

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 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. 2. 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. REVIVE STREET, EVOKE LANE, HAYWARD LANE, TRAILWIND LANE, BREEZEWAY CIRCLE AND BREEZEWAY COURT, 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)
) SS.
COUNTY OF DALLAS)

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)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

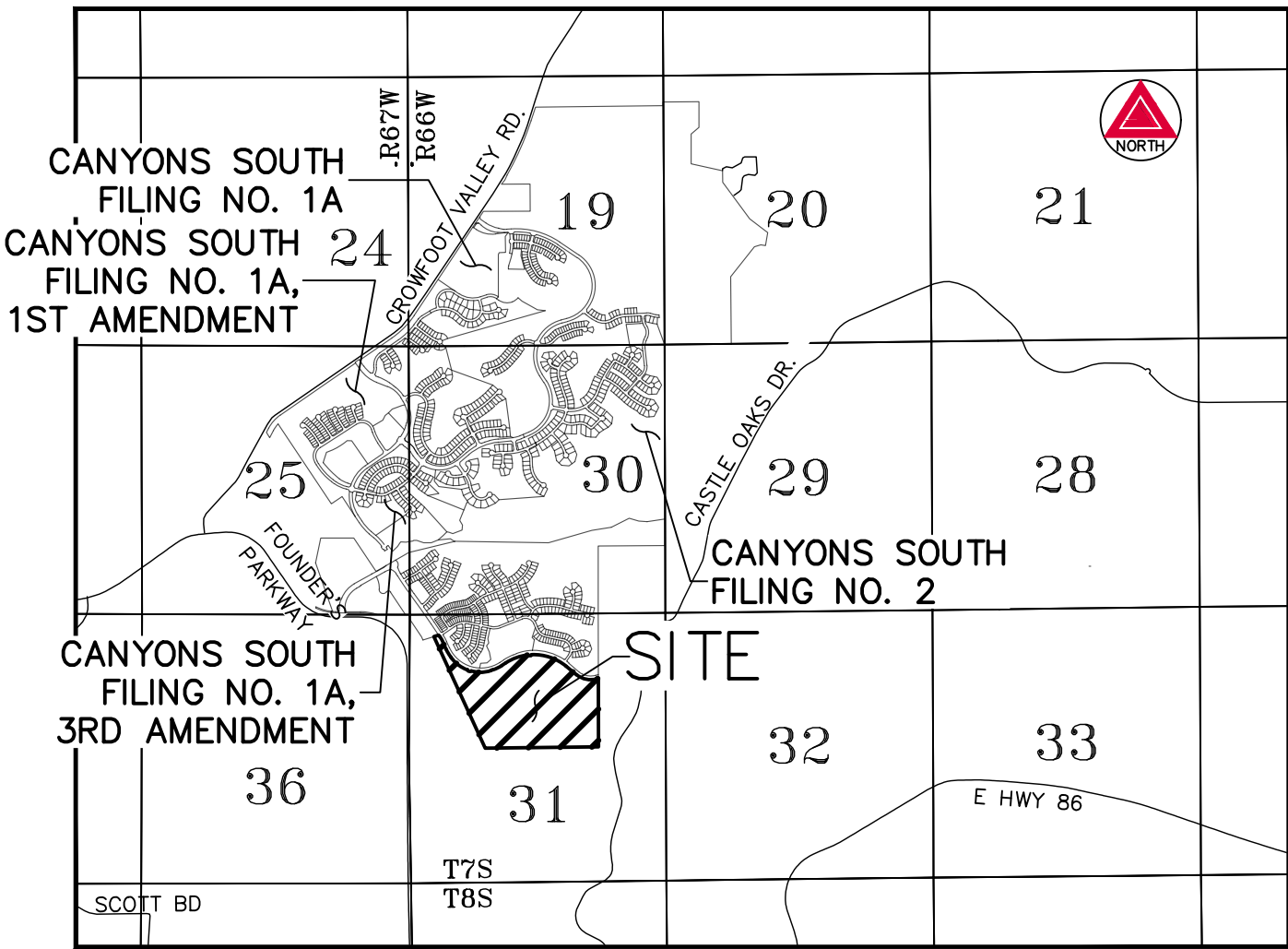
BY _____, AS _____ OF CENTENNIAL LOAN

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 AND B 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)
) SS.
COUNTY OF _____)

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
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SHEETS 3 OVERALL BOUNDARY
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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)
) SS
COUNTY OF _____)

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)
) SS
COUNTY OF DOUGLAS)

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. 2

DATE OF PREPARATION: 04-01-2024

SCALE:

N/A

PORTION OF SEC 31, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

SHEET 1 OF 11

LAST REVISED: 3/6/2025

AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES – 189 RESIDENTIAL LOTS – 9 TRACTS SB_____–_____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF CANYONS FAR SOUTH FILING NO. 1 PER PLAT RECORDED _____ AT RECEPTION NO. _____ IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 00°07'26" EAST, A DISTANCE OF 1,353.82 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°18'32" WEST, A DISTANCE OF 2,240.16 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED _____ AT RECEPTION NO. _____ IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 24°41'59" WEST, A DISTANCE OF 2,428.65 FEET TO THE SOUTHERLY BOUNDARY OF SAID CANYONS FAR SOUTH FILING NO. 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING 24 COURSES:

- NORTH 72°31'31" EAST, A DISTANCE OF 97.83 FEET;
- SOUTH 34°09'36" EAST, A DISTANCE OF 33.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 864.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'08", AN ARC LENGTH OF 149.83 FEET;
- TANGENT TO SAID CURVE, SOUTH 24°13'28" EAST, A DISTANCE OF 131.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 756.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°05'40", AN ARC LENGTH OF 185.97 FEET;
- TANGENT TO SAID CURVE, SOUTH 38°19'08" EAST, A DISTANCE OF 40.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 686.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'32", AN ARC LENGTH OF 361.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 767.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'38", AN ARC LENGTH OF 18.44 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 27°24'56" EAST, A DISTANCE OF 21.92 FEET;
- SOUTH 72°42'43" EAST, A DISTANCE OF 45.11 FEET;
- NORTH 60°08'21" EAST, A DISTANCE OF 21.25 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 14°29'31" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'22", AN ARC LENGTH OF 153.81 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 619.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'29", AN ARC LENGTH OF 250.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,015.00 FEET;
- EASTERLY 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 NORTHWESTERLY HAVING A RADIUS OF 756.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'48", AN ARC LENGTH OF 193.26 FEET;
- TANGENT TO SAID CURVE, NORTH 57°03'01" EAST, A DISTANCE OF 96.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,014.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°27'39", AN ARC LENGTH OF 468.29 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 50°12'36" EAST, 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 05°39'37" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'52", AN ARC LENGTH OF 45.00 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 41°28'14" EAST, 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 02°15'03" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°32'16", AN ARC LENGTH OF 735.12 FEET;
- TANGENT TO SAID CURVE, SOUTH 50°42'47" EAST, A DISTANCE OF 264.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 436.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°32'17", AN ARC LENGTH OF 422.62 FEET;
- TANGENT TO SAID CURVE, NORTH 73°44'56" EAST, A DISTANCE OF 35.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 98.712 ACRES, (4,299,881 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 WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°07'26" EAST, A DISTANCE OF 2,649.38 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.
- 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 & B SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK FOR OPEN SPACE AND PUBLIC ACCESS.
- TRACTS C, D, E AND I SHALL BE OWNED AND MAINTAINED BY VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PUBLIC ACCESS.
- TRACT F SHALL BE OWNED AND MAINTAINED BY VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PARK AND PUBLIC ACCESS.
- TRACTS C & H SHALL BE OWNED AND MAINTAINED BY VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE AND PUBLIC ACCESS.
- DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK, ACROSS ALL TRACTS WITHIN CANYONS FAR SOUTH FILING NO. 2 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. 2, 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.

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	1,372,116	31.499	OPEN SPACE PUBLIC ACCESS	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT B	263,884	6.058	OPEN SPACE PUBLIC ACCESS	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT C	89,954	2.065	OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT D	67,637	1.553	OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT E	69,677	1.600	OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT F	186,530	4.282	PARK PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT G	353,230	8.109	OPEN SPACE, DRAINAGE, PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT H	291,724	6.697	OPEN SPACE, DRAINAGE, PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT I	97,162	2.231	OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TOTAL	2,791,914	64.094			

VVMD NO. 1 = VALLEY VIEW METROPOLITAN DISTRICT NO. 1

VVMD NO. 2 = VALLEY VIEW METROPOLITAN DISTRICT NO. 2

VVMD NO. 3 = VALLEY VIEW METROPOLITAN DISTRICT NO. 3

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.

he 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.

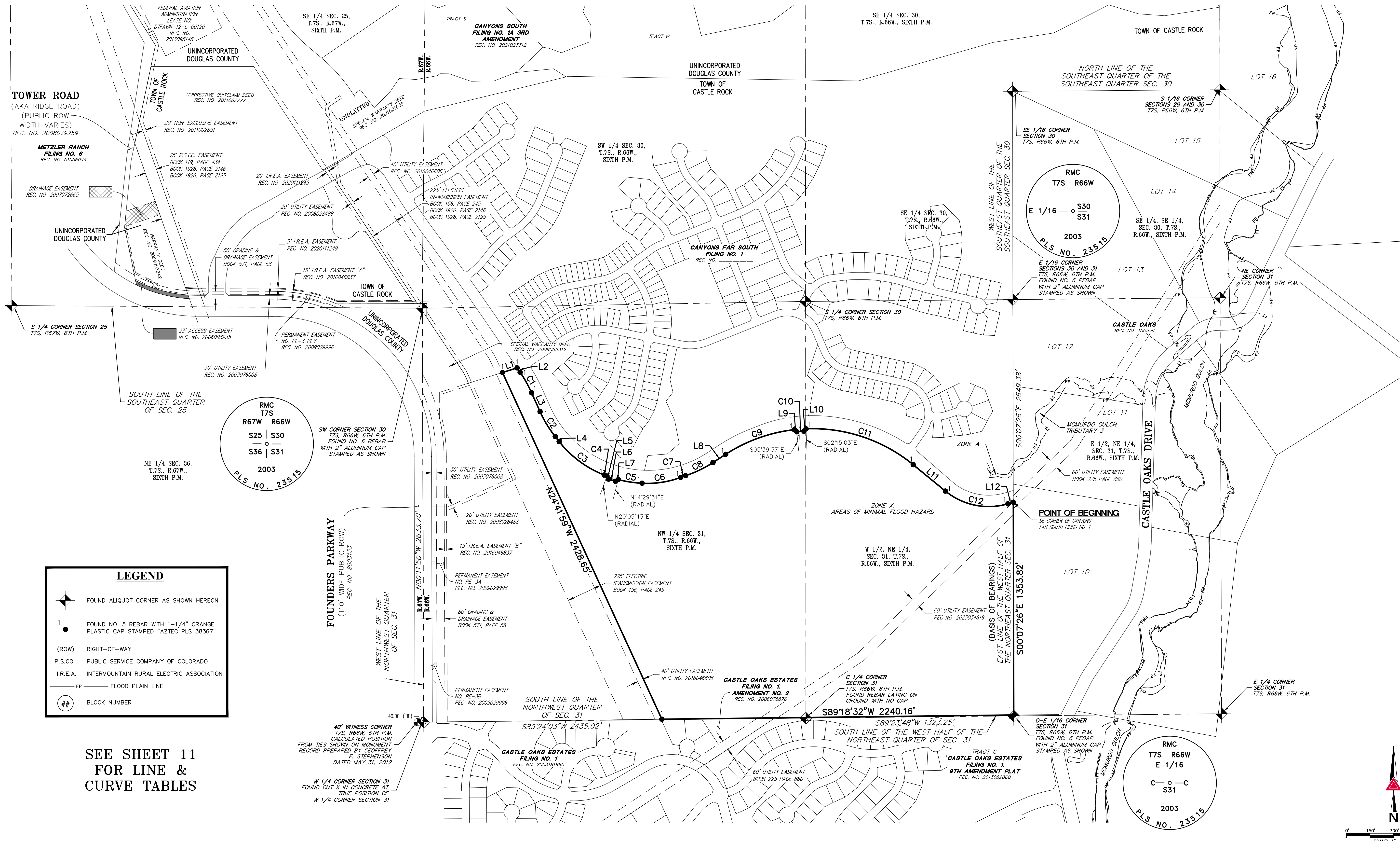
FOR REVIEW

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. 2	DATE OF PREPARATION: 04-01-2024	
		SCALE: N/A	
		PORTION OF SEC 31, T7S, R66W, 6TH P.M. DOUGLAS COUNTY, COLORADO	
SHEET 2 OF 11			
AzTec Proj. No.: 190523-02		Drawn By: BAM	

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----



SEE SHEET 11
FOR LINE &
CURVE TABLES

FOR REVIEW



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

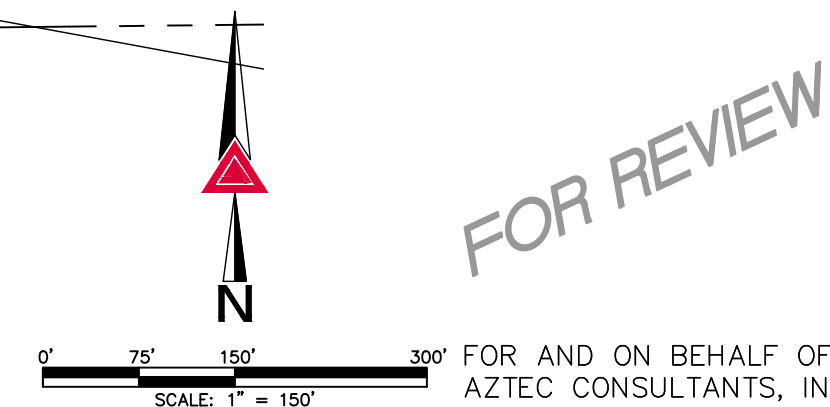
Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 2
PORTION OF SEC 31, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	04-01-2024
SCALE:	1" = 300'
SHEET 3 OF 11	

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----



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

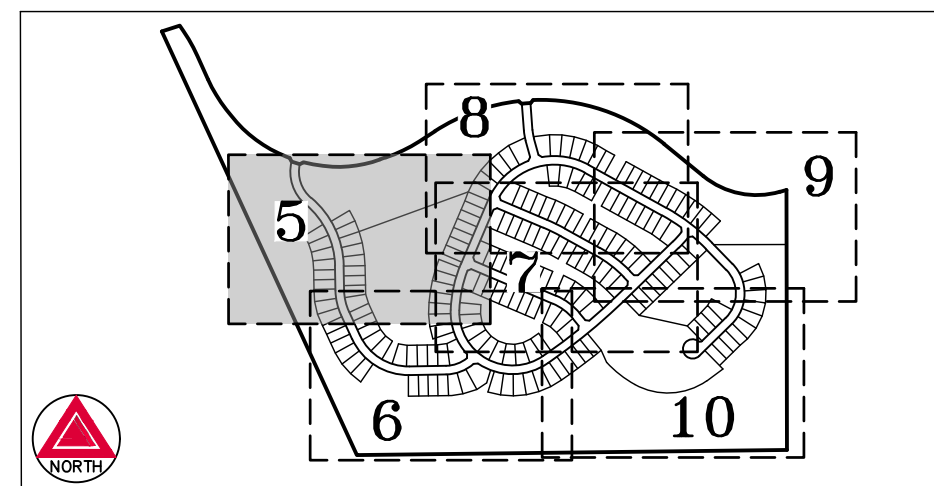
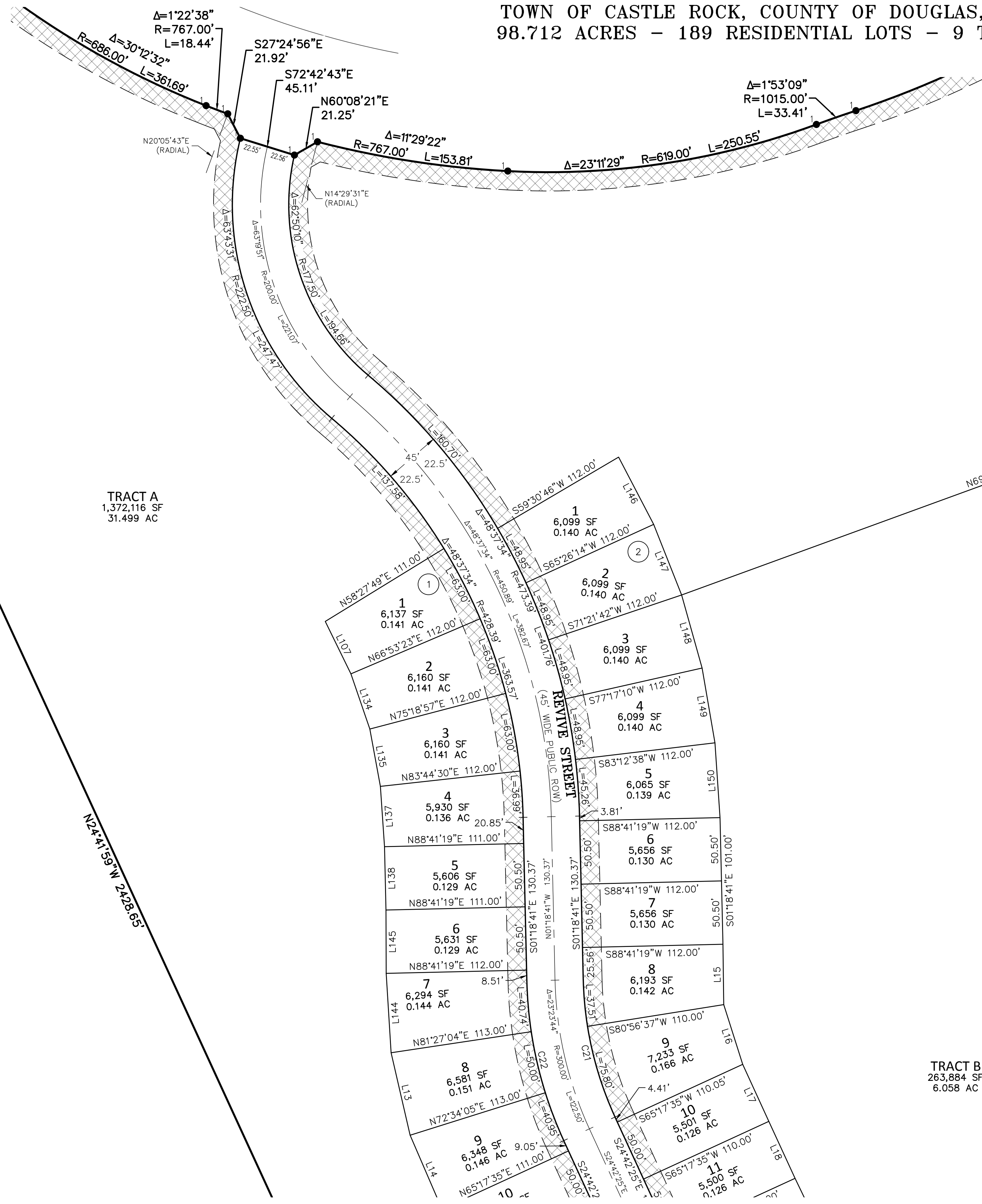
Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 2
PORTION OF SEC 31, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	04-01-2024
SCALE:	1" = 150'
SHEET 4 OF 11	

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----

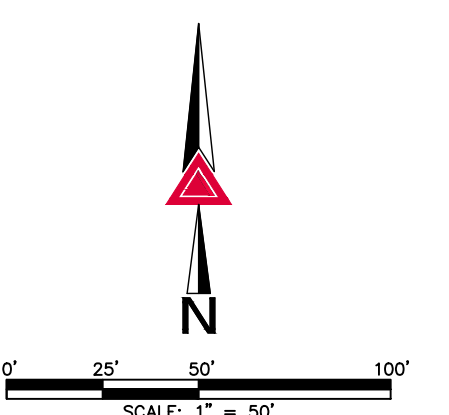


KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LEGEND

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER
- 15' UTILITY EASEMENT (TYP.)



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

CANYONS FAR SOUTH FILING NO. 2		DATE OF PREPARATION:	04-01-2024
PORTION OF SEC 31, T7S, R66W, 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 50'
		SHEET 5 OF 11	

CANYONS FAR SOUTH FILING NO. 2

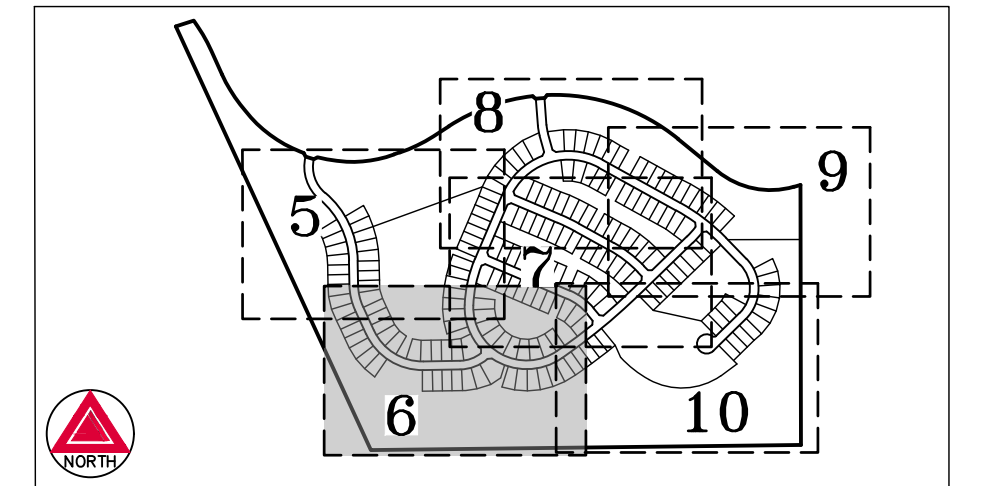
PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----

SEE SHEET 5

SEE SHEET 7

SEE SHEET 10

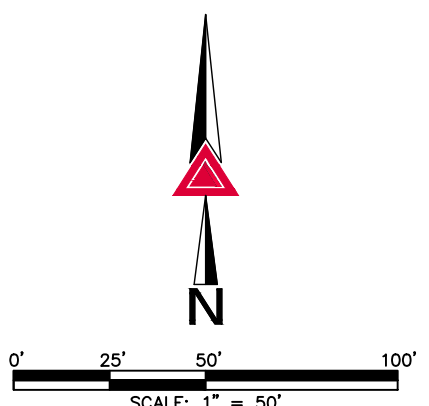
SEE SHEET 10



KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
##	BLOCK NUMBER
	15' UTILITY EASEMENT (TYP.)



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 2		DATE OF PREPARATION:	04-01-2024
PORTION OF SEC 31, T7S, R66W, 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 50'
		SHEET 6 OF 11	

CANYONS FAR SOUTH FILING NO. 2

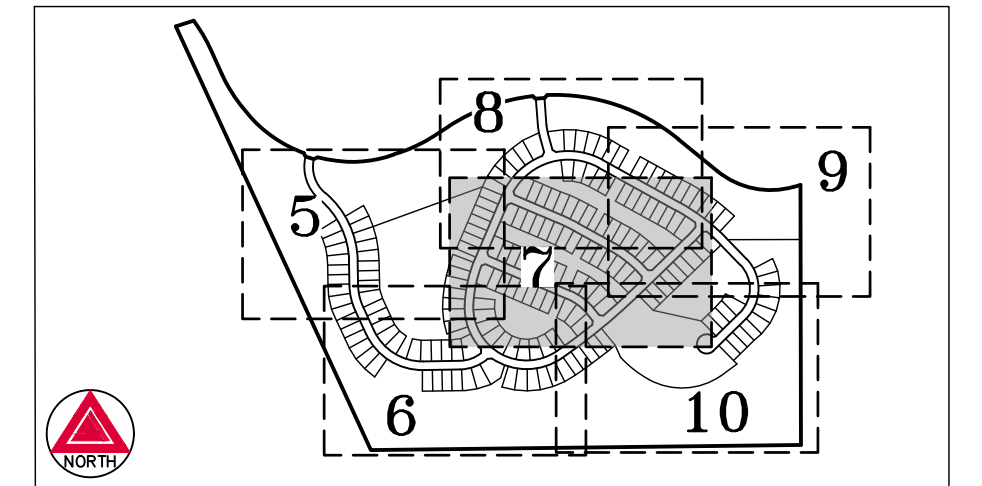
PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----

SEE SHEET 8

SEE SHEET 9

SEE SHEET 5

SEE SHEET 9

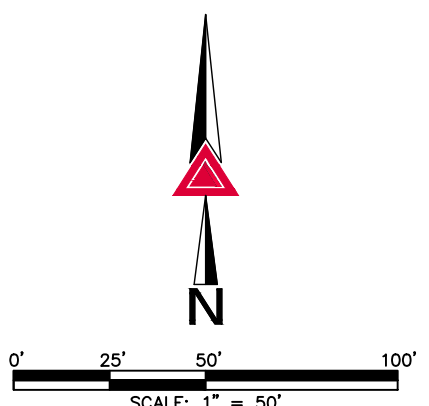


KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LEGEND

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER
- 15' UTILITY EASEMENT (TYP.)



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

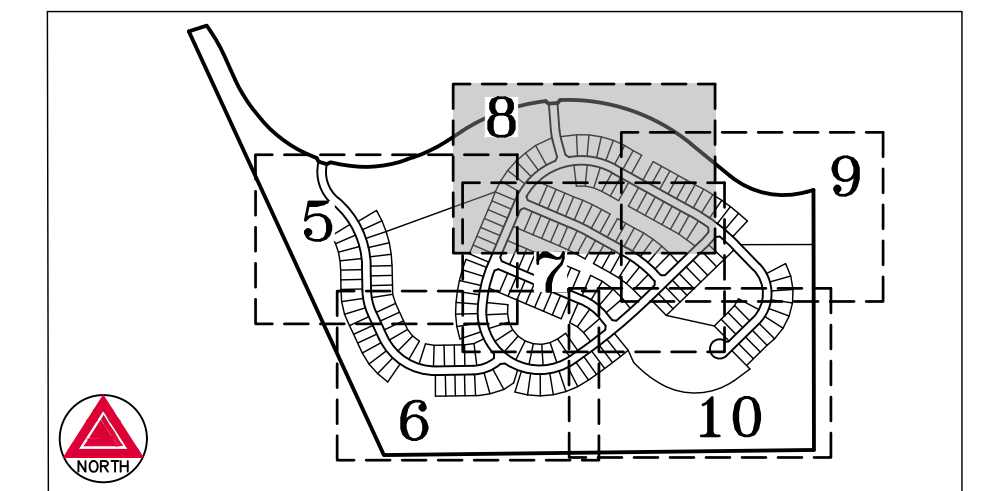
SEE SHEET 6

SEE SHEET 10

 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. 2		DATE OF PREPARATION: 04-01-2024
	PORTION OF SEC 31, T7S, R66W, 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE: 1" = 50'
Aztec Proj. No.: 190523-02 Drawn By: BAM			SHEET 7 OF 11

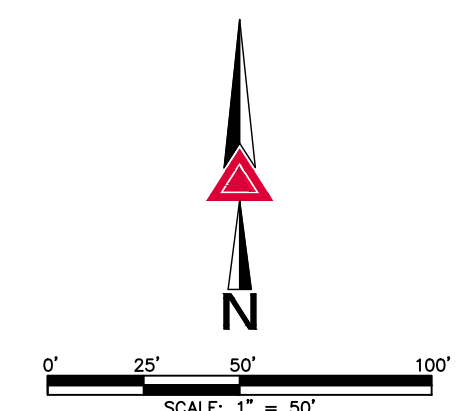
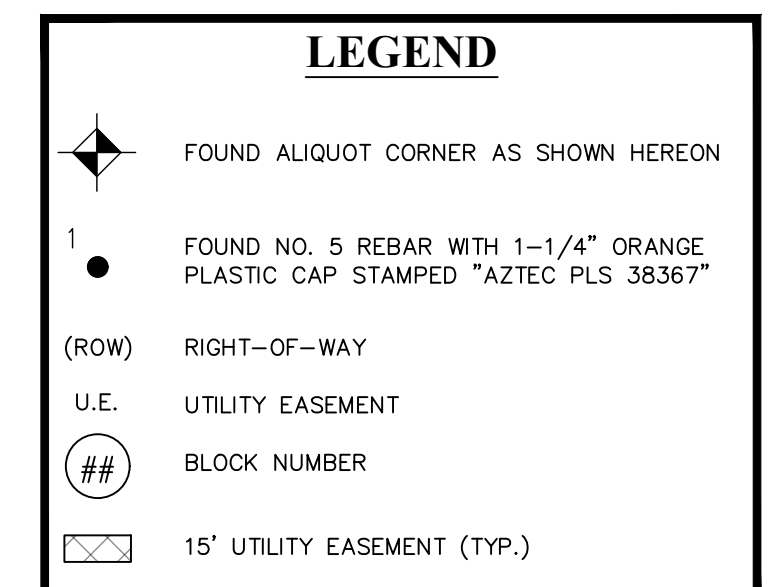
CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----



KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 7

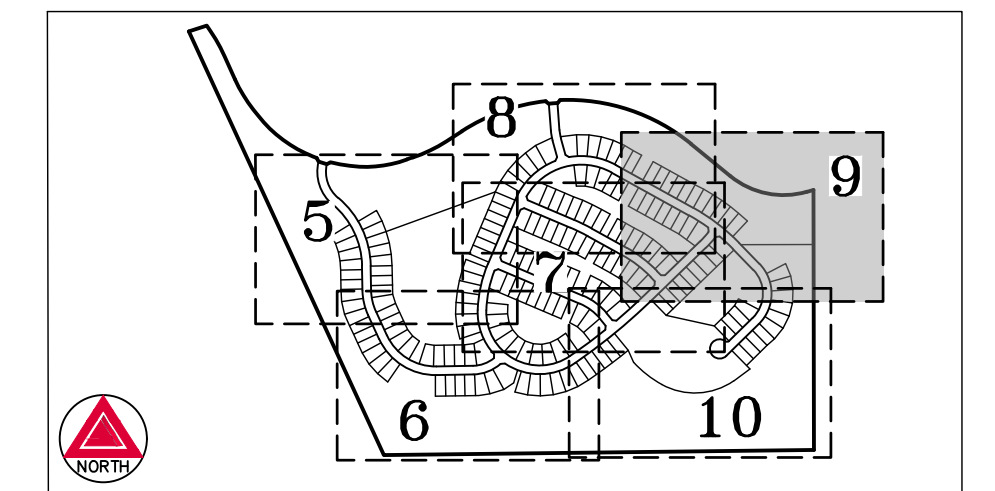
SEE SHEET 7

SEE SHEET 9

 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. 2		DATE OF PREPARATION:	04-01-2024
	PORTION OF SEC 31, T7S, R66W, 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 50'
			SHEET 8 OF 11	
AzTec Proj. No.: 190523-02	Drawn By:	BAM		

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----

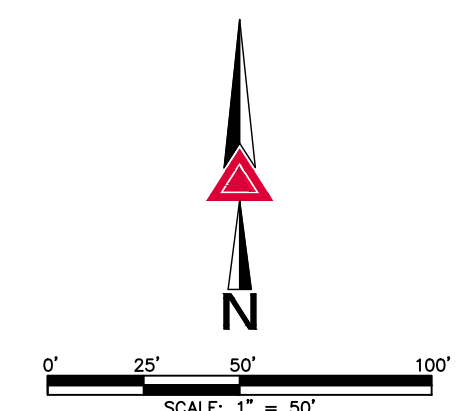


KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LEGEND

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER
- 15' UTILITY EASEMENT (TYP.)



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 2

DATE OF PREPARATION: 04-01-2024
SCALE: 1" = 50'
PORTION OF SEC 31, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

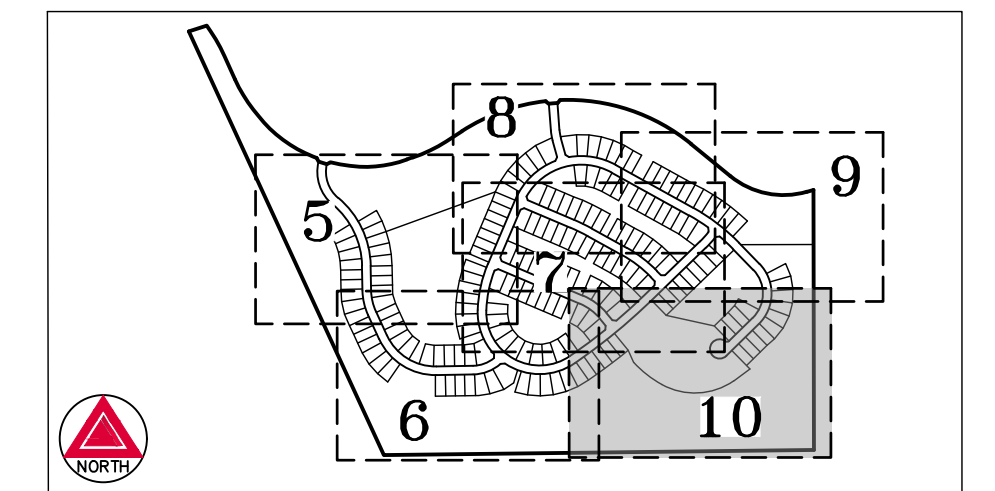
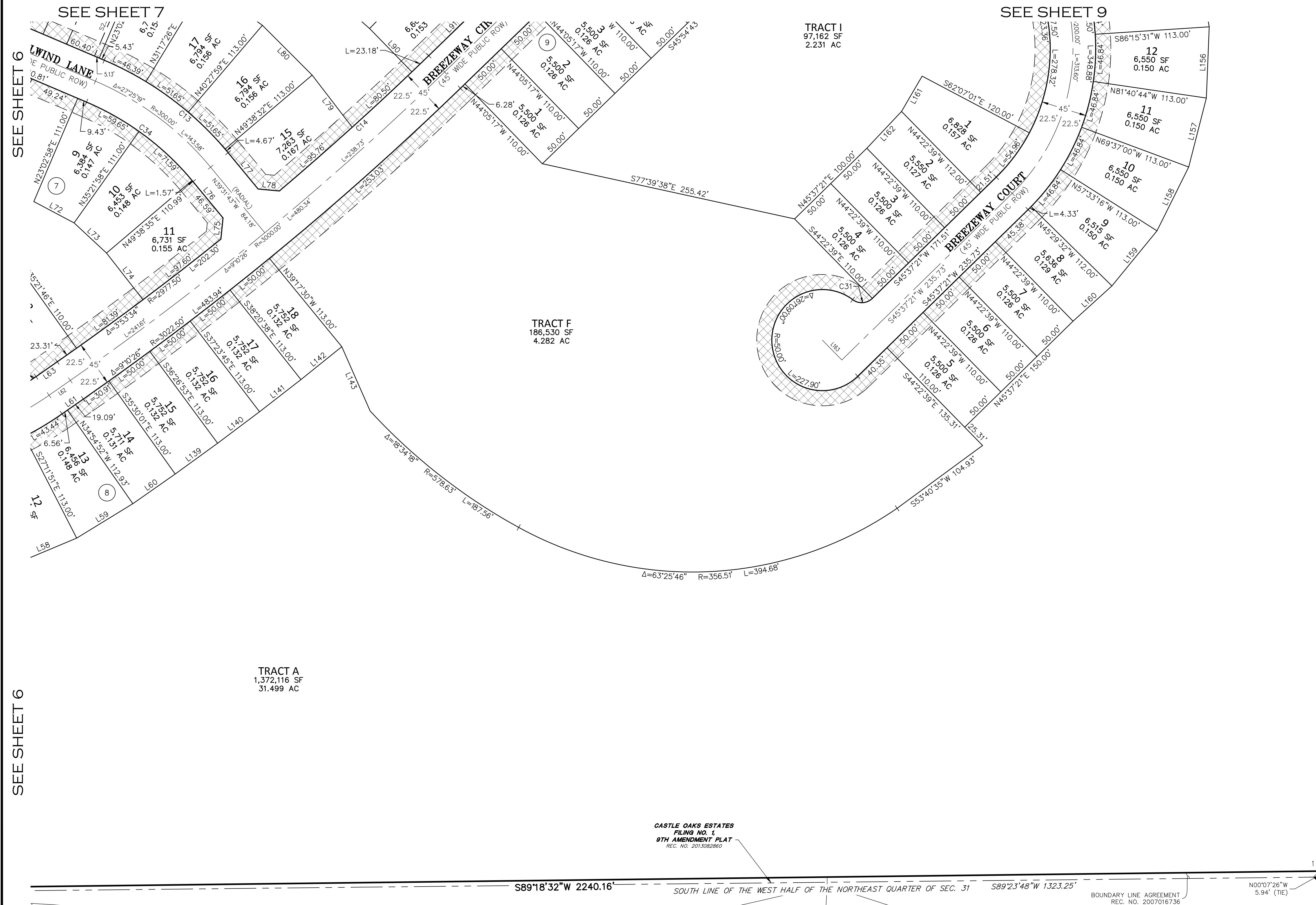
DATE OF PREPARATION: 04-01-2024

SCALE: 1" = 50'

SHEET 9 OF 11

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB-----



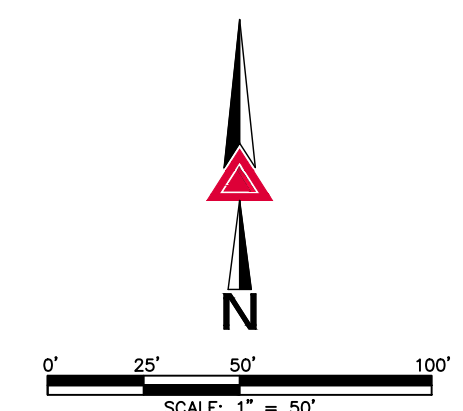
KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
##	BLOCK NUMBER
	15' UTILITY EASEMENT (TYP.)

RMC
T7S R66W
E 1/16
C—o—C
S31
2003
PLS. NO. 235.15

C-E 1/16 CORNER
SECTION 31
T7S, R66W, 6TH P.M.
FOUND NO. 6 REBAR
WITH 2" ALUMINUM CAP
STAMPED AS SHOWN



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 190523-02

Drawn By: BAM

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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PORTION OF SEC 31, T7S, R66W, 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 50'
		SHEET 10 OF 11	

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS SB_____

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°31'31"E	97.83'
L2	S34°09'36"E	33.99'
L3	S24°13'28"E	131.22'
L4	S38°19'08"E	40.76'
L5	S27°24'56"E	21.92'
L6	S72°42'43"E	45.11'
L7	N60°08'21"E	21.25'
L8	N57°03'01"E	96.59'
L9	S50°12'36"E	20.90'
L10	N41°28'14"E	20.90'
L11	S50°42'47"E	264.87'
L12	N73°44'56"E	35.76'
L13	S12°59'26"E	67.45'
L14	S23°21'48"E	64.22'
L15	N00°44'59"W	48.14'
L16	N17°37'54"W	49.98'
L17	N24°38'42"W	50.00'
L18	N24°42'25"W	50.00'
L19	N05°33'43"W	65.73'
L20	N02°05'11"E	60.66'
L21	N06°40'36"E	57.68'
L22	N10°52'27"E	57.68'
L23	N15°04'18"E	57.68'
L24	N19°16'09"E	57.68'
L25	N20°45'32"E	50.04'
L26	N26°25'57"E	63.94'
L27	N34°03'01"E	64.98'
L28	N41°44'27"E	64.98'
L29	N21°57'02"W	21.21'
L30	N67°32'08"E	21.02'
L31	N02°37'19"E	47.32'
L32	N10°15'41"W	44.25'
L33	S25°51'10"E	50.01'

LINE TABLE		
LINE	BEARING	LENGTH
L34	S24°42'25"E	50.00'
L35	S24°41'49"E	57.48'
L36	S31°19'26"E	67.33'
L37	S41°54'15"E	67.45'
L38	S50°47'14"E	67.45'
L39	N25°38'24"W	49.21'
L40	N37°45'17"W	43.38'
L41	N52°38'13"W	43.39'
L42	S79°57'58"E	45.97'
L43	N89°17'59"E	51.63'
L44	N14°10'40"W	65.73'
L45	N82°32'48"E	49.84'
L46	N64°26'15"E	56.55'
L47	N02°10'51"E	20.77'
L48	S40°31'22"W	4.89'
L49	N86°03'10"E	23.23'
L50	N81°06'39"E	59.04'
L51	N73°00'57"E	76.34'
L52	N56°13'48"E	61.13'
L53	N17°13'04"E	70.00'
L54	S77°13'25"E	67.45'
L55	S86°06'24"E	67.45'
L56	N85°00'36"E	67.45'
L57	N76°07'37"E	67.45'
L58	N67°14'38"E	67.45'
L59	N58°29'49"E	65.16'
L60	N54°58'37"E	51.16'
L61	N55°05'08"E	25.65'
L62	S55°05'08"W	25.65'
L63	N55°05'08"E	25.65'
L64	N25°26'28"W	44.25'
L65	N40°37'15"W	44.25'
L66	N55°48'01"W	44.25'

LINE TABLE		
LINE	BEARING	LENGTH
L67	N70°58'48"W	44.25'
L68	N86°09'35"W	44.25'
L69	S78°39'38"W	44.25'
L70	S63°28'51"W	44.25'
L71	S55°00'17"W	50.45'
L72	S62°04'36"E	45.11'
L73	S47°05'54"E	43.81'
L74	S37°59'42"E	58.60'
L75	N05°45'36"E	21.11'
L76	N39°31'43"W	46.59'
L77	N39°31'43"W	46.59'
L78	S84°49'02"E	21.11'
L79	N37°33'14"W	65.04'
L80	N44°56'44"W	69.67'
L81	N54°07'18"W	69.67'
L82	N63°09'31"W	68.00'
L83	N68°02'58"E	21.21'
L84	N66°09'07"W	50.00'
L85	N63°00'10"W	49.99'
L86	N61°02'41"W	50.00'
L87	N59°22'50"W	49.98'
L88	N53°59'21"W	49.98'
L89	N48°27'12"W	49.98'
L90	N44°16'48"W	59.91'
L91	N45°54'43"E	71.82'
L92	N00°54'43"E	21.21'
L93	N44°05'17"W	30.57'
L94	N44°05'17"W	68.07'
L95	N44°05'17"W	30.57'
L96	N89°05'17"W	21.21'
L97	N42°25'05"W	62.43'
L98	N47°26'50"W	58.31'
L99	N51°42'25"W	58.31'

LINE TABLE		
LINE	BEARING	LENGTH
L100	N55°58'01"W	58.31'
L101	N62°01'46"W	55.72'
L102	N61°02'17"W	50.42'
L103	N62°37'31"W	54.67'
L104	N65°23'11"W	54.67'
L105	N69°13'14"W	50.35'
L106	N19°19'29"W	20.22'
L107	S26°05'47"E	46.57'
L108	S89°29'05"W	45.70'
L109	N78°27'10"W	45.70'
L110	N66°22'54"W	45.94'
L111	N61°01'44"W	50.00'
L112	N61°01'44"W	50.00'
L113	S27°14'24"W	22.05'
L114	S04°22'11"E	139.72'
L115	S04°22'11"E	139.98'
L116	S04°22'11"E	139.72'
L117	S58°08'36"E	22.05'
L118	N49°25'54"E	64.98'
L119	N52°44'42"E	65.51'
L120	N64°48'47"E	94.21'
L121	N83°16'15"E	83.72'
L122	S89°02'19"E	64.98'
L123	S81°20'52"E	64.98'
L124	S73°39'26"E	64.98'
L125	S65°57'59"E	64.98'
L126	S58°55'43"E	52.17'
L127	S61°01'44"E	50.00'
L128	N63°19'06"W	50.07'
L129	N59°36'59"W	55.42'
L130	N56°49'03"W	55.42'
L131	N54°01'06"W	55.42'
L132	N51°13'10"W	55.42'

LINE TABLE		
LINE	BEARING	LENGTH
L133	N48°17'39"W	60.42'
L134	S18°53'50"E	46.49'
L135	S10°28'17"E	46.49'
L136	N38°05'40"E	4.06'
L137	S03°54'10"E	48.18'
L138	S01°18'41"E	50.50'
L139	N54°01'33"E	51.87'
L140	N53°04'41"E	51.87'
L141	N52°07'49"E	51.87'
L142	N51°10'56"E	51.87'
L143	N23°47'46"W	69.51'
L144	S03°32'35"E	63.43'
L145	S00°10'37"E	50.51'
L146	S27°31'30"E	60.50'
L147	S21°36'02"E	60.50'
L148	S15°40'34"E	60.50'
L149	S09°45'06"E	60.50'
L150	S03°52'34"E	59.75'
L151	S07°47'05"E	20.89'
L152	N38°05'40"E	4.06'
L153	N83°58'25"E	20.89'
L154	N21°50'05"W	70.50'
L155	N09°46'21"W	70.50'
L156	N02°17'23"E	70.50'
L157	N14°21'08"E	70.50'
L158	N26°24'52"E	70.50'
L159	N39°17'10"E	70.40'
L160	N47°45'36"E	51.92'
L161	N30°14'36"E	40.47'
L162	N43°19'55"E	50.04'
L163	S44°22'39"E	27.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	9°56'08"	864.00'	149.83'
C2	14°05'40"	756.00'	185.97'
C3	30°12'32"	686.00'	361.69'
C4	1°22'38"	767.00'	18.44'
C5	11°29'22"	767.00'	153.81'
C6	23°11'29"	619.00'	250.55'
C7	1°53'09"	1015.00'	33.41'
C8	14°38'48"	756.00'	193.26'
C9	26°27'39"	1014.00'	468.29'
C10	2°34'52"	999.00'	45.00'
C11	41°32'16"	1014.00'	735.12'
C12	55°32'17"	436.00'	422.62'
C13	27°25'19"	322.50'	154.35'
C14	3°50'16"	2977.50'	199.44'
C15	5°55'18"	977.50'	101.03'
C16	5°55'18"	1000.00'	103.35'
C17	5°55'18"	1022.50'	105.68'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	7°49'03"	522.50'	71.29'
C19	7°49'03"	500.00'	68.22'
C20	7°49'03"	477.50'	65.15'
C21	23°23'44"	277.50'	113.31'
C22	23°23'44"	322.50'	131.69'
C23	5°29'27"	977.50'	93.68'
C24	16°48'44"	1022.50'	300.03'
C25	16°48'44"	1000.00'	293.43'
C26	6°55'31"	977.50'	118.15'
C27	45°43'43"	372.50'	297.30'
C28	11°04'56"	272.50'	52.71'
C29	11°04'56"	250.00'	48.35'
C30	11°04'56"	227.50'	44.00'
C31	81°09'00"	15.00'	21.25'
C32	38°14'15"	177.50'	118.46'
C33	40°17'24"	222.50'	156.46'
C34	27°25'19"	277.50'	132.81'

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. 2	DATE OF PREPARATION:	04-01-2024
		SCALE:	N/A
		SHEET 11 OF 11	

PORTION OF SEC 31, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO