

# 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 – 14 TRACTS SB\_\_\_\_\_–\_\_\_\_\_

## LEGAL DESCRIPTION

SEE SHEET 2

## DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANYONS FAR SOUTH FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE 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. EMBARK AVENUE, EDGEROCK BOULEVARD, SEEKER PLACE, UPHILL LANE, CLOUDSCAPE POINT, SOLACE AVENUE, DAPHINE STREET, DAYLILY COURT, ELEVATE COURT, ELEVATE LANE, CAPER LANE, RESPIRE POINT, PRISM POINT, UPSIDE COURT, ROVE WAY, ROVE LANE AND PRIVET POINT, RIGHTS-OF-WAYS AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF CASTLE ROCK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, SIGHT DISTANCE EASEMENTS, SLOPE EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS ARE DEDICATED AND CONVEYED TO THE TOWN OF CASTLE ROCK, COLORADO, FOR PUBLIC USES AND PURPOSES.

## OWNER:

CANYONS SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: HT CANYONS SOUTH DEVELOPMENT LLC, ITS GENERAL PARTNER

BY: HT CANYONS SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS SOUTH LLC, ITS GENERAL PARTNER

BY: HINES CANYONS SOUTH ASSOCIATES LP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: ROBERT W. WITTE  
TITLE: SENIOR MANAGING DIRECTOR

STATE OF TEXAS )  
COUNTY OF DALLAS ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ROBERT W. WITTE, THE SENIOR MANAGING DIRECTOR OF HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF HINES CANYONS SOUTH ASSOCIATES LP, AS SOLE MEMBER OF HINES CANYONS SOUTH LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LP, AS SOLE MEMBER OF HT CANYONS SOUTH DEVELOPMENT LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH DEVELOPMENT LP, ON BEHALF OF SAID ENTITIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

## BENEFICIARY OF DEED OF TRUST:

CENTENNIAL LOAN STAR LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ TITLE \_\_\_\_\_

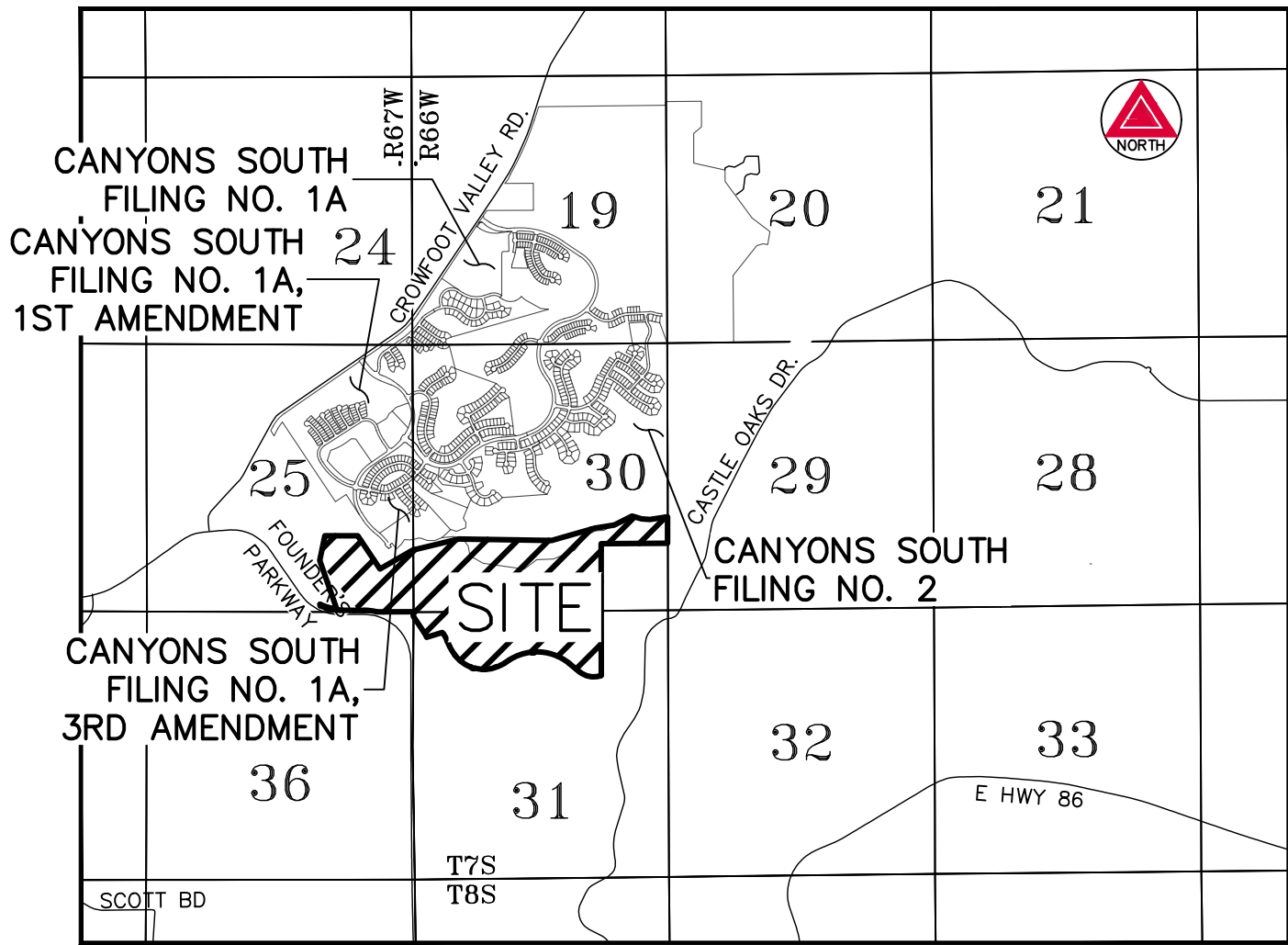
STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_, AS \_\_\_\_\_ OF CENTENNIAL LOAN STAR LLC, A TEXAS LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC OF TEXAS



## VICINITY MAP

SCALE 1" = 3500'

## ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A, I, J, K AND M ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE TOWN OF CASTLE ROCK, ACCEPTANCE OF TRAILS, STORM SEWER STRUCTURES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, NON EXCLUSIVE UTILITY EASEMENTS ACROSS THE TRACTS.

TOWN OF CASTLE ROCK

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

TOWN OF CASTLE ROCK

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY REPUBLIC \_\_\_\_\_

## SHEET INDEX

SHEET 1 COVER SHEET, SIGNATURES  
SHEET 2 LEGAL DESCRIPTION, GENERAL NOTES, TRACT & LAND SUMMARY TABLES  
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SHEET 4 OVERALL LAYOUT  
SHEETS 5-14 LOT DETAILS  
SHEET 15 LINE & CURVE TABLES

## TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) IS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON

TITLE COMMITMENT NO. 100–N0042283–020–LM1, AMENDMENT NO. 6

FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_, AS \_\_\_\_\_ OF \_\_\_\_\_

FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY REPUBLIC \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, MICHAEL J. NOFFSINGER, 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 ON MARCH 31, 2023 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID 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 APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR REVIEW

MICHAEL J. NOFFSINGER  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 38367  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

## 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

## 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

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_\_\_ A.D. AT \_\_\_\_\_ A.M./P.M. AND WAS RECORDED AT \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_  
DOUGLAS COUNTY CLERK AND RECORDER



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

SCALE: N/A

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

SHEET 1 OF 15

LAST REVISED: 3/6/2025

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 – 14 TRACTS SB-----

## 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 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'48", AN ARC LENGTH OF 193.26 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 61°03'56", AN ARC LENGTH OF 33.41 FEET HAVING A RADIUS OF 61.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°03'56", AN ARC LENGTH OF 250.55 FEET HAVING A RADIUS OF 76.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 153.81 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 72°42'43" WEST, A DISTANCE OF 18.44 FEET TO THE POINT OF SAID CURVE BEARS SOUTH 09°56'08" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 686.00 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;

## LEGAL DESCRIPTION

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:

CORE will require the following language be added to the plat notes.

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, 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.

- 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-LMI, 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.
- A MINIMUM OF 1-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.
- TRACTS A, J, K, & M SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK FOR OPEN SPACE AND PUBLIC ACCESS.
- TRACT B SHALL BE OWNED AND MAINTAINED BY VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PARK AND PUBLIC ACCESS.
- TRACTS C, D, F, G, H AND N SHALL BE OWNED AND MAINTAINED BY VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PUBLIC ACCESS.
- TRACTS E SHALL BE OWNED AND MAINTAINED BY VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR AMENITY CENTER, PARK AND PUBLIC ACCESS.
- TRACT I SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK, FOR PARK AND PUBLIC ACCESS.
- TRACT L SHALL BE OWNED AND MAINTAINED BY HT CANYONS SOUTH DEVELOPMENT LLC, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES.
- 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. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF THE TOWN OF CASTLE ROCK, THEN THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE THE TOWN OF CASTLE ROCK SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE THE TOWN OF CASTLE ROCK WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY THE TOWN OF CASTLE ROCK.
- 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.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRoACH INTO UTILITY EASEMENTS.
- SLOPE EASEMENTS AS SHOWN ON THE PLAT HEREIN ALLOW FOR LAND DISTURBANCE WITHIN TOWN OF CASTLE ROCK PLD AND/OR OPEN SPACE PROPERTY. WITH RESPECT TO ENGINEERED (GRADED) SLOPES WITHIN SUCH SLOPE EASEMENTS THAT: (1) EXCEED 8:1; (2) ARE CONSTRUCTED BY DEVELOPER; AND (3) DIRECT RUNOFF TOWARDS RESIDENTIAL NEIGHBORHOODS (FOR THE AVOIDANCE OF DOUBT, CRITERIA (1)-(3) MUST ALL BE SATISFIED), THE METRO DISTRICT IS RESPONSIBLE FOR PERPETUAL MAINTENANCE OF SUCH ENGINEERED SLOPES CONSTRUCTED ON TOWN-OWNED PROPERTY WITH RESPECT TO DEGRADATION OF SUCH SLOPES. THIS INCLUDES MAINTENANCE OF MINIMUM NATIVE GRASS COVER AND REPAIR OF RILL AND GULLY EROSION IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL MANUAL, AS AMENDED, THE METRO DISTRICT SHALL CONDUCT PERIODIC INSPECTIONS OF SUCH THE EASEMENT AREA THROUGHOUT THE YEAR AND AFTER MAJOR RAIN AND SNOW EVENTS TO ADDRESS ANY BARE AREAS OR VISIBLE SOIL EROSION. IF ADDITIONAL LAND DISTURBANCE OCCURS IN SUCH AREAS AFTER PLATTING, ADDITIONAL SLOPE EASEMENTS SHALL BE REQUIRED BY SEPARATE DOCUMENT.

| 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 "CDOOT ROW PLS 23521"   |
| 1      | FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"           | 9        | FOUND NO. 4 REBAR WITH 3/4" YELLOW PLASTIC CAP STAMPED "WSSI PLS 28516"    |
| 2      | FOUND NO. 5 REBAR WITH NO CAP                                                  | 10       | FOUND NO. 3 REBAR WITH NO CAP                                              |
| 3      | FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE                   | 11       | FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 34977"      |
| 4      | FOUND NO. 4 REBAR WITH 3/4" RED PLASTIC CAP STAMPED "WSSI PLS 23524"           | (ROW)    | RIGHT-OF-WAY                                                               |
| 5      | FOUND NO. 4 REBAR WITH NO CAP                                                  | P.S.CO.  | PUBLIC SERVICE COMPANY OF COLORADO                                         |
| 6      | FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE                   | 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     | OPEN SPACE<br>PUBLIC ACCESS             | TOWN OF<br>CASTLE ROCK | TOWN OF<br>CASTLE ROCK |
| TRACT B             | 103,448      | 2.375       | PARK<br>PUBLIC ACCESS                   | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TRACT C             | 2,833        | 0.065       | OPEN SPACE<br>PUBLIC ACCESS             | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TRACT D             | 8,454        | 0.194       | OPEN SPACE<br>PUBLIC ACCESS             | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TRACT E             | 173,001      | 3.972       | AMENITY CENTER, PARK<br>& PUBLIC ACCESS | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TRACT F             | 12,558       | 0.288       | OPEN SPACE<br>PUBLIC ACCESS             | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TRACT G             | 25,866       | 0.594       | OPEN SPACE<br>PUBLIC ACCESS             | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TRACT H             | 258,822      | 5.942       | OPEN SPACE<br>PUBLIC ACCESS             | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TRACT I             | 601,156      | 13.801      | PARK<br>PUBLIC ACCESS                   | TOWN OF<br>CASTLE ROCK | TOWN OF<br>CASTLE ROCK |
| TRACT J             | 142,007      | 3.260       | OPEN SPACE<br>PUBLIC ACCESS             | TOWN OF<br>CASTLE ROCK | TOWN OF<br>CASTLE ROCK |
| TRACT K             | 998,765      | 22.928      | OPEN SPACE<br>PUBLIC ACCESS             | TOWN OF<br>CASTLE ROCK | TOWN OF<br>CASTLE ROCK |
| TRACT L             | 514,709      | 11.816      | COMMERCIAL                              | HT CANYONS LLC         | HT CANYONS LLC         |
| TRACT M             | 508,751      | 11.679      | OPEN SPACE<br>PUBLIC ACCESS             | TOWN OF<br>CASTLE ROCK | TOWN OF<br>CASTLE ROCK |
| TRACT N             | 33,973       | 0.780       | OPEN SPACE<br>PUBLIC ACCESS             | VWMD NO.1, 2, & 3      | VWMD NO.1, 2, & 3      |
| TOTAL               | 7,839,443    | 179.969     |                                         |                        |                        |

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) | 2,362,010  | 54.224    | 21%             |
| TRACTS (14)            | 7,839,443  | 179.969   | 68%             |
| ROW                    | 1,241,875  | 28.510    | 11%             |
| TOTALS                 | 11,443,328 | 262.703   | 100%            |

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

CANYONS FAR SOUTH FILING NO. 1

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

DATE OF PREPARATION: 03-25-2024

SCALE: N/A

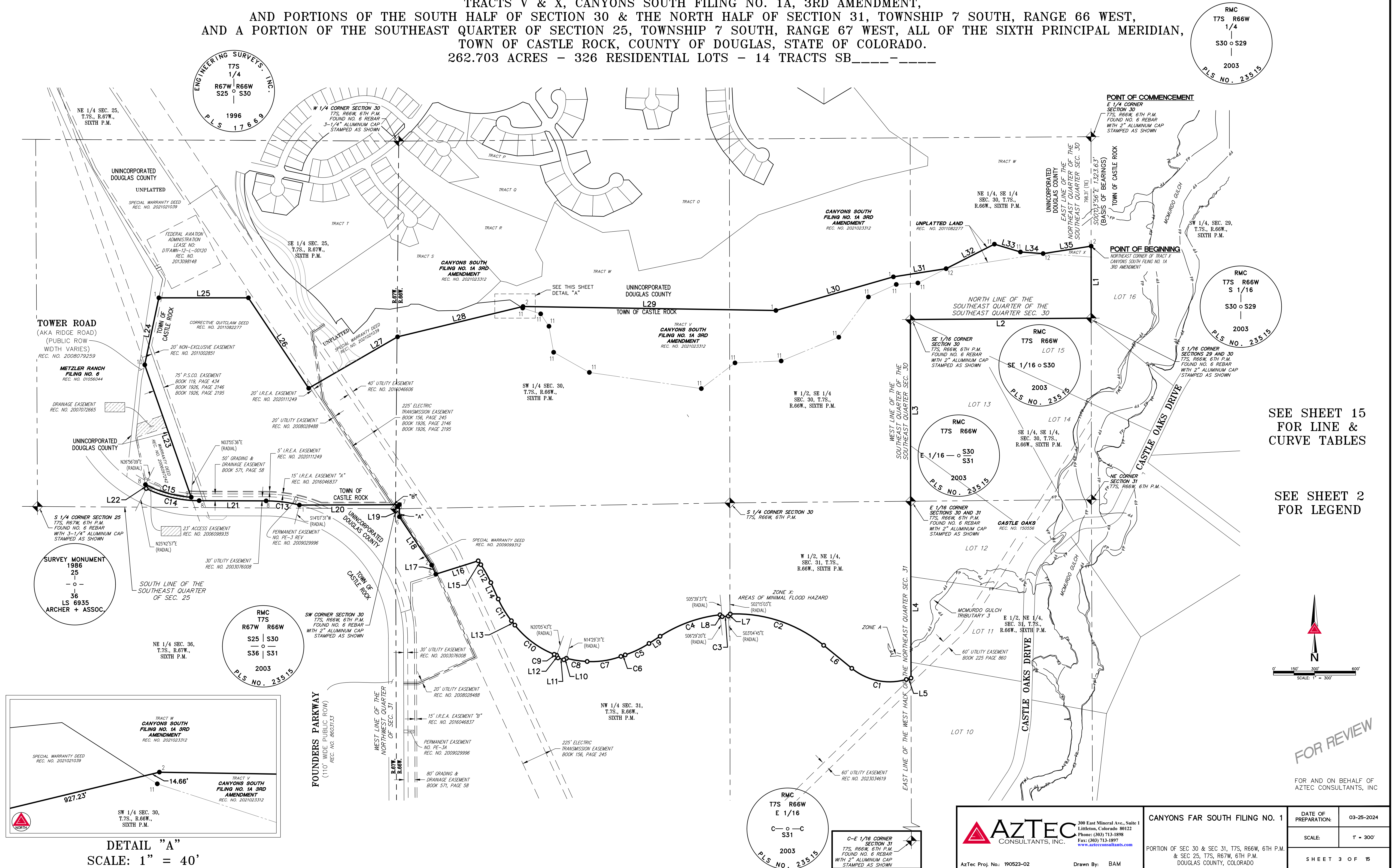
SHEET 2 OF 15

AzTec Proj. No.: 190523-02

Drawn By: BAM



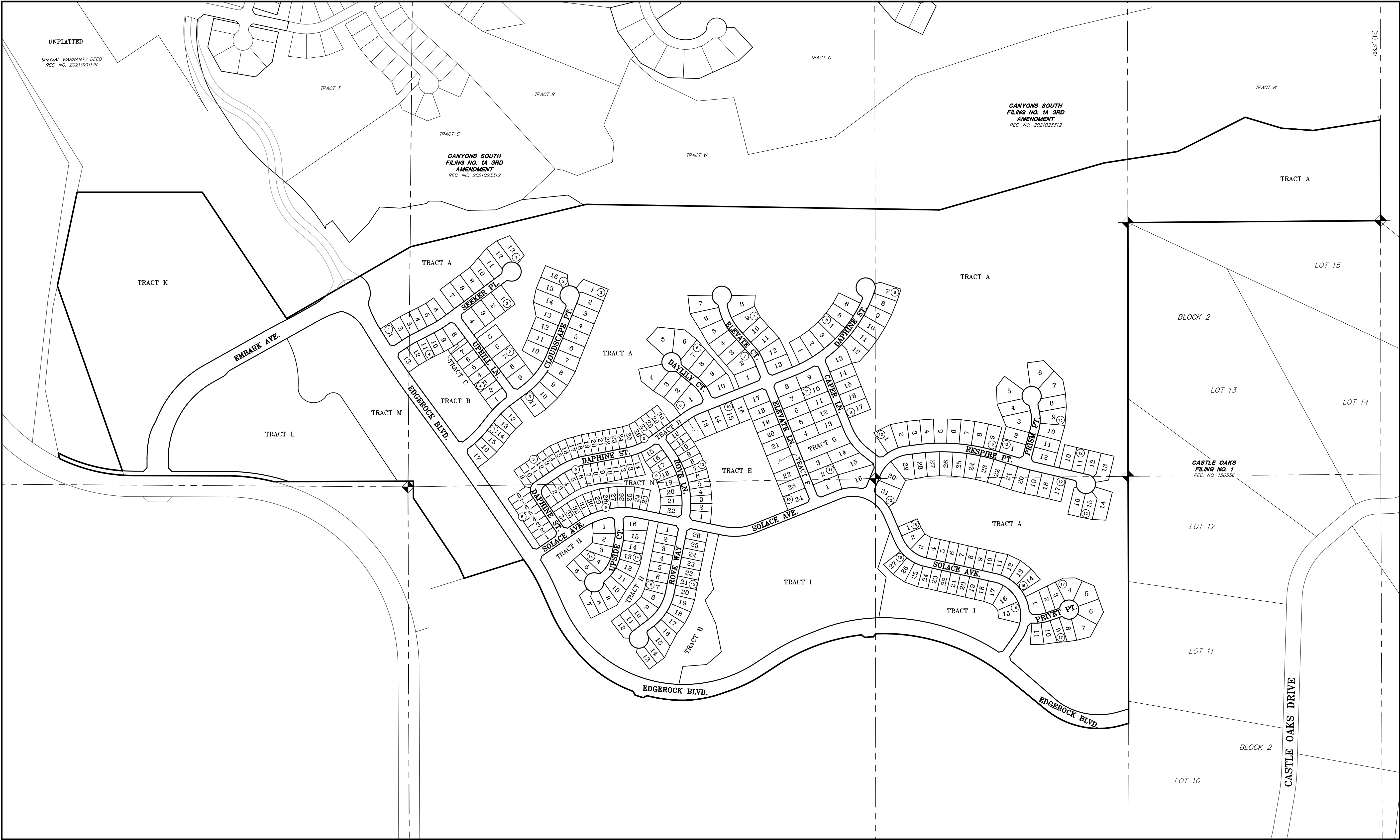
TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT,  
AND PORTIONS OF THE SOUTH HALF OF SECTION 30 & THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST,  
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
262.703 ACRES - 326 RESIDENTIAL LOTS - 14 TRACTS SB\_\_\_\_-\_\_\_\_





# 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 - 14 TRACTS SB-----



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  
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AzTec Proj. No.: 190523-02

Drawn By: BAM

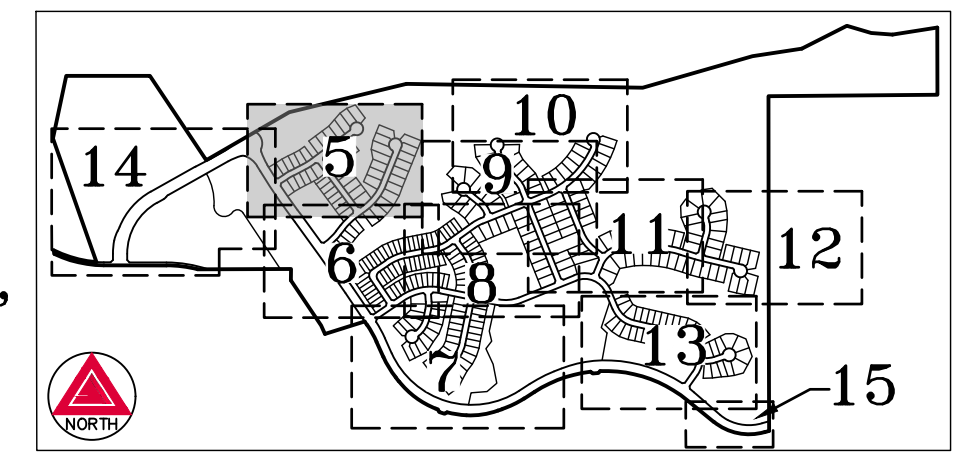
CANYONS FAR SOUTH FILING NO. 1  
PORTION OF SEC. 30 & SEC. 31, T7S, R66W, 6TH P.M.  
& SEC. 25, T7S, R67W, 6TH P.M.  
DOUGLAS COUNTY, COLORADO

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 03-25-2024 |
| SCALE:               | 1" = 250'  |
| SHEET 4 OF 15        |            |



# 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 - 14 TRACTS SB-----

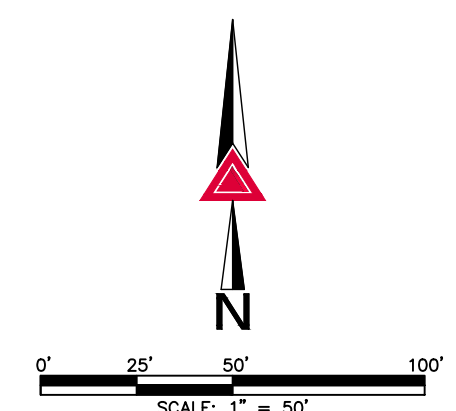


KEY MAP  
SCALE: 1" = 1,500'



SEE SHEET 15  
FOR LINE &  
CURVE TABLES

| 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 "CDOOT 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.)                                                    |
|        | U.E. UTILITY 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                                                                         |  | DATE OF PREPARATION: | 03-25-2024 |
| PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO |  | SCALE:               | 1" = 50'   |
| SHEET 5 OF 15                                                                                          |  |                      |            |



# 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 - 14 TRACTS SB-----

SEE SHEET 5

SEE SHEET 5

TRACT B  
103,448 SF  
2.375 AC

TRACT A  
4,455,100 SF  
102.275 AC

TRACT M  
508,751 SF  
11.679 AC

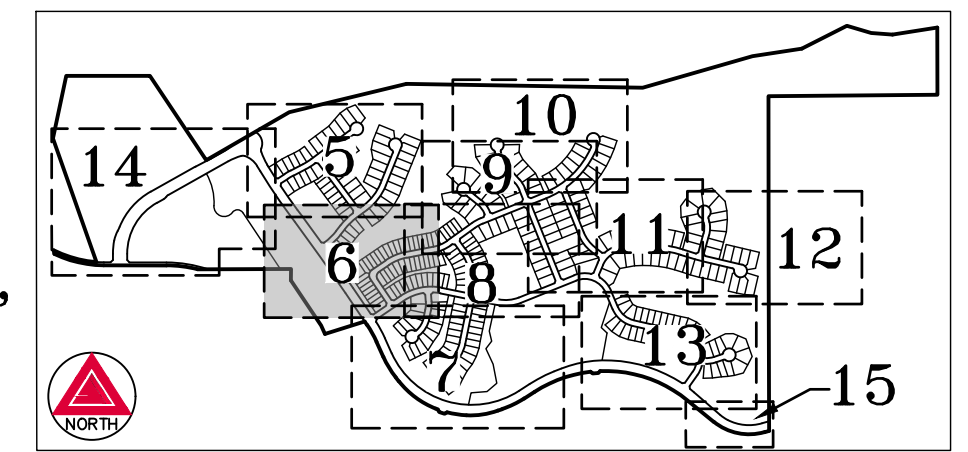
TRACT A  
4,455,100 SF  
102.275 AC

TRACT H  
258,822 SF  
5.942 AC

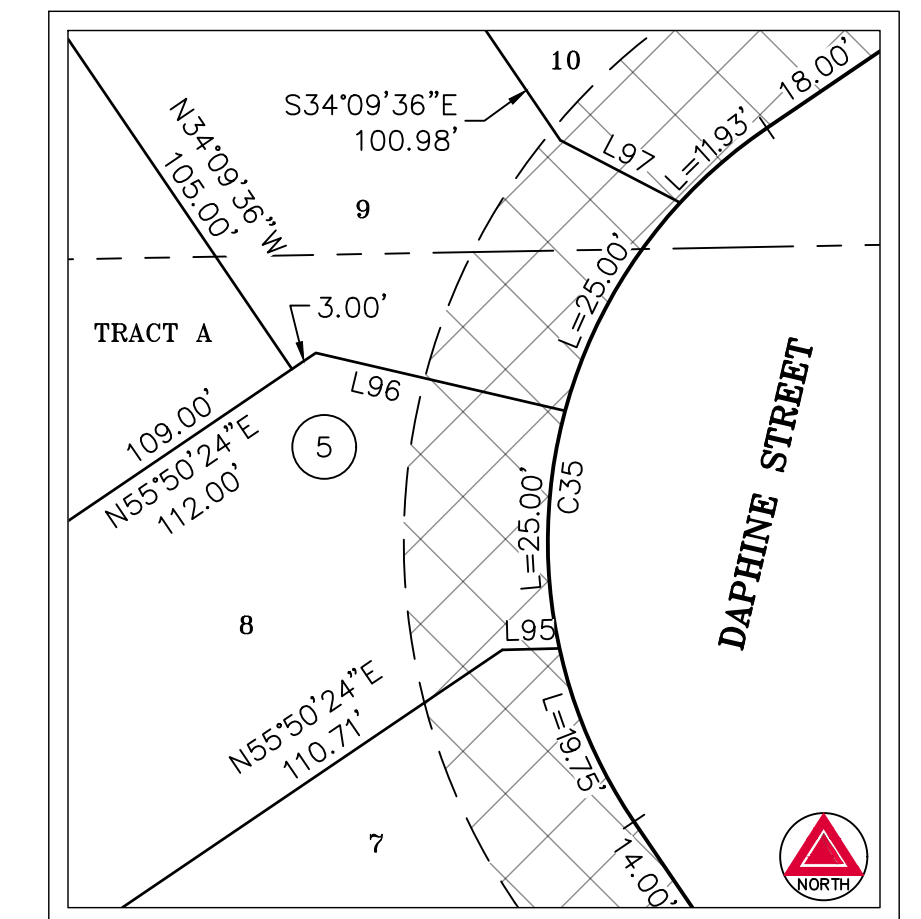
SW CORNER SECTION 30  
T7S, R66W, 6TH P.M.  
FOUND NO. 6 REBAR  
WITH 2" ALUMINUM CAP  
STAMPED AS SHOWN

RMC  
T7S  
R67W R66W  
S25 | S30  
S36 | S31  
2003  
PLS. NO. 23515

SPECIAL WARRANTY DEED  
REC. NO. 2009099312



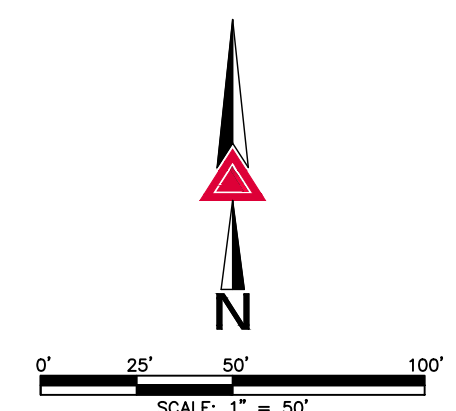
KEY MAP  
SCALE: 1" = 1,500'



DETAIL "B"  
SCALE: 1" = 20'

SEE SHEET 15  
FOR LINE &  
CURVE TABLES

| 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.)                                                    |
|        | U.E. UTILITY EASEMENT                                                          |
|        | ## BLOCK NUMBER                                                                |



FOR REVIEW

FOR AND ON BEHALF OF  
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AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1

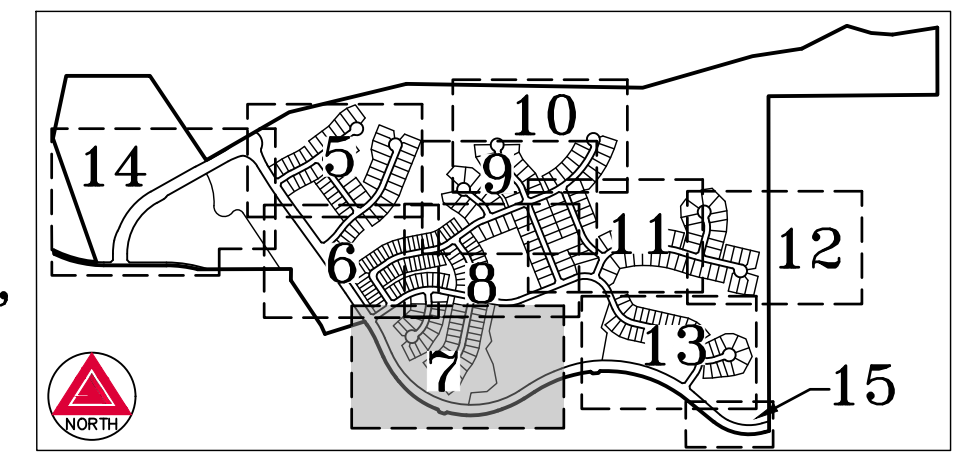
DATE OF PREPARATION: 03-25-2024  
SCALE: 1" = 50'  
SHEET 6 OF 15

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

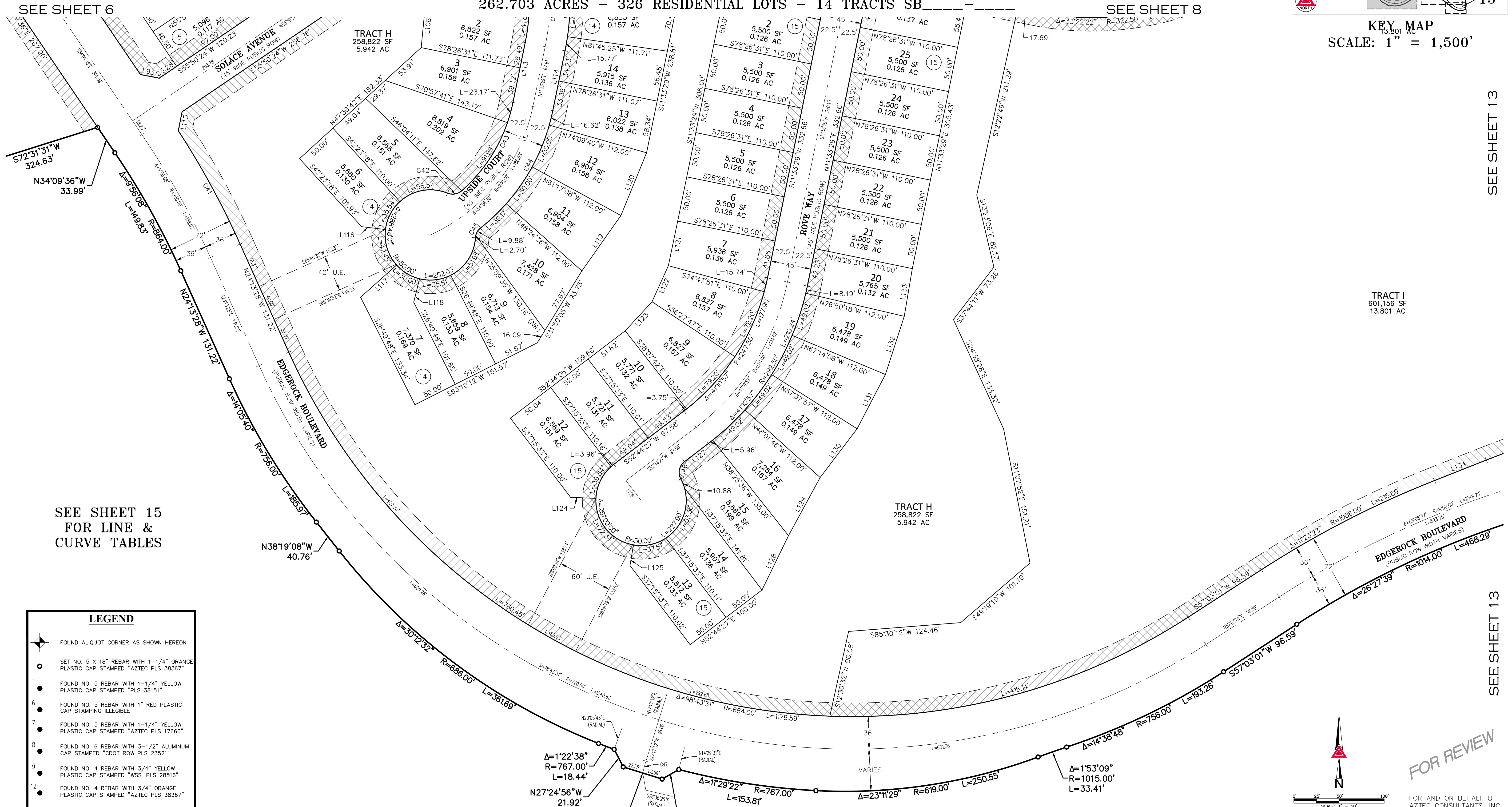


# CANYONS FAR SOUTH FILING NO. 1

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 - 14 TRACTS SB



KEY MAP  
SCALE: 1" = 1,500'



SEE SHEET 15  
FOR LINE &  
CURVE TABLES

## 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.)
- UTILITY EASEMENT
- BLOCK NUMBER

FOR REVIEW



AzTec Proj. No.: 190523-02

Drawn By: BAM

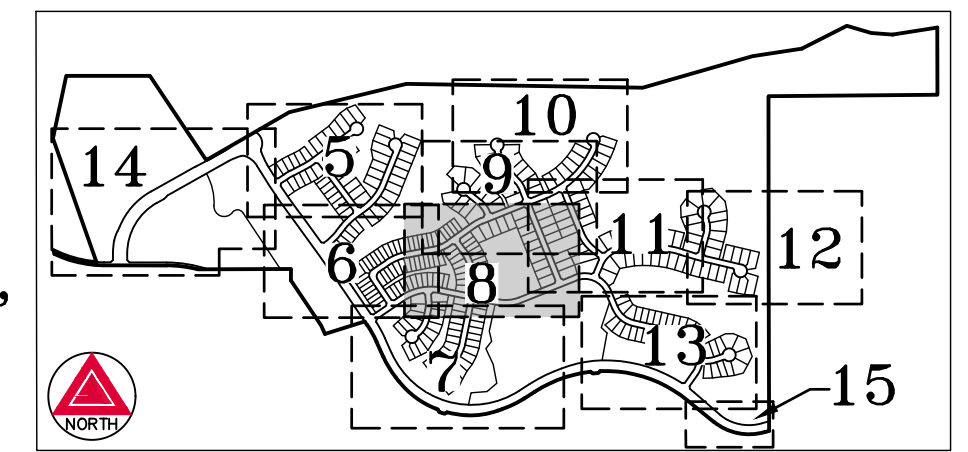
CANYONS FAR SOUTH FILING NO. 1  
PORTION OF SEC. 30 & SEC. 31, T7S, R66W, 6TH P.M.  
& SEC. 25, T7S, R67W, 6TH P.M.  
DOUGLAS COUNTY, COLORADO

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 03-25-2024 |
| SCALE:               | 1" = 50'   |
| SHEET 7 OF 15        |            |



# 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 - 14 TRACTS SB-----



KEY MAP  
SCALE: 1" = 1,500'

SEE SHEET 9

SEE SHEET 9

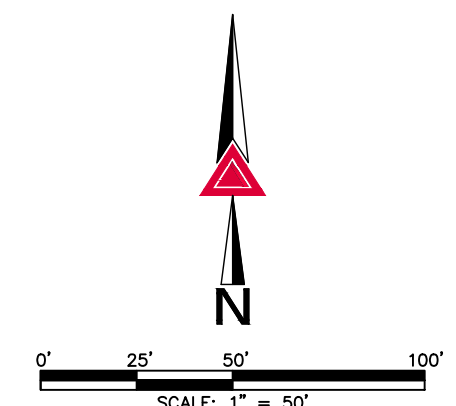
SEE SHEET 6

SEE SHEET 11



SEE SHEET 15  
FOR LINE &  
CURVE TABLES

| 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"         |
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|        | FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"       |
|        | (ROW) RIGHT-OF-WAY                                                             |
|        | 15' UTILITY EASEMENT (TYP.)                                                    |
|        | U.E. UTILITY EASEMENT                                                          |
|        | ## BLOCK NUMBER                                                                |



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 13

|                                                                                                                                                                                            |                                                                                                        |  |                      |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--|----------------------|------------|
| <br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com<br>AzTec Proj. No.: 190523-02<br>Drawn By: BAM | CANYONS FAR SOUTH FILING NO. 1                                                                         |  | DATE OF PREPARATION: | 03-25-2024 |
|                                                                                                                                                                                            | PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO |  | SCALE:               | 1" = 50'   |
|                                                                                                                                                                                            |                                                                                                        |  | SHEET 8 OF 15        |            |

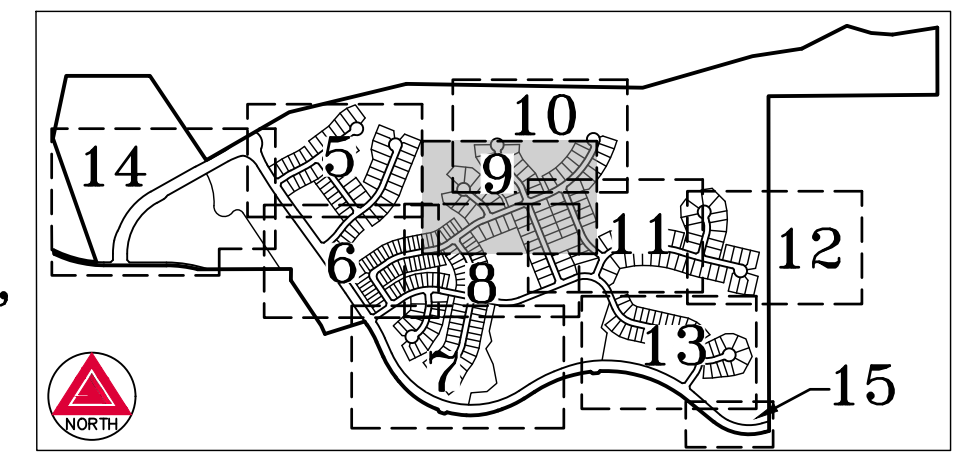


# CANYONS FAR SOUTH FILING NO. 1

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 - 14 TRACTS SB-----

SEE SHEET 10

SEE SHEET 10



KEY MAP  
SCALE: 1" = 1,500'

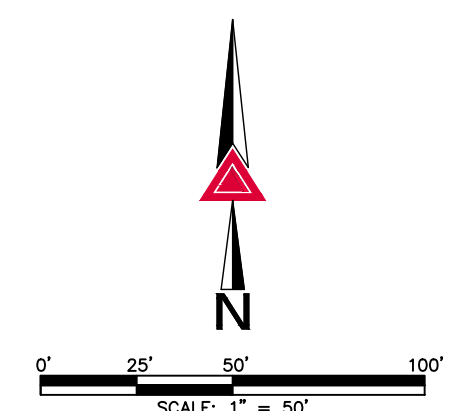
SEE SHEET 5

SEE SHEET 10

SEE SHEET 15  
FOR LINE &  
CURVE TABLES

## 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.)
- U.E. UTILITY 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

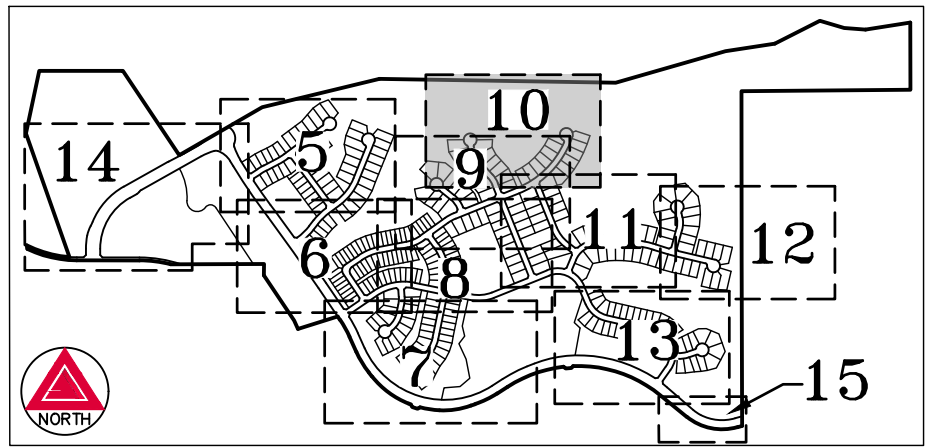
DATE OF PREPARATION: 03-25-2024  
SCALE: 1" = 50'  
SHEET 9 OF 15

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



# 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 - 14 TRACTS SB-----



KEY MAP  
SCALE: 1" = 1,500'

S89°06'00"E 1845.91'

SEE SHEET 5

SEE SHEET 15

SEE SHEET 15  
FOR LINE &  
CURVE TABLES

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"

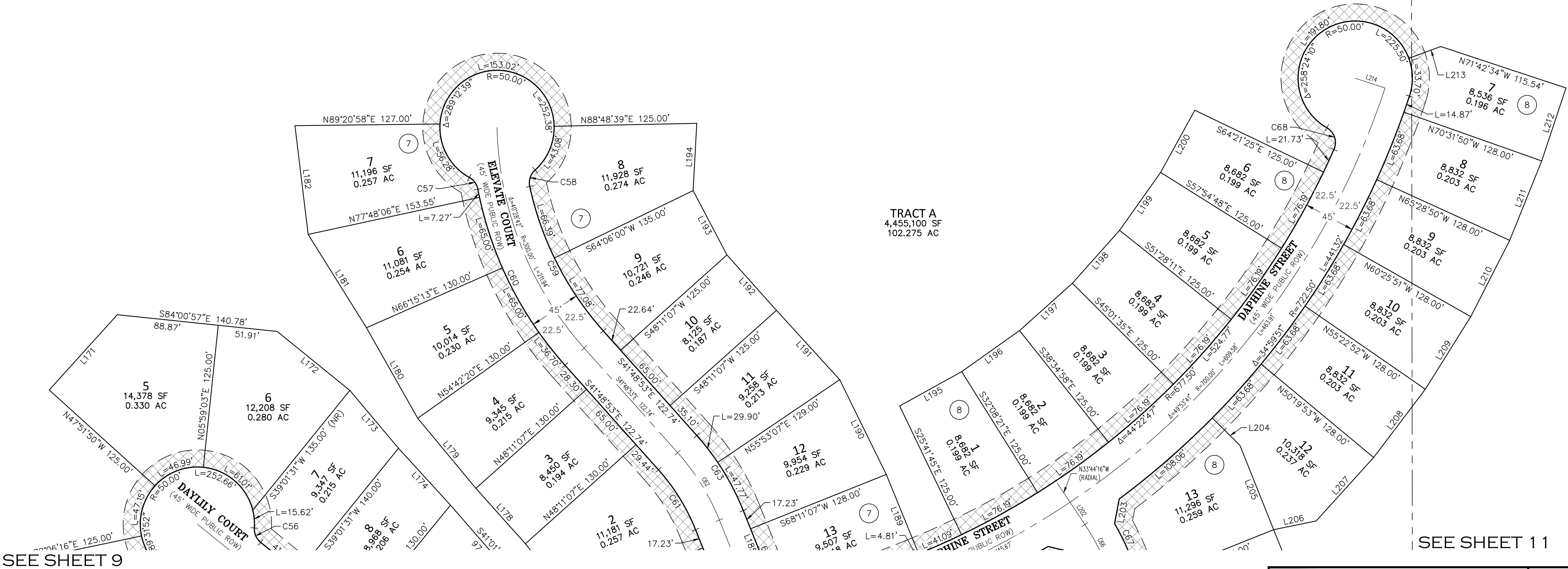
FOUND NO. 4 REBAR WITH 3/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"

(ROW) RIGHT-OF-WAY

15' UTILITY EASEMENT (TYP.)

U.E. UTILITY EASEMENT

## BLOCK NUMBER

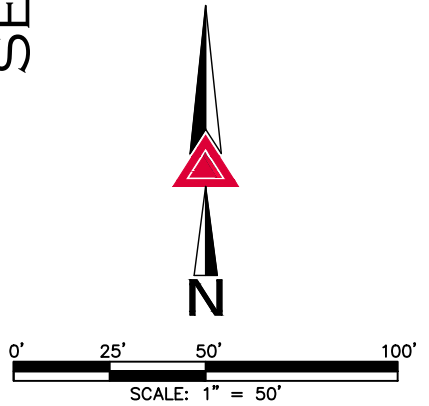


SEE SHEET 11

SEE SHEET 11

SEE SHEET 9

FOR REVIEW



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

Aztec Proj. No.: 190523-02

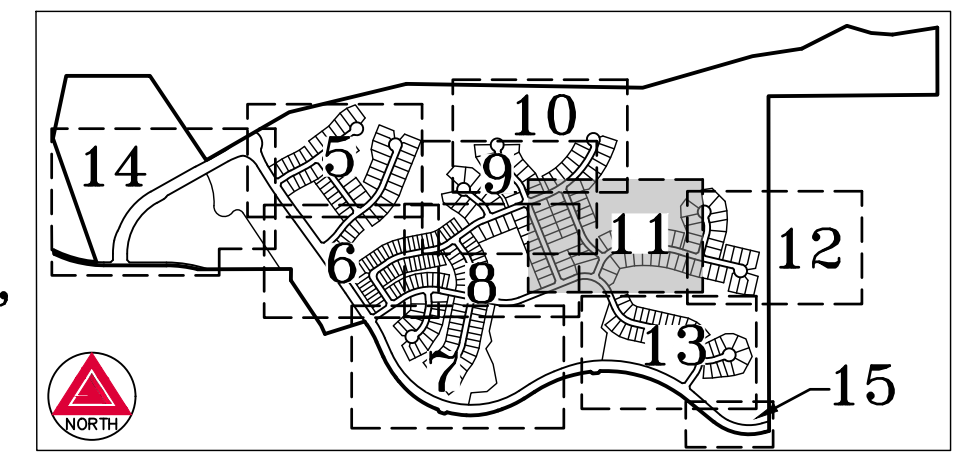
Drawn By: BAM

|                                                                                                                                                    |                      |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------|
| CANYONS FAR SOUTH FILING NO. 1<br><br>PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M.<br>& SEC 25, T7S, R67W, 6TH P.M.<br>DOUGLAS COUNTY, COLORADO | DATE OF PREPARATION: | 03-25-2024 |
|                                                                                                                                                    | SCALE:               | 1" = 50'   |
|                                                                                                                                                    | SHEET 10 OF 15       |            |

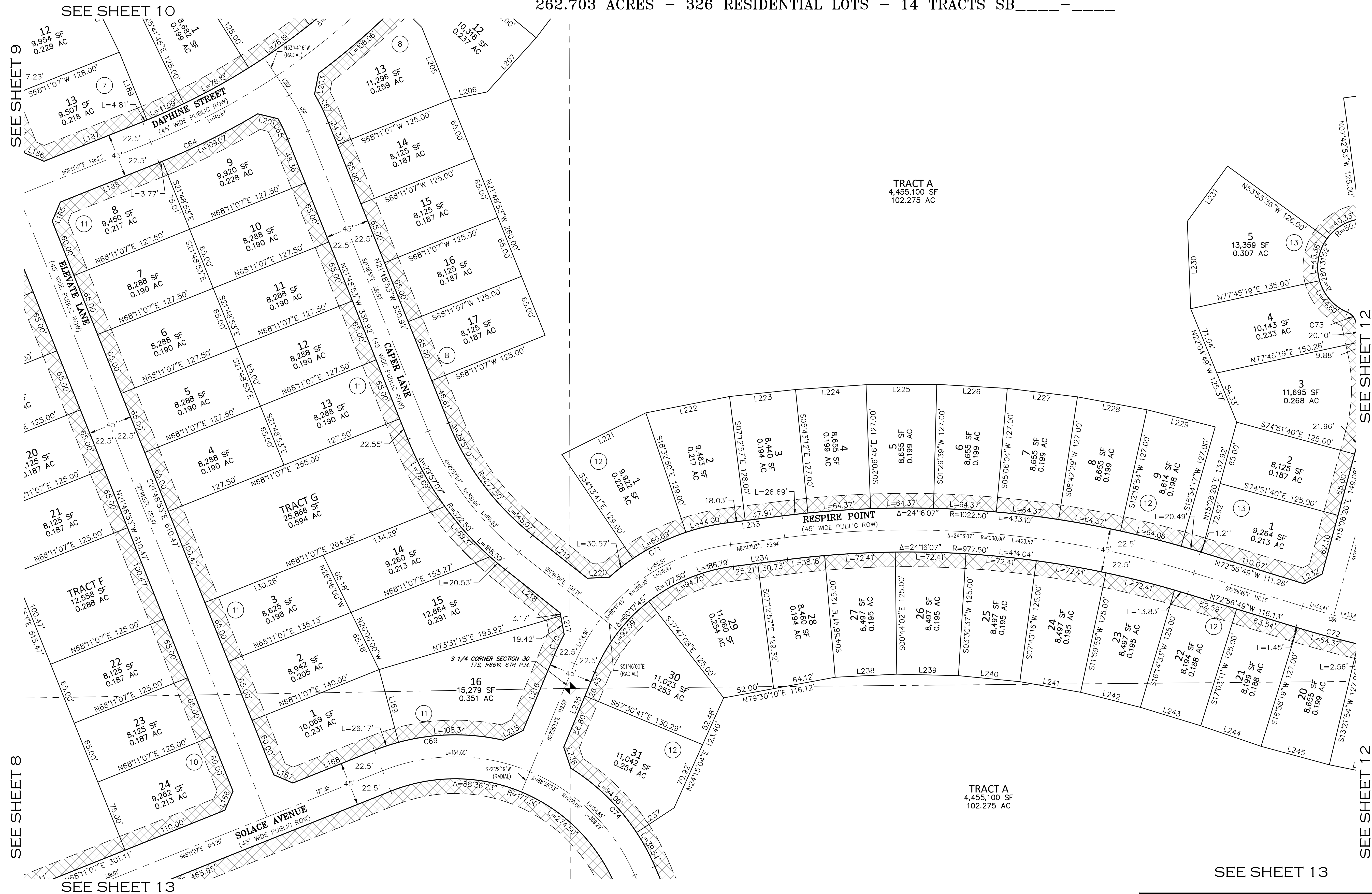


# CANYONS FAR SOUTH FILING NO. 1

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 - 14 TRACTS SB-----

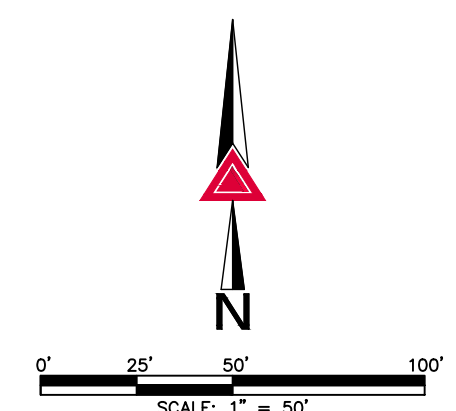


KEY MAP  
SCALE: 1" = 1,500'



SEE SHEET 15  
FOR LINE &  
CURVE TABLES

| 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.)                                                    |
| U.E.   | UTILITY EASEMENT                                                               |
| ##     | BLOCK NUMBER                                                                   |



FOR REVIEW

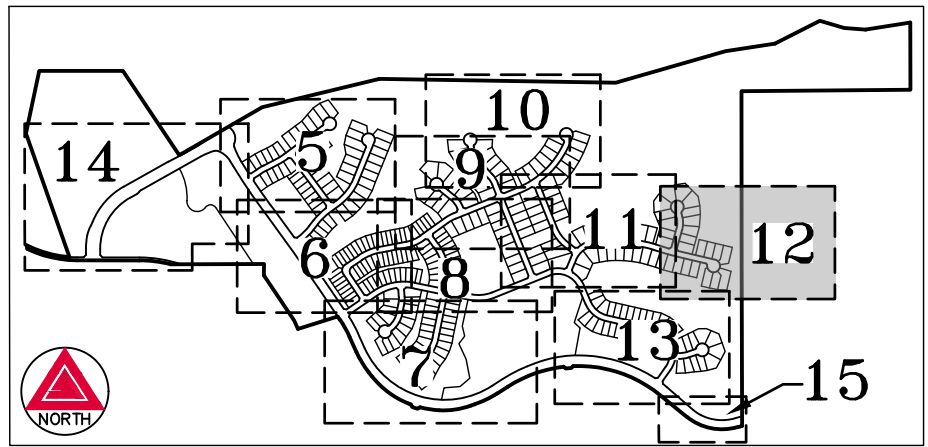
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

|                                                                                                                                                                                            |                                                                                                        |  |                      |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--|----------------------|------------|
| <br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com<br>Aztec Proj. No.: 190523-02<br>Drawn By: BAM | CANYONS FAR SOUTH FILING NO. 1                                                                         |  | DATE OF PREPARATION: | 03-25-2024 |
|                                                                                                                                                                                            | PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO |  | SCALE:               | 1" = 50'   |
|                                                                                                                                                                                            |                                                                                                        |  | SHEET 11 OF 15       |            |



# 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 - 14 TRACTS SB-----



KEY MAP  
SCALE: 1" = 1,500'



SEE SHEET 11

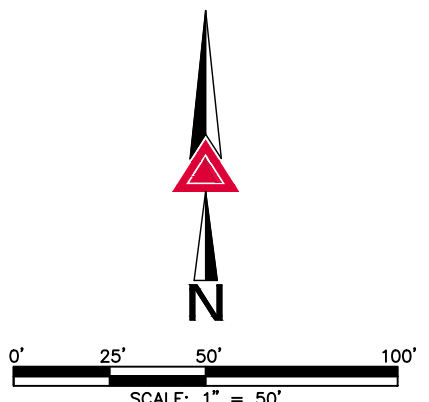
SEE SHEET 11

SEE SHEET 13

SEE SHEET 13

SEE SHEET 15  
FOR LINE &  
CURVE TABLES

| 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 "CDOOT 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.)                                                    |
|        | U.E. UTILITY EASEMENT                                                          |
|        | ## BLOCK NUMBER                                                                |



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

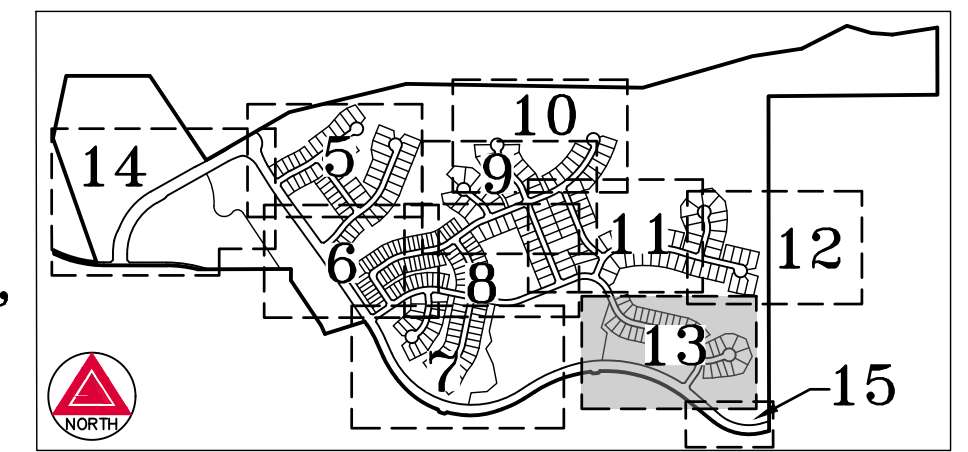
Drawn By: BAM

|                                                                                                        |  |                      |            |
|--------------------------------------------------------------------------------------------------------|--|----------------------|------------|
| CANYONS FAR SOUTH FILING NO. 1                                                                         |  | DATE OF PREPARATION: | 03-25-2024 |
| PORTION OF SEC 30 & SEC 31, T7S, R66W, 6TH P.M. & SEC 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO |  | SCALE:               | 1" = 50'   |
|                                                                                                        |  | SHEET 12 OF 15       |            |



# 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 - 14 TRACTS SB-----



KEY MAP  
SCALE: 1" = 1,500'

SEE SHEET 11

SEE SHEET 12

W 1/2, NE 1/4,  
SEC. 31, T.7S.,  
R.66W., SIXTH P.M.

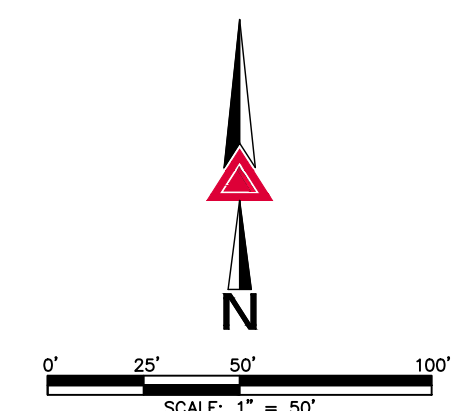
TRACT A  
4,455,100 SF  
102.275 AC

TRACT I  
601,156 SF  
13.801 AC

SEE SHEET 15  
FOR LINE &  
CURVE TABLES

## 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.)
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 16



AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 1

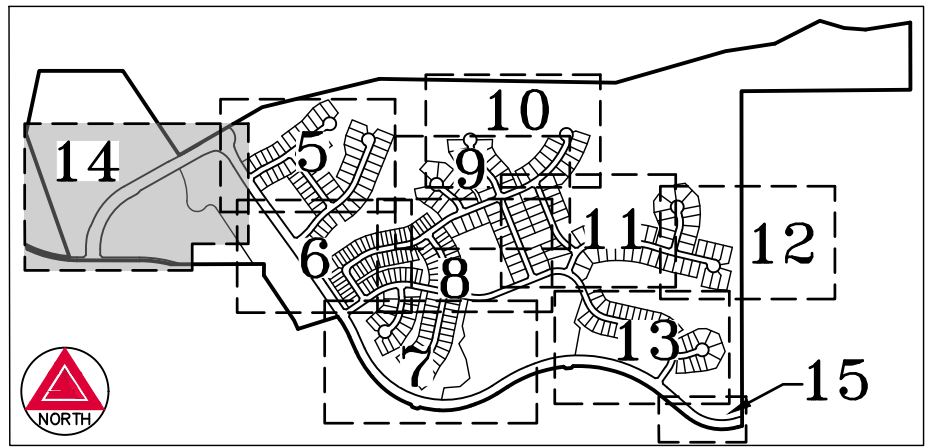
DATE OF PREPARATION: 03-25-2024  
SCALE: 1" = 50'  
SHEET 13 OF 15

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



# 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 - 14 TRACTS SB-----



KEY MAP  
SCALE: 1" = 1,500'

SEE SHEET 5

SEE SHEET 15  
FOR LINE &  
CURVE TABLES

**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

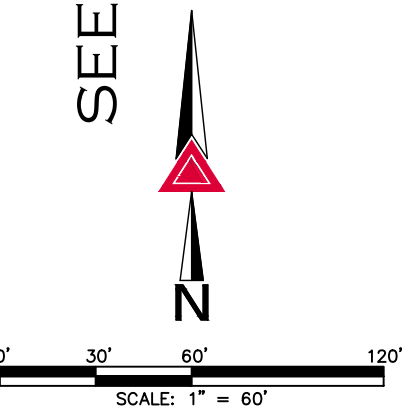
15' UTILITY EASEMENT (TYP.)

U.E. UTILITY EASEMENT

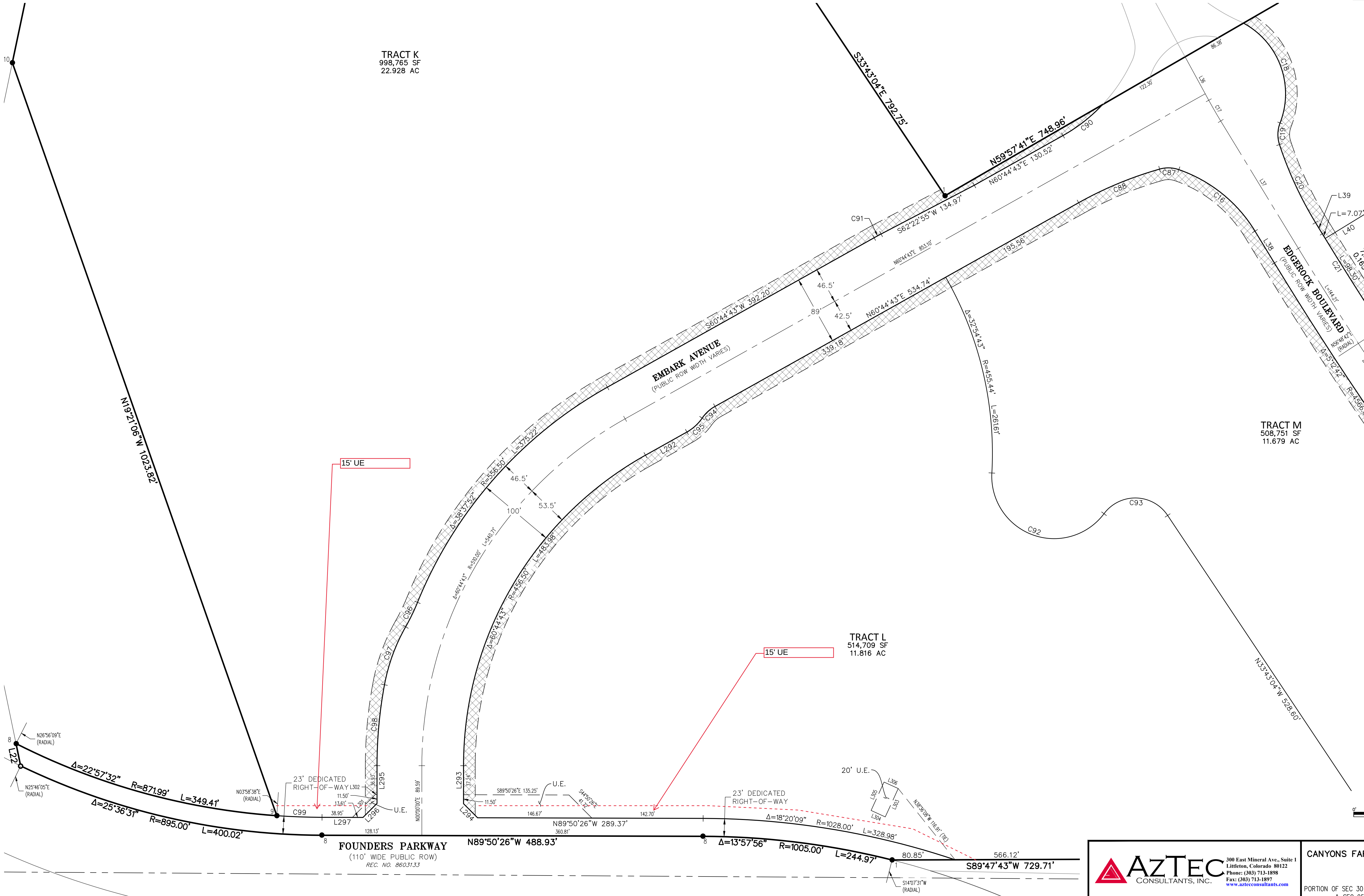
## BLOCK NUMBER

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](http://www.aztecconsultants.com)

**CANYONS FAR SOUTH FILING NO. 1**

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

DATE OF PREPARATION:

03-25-2024

SCALE:

1" = 60'

SHEET 14 OF 15

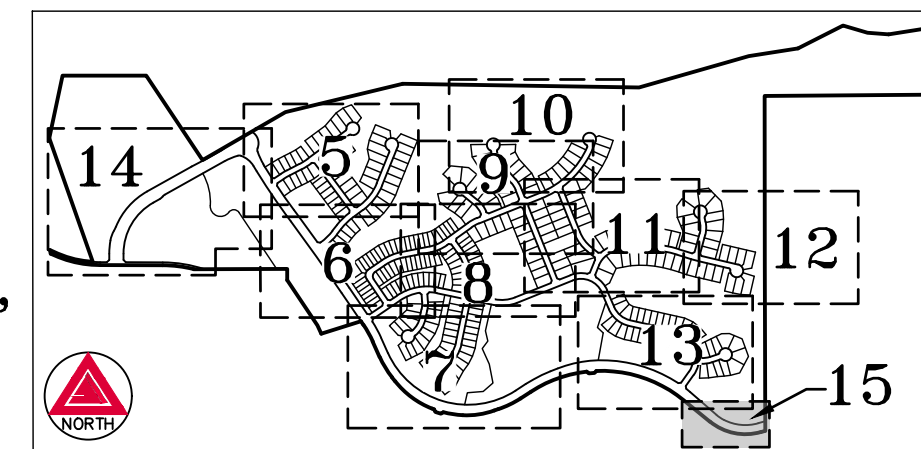
AzTec Proj. No.: 190523-02

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 - 14 TRACTS SB\_\_\_\_\_



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'   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| 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' |
| 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"E | 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        | S54°22'33"E | 26.81' |
| L67        | N24°15'22"E | 61.09' |
| L68        | N10°49'49"W | 77.39' |
| L69        | N11°35'55"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' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| 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       | N43°30'28"W | 55.44' |
| 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       | S48°14'23"W | 53.49' |
| L118       | N13°51'44"E | 26.69' |
| 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       | N09°39'00"E | 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' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| 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'  |
| 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'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| 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' |
| 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°29'18"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' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L256       | N72°44'13"W | 94.65' |
| L257       | S87°17'56"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' |
| 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 | 48.74' |
| L294       | S44°55'13"E | 25.49' |
| L295       | S00°00'00"E | 48.43' |
| L296       | N45°04'47"E | 25.42' |
| L297       | N89°50'26"W | 52.56' |
| L298       | S73°44'56"W | 56.58' |
| L299       | N73°44'56"E | 46.17' |
| L300       | S08°32'51"E | 21.68' |
| L301       | N45°09'34"E | 41.72' |
| L302       | S89°50'26"E | 2.03'  |
| 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' |

| CURVE TABLE |           |          |         |
|-------------|-----------|----------|---------|
| CURVE       | DELTA     | RADIUS   | LENGTH  |
| C1          | 55°32'17" | 436.00'  | 422.62' |
| C2          | 41°32'16" | 1014.00' | 735.12' |
| C3          | 2°34'52"  | 999.00'  | 45.00'  |
| C4          | 26°27'39" | 1014.00' | 468.29' |
| C5          | 14°38'48" | 756.00'  | 193.26' |
| C6          | 1°53'09"  | 1015.00' | 33.41'  |
| C7          | 23°11'29" | 619.00'  | 250.55' |
| C8          | 11°29'22" | 767.00'  | 153.81' |
| C9          | 1°22'38"  | 767.00'  | 18.44'  |
| C10         | 30°12'32" | 686.00'  | 361.69' |
| C11         | 14°05'40" | 756.00'  | 185.97' |
| C12         | 9°56'08"  | 864.00'  | 149.83' |
| C13         | 13°57'56" | 1005.00' | 244.97' |
| C14         | 25°36'31" | 895.00'  | 400.02' |
| C15         | 22°57'32" | 871.99'  | 349.41' |
| C16         | 39°27'30" | 186.00'  | 128.09' |
| C17         | 2°45'19"  | 639.00'  | 30.73'  |
| C18         | 82°55'40" | 103.00'  | 149.08' |
| C19         | 39°29'24" | 41.00'   | 28.26'  |
| C20         | 13°09'34" | 481.00'  | 110.47' |
| C21         | 1°20'36"  | 4494.00' | 105.37' |
| C22         | 6°13'15"  | 522.50'  | 56.73'  |
| C23         | 6°13'15"  | 500.00'  | 54.29'  |
| C24         | 6°13'15"  | 477.50'  | 51.84'  |
| C25         | 9°21'41"  | 522.50'  | 85.37'  |