DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

A REPLAT OF TRACTS O & H, DAWSON TRAILS FILING NO. 2
A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT

LEGAL DESCRIPTION:

A REPLAT OF TWO (2) PARCELS OF LAND SITUATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING TRACTS O AND H OF DAWSON TRAILS FILING NO. 2, RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF DOUGLAS COUNTY ON _____, 20____, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF SAID EAST HALF OF SECTION 28, FROM THE SOUTHEAST CORNER OF SAID SECTION 28, MONUMENTED BY A 3" ALUMINUM CAP ON #6 REBAR, FLUSH WITH THE GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 28 27, +, 33 34, LS 6935, ARCHER & ASSOC." AND A STONE FOUND IMMEDIATELY ADJACENT TO REBAR, PER MONUMENT RECORD ACCEPTED 3-2-88, TO THE NORTHEAST CORNER OF SAID SECTION 28, MONUMENTED BY A 3.25" ALUMINUM CAP ON 30"-LONG #6 REBAR, STAMPED "EMK, T.8S., R.67W., 21 22, +, 28 27, 2025, PLS 38584, ASSUMED TO BEAR NORTH 00°48'08" WEST, A DISTANCE OF 5,303.46 FEET;

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 28; THENCE SOUTH 28°44'32" WEST, A DISTANCE OF 795.75 FEET, TO THE NORTHEAST CORNER OF SAID TRACT O, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID TRACT O, THE FOLLOWING SEVENTEEN (17) COURSES:

1) SOUTH 18°42'38" EAST, A DISTANCE OF 68.79 FEET;
2) SOUTH 07°54'14" EAST, A DISTANCE OF 140.77 FEET;
3) SOUTH 00°43'33" EAST, A DISTANCE OF 551.39 FEET;
4) SOUTH 84°12'43" WEST, A DISTANCE OF 461.30 FEET TO A POINT OF TANGENT CURVATURE;
5) 258.72 FEET WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 554.00 FEET AND A CENTRAL ANGLE OF 26°45'28";
6) NORTH 16°28'53" WEST, A DISTANCE OF 10.69 FEET TO A POINT OF NON-TANGENT CURVATURE;
7) 587.77 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,405.00 FEET AND A CENTRAL ANGLE OF 23°58'09", SUBTENDED BY A CHORD WHICH BEARS NORTH 04°29'48" WEST, A DISTANCE OF 583.50 FEET;
8) NORTH 07°29'17" EAST, A DISTANCE OF 35.81 FEET;
9) NORTH 29°15'10" WEST, A DISTANCE OF 87.50 FEET TO A POINT OF TANGENT CURVATURE;
10) 48.74 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 62°03'48";
11) NORTH 32°48'38" EAST, A DISTANCE OF 102.80 FEET TO A POINT OF TANGENT CURVATURE;
12) 218.37 FEET EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 75°49'37";
13) SOUTH 71°21'45" EAST, A DISTANCE OF 43.63 FEET TO A POINT OF TANGENT CURVATURE;
14) 212.06 FEET EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 40°29'59";
15) NORTH 68°08'16" EAST, A DISTANCE OF 41.91 FEET;
16) 196.40 FEET EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 60°49'37";
17) NORTH 79°02'26" EAST, A DISTANCE OF 18.30 FEET; TO THE POINT OF BEGINNING.

CONTAINING 603,651 SQUARE FEET OR 13.858 ACRES, MORE OR LESS;

TOGETHER WITH;

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 28; THENCE NORTH 07°52'02" WEST, A DISTANCE OF 2,385.21 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT H, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID TRACT H, THE FOLLOWING NINETEEN (19) COURSES:

1) SOUTH 68°55'43" WEST, A DISTANCE OF 385.39 FEET TO A POINT OF TANGENT CURVATURE;
2) 346.40 FEET WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 48°22'17",
3) NORTH 62°42'01" WEST, A DISTANCE OF 758.87 FEET;
4) NORTH 27°20'09" EAST, A DISTANCE OF 58.86 FEET TO A POINT OF TANGENT CURVATURE;
5) 35.16 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET AND A CENTRAL ANGLE OF 51°39'35" TO A POINT OF REVERSE CURVATURE;
6) 146.06 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 103°19'09" TO A POINT OF REVERSE CURVATURE;
7) 35.16 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET AND A CENTRAL ANGLE OF 51°39'35";
8) NORTH 27°20'09" EAST, A DISTANCE OF 748.21 FEET TO A POINT OF TANGENT CURVATURE;
9) 496.50 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 474.00 FEET AND A CENTRAL ANGLE OF 60°00'57";
10) NORTH 87°21'06" EAST, A DISTANCE OF 154.93 FEET TO A POINT OF TANGENT CURVATURE;
11) 29.32 FEET EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 03°08'23";
12) NORTH 84°12'43" EAST, A DISTANCE OF 359.48 FEET;
13) SOUTH 78°43'28" EAST, A DISTANCE OF 15.51 FEET;
14) SOUTH 05°47'17" EAST, A DISTANCE OF 11.83 FEET;
15) SOUTH 07°57'07" EAST, A DISTANCE OF 45.08 FEET;
16) SOUTH 12°54'47" EAST, A DISTANCE OF 80.62 FEET;
17) SOUTH 05°47'17" EAST, A DISTANCE OF 885.16 FEET;
18) SOUTH 12°57'27" WEST, A DISTANCE OF 301.65 FEET;
19) SOUTH 42°01'55" WEST, A DISTANCE OF 135.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,716,831 SQUARE FEET OR 39.413 ACRES, MORE OR LESS;

A TOTAL OF 2,320,482 SQUARE FEET OR 53.271 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, SIGHT EASEMENTS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

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

BY: _____

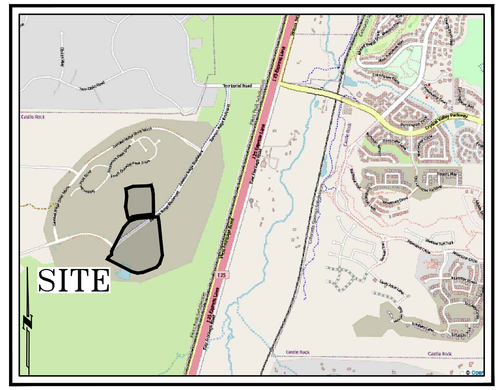
AS: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



VICINITY MAP

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, 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. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

NOTES:

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRE)	USE	PROPOSED OWNERSHIP	PROPOSED MAINTENANCE
TRACT A	107,144	2.460	OSP, DRAINAGE, UTIL. & PUBLIC ACCESS	METRO DISTRICT	METRO DISTRICT
TRACT B	6,541	0.150	OSP	METRO DISTRICT	METRO DISTRICT
TRACT C	33,893	0.778	OSP	METRO DISTRICT	METRO DISTRICT
TRACT D	209,346	4.806	OSP	METRO DISTRICT	METRO DISTRICT
TRACT E	9,668	0.222	OSP	PA-D HOA	PA-D HOA
TRACT F	9,431	0.217	PRIVATE ACCESS	PA-D HOA	PA-D HOA
TRACT G	9,700	0.223	PRIVATE ACCESS	PA-D HOA	PA-D HOA
TRACT H	24,138	0.554	OSP/PUBLIC ACCESS	PA-D HOA	PA-D HOA
TRACT J	1,953	0.045	OSP	PA-D HOA	PA-D HOA
TRACT K	10,524	0.242	OSP	PA-D HOA	PA-D HOA
TRACT L	5,221	0.120	OSP	PA-D HOA	PA-D HOA
TRACT M	36,899	0.847	PRIVATE ACCESS/UTILITIES	PA-D HOA	PA-D HOA
TRACT N	3,167	0.073	OSP	METRO DISTRICT/OWNER OF LOT 1,BLOCK 23	METRO DISTRICT/OWNER OF LOT 1,BLOCK 23
TRACT P	2,057	0.047	SIGHT DISTANCE EASEMENT	METRO DISTRICT/OWNER OF LOT 9,BLOCK 21	METRO DISTRICT/OWNER OF LOT 9,BLOCK 21
TRACT Q	28,618	0.657	OSP/PARK	METRO DISTRICT	METRO DISTRICT

LAND USE SUMMARY TABLE

	AREA (SQ. FT.)	AREA (ACRE)	%
LOTS	1,436,473	32.977	61.904%
TRACTS	498,300	11.439	21.474%
RIGHT-OF-WAY	385,709	8.855	16.622%
TOTAL:	2,320,482	53.271	100.000%

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____, 20____,

AT RECEPTION NO. _____ AND ACCORDINGLY _____ SFE ARE DEBITED FROM THE WATER BANK.

TITLE CERTIFICATE:

I, _____, BEING 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 AND DEDICATION.

SIGNED THIS _____ DAY OF _____, 20____.

BY: _____
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED UPON THE EAST LINE OF THE EAST HALF OF SECTION 28, FROM THE SOUTHEAST CORNER OF SAID SECTION 28, MONUMENTED BY A 3" ALUMINUM CAP ON #6 REBAR, FLUSH WITH THE GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 28 27, +, 33 34, LS 6935, ARCHER & ASSOC." AND A STONE FOUND IMMEDIATELY ADJACENT TO REBAR, PER MONUMENT RECORD ACCEPTED 3-2-88, TO THE NORTHEAST CORNER OF SAID SECTION 28, MONUMENTED BY A 3.25" ALUMINUM CAP ON 30"-LONG #6 REBAR, STAMPED "EMK, T.8S., R.67W., 21 22, +, 28 27, 2025, PLS 38584, ASSUMED TO BEAR NORTH 00°48'08" WEST, A DISTANCE OF 5,303.46 FEET;

2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT.

3. 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.

SURVEYOR'S CERTIFICATE:

I, SAMUEL L. GALLUCCI III, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2 PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20___.

_____
SAMUEL L. GALLUCCI III, PLS #38584
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

STATEMENT OF THE 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 OF CASTLE ROCK.

_____
TOWN MANAGER

ATTEST:

_____
TOWN CLERK

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

TRACTS O & H, DAWSON TRAILS FILING NO. 2
E1/2 OF SEC. 28, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 13393

APPLICANT/DEVELOPER
WESTSIDE INVESTMENT PARTNERS, INC
4100 E. MISSISSIPPI AVE, STE. 500
DENVER, COLORADO
ATTN: LAWRENCE P. JACOBSON

DATE: 3/11/2025
DRAWN BY: JTH
QA/QC: SLG3

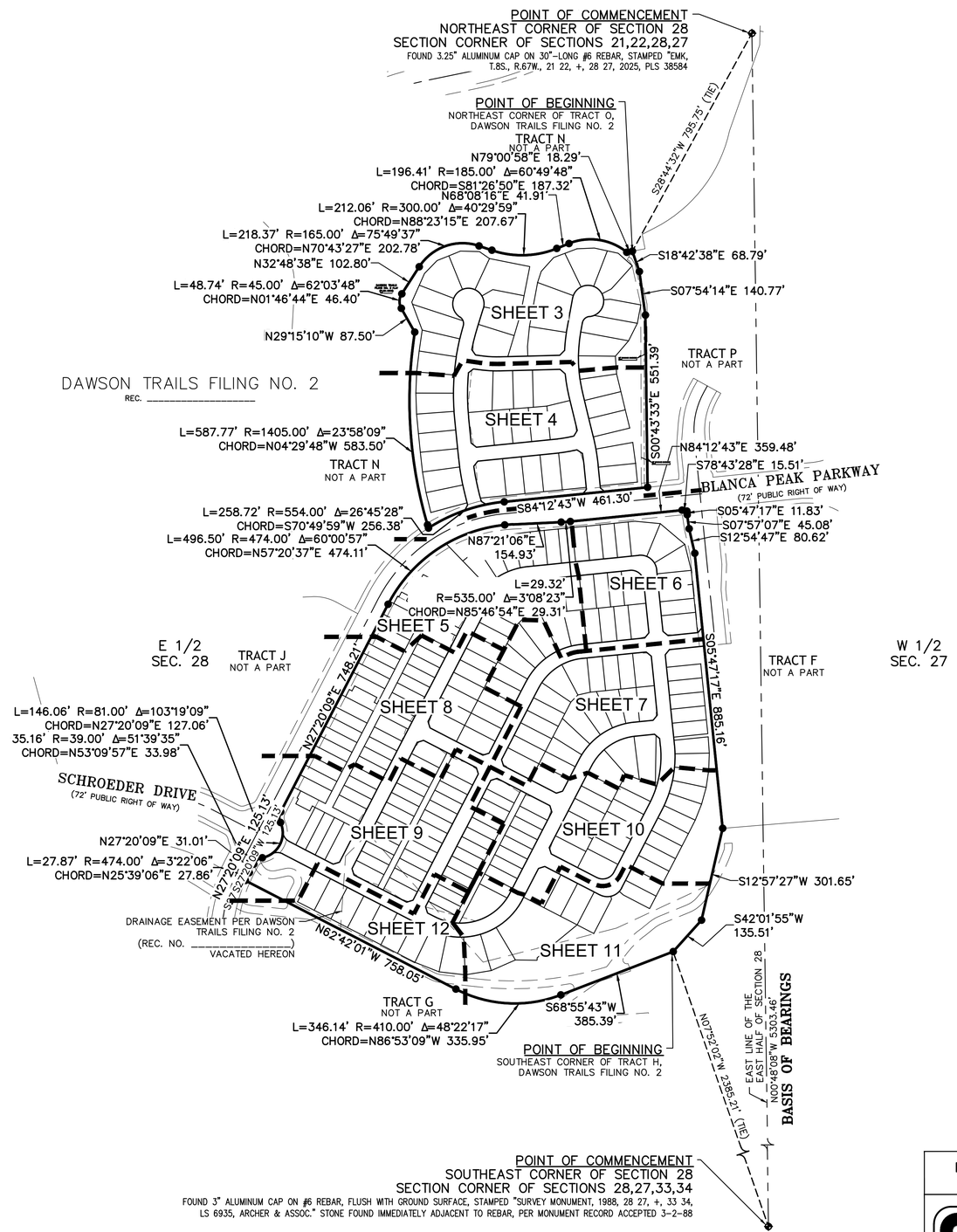
SHEET 1 OF 12 SHEETS

SHEET INDEX:

SHEET 1: COVER SHEET
SHEET 2: BOUNDARY MAP
SHEETS 3-12: MAP DETAILS

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

A REPLAT OF TRACTS O & H, DAWSON TRAILS FILING NO. 2
A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



0 200' 400'
1 inch = 200 ft.

LEGEND

- FOUND 1.25" ORANGE PLASTIC CAP ON #5 REBAR, STAMPED "PLS 38818"
- FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584", FLUSH WITH GROUND SURFACE
- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2	TRACTS O & H, DAWSON TRAILS FILING NO. 2 E1/2 OF SEC. 28, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

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WESTSIDE INVESTMENT PARTNERS, INC
4100 E. MISSISSIPPI AVE, STE. 500
DENVER, COLORADO
ATTN: LAWRENCE P. JACOBSON

DATE: 3/4/2025
DRAWN BY: JTH
QA/QC: SLG3

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

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A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
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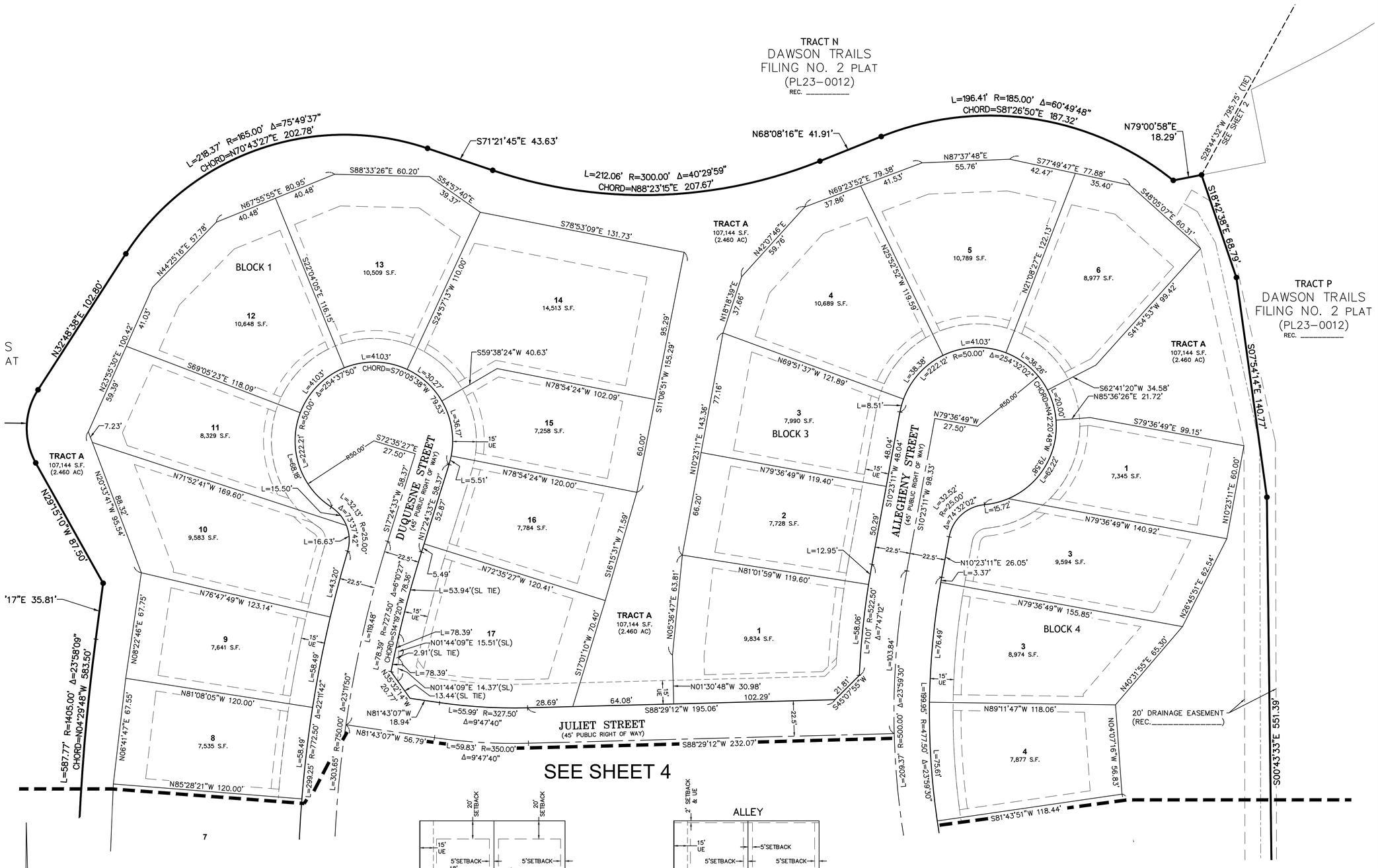
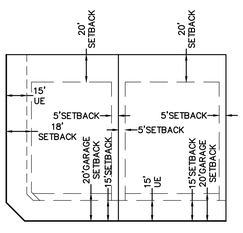
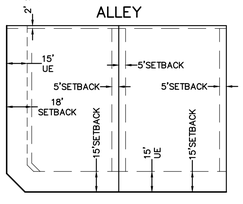




TYPICAL SETBACKS & UTILITY EASEMENTS
NOT TO SCALE



TYPICAL SETBACKS & UTILITY EASEMENTS
FOR ALLEY-BACKED LOTS
ALL LOTS WITHIN BLOCKS 7-12,17,18, 22, AND 23
NOT TO SCALE

0 30' 60'
1 inch = 30 ft.

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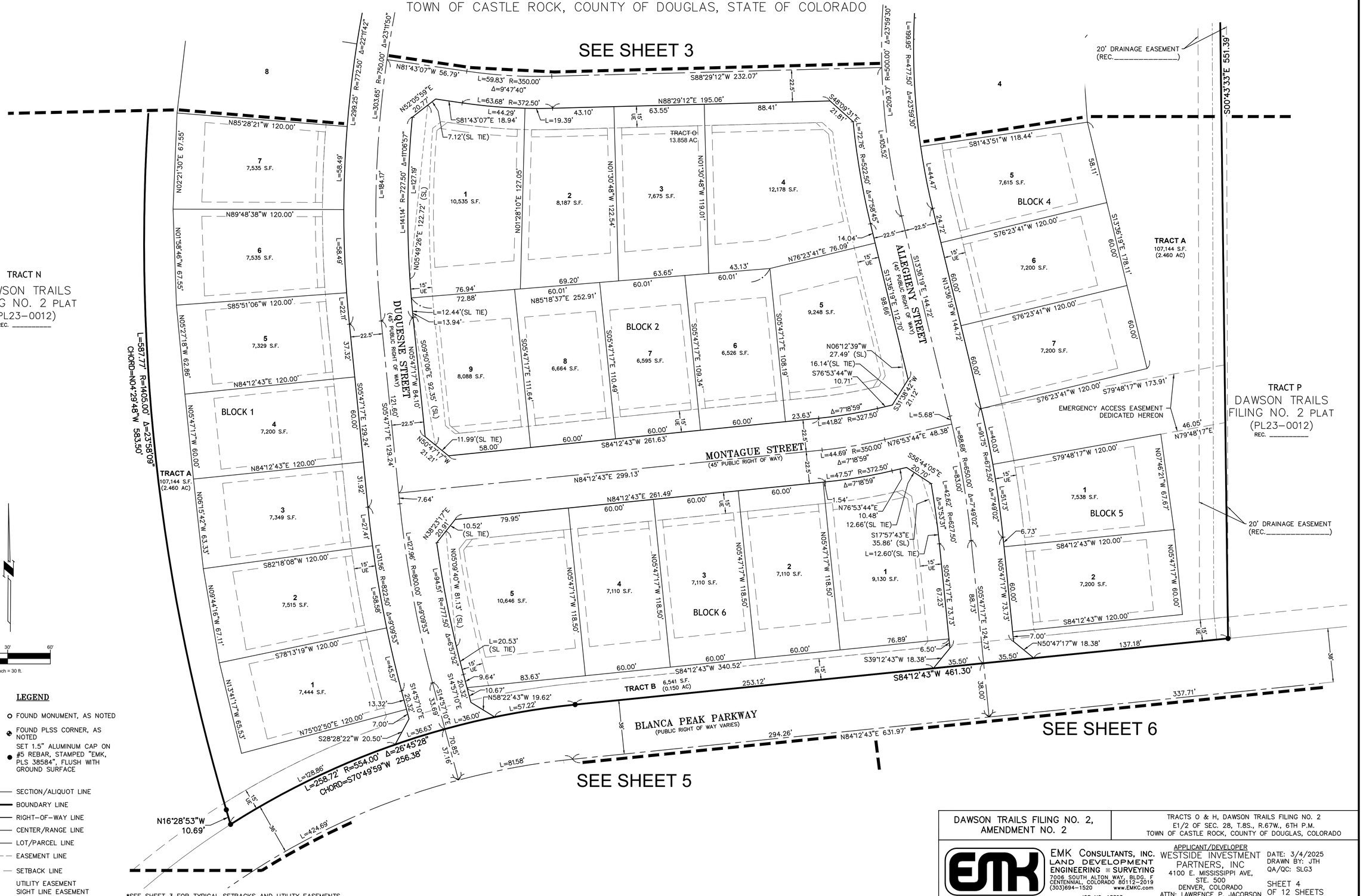

*SEE SHEET 3 FOR TYPICAL SETBACKS AND UTILITY EASEMENTS.

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584", FLUSH WITH GROUND SURFACE
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- UE UTILITY EASEMENT
- SL SIGHT LINE EASEMENT

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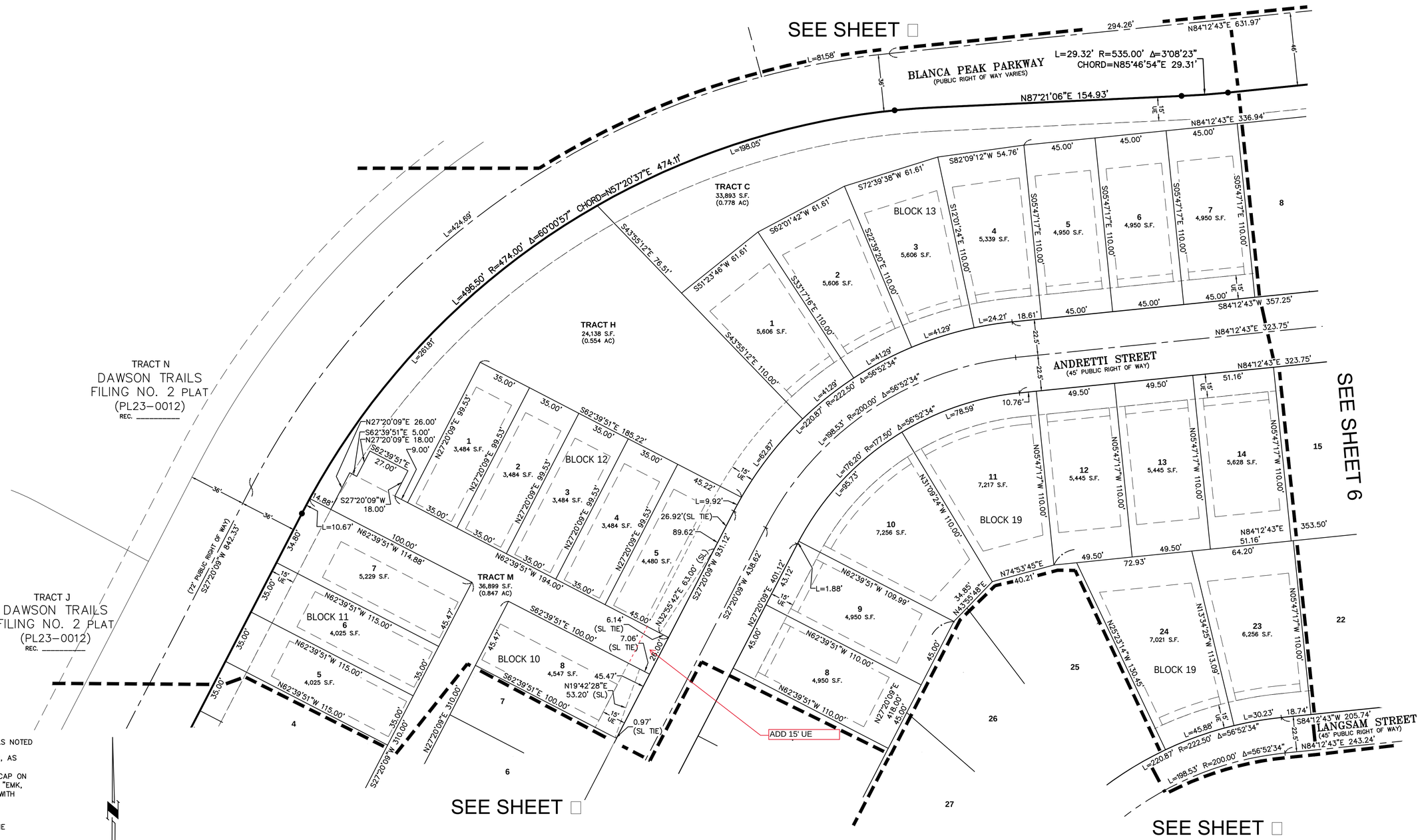

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- UE UTILITY EASEMENT
- SL SIGHT LINE EASEMENT

0 30' 60'
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JOB NO. 13393

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WESTSIDE INVESTMENT PARTNERS, INC
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DENVER, COLORADO
ATTN: LAWRENCE P. JACOBSON

DATE: 3/4/2025
DRAWN BY: JTH
QA/QC: SLG3

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A REPLAT OF TRACTS O & H, DAWSON TRAILS FILING NO. 2
A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
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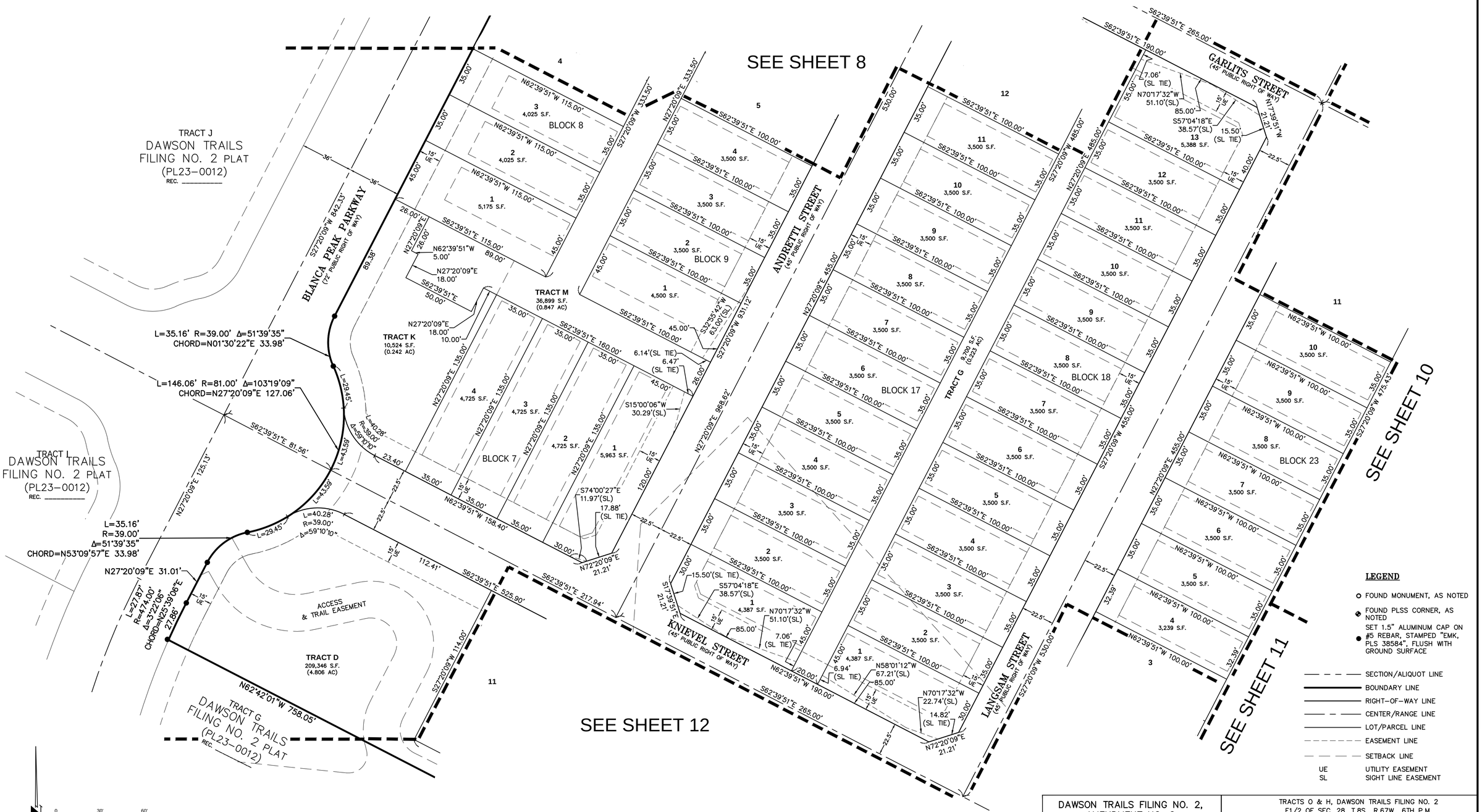

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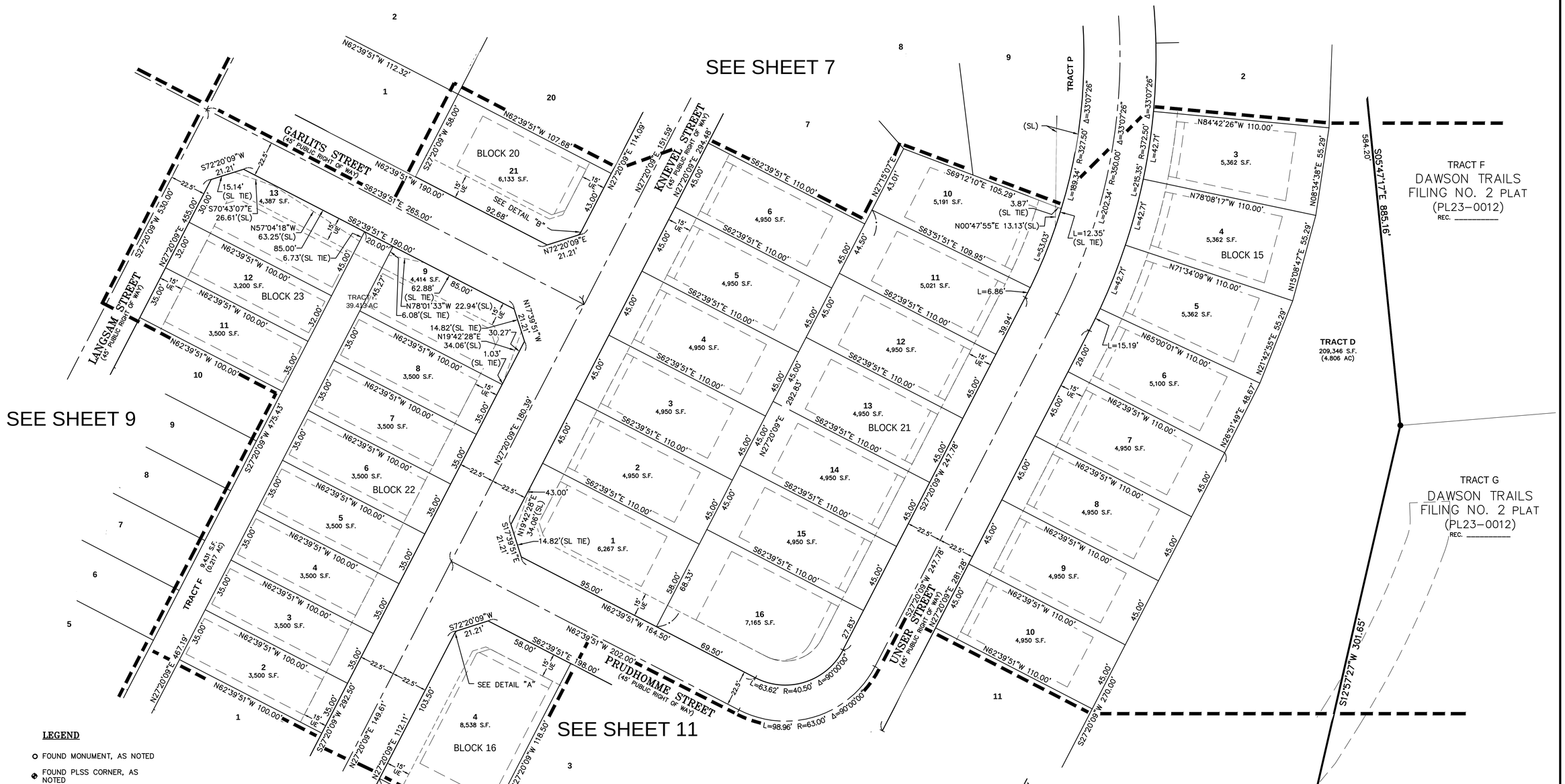

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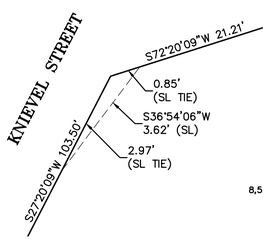

DETAIL "A"
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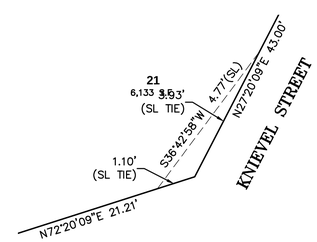

DETAIL "B"
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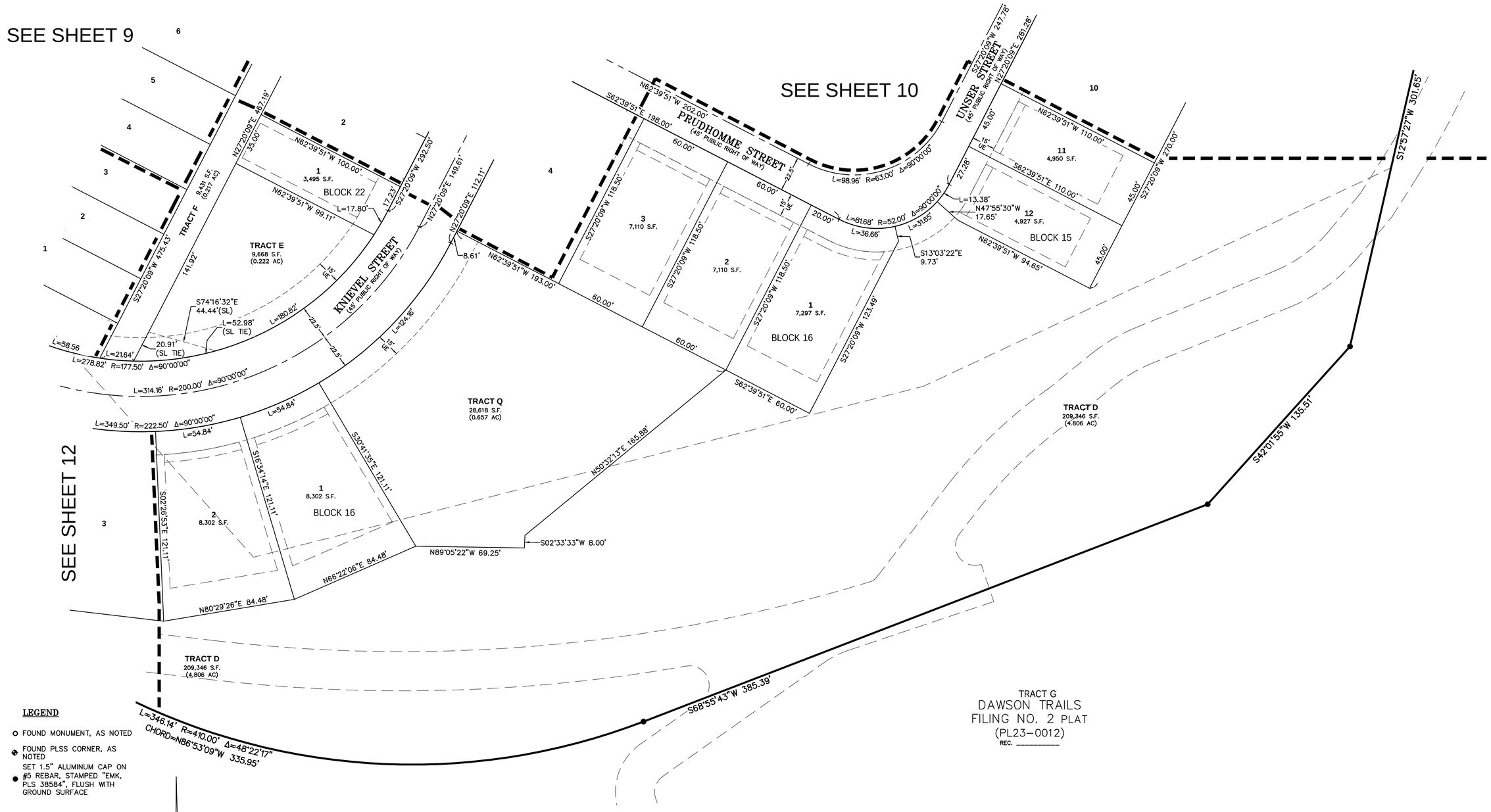

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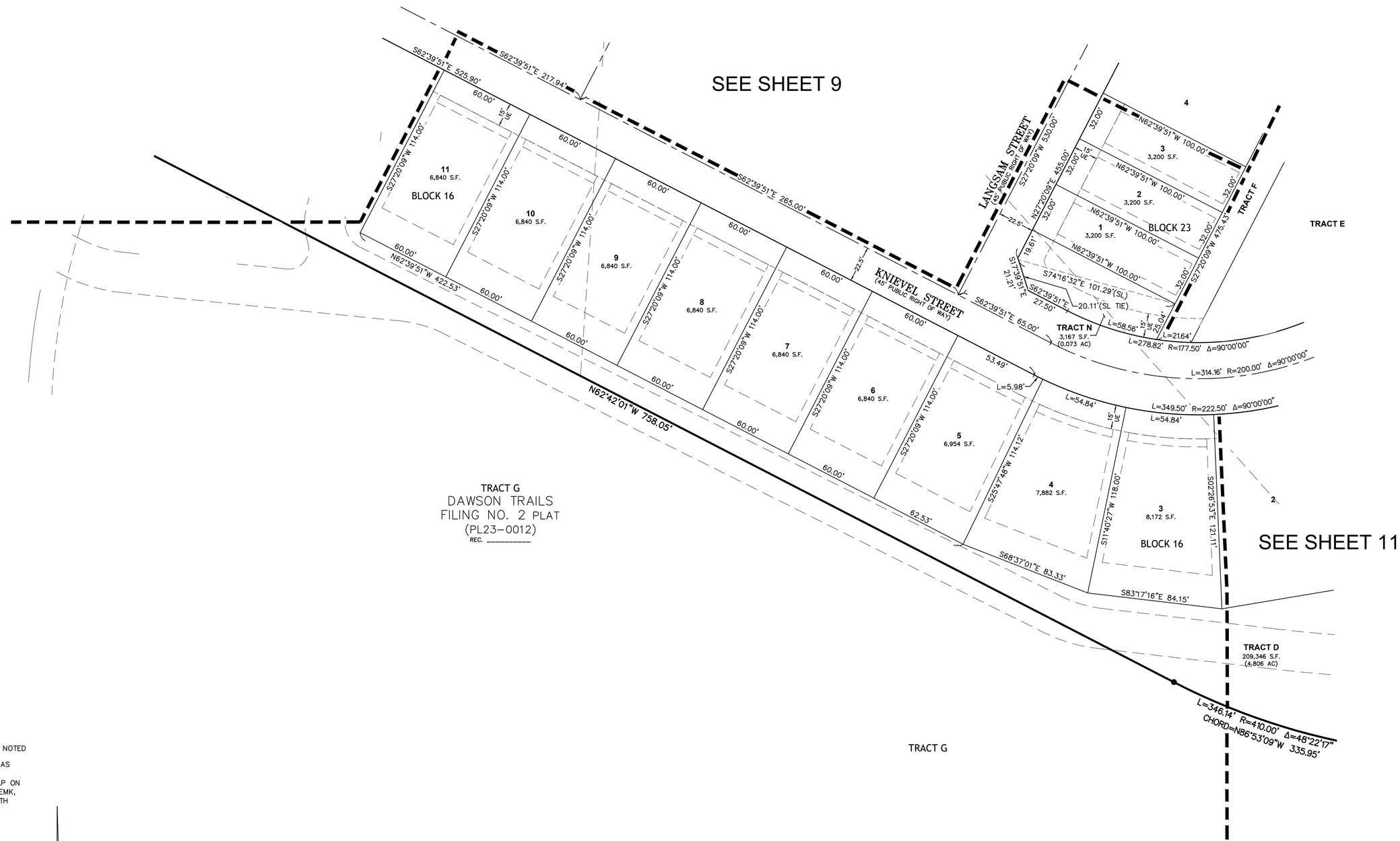

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