

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

PER TITLE COMMITMENT NCS-1183268-CO, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES,
TITLE COMMITMENT DATE: DECEMBER 16, 2025 AT 5:00 P.M.

TRACT Q,
DAWSON TRAILS FILING NO. 2, PER THE PLAT RECORDED AT THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE
ON 3/04/2026 AT RECEPTION NO. 2026010148,
TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS,
STATE OF COLORADO

CONTAINING AN AREA OF 2,438,598 SQUARE FEET OR 55.983 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF
CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME
INTO LOTS, TRACTS, ROADS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAWSON TRAILS
FILING NO. 2, AMENDMENT NO. 1.

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND
MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS, PUBLIC
ACCESS TO EASEMENTS OVER TRAILS, AND EMERGENCY AND MAINTENANCE INGRESS AND EGRESS FOR THE PURPOSES OF
PRIVATE OPEN SPACE, DRAINAGE AND UTILITIES EASEMENTS, AS DESCRIBED AND SHOWN HEREON AND TRACTS E, G, & K
FOR THE PURPOSE OF DRAINAGE AND UTILITIES.

TRACTS A, B, C, D, F, H, I & J ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT NO. 3 FOR
PRIVATE OPEN SPACE, DRAINAGE AND UTILITY PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL,
MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND
APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS
SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS
PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC
USES HEREON.

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS
AND STATE OF COLORADO DESCRIBED HEREON.

ACM DAWSON TRAILS VIII JV, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: Andrew P. Klein
AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV, LLC.

SIGNED THIS 16 DAY OF March, 2026
COUNTY OF DOUGLAS Andrew P. Klein
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF March, 2026

BY: Andrew P. Klein AS AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

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

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF
DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT
DATED MAY 16, 2024 AND RECORDED MAY 17, 2024 AT RECEPTION NO. 2024020005.

BOKF, N.A. AS TRUSTEE UNDER THAT CERTAIN INDENTURE OF TRUST DATED AS OF MAY 16, 2024, BETWEEN DAWSON TRAILS
METROPOLITAN DISTRICT NO. 1 AND BOKF, N.A., AS TRUSTEE.

BY: Keith Papantoniou
AUTHORIZED SIGNATORY OF BOKF, N.A.

SIGNED THIS 17 DAY OF March, 2026
COUNTY OF DOUGLAS Keith Papantoniou
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF March, 2026

BY: Keith Papantoniou AS AUTHORIZED SIGNATORY OF BOKF, N.A.

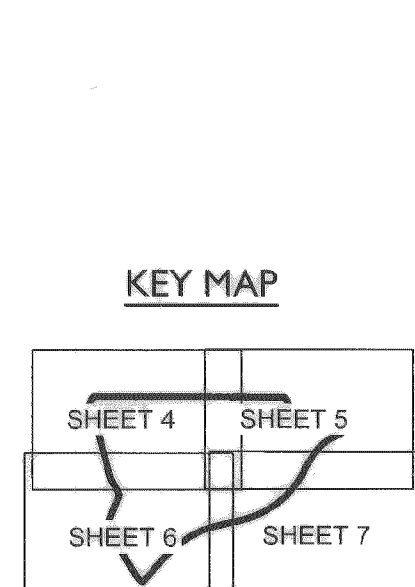
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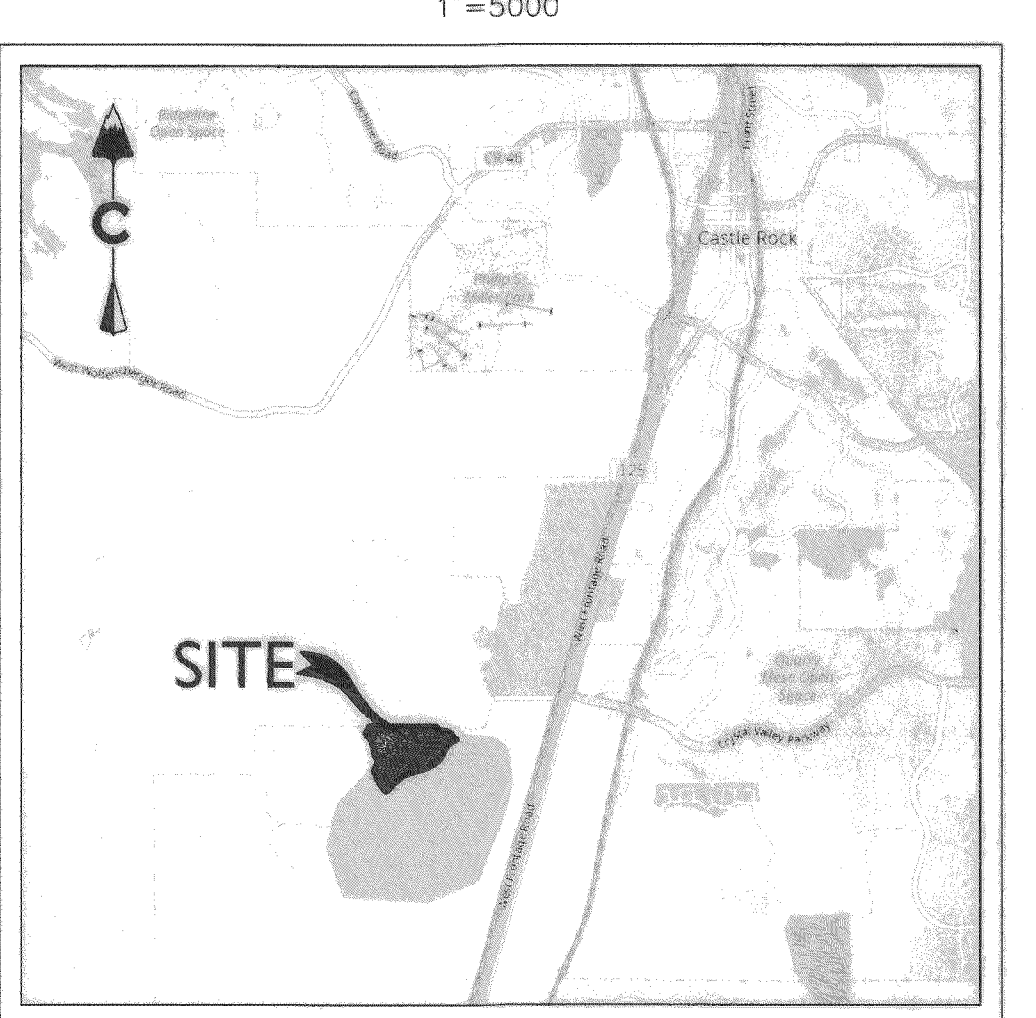
KEY MAP



SHEET INDEX

SHEET 1 COVER
SHEET 2 NOTES
SHEET 3 OVERALL
SHEET 4-11 DETAIL

VICINITY MAP



TRACT AREA SUMMARY (SUBDIVISION PLAT LAND AREA TOTALS)						
TRACT	SQ.FT.	ACRES (±)	USE	OWNERSHIP	MAINTENANCE	PL / OSP / PA
TRACT A	56,929	1.307	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT B	44,533	1.022	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT C	56,866	1.305	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT D*	7,023	0.161	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT E*	23,636	0.543	DRAIN, UTIL	TOCR	TOCR	OSP
TRACT F*	61,325	1.408	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT G**	103,940	2.386	DRAIN, UTIL	TOCR	TOCR	OSP
TRACT H**	144,331	3.313	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT I***	52,193	1.198	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT J****	67,153	1.542	OSP, DRAIN, UTIL	MD3	MD3	OSP
TRACT K*****	31,822	0.731	DRAIN, UTIL	TOCR	TOCR	OSP
TOTAL	649,751	14.916				

NOTE: IN THE EVENT THAT THE METROPOLITAN DISTRICT SUBMITS A DISSOLUTION PETITION, THE METROPOLITAN DISTRICT SHALL PROVIDE AN
ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS
A PARTY TO.

TOWN OWNED AND MAINTAINED DRAINAGEWAY REQUIRED A NEW TRACT AT TIME OF PLAT. THE FOLLOWING REFERENCE THE SUBJECT TRACTS AS
RELATED TO THE PA-B-1 SDP (SDP23-0023):

*TRACT D, E & F COMPRISE SDP PA-B-1 TRACT D (2.112 AC)
**TRACT G & H COMPRISE SDP PA-B-1 TRACT G (5.700 AC)
***TRACT I COMPRISE SDP PA-B-1 TRACT E (1.198 AC)
****TRACT J & K COMPRISE SDP PA-B-1 TRACT F (2.272 AC)

LAND USE DEFINITIONS

ROW RIGHT-OF-WAY
MD3 DAWSON TRAILS METROPOLITAN DISTRICT NO. 3
TOCR TOWN OF CASTLE ROCK
OSP OPEN SPACE PRIVATE
UTIL UTILITY
DRAIN DRAINAGE
PA PLANNING AREA
PL PUBLIC LAND DEDICATION

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
TRACTS (11)	649,751	14.916
ROW	395,336	9.076
LOTS (229)	1,393,511	31.991
TOTAL	2,438,598	55.983

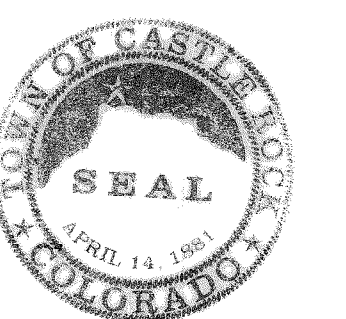
GENERAL NOTES

- DRAINAGE FACILITY MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE WITHIN DESIGNATED DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE NON-EXCLUSIVE TEN-FOOT (10) OR NON-EXCLUSIVE FIFTEEN-FOOT (15) UTILITY EASEMENTS, AS DETAILED ON SHEETS 4-7, ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, SUB-SURFACE COLLECTION SYSTEMS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- THERE ARE 229 LOTS AND 11 TRACTS DEDICATED BY THIS PLAT.

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: David L. Corbess TOWN CLERK
David L. Corbess TOWN MANAGER
DATE 3/18/2026 DATE 03/18/2026



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 18 DAY OF March, 2026
David L. Corbess DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF WATER RIGHTS DEDICATION

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661.
AND ACCORDINGLY 233.34 SFE ARE DEBITED FROM THE WATER BANK.
229 SINGLE FAMILY = 229
(2) 1" IRRIGATION = 3.34
(1) 3/4" IRRIGATION = 1

STATEMENT OF DAWSON TRAILS METROPOLITAN DISTRICT NO. 3 ACCEPTANCE

ON BEHALF OF THE DAWSON TRAILS METROPOLITAN DISTRICT NO. 3, 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 DAWSON TRAILS METROPOLITAN DISTRICT.

ATTEST: David L. Corbess AUTHORIZED AGENT OF
DAWSON TRAILS METROPOLITAN DISTRICT NO. 3
President TITLE
DATE 3/18/26

TITLE CERTIFICATION

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

SIGNED THIS 17 DAY OF March, 2026

BY: Alexandra Lynn
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF March, 2026

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

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

SURVEYOR'S CERTIFICATE

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

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



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

OWNER AND DEVELOPER
ACM DAWSON TRAILS VIII JV, LLC
8350 E. CRESCENT PKWY., SUITE 200
GREENWOOD VILLAGE, CO 80111
(303) 984-9800

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1
A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT DATED OCTOBER 4, 2022 AND RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715. ASSIGNMENT OF LEASES, RENTS AND OTHER RIGHTS IN CONNECTION THEREWITH RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065721. MODIFICATION OF DEED OF TRUST AND ASSIGNMENT OF RENTS IN CONNECTION THEREWITH NOVEMBER 14, 2025 AT RECEPTION NO. 2025054860, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THESE DOCUMENTS.

FIRSTBANK
BY: Timothy Kelly
AUTHORIZED SIGNATORY OF FIRST BANK

SIGNED THIS 18 DAY OF March, 2026
COUNTY OF DOUGLAS Englewood
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)SS

SUBSCRIBED AND SWORN BEFORE ME THIS 18 DAY OF March, 2026

BY Timothy Kelly AS AUTHORIZED SIGNATORY OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

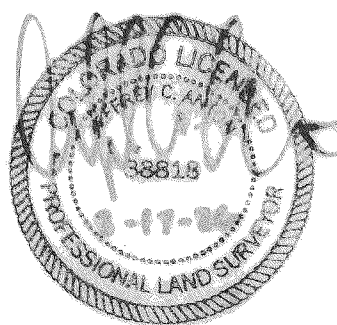
MY COMMISSION EXPIRES 07-23-2028

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

SURVEYOR'S NOTES

- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. NCS-1183268-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2025 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
- THE BEARINGS SHOWN HERE ON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'41" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 1 INCH PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION X OTHER AREAS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08035C0284G, PANEL 284 OF 495 WITH EFFECTIVE DATE MARCH 16, 2016. ZONE IS DEFINED AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". PORTIONS OF PROPERTY ARE WITHIN AN UNDESIGNATED 100 YEAR FLOOD PRONE AREA AS REGULATED BY THE TOWN OF CASTLE ROCK HAVING A DRAINAGE AREA LARGER THAN 130 ACRES AND SHOWN HEREON.
- ALL SIDE LOT LINES ALONG CURVE SEGMENTS ARE RADIAL UNLESS NOTED OTHERWISE.
- 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-TOP, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.8.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

TRACT AND LAND USE SUMMARY					DEDICATION SUMMARY						
NAME	ACREAGE DESIGNATED IN PDP, 2ND AMENDMENT	USE	OWNERSHIP	MAINTENANCE*	DEDICATION REQUIREMENT MET	SEPARATE INSTRUMENT (REC. 2023005662, 2023005663)	PL23-0005 (FILING 1) (REC. 2025035148)	PL23-0012 (FILING 2)	SDP23-0023 & PL24-0009 (B-1 EAST) (Tract Q)	SDP23-0040 & PL25-0004 (D) (Tract O & H)	SDP25-0004 & PL26-00XX (E-2 TOWNHOME) (Tract V)
PL-1.01	4.5	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1.02	8.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	8.009 (Tract L)	N/A	N/A	N/A
PL-1.03	12.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1.04	12.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	12.213 (Tract J)	N/A	N/A	N/A
PL-1.05	13.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	13.001 (Tract M)	N/A	N/A	N/A
PL-1.06	7.5	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	8.288 (Tracts S&T)	N/A	N/A	N/A
PL-1.07	44.1	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	42.169	2.005 (Tract F)	N/A	N/A	N/A	N/A
PL-1.08	5.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	5.001 (Tract M)	N/A	N/A	N/A	N/A
PL-1.09	12.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1.10	109.3	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	74.508	N/A	N/A	N/A	N/A	N/A
PL-2.01	382.9	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	13.755 (Tract R)	N/A	N/A	N/A
PL-2.02	31.2	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	31.245 (Tract N)	N/A	N/A	N/A
PL-2.03	PL-2.03 WAS REMOVED WITH MINOR AMENDMENT #1. 0.9 ACRES OF PL-2 WILL BE DEDICATED ELSEWHERE				NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-2.04	6.5	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	6.965 (Tract C)	N/A	N/A	N/A	N/A
PL-2.05	8.5	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	8.618 (Tract H&H+)	N/A	N/A	N/A	N/A
PL-2.06	4.3	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	1.947 (Tract B)	1.7 (Tract Y)	N/A	N/A	N/A
PL-2.07	27.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-2.08	0.9	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
OSP-1	9.2	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	1.758 (Tract W)	N/A	N/A	N/A
OSP-2	7.3	OPEN SPACE	METRO DISTRICT/ TOCR	METRO DISTRICT	NO	N/A	N/A	4.312 (Tracts AA, BB, & I)	N/A	N/A	N/A
OSP-2	PORTION OF OSP-2	DRAINAGE/ DETENTION	TOCR	TOCR	NO	N/A	N/A	2.020 (Tract U)	N/A	N/A	N/A
OSP-3	16.1	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	8.476 (Tracts CC, DD, & Z)	N/A	N/A	N/A
OSP-3	PORTION OF OSP-3	DRAINAGE/ DETENTION	TOCR	TOCR	NO	N/A	N/A	5.031 (Tract G)	N/A	N/A	N/A
OSP-4	3.9	DRAINAGE/ DETENTION	METRO DISTRICT	TOCR	YES	N/A	N/A	12.9 (Tract X)	N/A	N/A	N/A
OSP-5	4.5	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	YES	N/A	4.5 (Tract K)	N/A	N/A	N/A	N/A
OSP-6	11.2	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	10.78 (Tract A&B)	N/A	N/A	N/A	N/A
OSP-7	17.0	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	12.238 (Tract C)	N/A	N/A	N/A
OSP-8	4.0	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	N/A	N/A	N/A
ADDITIONAL OSP	215.0	TBD	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	14.916	11.44	TBD



DATE: 03/17/26
CAD: C.T.
QA/QC: JCA

JOB NO. 20-224

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS
N LINE, SE1/4 OF THE SE1/4 SECTION 21,
T8S, R67W, 6TH P.M.
N 89°55'41" W - 1321.68'

SYMBOL LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- BLOCK NUMBER
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SLOPE EASEMENT
- T.E. TRAIL EASEMENT
- U.E. UTILITY EASEMENT
- (NR) NON RADIAL
- SITE DISTANCE EASEMENT
- EXISTING TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY
- PROPOSED 100 YEAR FLOODPLAIN

TWIN OAKS AMENDED
REC. 248925
(NOT A PART)

GAS LINE EASEMENT
REC. 2025000316

100' OPEN SPACE EASEMENT BUFFER ZONE
BK. 680, PG. 909

SOUTHEAST 1/16 CORNER SECTION 21,
T8S, R67W, 6TH P.M.
FOUND 1" DIAMETER PIPE W/ 2-1/2" DIAMETER ALUMINUM CAP
STAMPED "LS 6935 - 1988"
MATCHES MONUMENT RECORD DATED 1/25/2025

50' OPEN SPACE BUFFER AREA
BK. 680, PG. 909

SLOPE EASEMENT
REC. 2026010148

TRACT R
DAWSON TRAILS FILING NO. 2
REC. 2026010148

SLOPE EASEMENT
REC. 2026010148

250' MINIMUM
DEVELOPMENT BUFFER

SLOPE EASEMENT
REC. 2026010148

(PL-2.01, 382.9 AC.)
(NOT A PART)

SLOPE EASEMENT
REC. 2025061713

DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

5' TRAIL PER SDP

150' TRANSITION ZONE BOUNDARY

50' OPEN SPACE BUFFER AREA

150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

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150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

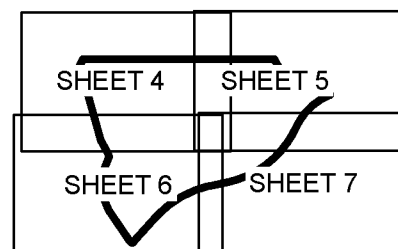
150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

150' TRANSITION ZONE BOUNDARY

UNPLATTED

KEY MAP



LINETYPE LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- DEDICATED EASEMENT LINE
- CENTER LINE
- 150' TRANSITION ZONE

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1
SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1
SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

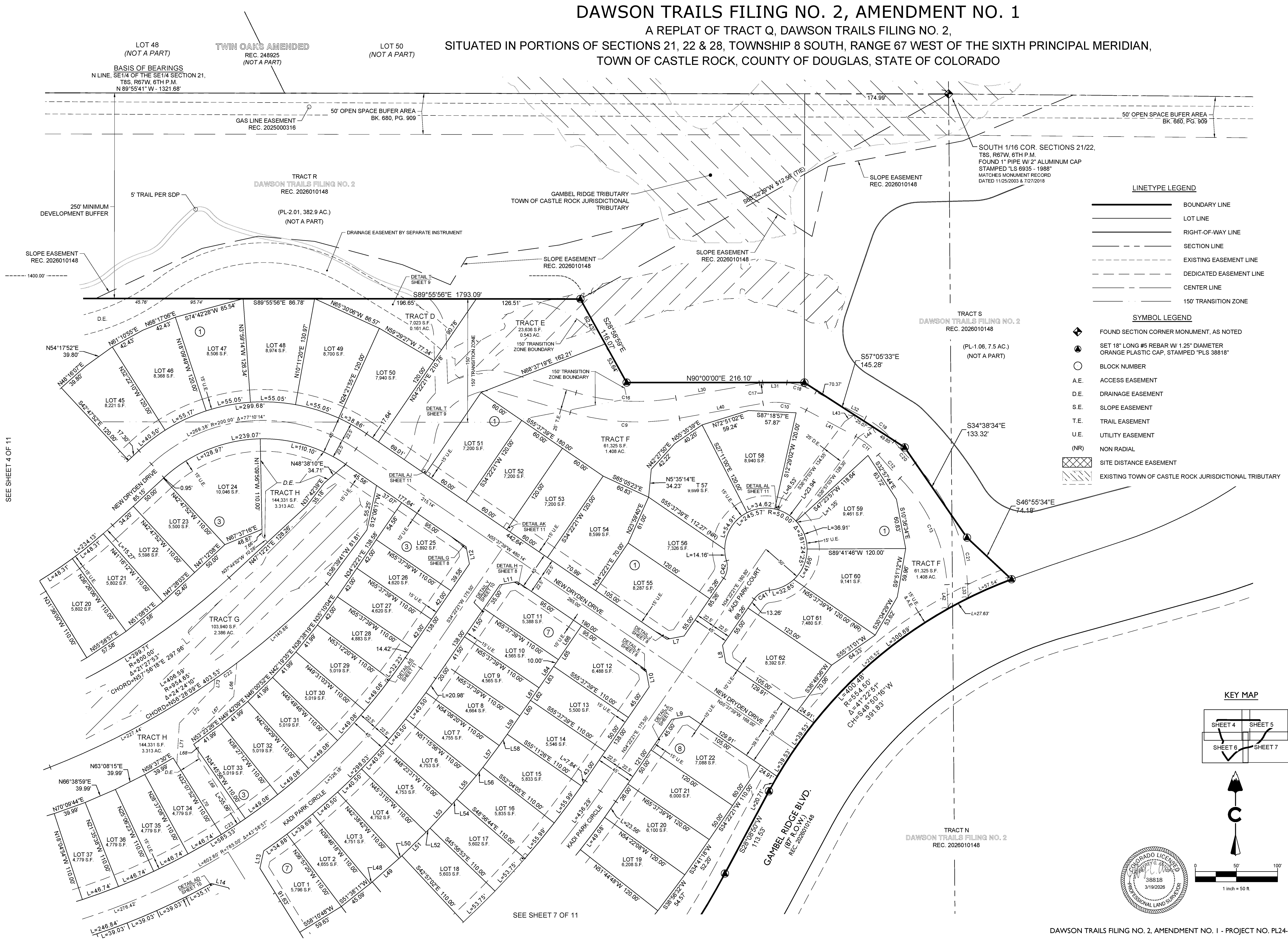
DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1
SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 03/17/26
CAD: C.T.
QA/QC: JCA
JOB NO. 20-224

SHEET 4 OF 11

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINETYPE LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION-OF-WAY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- DEDICATED EASEMENT LINE
- CENTER LINE
- 150' TRANSITION ZONE

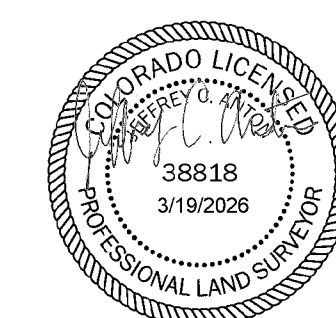
SYMBOL LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- BLOCK NUMBER
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SLOPE EASEMENT
- T.E. TRAIL EASEMENT
- U.E. UTILITY EASEMENT
- (NR) NON RADIAL
- SITE DISTANCE EASEMENT
- EXISTING TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY

KEY MAP

SHEET 4 | SHEET 5
SHEET 6 | SHEET 7

1 inch = 50 ft.



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1
SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 03/17/26
CAD: C.T.
QA/QC: JCA

JOB NO. 20-224

SHEET 5 OF 11

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 4 OF 11



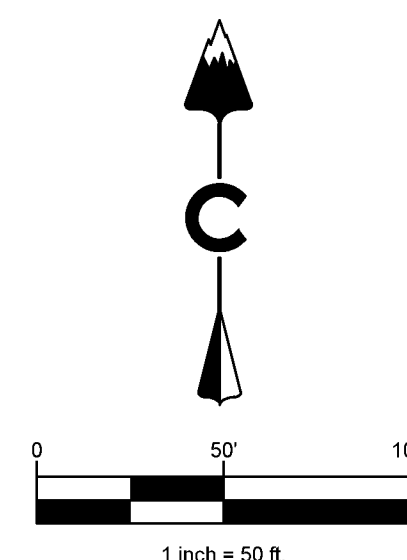
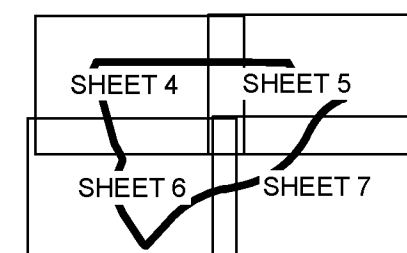
LINETYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	DEDICATED EASEMENT LINE
	CENTER LINE
	150' TRANSITION ZONE

SYMBOL LEGEND

	FOUND SECTION CORNER MONUMENT, AS NOTED
	SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
	BLOCK NUMBER
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	SLOPE EASEMENT
	TRAIL EASEMENT
	UTILITY EASEMENT
	NON RADIAL
	SITE DISTANCE EASEMENT
	EXISTING TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY

KEY MAP



DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 1
SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CORE CONSULTANTS, INC.
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303.703.4444
LIVEYOURCORE.COM

CORE

DATE: 03/17/26
CAD: C.T.
QA/QC: JCA

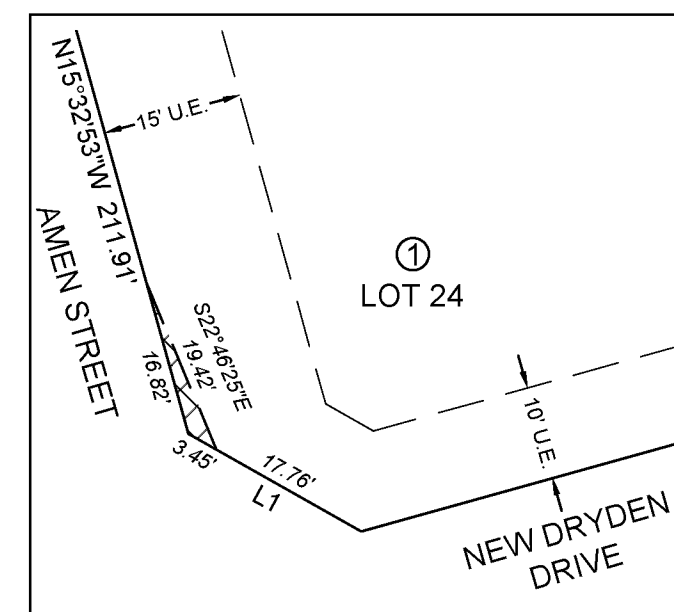
JOB NO. 20-224

SHEET 6 OF 11

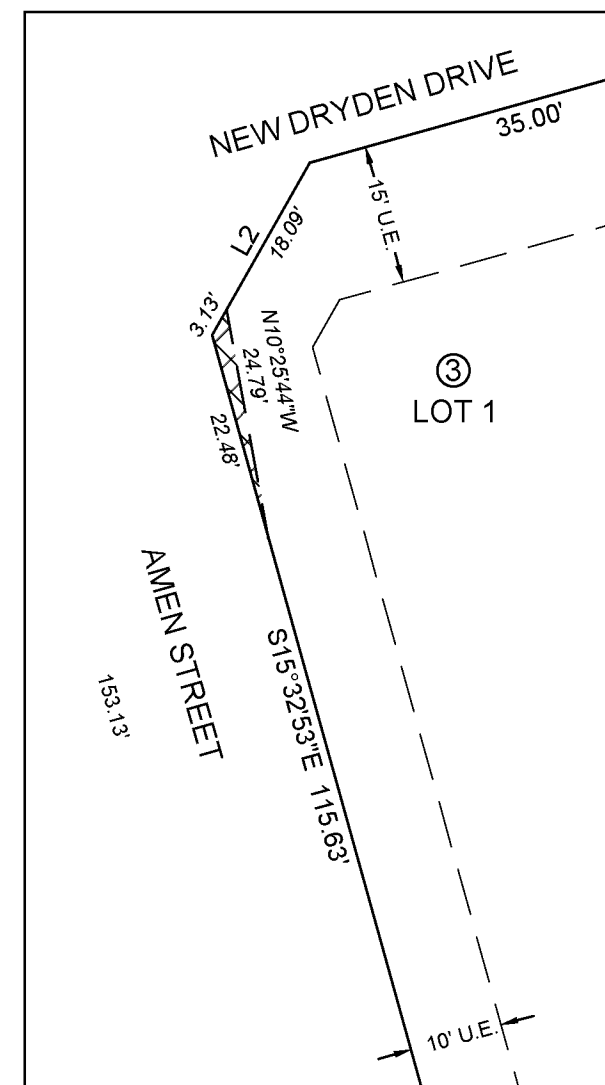
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DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1

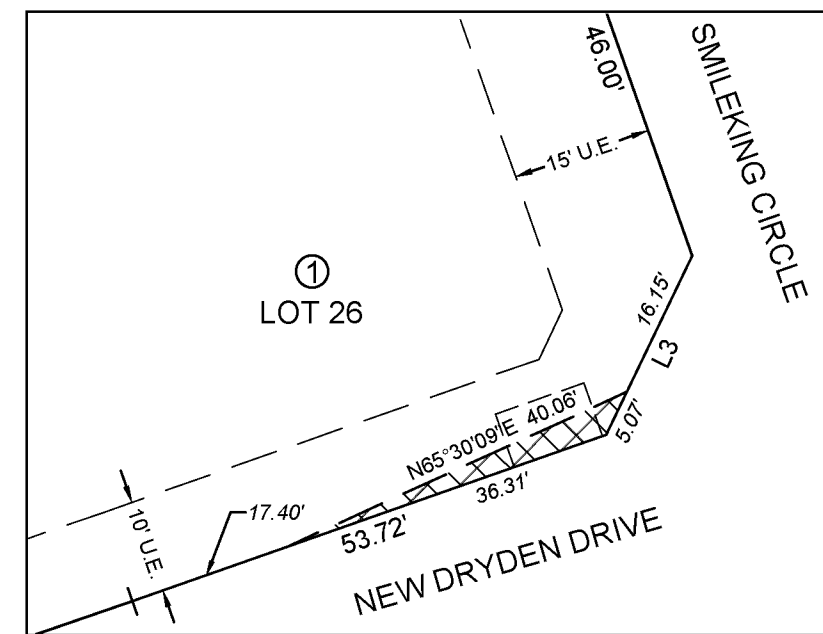
A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



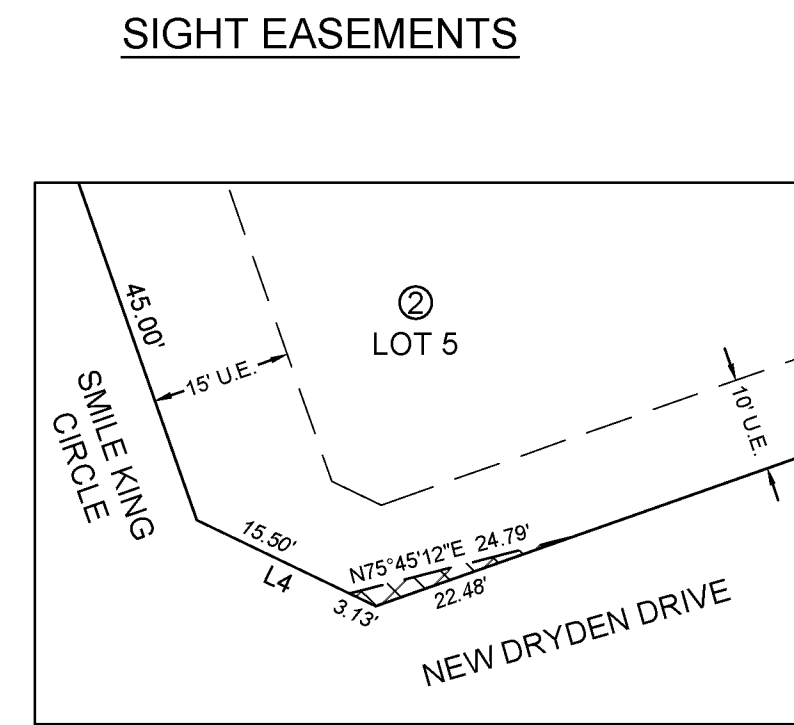
DETAIL 'A'
1" = 20'



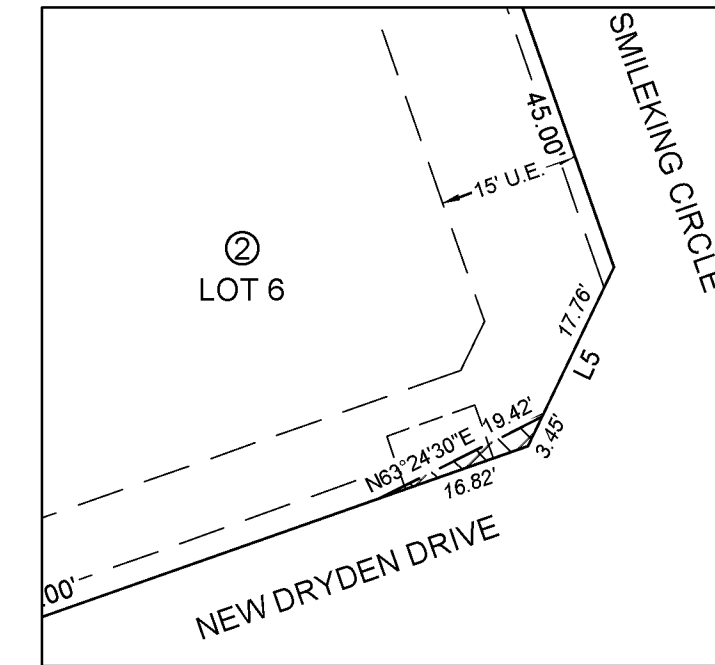
DETAIL 'B'
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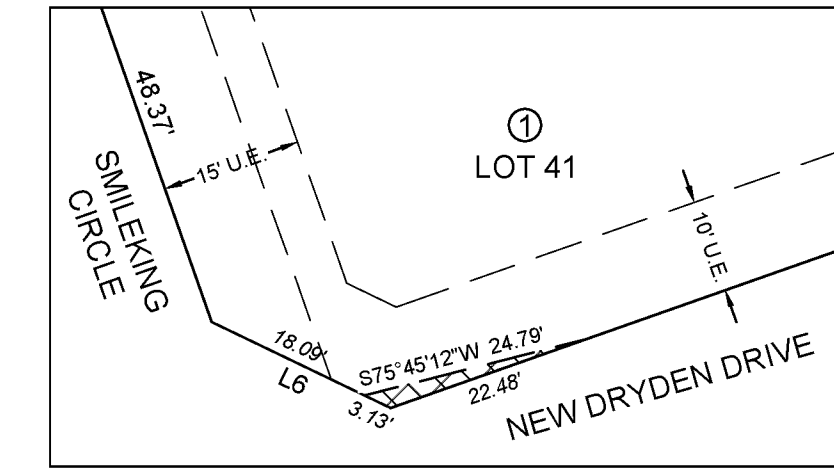
DETAIL 'C'
1" = 20'



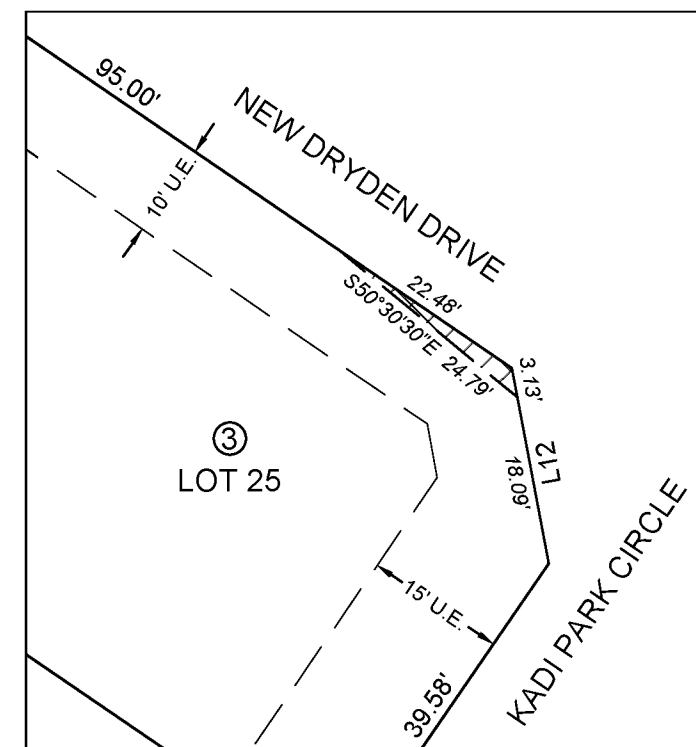
DETAIL 'D'
1" = 20'



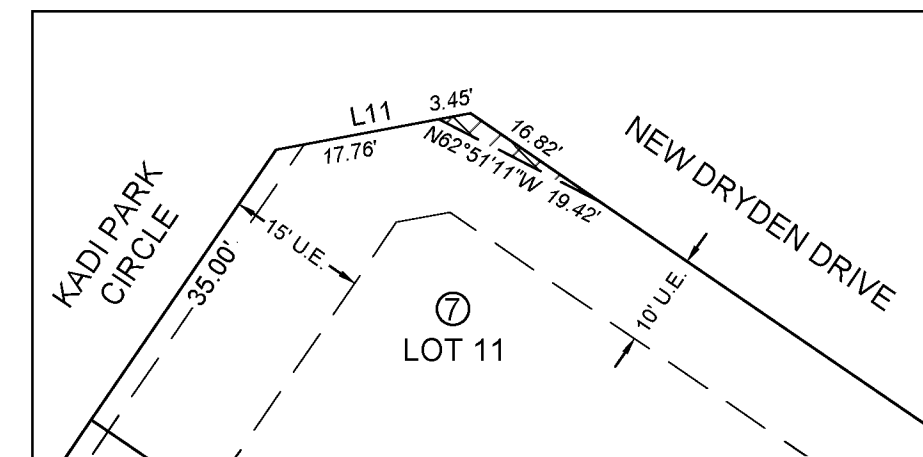
DETAIL 'E'
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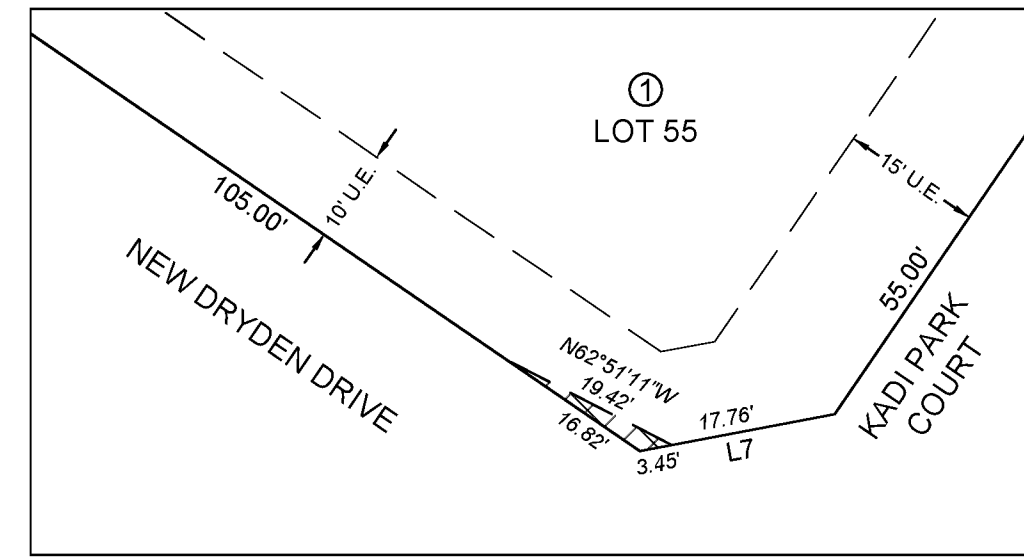
DETAIL 'F'
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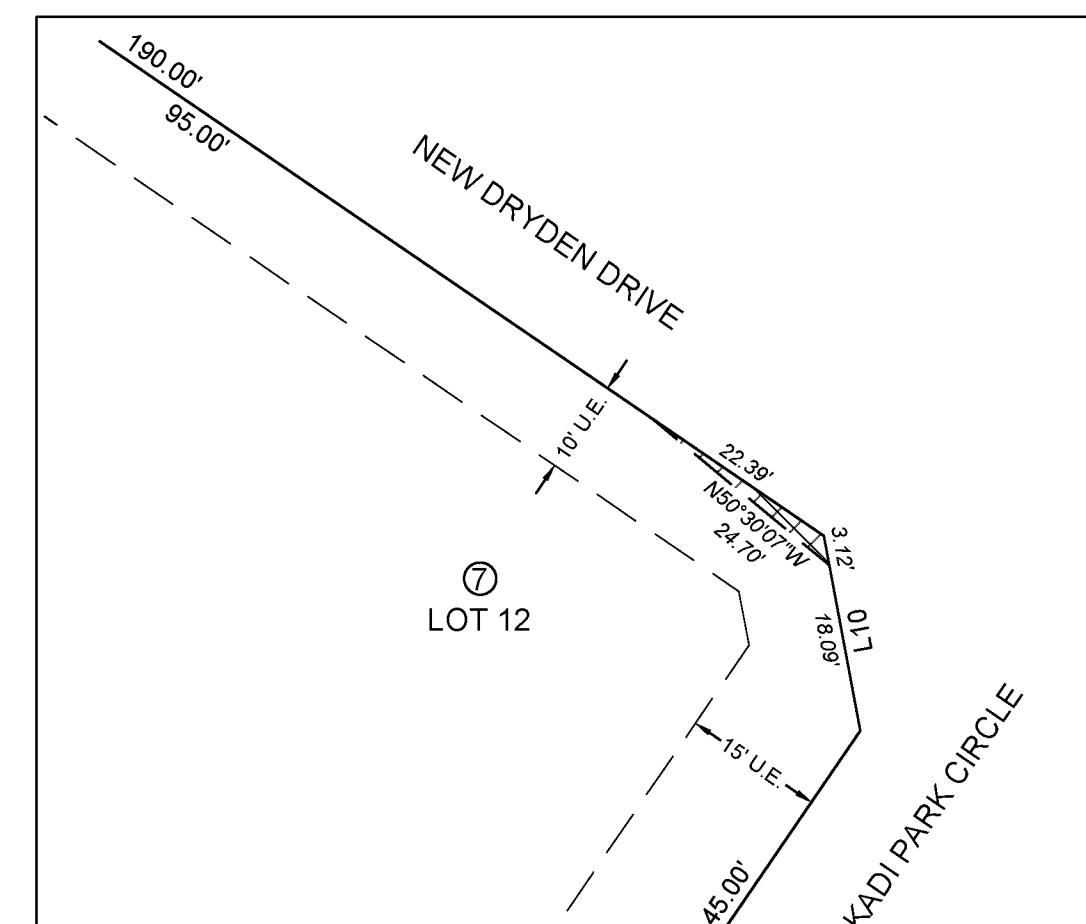
DETAIL 'G'
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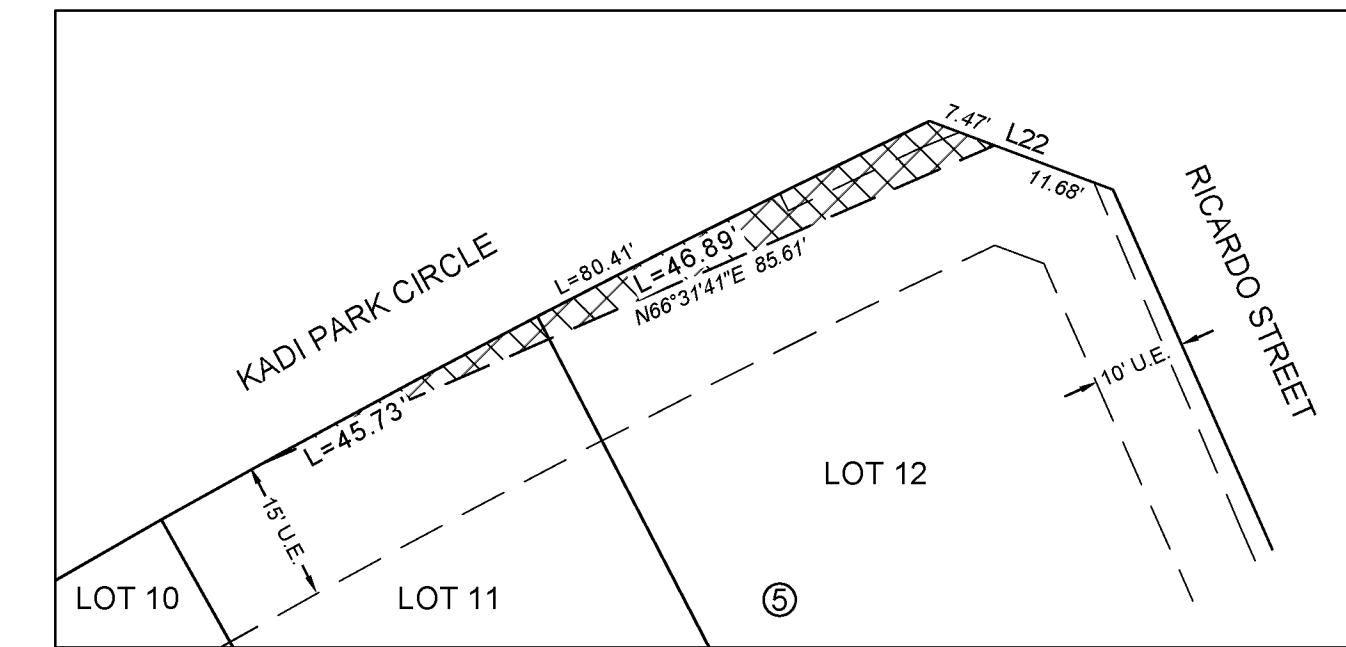
DETAIL 'H'
1" = 20'



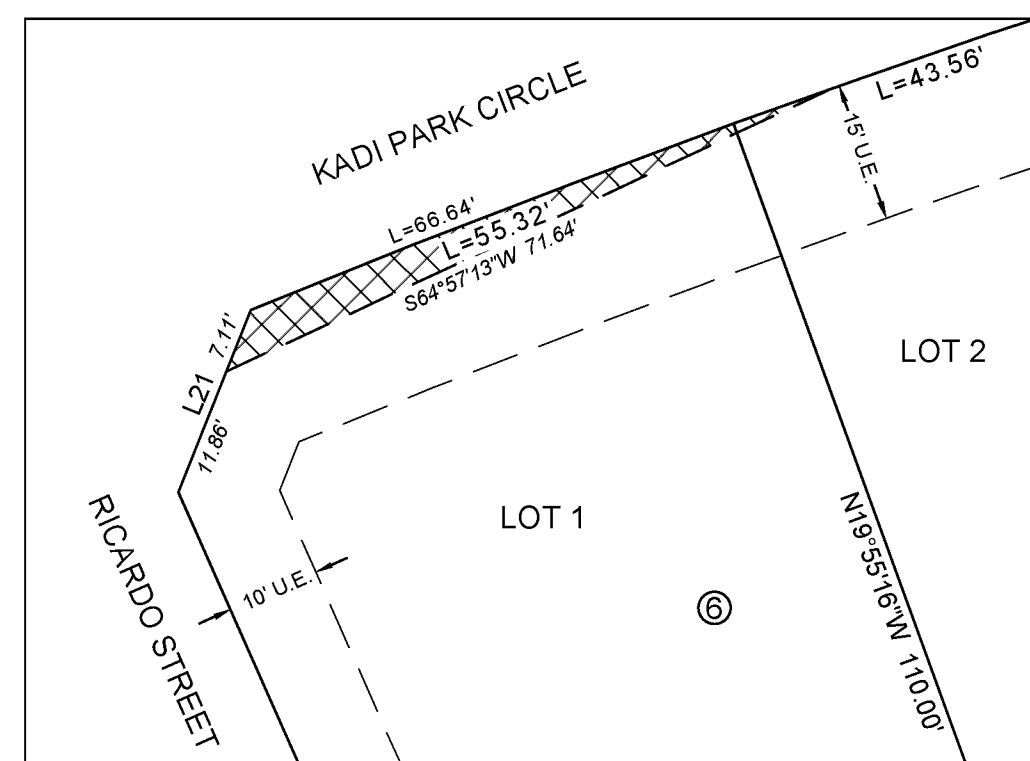
DETAIL 'J'
1" = 20'



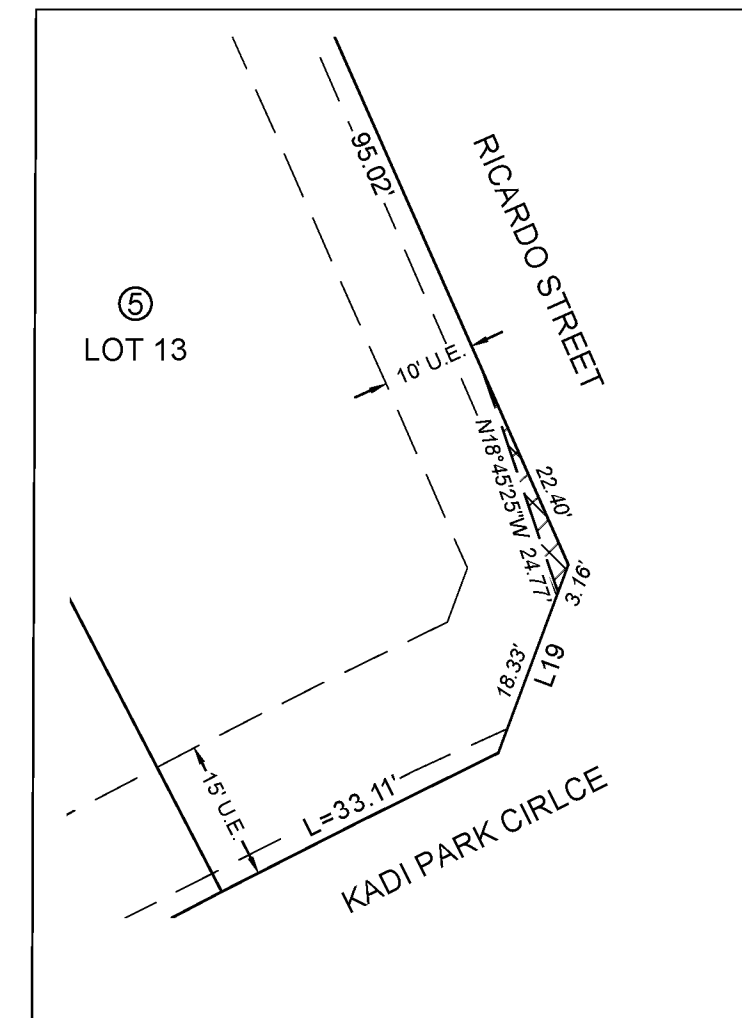
DETAIL 'K'
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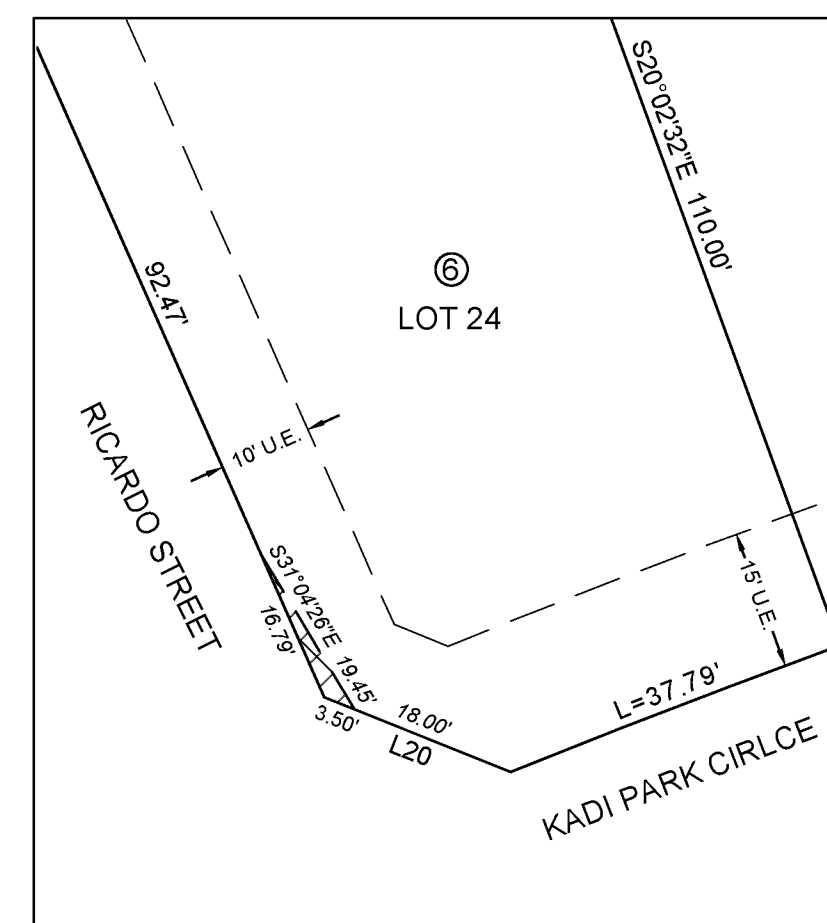
DETAIL 'L'
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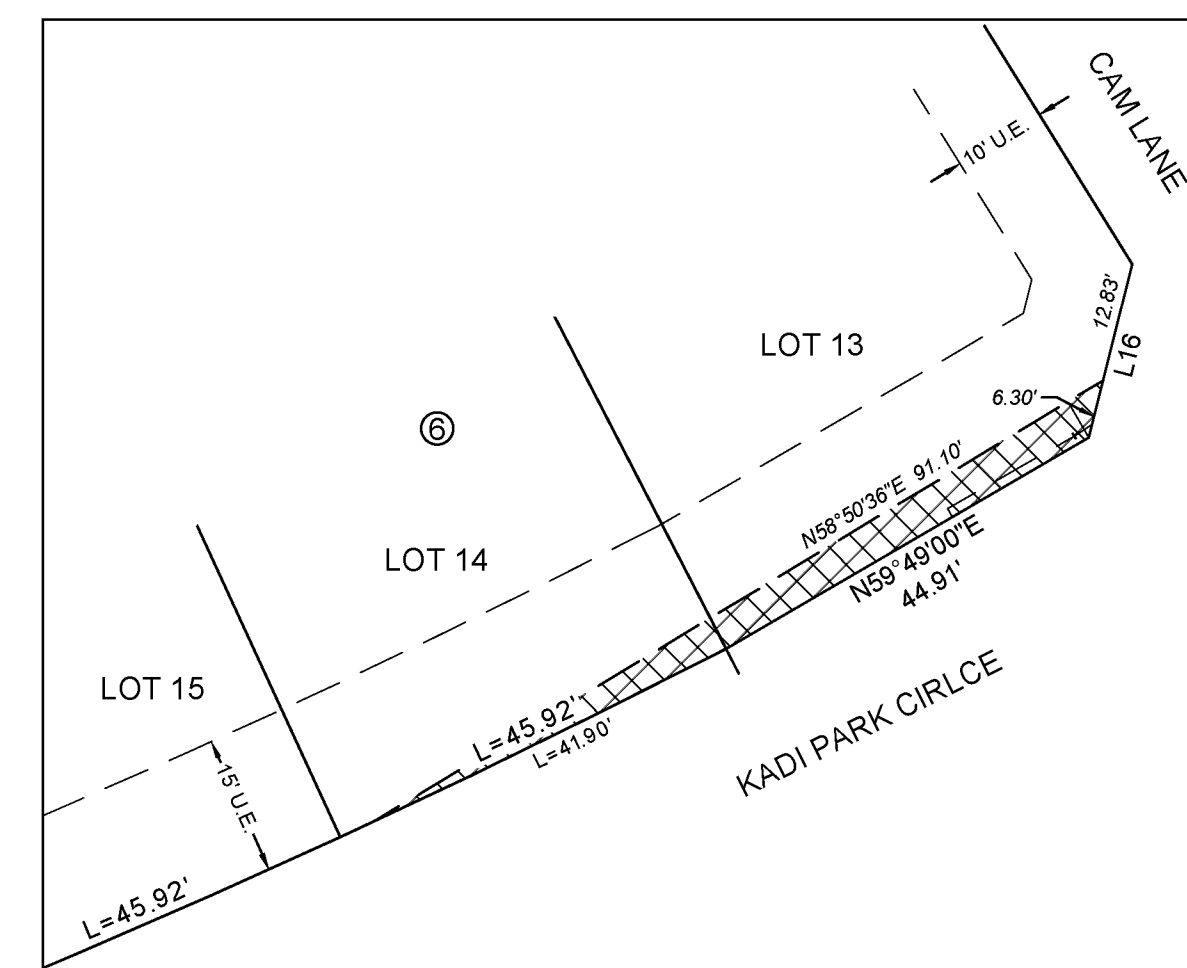
DETAIL 'M'
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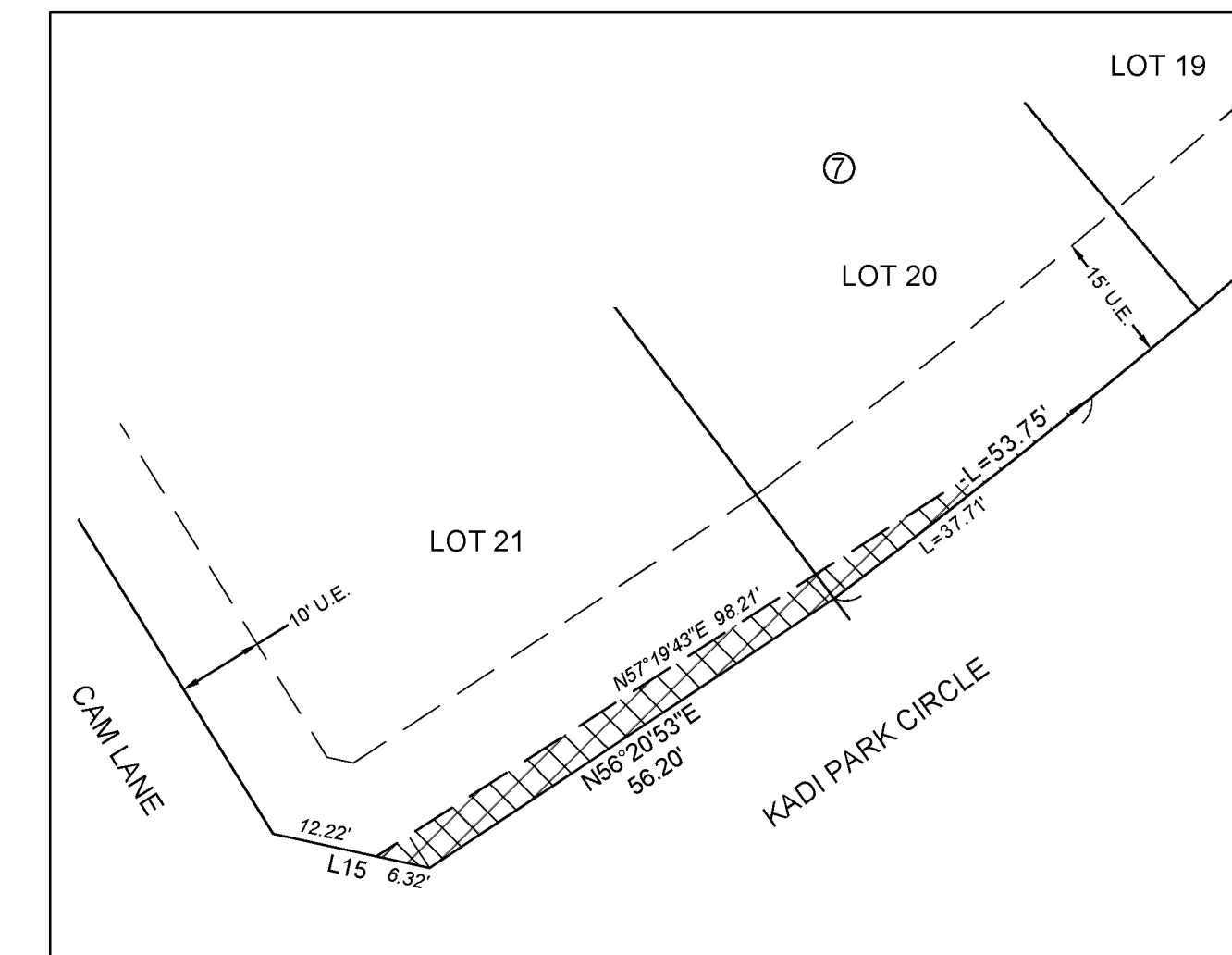
DETAIL 'N'
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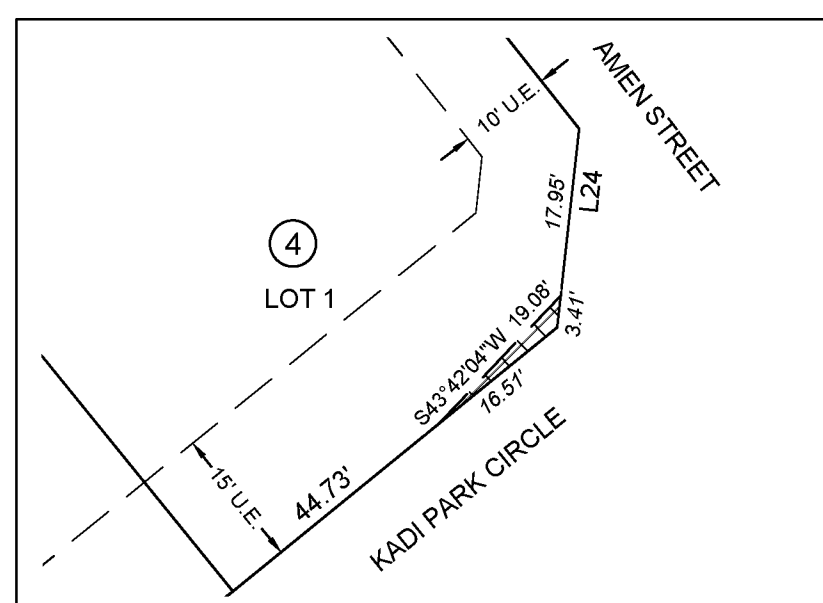
DETAIL 'P'
1" = 20'



DETAIL 'Q'
1" = 20'



DETAIL 'R'
1" = 20'



DETAIL 'S'
1" = 10'

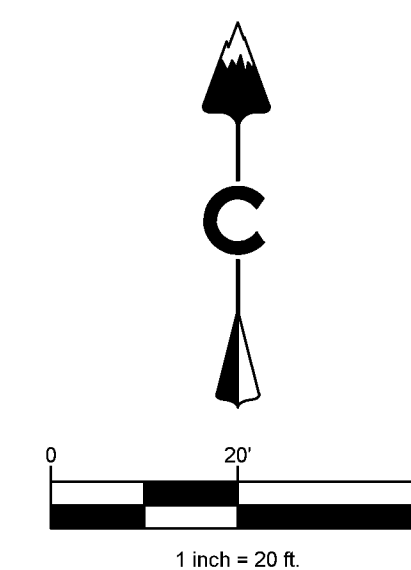
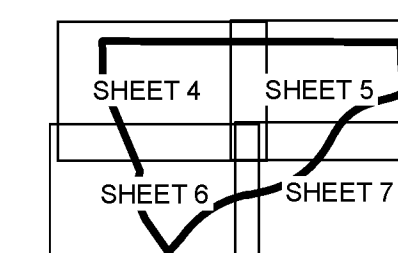
LINETYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	DEDICATED EASEMENT LINE
	CENTER LINE
	150' TRANSITION ZONE

SYMBOL LEGEND

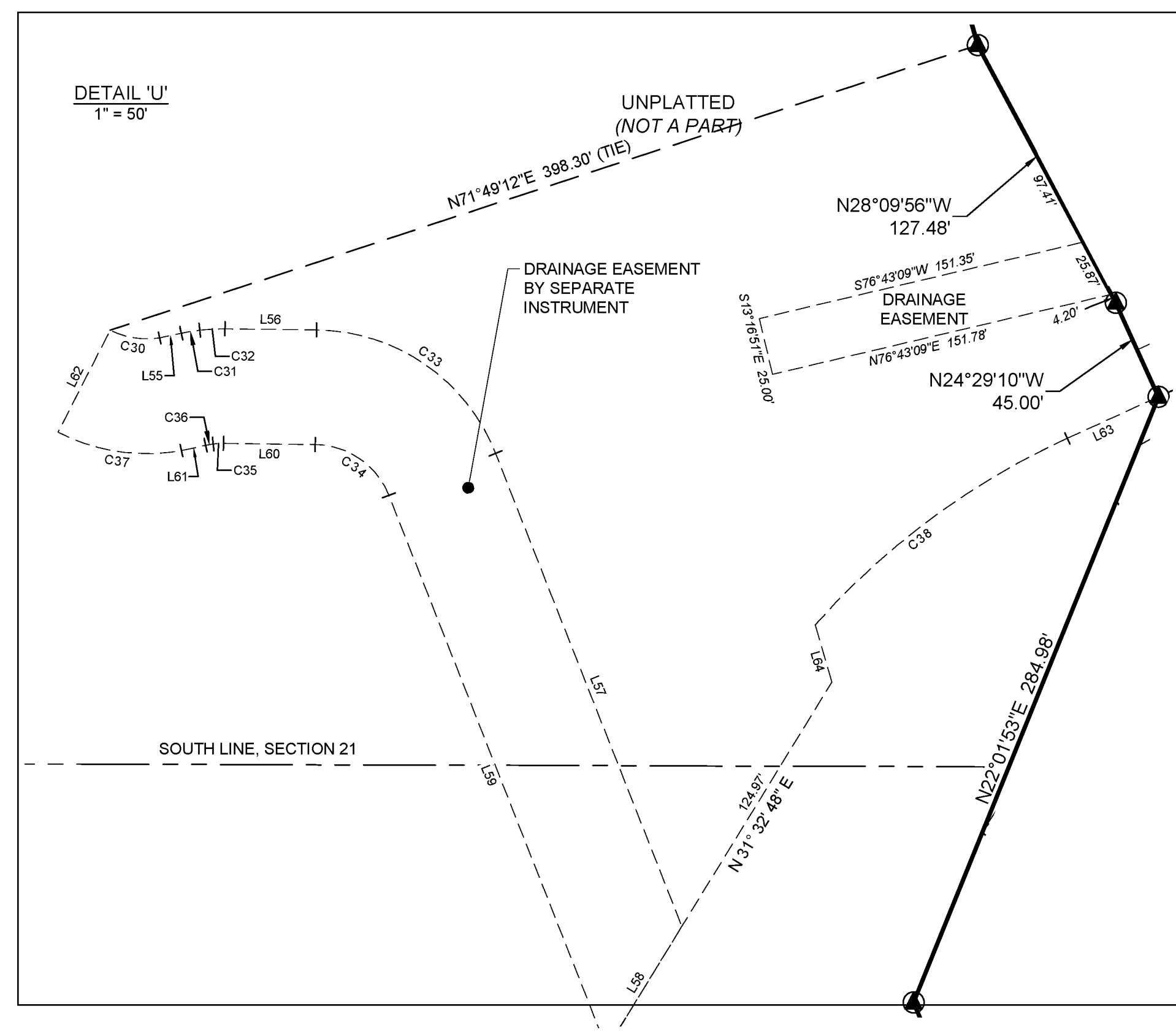
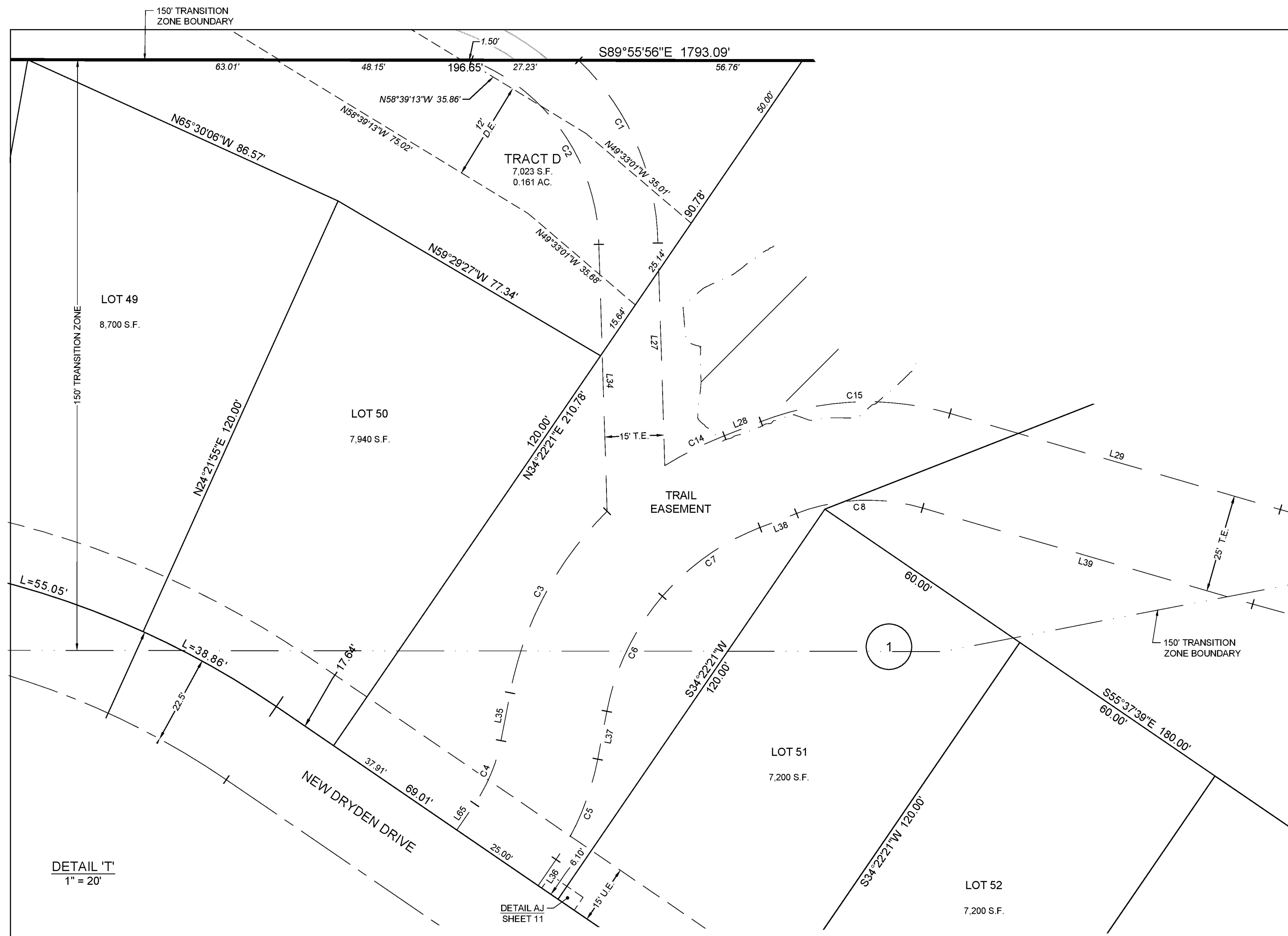
	FOUND SECTION CORNER MONUMENT, AS NOTED
	SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
	BLOCK NUMBER
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
T.E.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT
(NR)	NON RADIAL

KEY MAP



DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

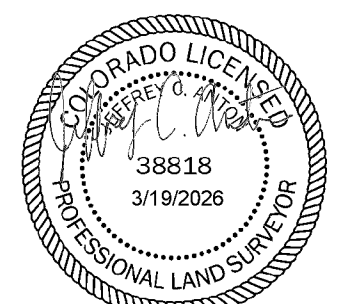
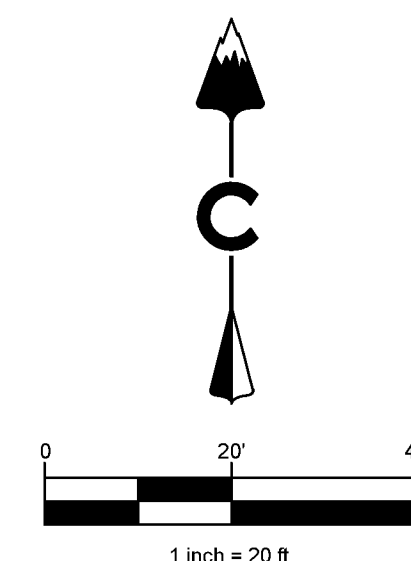


- LINETYPE LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - EXISTING EASEMENT LINE
 - DEDICATED EASEMENT LINE
 - CENTER LINE
 - 150' TRANSITION ZONE
- SYMBOL LEGEND**
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 - SITE DISTANCE EASEMENT
 - EXISTING TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARY

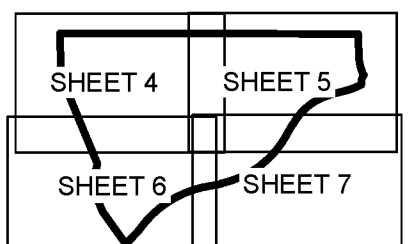
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N60°32'53"W	21.21'
L2	N29°27'07"E	21.21'
L3	N25°38'03"E	21.21'
L4	S64°21'57"E	21.21'
L5	N25°38'03"E	21.21'
L6	S64°21'57"E	21.21'
L7	N79°22'21"E	21.21'
L8	N10°37'39"W	21.21'
L9	N79°22'21"E	21.21'
L10	N10°37'39"W	21.21'
L11	N79°22'21"E	21.21'
L12	N10°37'39"W	21.21'
L13	N12°06'56"E	21.60'
L14	S75°45'21"W	21.60'
L15	S77°39'24"E	18.54'
L16	N14°00'59"E	19.12'
L17	N22°22'34"E	20.75'
L18	S70°06'43"E	20.75'
L19	N20°22'11"E	21.49'
L20	N68°06'20"W	21.49'
L21	N21°46'12"E	20.98'
L22	N69°30'21"W	20.98'
L23	S62°43'02"E	21.44'
L24	N6°17'07"E	21.35'
L25	N71°06'42"W	21.84'
L26	S22°08'23"W	21.84'
L27	N1°46'41"W	56.56'
L28	N68°52'00"E	9.95'
L29	S73°46'36"E	87.33'
L30	N79°52'26"E	103.21'
L31	N90°00'00"E	29.40'
L32	S62°00'42"E	67.98'
L33	S2°38'18"E	17.53'
L34	N1°46'41"W	67.82'
L35	S10°45'32"W	12.37'
L36	N34°22'21"E	8.03'
L37	N10°45'32"E	12.37'

LINE TABLE		
LINE #	BEARING	DISTANCE
L38	N68°52'00"E	9.95'
L39	S73°46'36"E	87.33'
L40	N79°52'26"E	103.21'
L41	S62°00'42"E	67.98'
L42	S2°38'18"E	29.30'
L43	S55°31'20"W	14.29'
L44	N55°31'20"E	20.62'
L45	N51°02'51"E	27.71'
L46	N69°00'26"E	26.50'
L47	N68°52'36"E	26.50'
L48	S39°05'42"E	192.60'
L49	S18°16'26"E	35.88'
L50	N70°06'29"E	35.16'
L51	S39°05'42"E	103.23'
L52	S48°52'36"E	26.50'
L53	N69°00'26"E	26.50'
L54	N51°02'51"E	18.11'
L55	S77°43'53"W	9.66'
L56	N89°20'42"W	39.94'
L57	N21°30'15"W	221.72'
L58	N31°32'48"E	62.56'
L59	S21°30'15"E	259.33'
L60	S89°20'42"E	39.94'
L61	N77°43'53"E	10.77'
L62	S27°04'06"W	50.00'
L63	N65°30'50"E	43.65'
L65	S34°22'21"W	8.03'
L66	S5°19'10"W	40.77'
L67	S43°56'41"W	60.16'
L68	S3°29'21"W	30.15'
L69	S33°01'30"E	94.71'
L70	N32°07'52"W	101.46'
L71	N3°29'21"E	49.58'
L72	N43°56'41"E	60.61'
L73	N5°19'10"E	10.05'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.89'	65.98'	45°03'45"	N23°24'24"W	50.56'
C2	60.31'	50.98'	67°47'12"	N34°38'41"W	56.86'
C3	53.05'	87.50'	34°44'09"	S28°07'36"W	52.24'
C4	17.52'	42.50'	23°36'49"	S22°33'56"W	17.39'
C5	27.82'	67.50'	23°36'49"	N22°33'56"E	27.62'
C6	32.78'	62.50'	30°03'17"	N25°47'10"E	32.41'
C7	30.60'	62.50'	28°03'11"	N54°50'24"E	30.30'
C8	32.60'	50.00'	37°21'24"	N87°32'42"E	32.03'
C9	134.06'	291.50'	26°20'58"	S86°57'05"E	132.88'
C10	54.22'	81.50'	38°06'52"	S81°04'08"E	53.22'
C11	35.68'	92.50'	22°06'11"	S80°57'36"E	35.46'
C12	38.90'	433.50'	5°08'31"	S42°28'46"E	38.89'
C13	144.71'	195.49'	42°24'44"	S23°50'40"E	141.42'
C14	16.97'	87.50'	11°06'51"	N63°18'34"E	16.95'
C15	48.90'	75.00'	37°21'24"	N87°32'42"E	48.04'
C16	122.56'	266.50'	26°20'58"	S86°57'05"E	121.48'
C17	4.07'	106.50'	2°11'31"	N80°58'11"E	4.07'
C18	37.28'	106.50'	20°03'15"	S72°02'19"E	37.09'
C19	45.33'	117.50'	22°06'11"	S50°57'36"E	45.05'
C20	36.66'	408.50'	5°08'31"	S42°28'46"E	36.65'
C21	163.21'	220.49'	42°24'44"	S23°50'40"E	159.51'
C22	55.09'	59.00'	53°29'43"	N77°47'42"E	53.11'
C23	32.69'	193.00'	9°42'15"	N64°09'18"E	32.65'
C24	161.54'	149.00'	62°06'58"	S79°56'05"E	153.74'
C25	32.95'	193.00'	9°46'54"	S43°59'09"E	32.91'
C26	36.01'	241.06'	8°33'34"	S43°59'09"E	35.98'
C27	181.05'	167.00'	62°06'58"	S79°56'05"E	172.31'
C28	66.17'	201.85'	18°46'53"	N60°01'38"E	65.87'
C29	12.26'	43.00'	16°19'58"	N84°07'23"E	12.22'
C30	22.19'	35.24'	36°05'02"	N80°58'25"W	21.83'
C31	8.16'	85.00'	5°30'12"	S80°28'59"W	8.16'
C32	11.01'	85.00'	7°25'13"	S86°56'42"W	11.00'
C33	100.64'	85.00'	67°50'26"	N55°25'28"W	94.87'
C34	41.44'	35.00'	67°50'26"	S55°25'28"E	39.06'
C35	4.53'	35.00'	7°25'13"	N86°56'42"E	4.53'
C36	3.36'	35.00'	5°30'12"	N80°28'59"E	3.36'
C37	55.41'	85.24'	37°14'44"	S81°33'16"E	54.44'
C38	137.76'	329.45'	23°57'34"	N53°29'50"E	136.76'
C39	81.68'	52.00'	90°00'00"	S84°05'42"E	73.54'
C40	81.68'	52.00'	90°00'00"	S5°54'18"W	73.54'
C41	22.12'	25.00'	50°42'13"	S59°43'28"W	21.41'
C42	22.12'	25.00'	50°42'13"	N9°01'15"E	21.41'
C43	81.68'	52.00'	90°00'00"	N64°21'57"W	73.54'
C44	81.68'	52.00'	90°00'00"	S25°38'03"W	73.54'
C45	22.12'	25.00'	50°42'13"	S15°03'09"W	21.41'
C46	22.12'	25.00'	50°42'13"	N35°39'03"W	21.41'



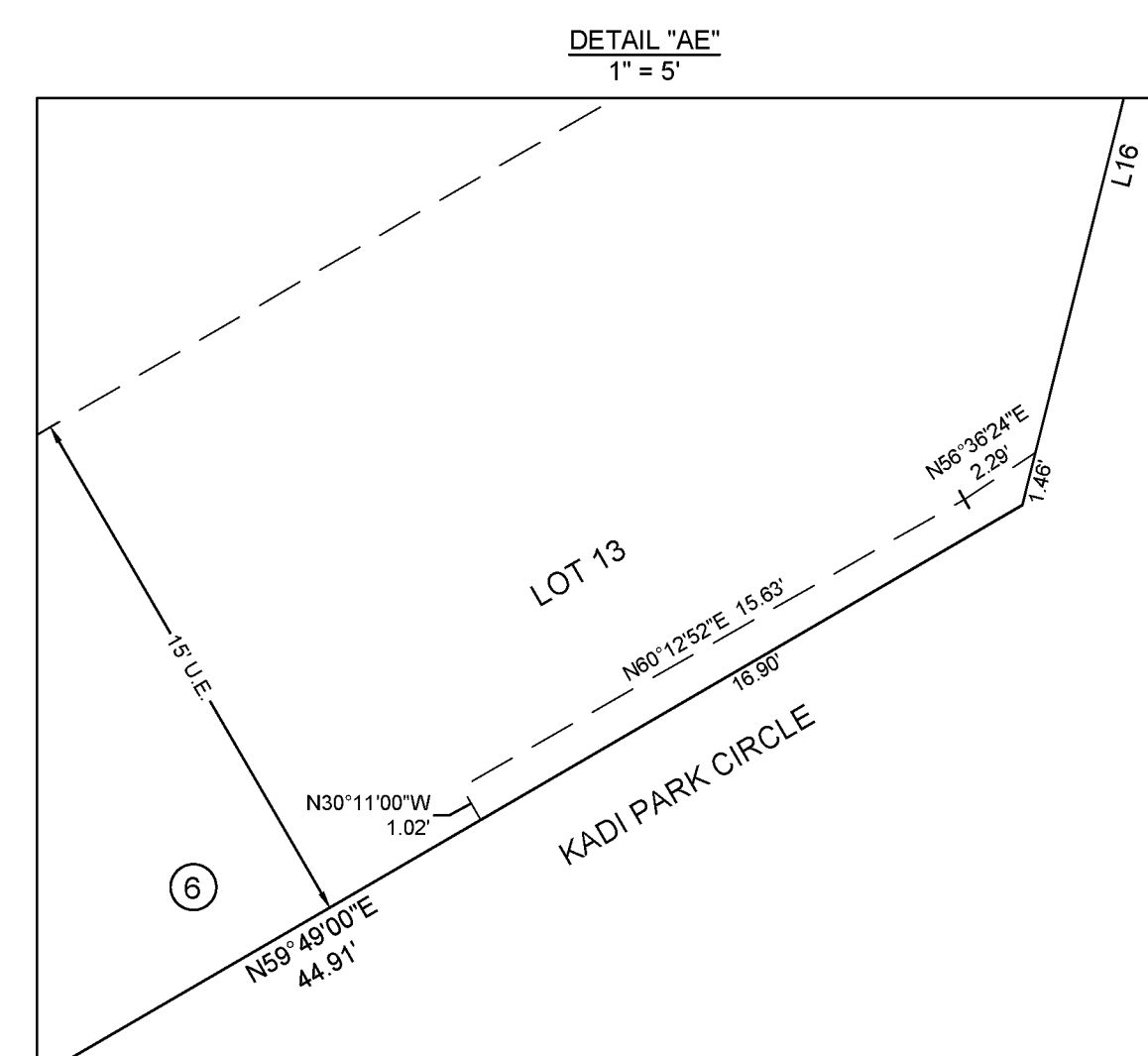
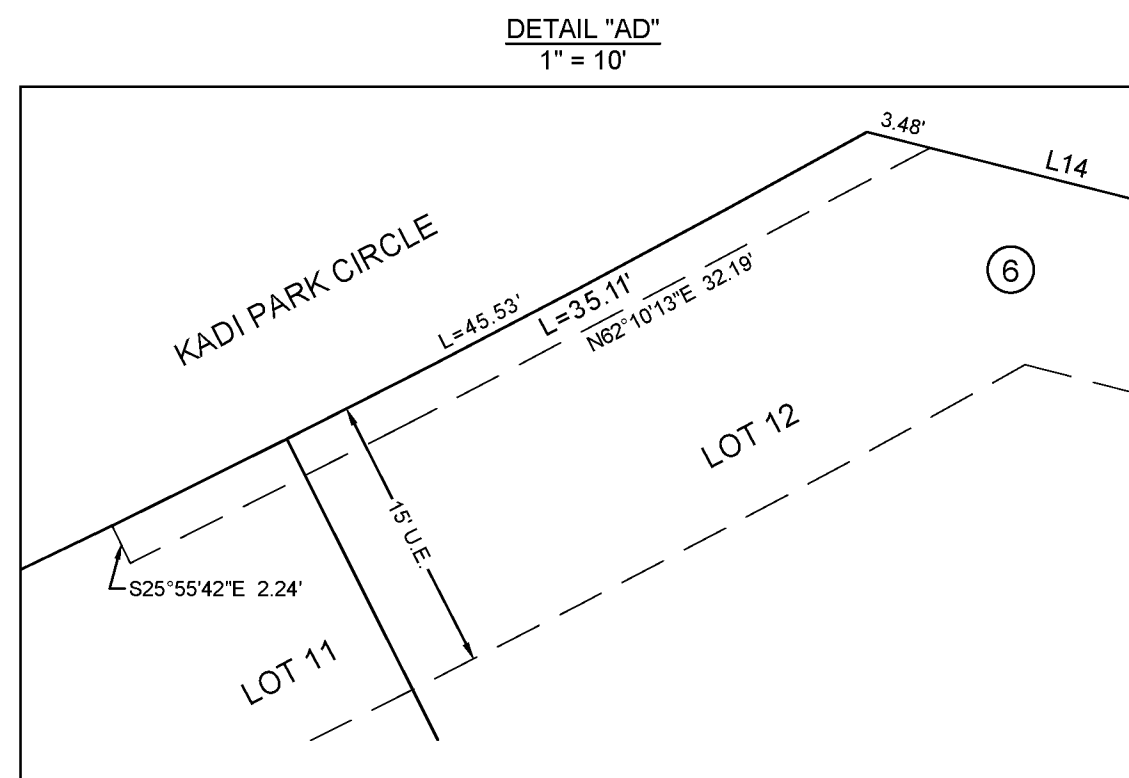
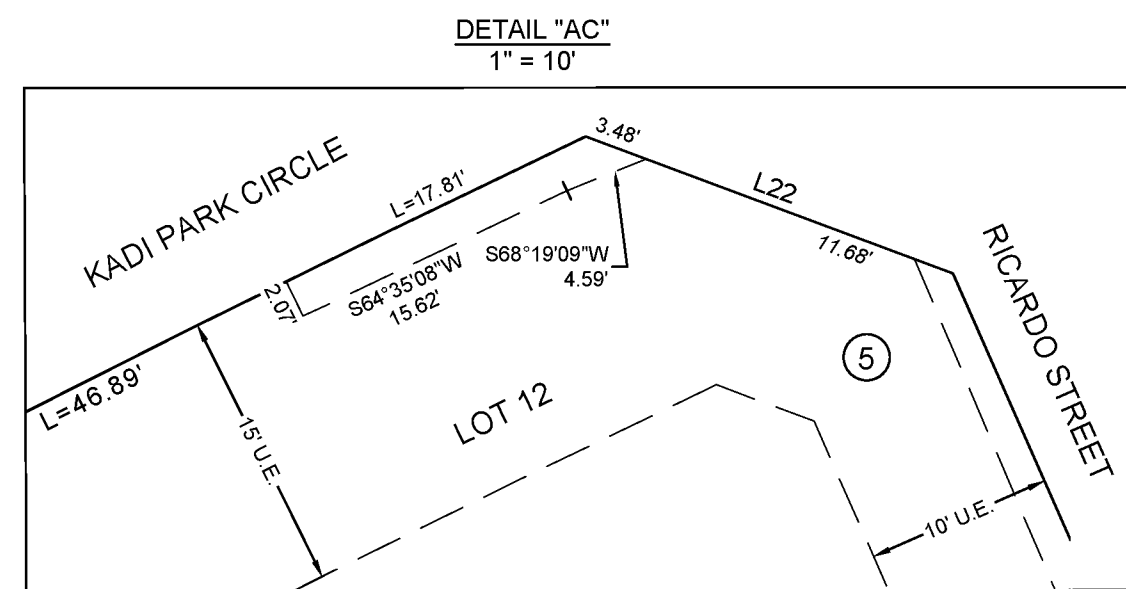
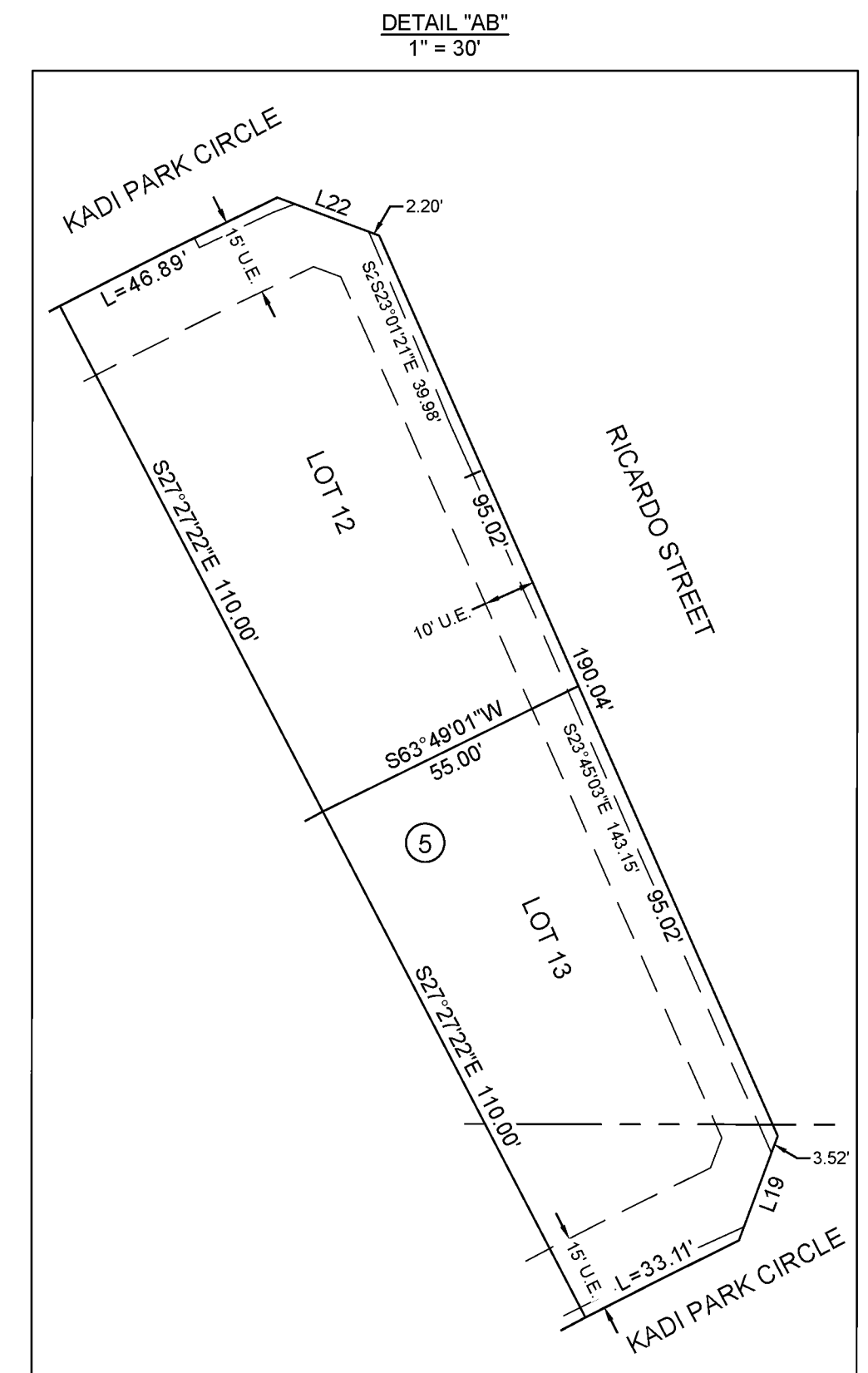
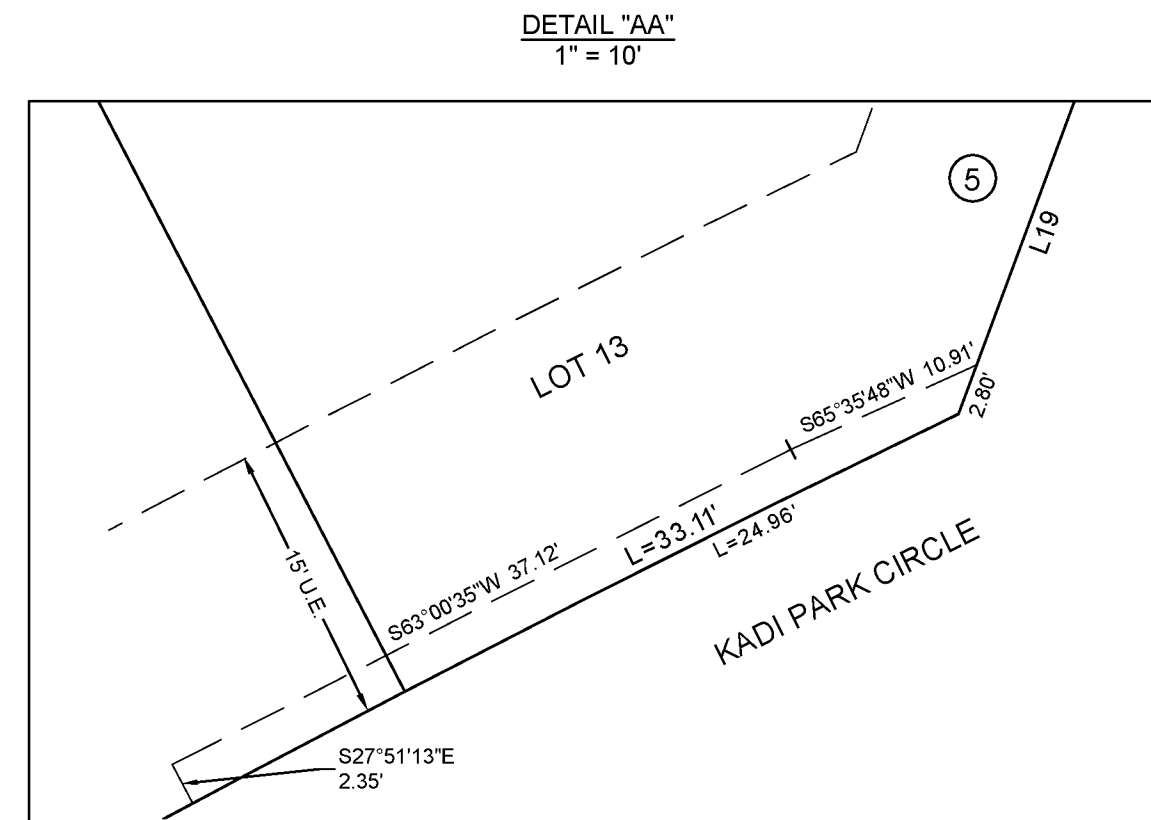
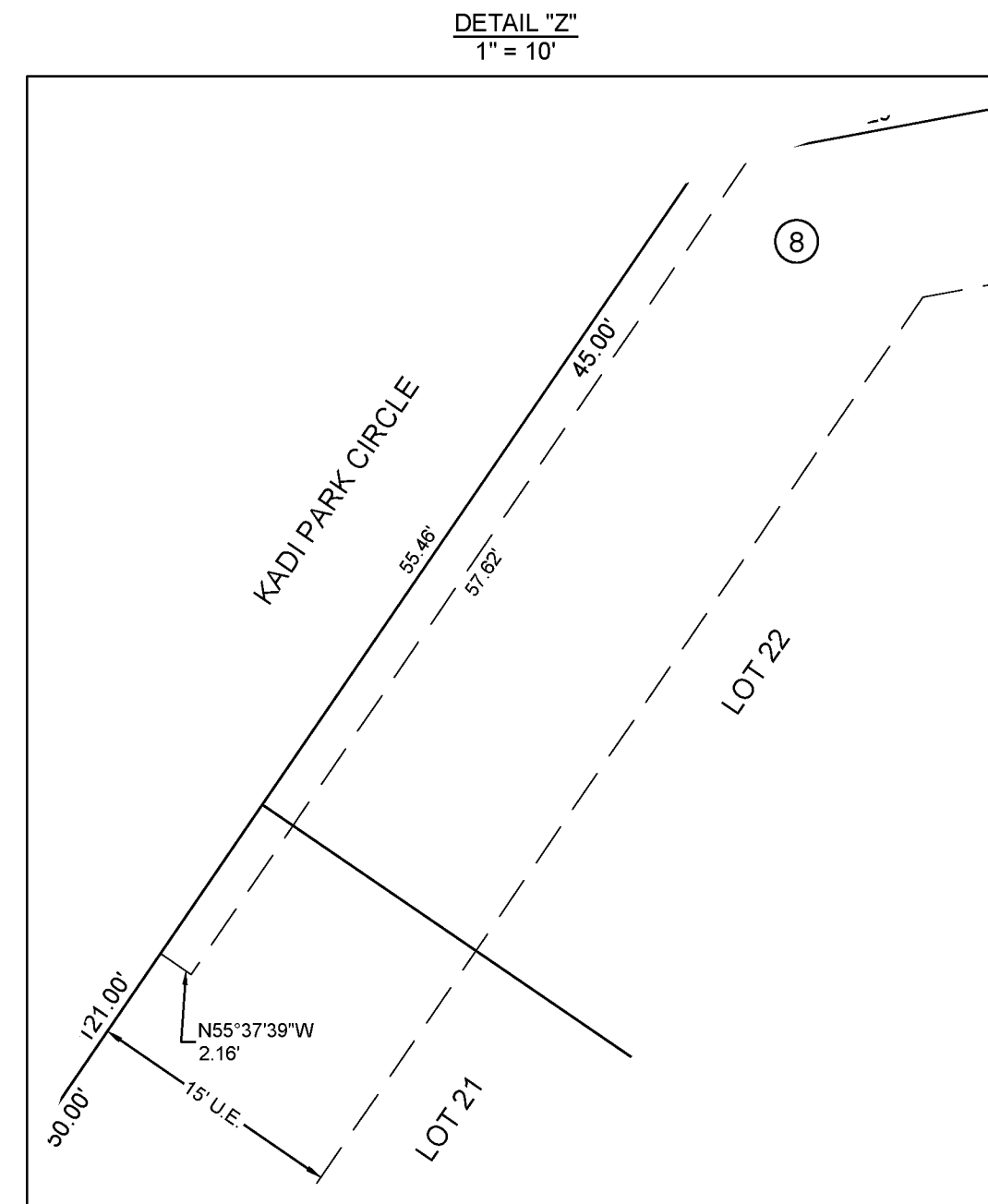
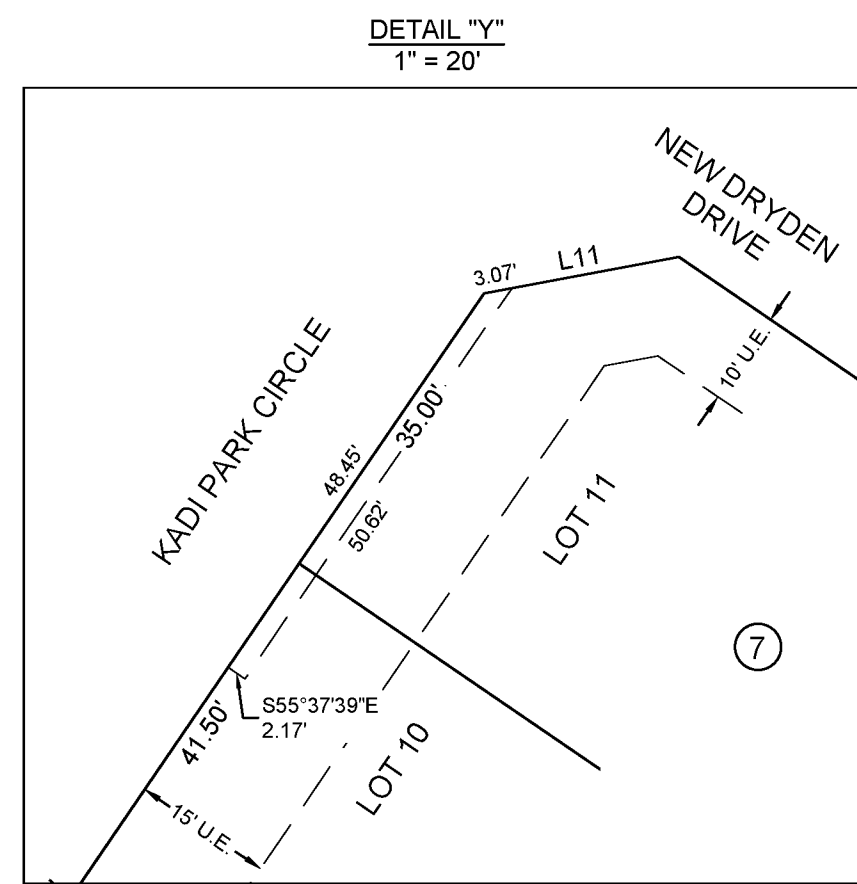
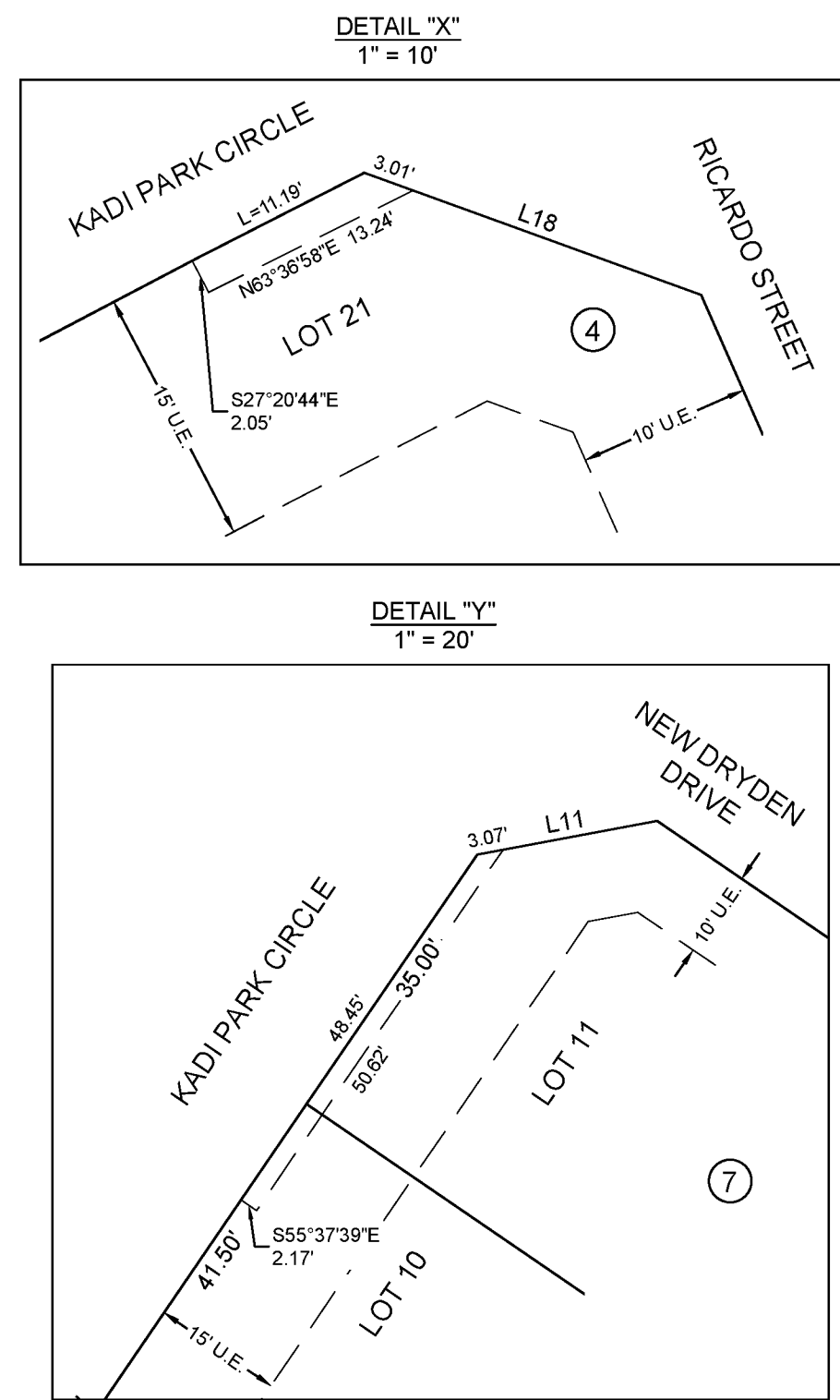
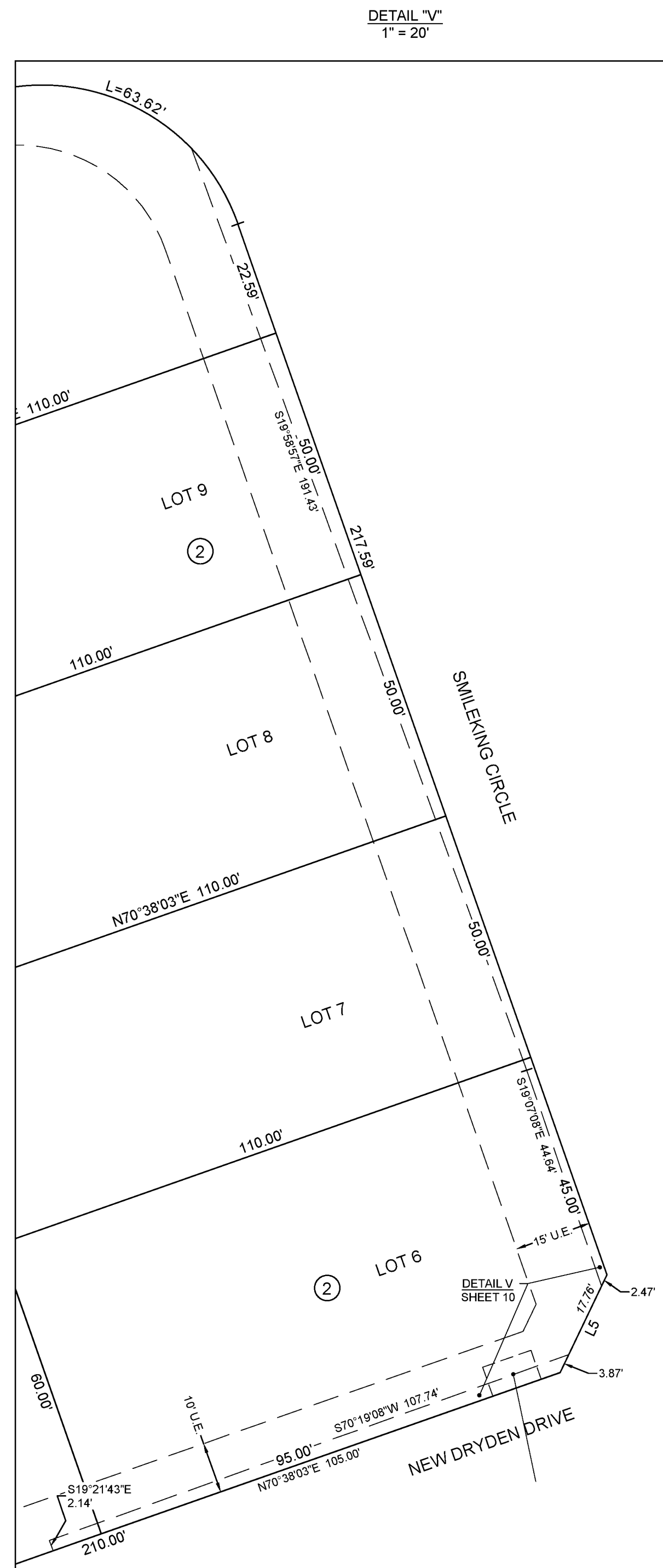
KEY MAP



DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DRAINAGE EASEMENTS

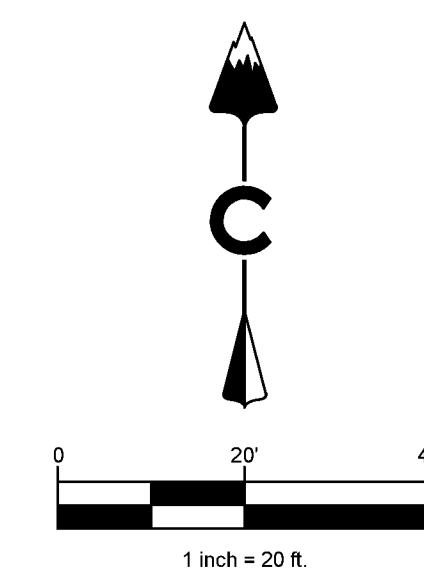


LINETYPE LEGEND

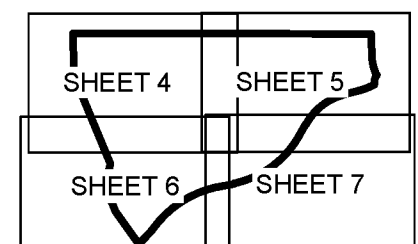
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	DEDICATED EASEMENT LINE
	CENTER LINE
	150' TRANSITION ZONE

SYMBOL LEGEND

	FOUND SECTION CORNER MONUMENT, AS NOTED
	SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
	BLOCK NUMBER
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
T.E.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT



KEY MAP



DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 1
SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

CORE

DATE: 03/17/26
CAD: C.T.
QA/QC: JCA

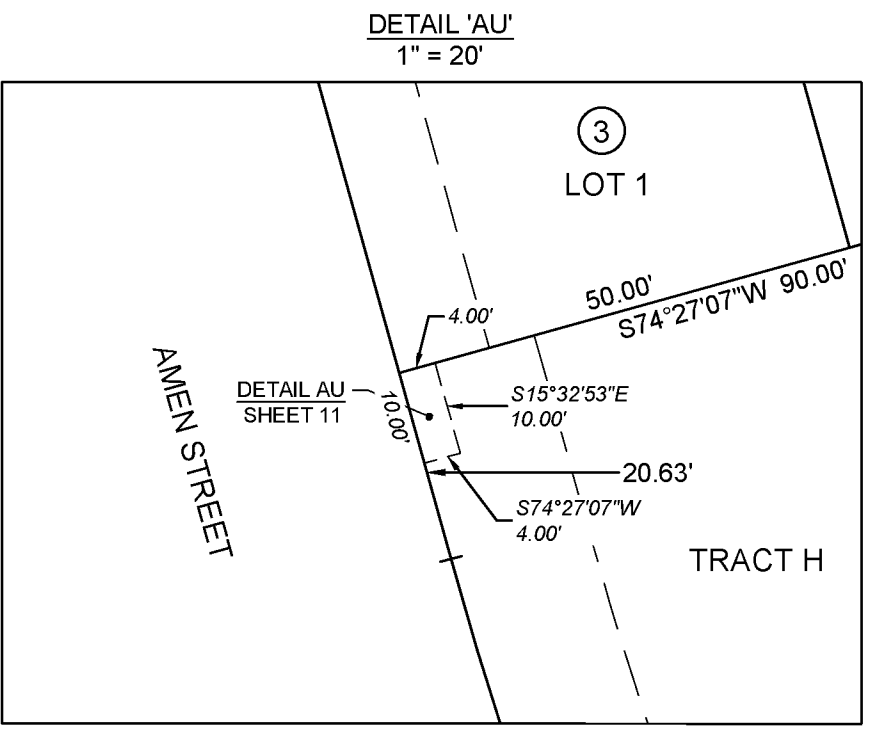
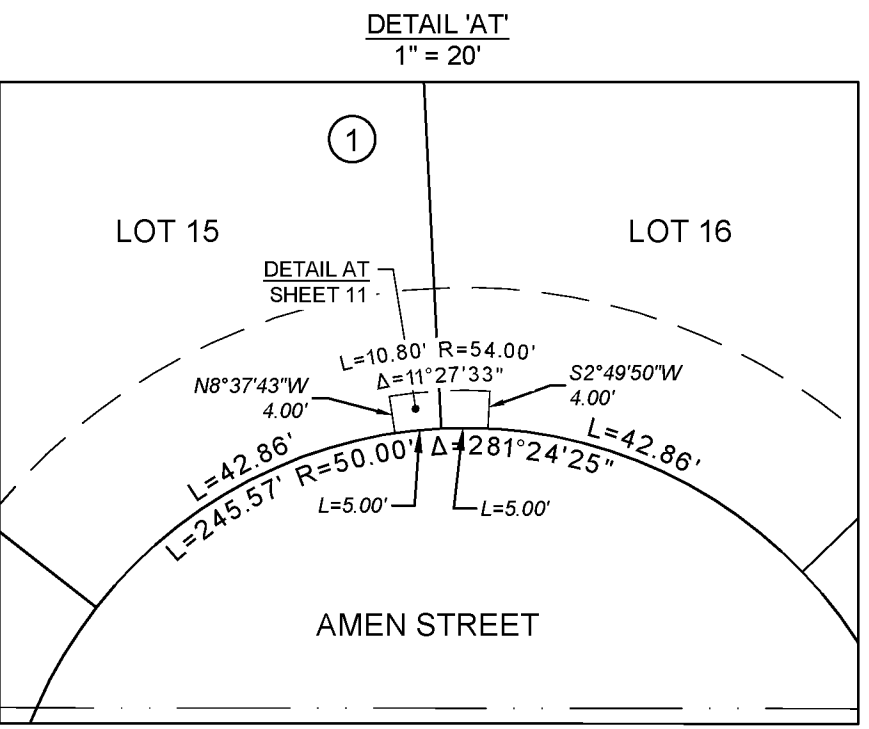
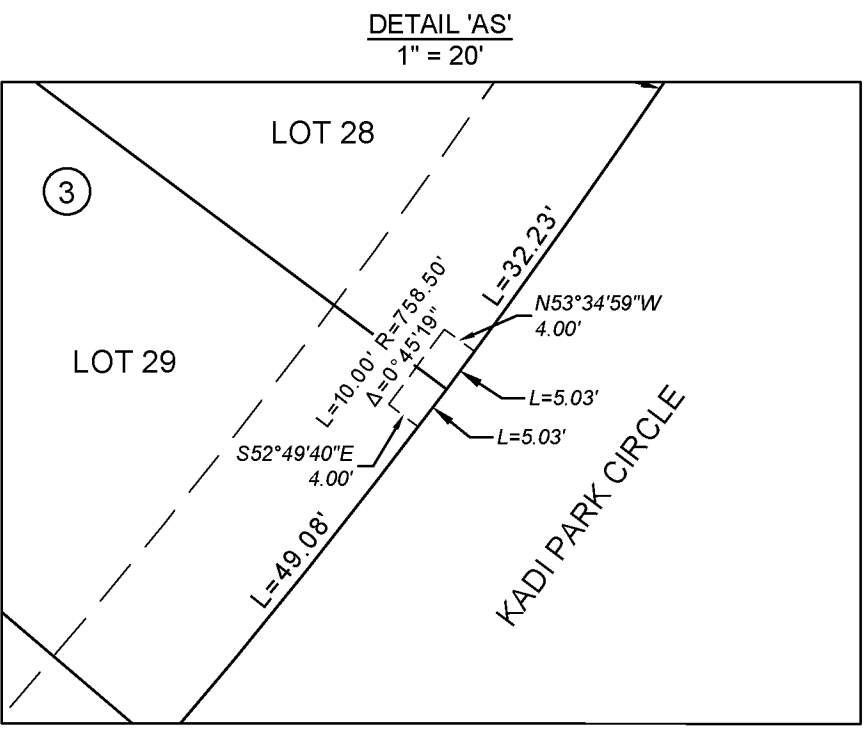
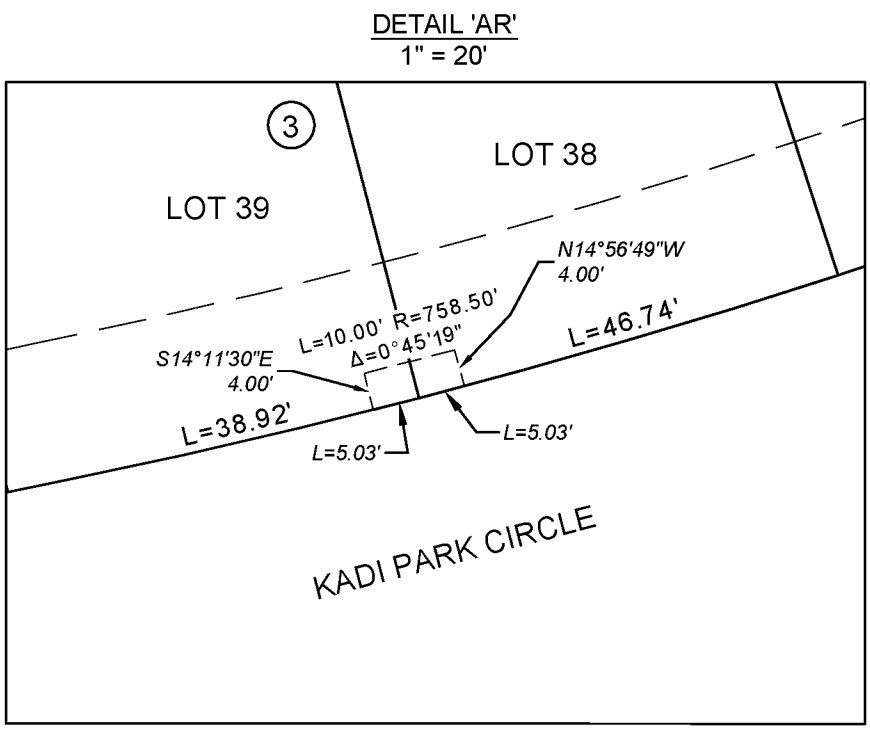
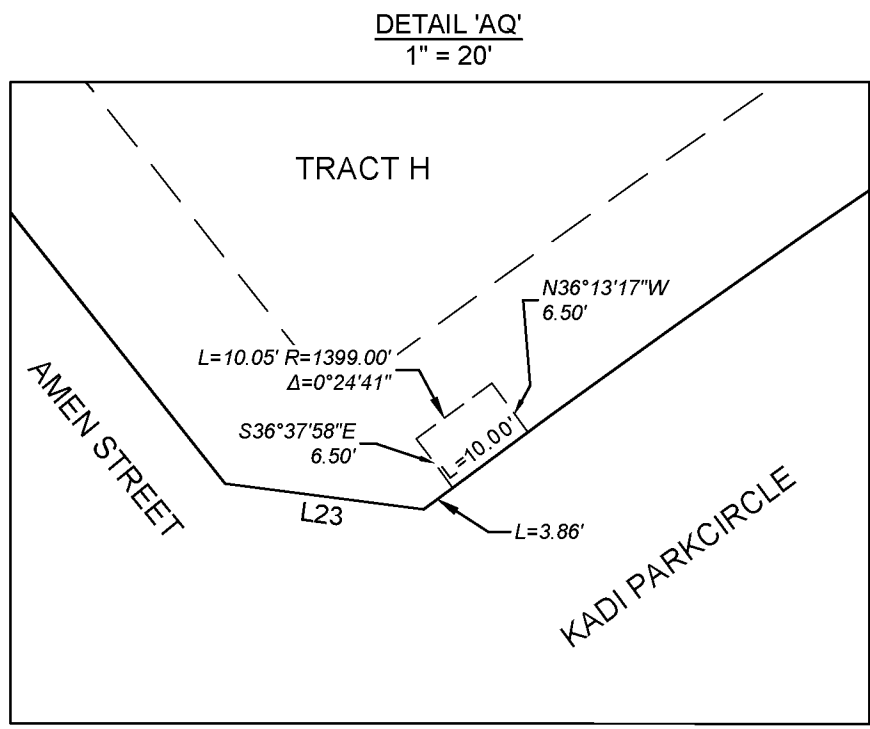
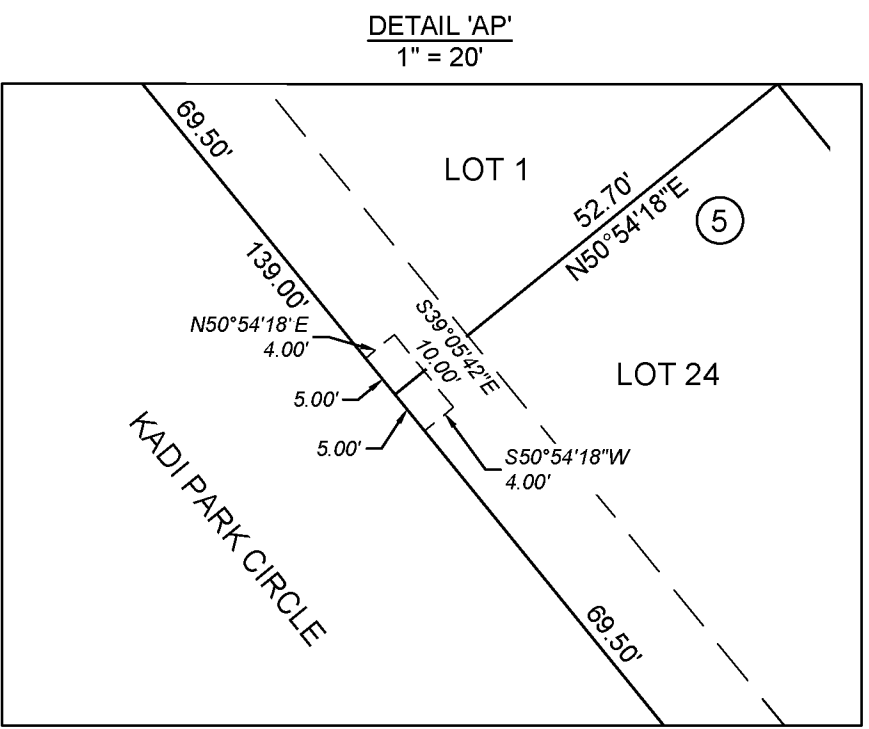
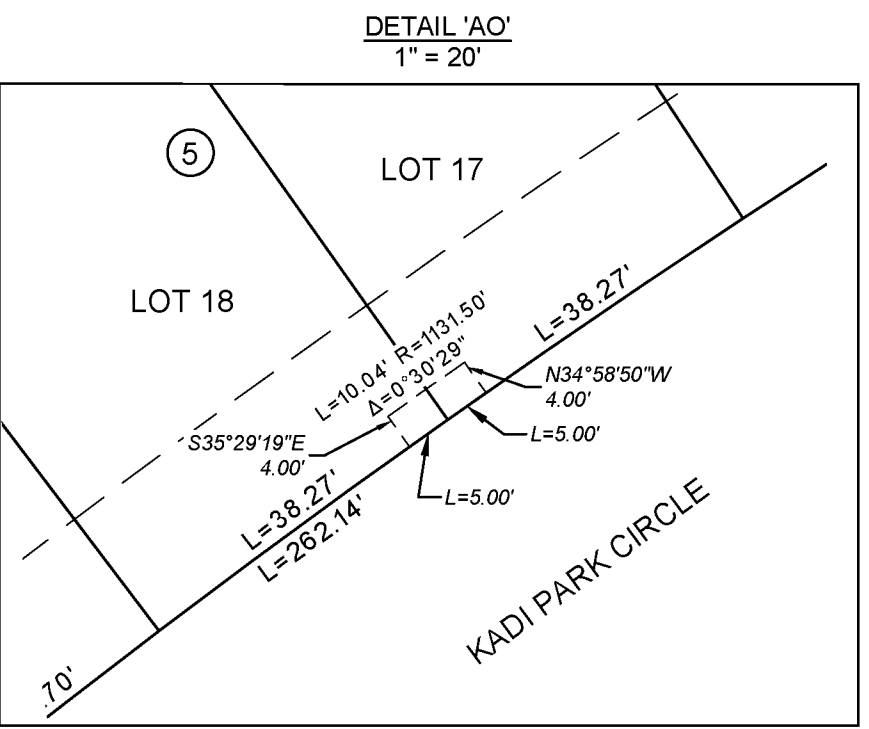
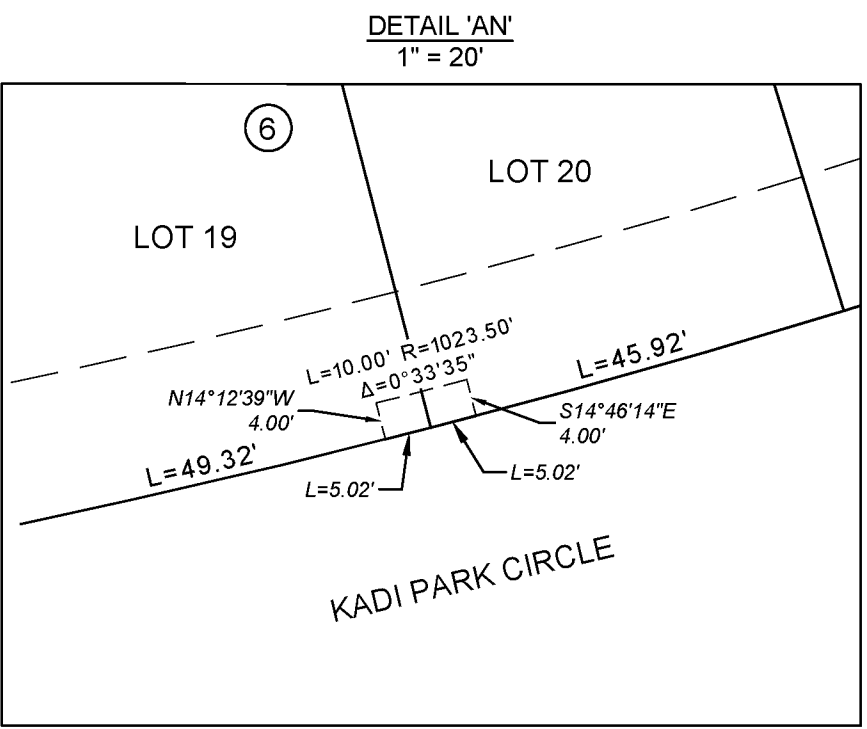
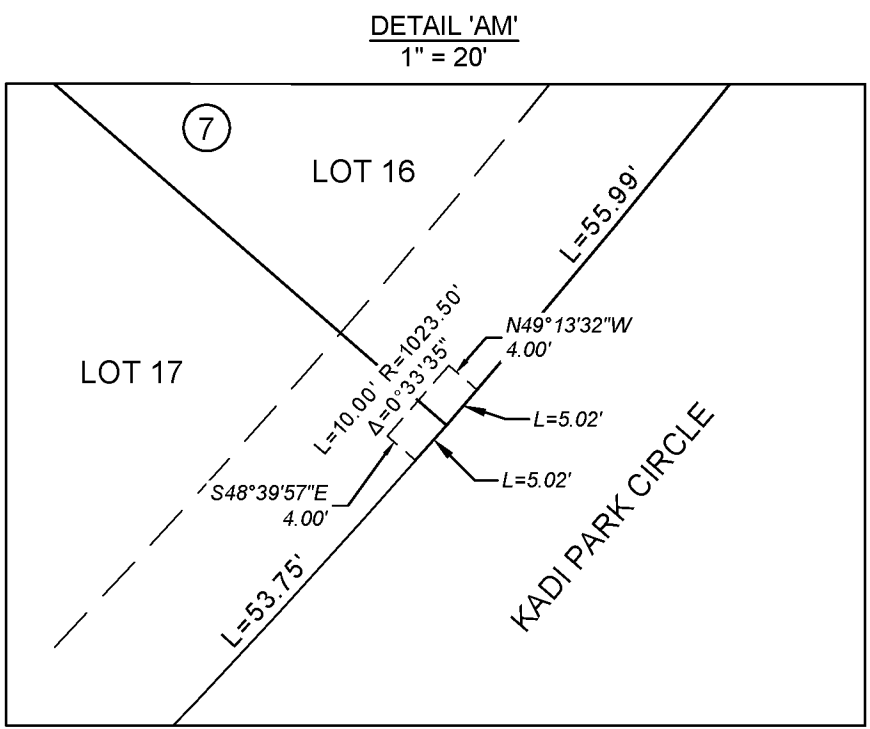
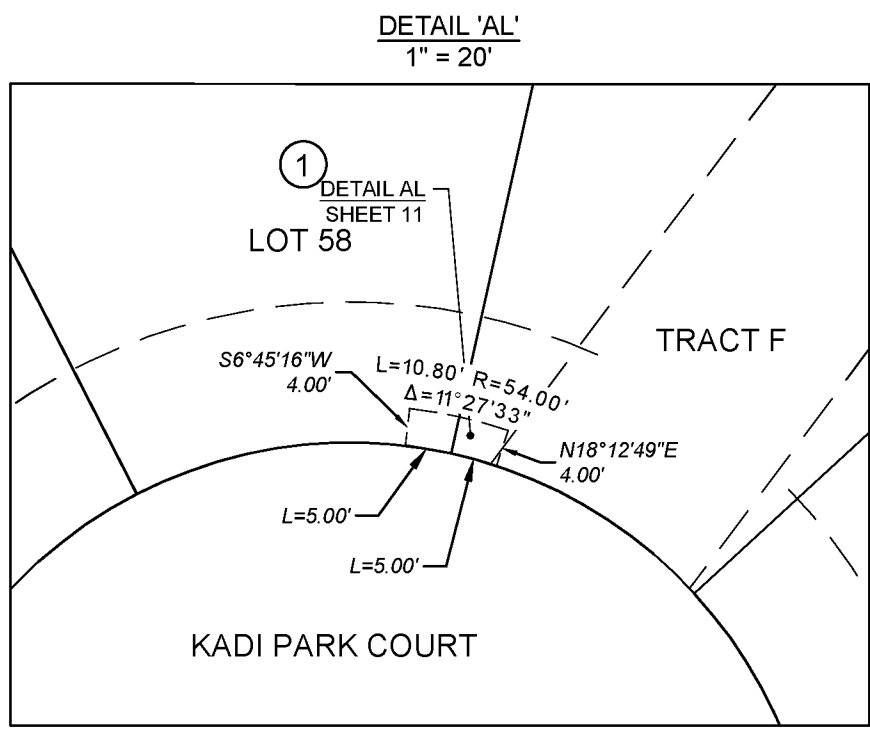
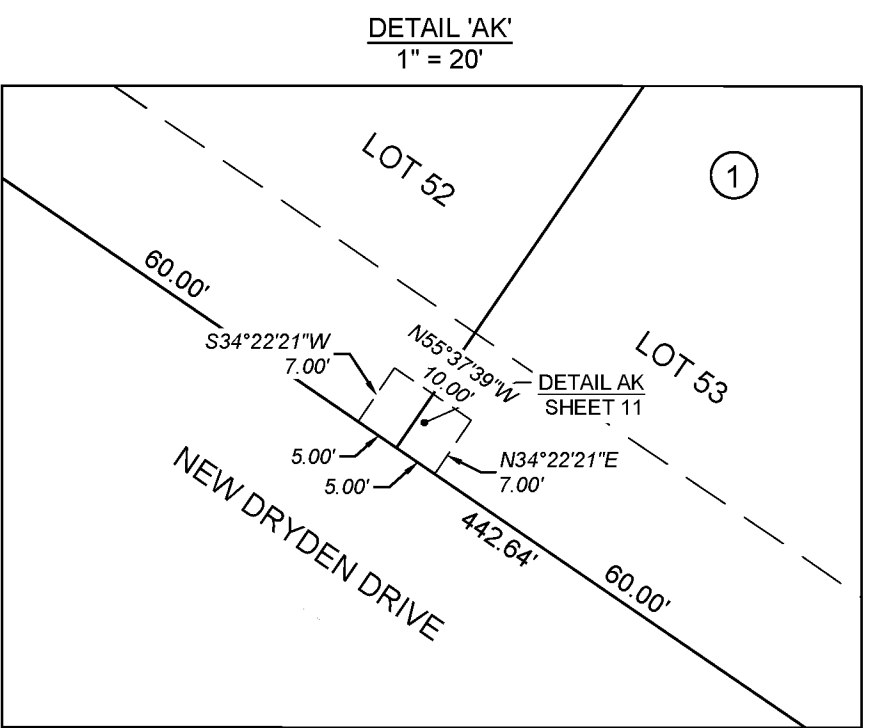
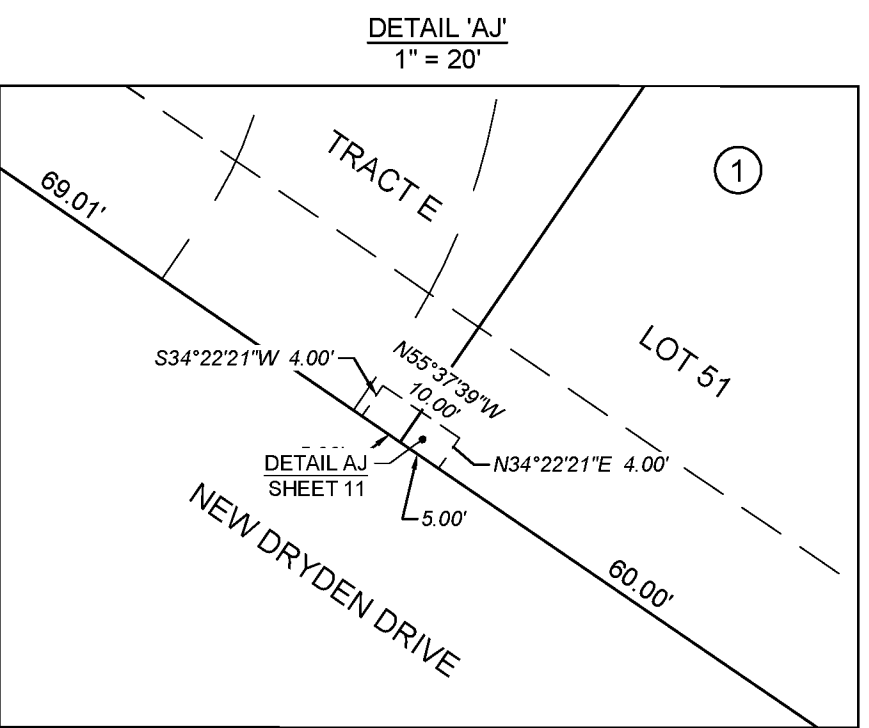
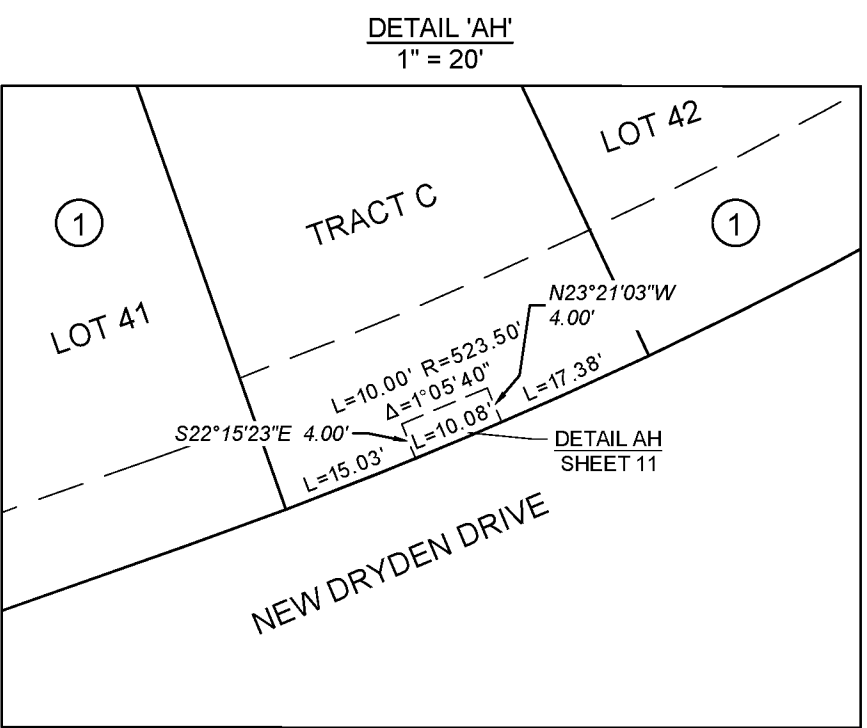
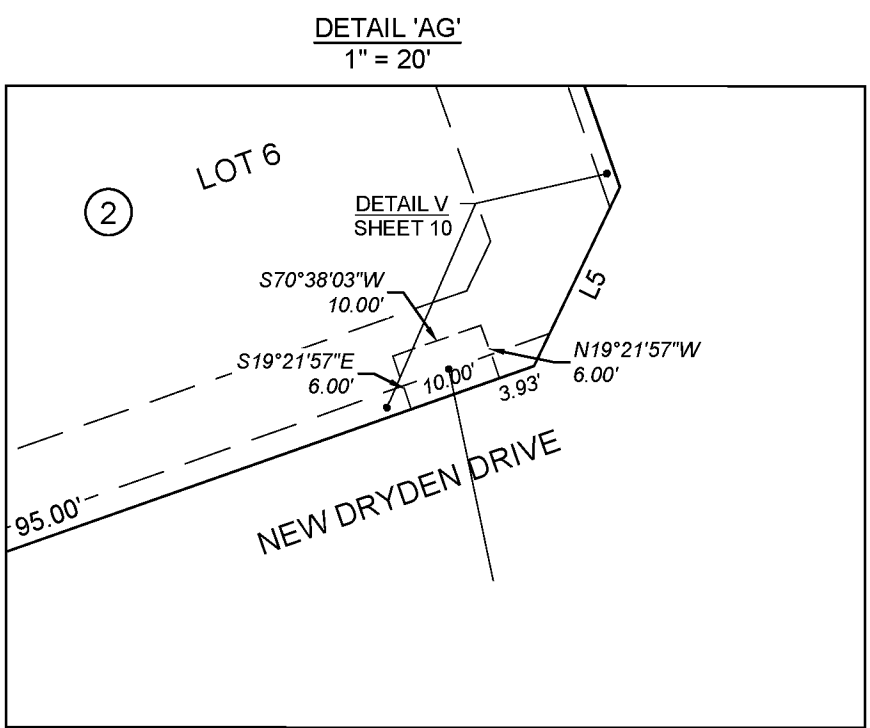
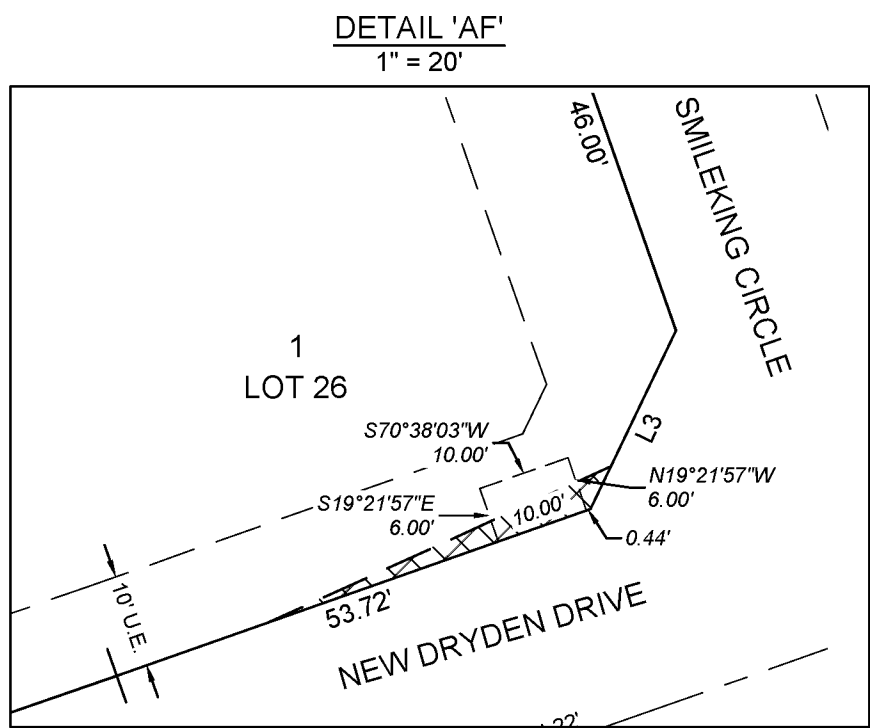
JOB NO. 20-224

SHEET 10 OF 11

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1 - PROJECT NO. PL24-0009

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 1
A REPLAT OF TRACT Q, DAWSON TRAILS FILING NO. 2,
SITUATED IN PORTIONS OF SECTIONS 21, 22 & 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

UTILITY EASEMENTS

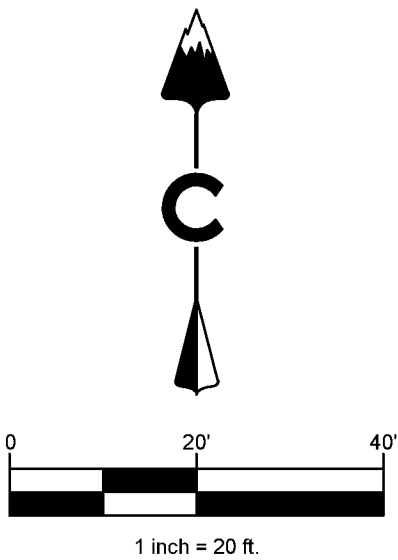


LINETYPE LEGEND

—	BOUNDARY LINE
—	LOT LINE
—	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EXISTING EASEMENT LINE
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SYMBOL LEGEND

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○	BLOCK NUMBER
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
T.E.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT
(NR)	NON RADIAL



KEY MAP

