'07"W	72.63'
L18	N33°43'04"W	424.15'
L19	N00°01'17"E	88.16'
L20	S89°47'43"W	729.71'
L21	N89°50'26"W	488.93'
L22	N11°42'14"W	29.21'
L23	N19°21'06"W	1023.82'
L24	N11°53'16"E	499.36'
L25	S90°00'00"E	653.56'
L26	S33°43'04"E	792.75'
L27	N59°57'41"E	748.96'
L28	N76°24'57"E	941.89'
L29	S89°06'00"E	1845.91'
L30	N74°02'37"E	891.67'
L31	N81°10'33"E	389.27'
L32	N63°07'04"E	395.45'
L33	S73°17'30"E	198.44'
L34	S85°55'00"E	165.86'
L35	N81°10'33"E	354.66'
L36	S28°36'33"E	63.39'
L37	S31°21'51"E	191.34'
L38	S31°21'51"E	47.81'
L39	S31°21'51"E	16.80'
L40	S58°32'44"W	63.71'
L41	S58°20'45"W	57.83'
L42	S62°22'57"W	53.58'
L43	S63°51'56"W	50.51'
L44	S61°29'35"W	49.34'
L45	S54°59'48"W	49.17'
L46	S78°08'47"E	21.09'
L47	S56°30'37"W	60.65'
L48	S11°28'16"W	21.20'
L49	S56°30'37"W	60.89'
L50	S55°05'30"W	64.86'
L51	S58°55'19"W	48.23'
L52	S62°43'44"W	50.91'
L53	S63°51'16"W	51.01'
L54	S60°18'02"W	59.38'
L55	S53°22'11"W	72.95'

LINE TABLE		
LINE	BEARING	LENGTH
L56	S53°22'11"W	9.35'
L57	S81°37'49"E	21.21'
L58	S08°22'11"W	21.21'
L59	S54°22'33"W	65.01'
L60	S68°12'12"W	72.41'
L61	S02°29'56"E	10.39'
L62	S37°36'29"W	57.94'
L63	S36°34'33"E	60.49'
L64	S08°22'11"W	21.22'
L65	S81°37'49"E	21.21'
L66	N53°22'11"E	26.81'
L67	N24°15'22"E	61.09'
L68	N10°49'49"W	77.39'
L69	N11°55'55"E	71.74'
L70	S40°41'53"E	19.85'
L71	N06°19'14"W	60.23'
L72	N40°41'45"E	61.05'
L73	N75°04'24"E	16.88'
L74	N67°57'41"W	27.50'
L75	N20°27'22"E	72.55'
L76	N29°34'33"E	83.59'
L77	N37°54'19"E	83.59'
L78	N46°14'06"E	83.59'
L79	N55°09'02"E	71.66'
L80	N47°51'22"E	47.37'
L81	N40°34'49"E	47.57'
L82	N37°01'00"E	51.05'
L83	N40°08'33"E	58.96'
L84	N46°26'35"E	59.00'
L85	N53°34'06"E	70.93'
L86	N08°57'44"E	21.43'
L87	N53°22'11"E	6.18'
L88	S81°08'36"E	21.03'
L89	N53°22'11"E	5.33'
L90	N38°07'41"E	56.40'
L91	N38°07'41"E	56.40'
L92	S36°34'33"E	60.49'
L93	S79°09'36"E	21.21'
L94	S10°50'24"W	21.21'
L95	N88°40'14"E	5.95'
L96	S76°54'29"E	26.66'
L97	S62°28'28"E	14.06'
L98	S78°58'07"W	36.43'
L99	S72°35'56"W	34.42'
L100	S60°30'12"W	35.33'
L101	S78°04'07"W	35.85'
L102	S71°25'52"W	35.18'
L103	S63°50'05"W	35.18'
L104	S56°58'49"W	35.77'
L105	S79°09'36"E	21.21'
L106	N55°50'24"E	60.97'
L107	N03°30'28"W	54.37'
L108	N05°32'56"E	49.32'
L109	S50°41'21"E	20.39'
L110	N03°30'28"W	55.44'

LINE TABLE		
LINE	BEARING	LENGTH
L111	N43°51'58"E	20.32'
L112	N03°30'28"W	55.29'
L113	N11°33'29"E	67.61'
L114	N11°33'29"E	67.61'
L115	N11°12'01"E	21.35'
L116	S83°07'04"E	26.63'
L117	S41°55'29"W	57.29'
L118	N09°19'00"E	30.70'
L119	S35°09'08"W	75.01'
L120	S22°16'36"W	75.01'
L121	S11°52'27"W	50.40'
L122	S24°22'11"W	43.81'
L123	S42°42'16"W	43.81'
L124	S87°27'01"E	28.10'
L125	S22°29'19"W	23.15'
L126	N37°15'33"W	27.50'
L127	N52°44'27"E	33.35'
L128	N26°00'08"E	66.86'
L129	N28°33'19"E	73.32'
L130	N37°10'08"E	67.72'
L131	N27°33'58"E	67.72'
L132	N17°57'47"E	67.72'
L133	N09°35'19"E	53.58'
L134	S68°26'25"W	61.60'
L135	S54°22'35"W	17.19'
L136	N80°37'25"W	21.21'
L137	N35°37'25"W	69.85'
L138	N23°16'22"W	54.62'
L139	S35°37'25"E	41.40'
L140	N31°23'45"W	40.72'
L141	N24°00'09"W	41.16'
L142	N16°34'08"W	41.16'
L143	N09°10'32"W	40.72'
L144	N01°49'22"W	40.72'
L145	S11°33'29"W	44.09'
L146	N55°25'25"E	20.79'
L147	S33°26'31"E	21.21'
L148	S11°33'29"W	13.07'
L149	N56°33'29"E	21.21'
L150	S34°28'06"E	21.59'
L151	N31°09'23"W	65.05'
L152	N35°37'25"W	69.85'
L153	S09°22'35"W	21.21'
L154	N35°37'25"W	62.57'
L155	N50°58'29"W	65.00'
L156	N57°38'18"W	65.46'
L157	N50°57'10"W	81.05'
L158	S68°11'07"W	25.01'
L159	S23°11'07"W	21.21'
L160	N21°48'53"W	6.60'
L161	N21°48'53"W	44.10'
L162	N21°48'53"W	6.60'
L163	N66°48'53"W	21.21'
L164	N66°48'53"W	21.21'
L165	S23°11'07"W	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L166	N23°11'07"E	21.21'
L167	S66°48'53"E	21.21'
L168	S68°11'07"W	89.85'
L169	N15°04'34"W	77.07'
L170	N11°53'44"W	63.38'
L171	N42°08'10"E	88.87'
L172	S50°58'29"E	81.91'
L173	S40°05'21"E	66.19'
L174	S42°27'00"E	67.49'
L175	S21°48'53"E	80.42'
L176	S21°48'53"E	75.00'
L177	S38°09'39"E	63.72'
L178	S41°48'53"E	65.00'
L179	S39°42'40"E	79.74'
L180	S29°31'14"E	91.05'
L181	S32°03'19"E	96.31'
L182	S06°53'49"E	95.87'
L183	S23°11'07"W	21.21'
L184	S21°48'53"E	77.23'
L185	S21°48'53"E	77.23'
L186	N66°48'53"W	21.21'
L187	N68°11'07"E	108.73'
L188	S68°11'07"W	108.73'
L189	S22°13'16"E	74.98'
L190	S26°12'10"E	92.39'
L191	S42°23'37"E	82.20'
L192	S41°48'53"E	65.00'
L193	S27°44'58"E	63.62'
L194	S03°08'28"W	58.97'
L195	N61°04'57"E	62.10'
L196	N54°38'20"E	62.10'
L197	N48°11'44"E	62.10'
L198	N41°45'07"E	62.10'
L199	N35°18'30"E	62.10'
L200	N28°51'54"E	62.10'
L201	N76°32'03"W	21.28'
L202	S33°44'16"E	23.42'
L203	N10°52'53"E	21.94'
L204	N45°16'53"W	34.05'
L205	N21°48'53"W	79.46'
L206	N78°21'52"E	38.01'
L207	N42°11'37"E	74.94'
L208	N37°08'38"E	74.94'
L209	N32°05'38"E	74.94'
L210	N27°02'39"E	74.94'
L211	N21°59'40"E	74.94'
L212	N18°22'06"E	67.32'
L213	S69°40'20"W	29.83'
L214	S71°42'34"E	27.50'
L215	N63°37'15"E	22.60'
L216	S22°29'19"W	83.23'
L217	N10°38'04"W	22.60'
L218	N51°46'00"W	71.35'
L219	N51°46'00"W	71.35'
L220	S87°06'04"W	22.60'

LINE TABLE		
LINE	BEARING	LENGTH
L221	N63°36'45"E	95.90'
L222	N78°56'26"E	87.29'
L223	N83°57'29"E	67.93'
L224	N86°05'01"E	72.35'
L225	N89°41'26"E	72.35'
L226	S86°42'09"E	72.35'
L227	S83°05'44"E	72.35'
L228	S79°29'22"E	72.35'
L229	S75°53'24"E	72.01'
L230	N02°11'50"W	89.49'
L231	N36°04'24"E	69.96'
L232	N61°05'46"E	20.86'
L233	S82°47'03"W	55.94'
L234	S82°47'03"W	55.94'
L235	S22°29'19"W	83.23'
L236	N18°38'37"W	22.60'
L237	N56°36'34"E	46.00'
L238	S87°08'39"W	63.13'
L239	N88°36'43"W	63.13'
L240	N84°22'04"W	63.13'
L241	N80°07'25"W	63.13'
L242	N75°52'46"W	63.13'
L243	N73°01'21"W	64.65'
L244	N71°11'24"W	65.20'
L245	N74°49'54"W	72.35'
L246	N78°30'59"W	65.84'
L247	S82°17'07"W	87.35'
L248	S10°48'59"E	74.79'
L249	N03°26'22"W	67.14'
L250	S04°10'51"W	96.79'
L251	S12°14'41"E	29.98'
L252	N12°14'41"W	29.98'
L253	S30°49'11"E	20.86'
L254	S45°52'04"W	24.92'
L255	N80°14'43"E	69.93'
L256	N72°44'13"W	94.65'
L257	S87°17'58"E	71.20'
L258	S78°32'28"E	65.03'
L259	N76°46'43"W	65.00'
L260	N72°12'25"E	15.00'
L261	S38°21'34"E	44.82'
L262	S13°13'17"W	27.50'
L263	S23°12'30"E	50.00'
L264	S30°53'36"E	39.67'
L265	S61°33'35"E	36.04'
L266	S77°59'09"E	61.83'
L267	S64°29'48"E	72.01'
L268	S52°10'30"E	72.01'
L269	S39°51'11"E	72.01'
L270	N46°14'29"W	61.41'
L271	S44°30'12"E	72.01'
L272	S56°49'30"E	72.01'
L273	S69°56'19"E	71.91'
L274	S79°12'34"E	53.54'
L275	S69°39'01"E	49.25'

LINE TABLE		
LINE	BEARING	LENGTH
L276	S41°53'38"E	40.45'
L277	S05°02'00"E	40.38'
L278	N79°24'28"E	21.50'
L279	S85°33'33"E	38.60'
L280	N44°25'37"W	22.60'
L281	S85°33'33"E	2.24'
L282	N71°20'30"E	65.71'
L283	S89°05'18"W	61.05'
L284	N75°51'15"E	73.03'
L285	N81°32'49"E	50.40'
L286	N85°58'42"E	51.68'
L287	N81°57'11"E	70.23'
L288	N88°17'33"E	72.01'
L289	N71°20'30"E	65.71'
L290	S85°33'33"E	2.24'
L291	N53°18'31"E	22.60'
L292	N60°44'43"E	60.93'
L293	N00°00'00"E	38.74'
L294	S44°55'13"E	39.65'
L295	S00°00'00"E	38.43'
L296	N45°04'47"E	39.54'
L297	N89°50'26"W	42.56'
L298	S73°44'56"W	56.58'
L299	N73°44'56"E	46.17'
L300	S08°32'51"E	21.68'
L301	N45°04'47"E	41.66'
L302	S89°50'26"E	19.68'
L303	S24°34'40"W	40.00'
L304	N65°26'58"W	20.00'
L305	S24°34'40"W	40.00'
L306	N65°26'58"W	20.00'
L307	N10°28'26"E	39.81'
L308	S79°31'34"E	20.00'
L309	S10°28'26"W	40.19'
L310	N33°29'19"E	38.64'
L311	N56°30'41"W	20.00'
L312	S33°29'19"W	39.47'
L313	N38°14'43"E	29.68'
L314	N33°43'30"W	21.03'
L315	S38°14'43"W	38.82'
L316	N53°22'11"E	91.89'
L317	N08°22'11"E	4.39'
L318	N53°22'11"E	10.61'
L319	S78°26'31"E	91.89'
L320	S33°26'31"E	4.39'
L321	S62°07'01"E	15.63'
L322	S85°14'00"W	15.63'
L323	S56°33'29"W	4.39'
L324	N78°26'31"W	91.89'
L325	S74°39'01"W	12.92'
L326	N10°17'36"E	39.86'
L327	N29°15'17"W	30.00'

CANYONS FAR SOUTH FILING NO. 1

TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
262.703 ACRES - 326 RESIDENTIAL LOTS - 15 TRACTS - PL24-0003

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
L500	N89°50'26"W	16.56'	L530	S44°03'56"W	126.59'	L560	N02°00'19"E	113.54'	L590	S87°52'54"E	69.31'	L620	N34°38'54"E	85.32'	L650	N44°37'02"E	50.87'	L680	S63°42'39"W	109.82'	L710	S51°37'17"W	180.54'	L740	N88°07'34"W	139.05'	L770	S01°05'29"W	33.29'	L501	S00°09'34"W	146.70'	L531	N85°24'04"W	55.25'	L561	N63°57'31"E	200.59'	L591	S33°53'12"E	71.86'	L621	N51°31'28"E	183.83'	L651	N30°22'47"W	30.05'	L681	N89°37'38"W	83.11'	L711	S23°04'27"W	193.81'	L741	N37°10'21"W	117.93'	L771	S29°51'46"E	81.51'	L502	S10°03'17"W	158.34'	L532	N56°09'08"W	99.46'	L562	N13°28'30"E	88.33'	L592	S86°56'58"E	80.98'	L622	N06°49'07"W	84.31'	L652	N09°20'29"E	35.62'	L682	N02°41'00"E	63.88'	L712	S30°24'48"E	181.70'	L742	N47°18'57"W	20.32'	L772	S60°08'14"W	45.35'	L503	S28°40'11"W	178.01'	L533	S28°07'57"W	136.73'	L563	N87°49'13"E	40.31'	L593	N26°40'39"E	95.69'	L623	S72°58'09"E	347.73'	L653	N31°36'08"E	35.68'	L683	N25°52'50"W	39.66'	L713	N59°18'43"E	157.18'	L743	N24°15'27"E	69.89'	L773	N86°06'13"W	175.15'	L504	S25°09'05"W	155.65'	L534	S60°39'34"W	80.25'	L564	S61°55'16"E	91.75'	L594	S00°03'56"E	168.20'	L624	N75°24'40"E	104.93'	L654	N31°28'08"W	30.96'	L684	N70°44'46"W	104.44'	L714	N29°23'01"E	139.17'	L744	N23°35'57"E	89.17'	L774	S11°07'52"E	142.58'	L505	S46°51'12"W	157.63'	L535	N76°24'57"E	289.12'	L565	N64°11'54"E	88.26'	L595	S00°03'56"E	339.91'	L625	S54°47'37"E	233.04'	L655	N27°21'56"W	87.10'	L685	S89°43'28"W	122.69'	L715	N36°37'23"E	177.50'	L745	S89°55'45"E	16.56'	L775	S70°31'24"E	183.27'	L506	S62°06'53"W	194.91'	L536	N62°08'25"W	152.11'	L566	N14°50'09"E	45.32'	L596	N60°55'10"E	41.05'	L626	S33°01'56"E	31.43'	L656	S84°16'39"W	112.45'	L686	S68°38'00"W	148.56'	L716	S66°48'05"E	166.47'	L746	N76°20'40"E	71.17'	L776	S00°00'00"E	14.20'	L507	S60°59'06"W	189.04'	L537	S69°35'14"W	172.13'	L567	N54°52'48"E	53.67'	L597	S86°12'18"E	108.13'	L627	N09°12'44"E	94.95'	L657	N00°07'26"W	387.15'	L687	S42°32'12"W	128.13'	L717	S22°07'52"E	177.02'	L747	N12°22'49"E	151.17'	L777	S71°25'39"W	113.03'	L508	S15°57'53"W	86.11'	L538	S82°28'10"W	106.17'	L568	S63°20'44"E	81.03'	L598	S64°28'30"E	96.52'	L628	N59°21'58"W	31.21'	L658	N66°17'15"E	260.82'	L688	N85°57'14"W	271.88'	L718	N77°13'42"W	99.62'	L748	S85°33'35"E	266.99'	L778	S71°44'37"E	68.50'	L509	S33°43'04"E	211.25'	L539	N60°02'30"W	174.19'	L569	N00°24'04"E	62.37'	L599	N59°54'33"E	108.69'	L629	N16°45'02"W	30.23'	L659	N85°16'33"E	264.75'	L689	N11°09'16"W	133.96'	L719	N38°59'39"W	87.57'	L749	S00°06'44"E	161.98'	L779	S82°22'21"E	103.74'	L510	N45°01'37"W	300.40'	L540	N56°54'10"E	112.63'	L570	N63°54'42"W	87.05'	L600	S73°09'11"E	104.78'	L630	N19°09'46"E	33.22'	L660	S45°14'21"E	91.06'	L690	N36°54'49"W	336.01'	L720	N75°35'40"W	21.51'	L750	N89°53'16"E	54.53'	L780	S82°22'57"E	193.26'	L511	N67°12'34"E	302.90'	L541	S60°47'23"E	84.14'	L571	N74°02'37"E	327.56'	L601	N28°01'05"E	196.31'	L631	N63°57'33"W	52.33'	L661	S43°54'14"W	62.25'	L691	N16°26'12"W	157.66'	L721	S62°10'10"W	40.48'	L751	N00°06'44"W	174.25'	L781	S64°13'35"W	104.58'	L512	S31°25'48"E	367.77'	L542	N31°03'04"E	136.44'	L572	S15°57'23"E	80.04'	L602	N40°35'29"E	135.75'	L632	N39°41'06"W	57.70'	L662	S35°07'38"W	51.49'	L692	N70°59'31"E	148.85'	L722	N84°49'24"W	117.19'	L752	N82°31'01"E	148.42'	L782	S31°09'28"W	55.16'	L513	S30°05'43"E	198.06'	L543	N71°48'50"E	61.15'	L573	N74°02'37"E	75.00'	L603	N81°01'53"E	490.54'	L633	N20°28'59"W	177.89'	L663	S55°18'28"W	53.48'	L693	N56°13'30"E	51.64'	L723	S78°20'07"W	186.46'	L753	N53°54'12"E	69.61'	L783	S04°59'50"W	91.94'	L514	S37°35'39"E	206.63'	L544	S89°06'00"E	439.97'	L574	N15°57'23"W	80.04'	L604	S89°33'53"W	1090.71'	L634	N01°54'49"E	181.47'	L664	N61°52'56"W	198.05'	L694	N28°02'30"W	63.04'	L724	N19°11'53"E	122.84'	L754	N27°00'39"E	74.01'	L784	S47°15'19"W	73.73'	L515	S38°14'10"E	94.30'	L545	S15°45'49"E	38.28'	L575	N74°02'37"E	75.00'	L605	N74°12'40"W	246.93'	L635	N13°08'28"E	82.02'	L665	N29°10'49"W	76.03'	L695	N42°20'48"E	169.77'	L725	S26°05'48"E	132.83'	L755	N15°01'21"E	40.37'	L785	S18°31'48"W	64.51'	L516	S13°38'12"E	52.76'	L546	S62°17'57"E	89.70'	L576	S63°07'04"W	321.09'	L606	S48°52'49"W	90.72'	L636	N62°33'50"W	71.51'	L666	N16°17'17"W	89.32'	L696	N44°54'11"E	28.10'	L726	S63°59'00"E	95.60'	L756	N73°38'08"E	100.13'	L786	S26°08'16"E	56.72'	L517	S41°48'54"E	85.70'	L547	S25°07'23"E	96.99'	L577	S04°22'01"E	66.36'	L607	S70°18'12"E	94.93'	L637	N20°30'27"E	155.55'	L667	N67°53'34"W	142.53'	L697	N42°10'48"W	209.15'	L727	N90°00'00"E	163.23'	L757	S62°19'07"E	36.16'	L787	S01°38'35"W	89.38'	L518	S63°13'11"W	44.95'	L548	S62°18'52"E	33.42'	L578	S62°59'25"W	60.70'	L608	S33°20'42"E	160.68'	L638	S73°57'14"E	92.90'	L668	S69°15'08"W	169.27'	L698	N49°35'51"E	323.61'	L728	S72°40'08"E	191.64'	L758	S14°44'52"E	68.51'	L788	N62°35'12"W	95.99'	L519	S86°29'07"W	61.41'	L549	N62°39'10"E	73.65'	L579	N88°29'04"W	102.08'	L609	S16°48'22"E	199.60'	L639	S80°09'29"E	33.99'	L669	S76°25'31"W	171.64'	L699	N26°13'22"W	93.29'	L729	N90°00'00"E	122.30'	L759	S29°25'41"E	62.60'	L789	N13°32'38"W	133.22'	L520	S56°16'58"W	108.82'	L550	N34°38'42"E	173.76'	L580	S06°33'10"W	24.10'	L610	S45°38'45"E	99.40'	L640	N90°00'00"E	33.76'	L670	N33°42'34"W	42.19'	L700	N17°55'01"E	92.64'	L730	S42°52'03"E	76.51'	L760	S12°01'32"W	35.00'	L790	N18°14'03"E	136.75'	L521	S33°43'04"E	142.27'	L551	S89°06'00"E	325.15'	L581	S40°26'43"E	36.82'	L611	N00°04'19"W	419.26'	L641	N55°56'30"E	82.29'	L671	N46°59'49"E	72.93'	L701	N29°04'43"W	41.76'	L731	N53°51'00"E	113.91'	L761	S55°15'07"W	56.73'	L522	S56°16'58"W	100.72'	L552	S62°41'15"E	279.61'	L582	S65°55'10"E	36.16'	L612	S00°04'19"E	820.59'	L642	N23°26'25"E	151.26'	L672	N38°05'12"E	257.44'	L702	N61°11'19"W	274.28'	L732	S09°47'56"E	71.26'	L762	S22°20'38"W	75.90'	L523	S50°49'32"W	118.21'	L553	S07°06'47"E	58.97'	L583	S30°40'59"E	84.82'	L613	S63°35'25"E	163.73'	L643	N72°50'12"W	75.20'	L673	N18°16'26"E	307.99'	L703	N89°47'01"W	57.15'	L733	S65°37'15"W	227.64'	L763	S25°09'57"W	92.46'	L524	S30°19'39"E	125.83'	L554	S10°35'40"W	85.16'	L584	N53°11'08"E	108.70'	L614	S21°58'31"E	324.61'	L644	N68°40'55"W	156.94'	L674	N43°21'39"E	156.22'	L704	S19°03'30"W	115.49'	L734	N69°59'12"W	138.76'	L764	S66°05'31"W	76.65'	L525	S29°10'47"E	157.40'	L555	S69°07'08"E	86.77'	L585	S50°52'24"E	183.97'	L615	S62°16'59"E	12.39'	L645	N61°01'18"W	147.20'	L675	N11°17'41"W	119.94'	L705	S56°32'07"W	385.90'	L735	N90°00'00"W	42.45'	L765	S44°47'14"W	116.13'	L526	S33°27'03"E	96.08'	L556	N63°34'47"E	110.51'	L586	N75°44'41"E	211.80'	L616	N83°44'41"E	137.29'	L646	S00°07'26"E	598.13'	L676	S69°48'40"W	66.70'	L706	N35°28'45"W	414.20'	L736	N30°22'34"W	166.90'	L766	S84°18'24"W	115.03'	L527	N72°31'31"E	106.49'	L557	S71°47'51"E	47.98'	L587	N23°35'53"E	269.33'	L617	S55°14'31"E	58.41'	L647	S00°07'26"E	172.10'	L677	N63°58'22"W	123.36'	L707	S65°35'55"W	366.19'	L737	N90°00'00"W	55.08'	L767	S25°30'50"W	100.96'	L528	N59°57'41"E	225.00'	L558	N37°07'55"E	55.53'	L588	N61°53'39"E	130.89'	L618	N57°06'46"E	217.95'	L648	N22°57'01"E	106.25'	L678	S40°48'27"W	204.72'	L708	S09°05'24"W	106.63'	L738	S20°14'43"W	96.39'	L768	S82°12'19"W	77.13'	L529	N09°12'41"W	78.20'	L559	N73°35'45"E	41.09'	L589	N81°10'33"E	118.74'	L619	N14°38'55"E	47.71'	L649	N49°28'14"E	106.32'	L679	N71°08'59"W	138.23'	L709	S74°35'27"W	82.03'	L739	N80°01'05"W	72.86'	L769	S48°38'58"W	49.42'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 AzTec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS FAR SOUTH FILING NO. 1		DATE OF PREPARATION:	03-25-2024
	TOWN OF CASTLE ROCK PROJECT NO. PL24-0003		SCALE:	N/A
	PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO		SHEET 16 OF 16	