

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

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. 2026010148 IN THE RECORDS OF DOUGLAS COUNTY ON MARCH 4, 2026, 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 28°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°48'57";
- 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 08°13'52" WEST, A DISTANCE OF 2,372.57 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 TWENTY (20) COURSES:

- 1) SOUTH 72°26'26" WEST, A DISTANCE OF 145.52 FEET;
- 2) SOUTH 68°55'43" WEST, A DISTANCE OF 222.57 FEET TO A POINT OF TANGENT CURVATURE;
- 3) 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";
- 4) NORTH 62°42'01" WEST, A DISTANCE OF 758.87 FEET;
- 5) NORTH 27°20'09" EAST, A DISTANCE OF 58.86 FEET TO A POINT OF TANGENT CURVATURE;
- 6) 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;
- 7) 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;
- 8) 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";
- 9) NORTH 27°20'09" EAST, A DISTANCE OF 748.21 FEET TO A POINT OF TANGENT CURVATURE;
- 10) 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";
- 11) NORTH 87°21'06" EAST, A DISTANCE OF 154.93 FEET TO A POINT OF TANGENT CURVATURE;
- 12) 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";
- 13) NORTH 84°12'43" EAST, A DISTANCE OF 359.48 FEET;
- 14) SOUTH 78°43'28" EAST, A DISTANCE OF 15.51 FEET;
- 15) SOUTH 05°47'17" EAST, A DISTANCE OF 11.83 FEET;
- 16) SOUTH 07°57'07" EAST, A DISTANCE OF 45.08 FEET;
- 17) SOUTH 12°54'47" EAST, A DISTANCE OF 80.62 FEET;
- 18) SOUTH 05°47'17" EAST, A DISTANCE OF 885.16 FEET;
- 19) SOUTH 12°57'27" WEST, A DISTANCE OF 301.65 FEET;
- 20) SOUTH 42°01'55" WEST, A DISTANCE OF 155.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,717,557 SQUARE FEET OR 39.430 ACRES, MORE OR LESS;

A TOTAL OF 2,321,208 SQUARE FEET OR 53.288 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, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS. GENERAL PUBLIC SHALL HAVE ACCESS TO ALL TRAILS ON HOA OR DISTRICT OWNED TRACTS. PUBLIC TRAIL AND ACCESS EASEMENTS HEREBY PROVIDED PUBLIC ACCESS ON TRAILS CROSSING PRIVATE TRACTS. THERE ARE NO TRACTS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK. TRACTS WILL BE DEDICATED TO THE PA-D HOA BY SEPARATE INSTRUMENT FOR THE PURPOSES DESCRIBED ON THE TRACT SUMMARY TABLE AS SHOWN HEREON. TRACTS A, B, C, D, E, H, K, N, P, Q, AND R, ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT NO. 3 FOR PURPOSES SHOWN HEREON.

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 THERE TO, 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 VII JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *Andrew P. Klein*

AS: *Authorized Signatory*

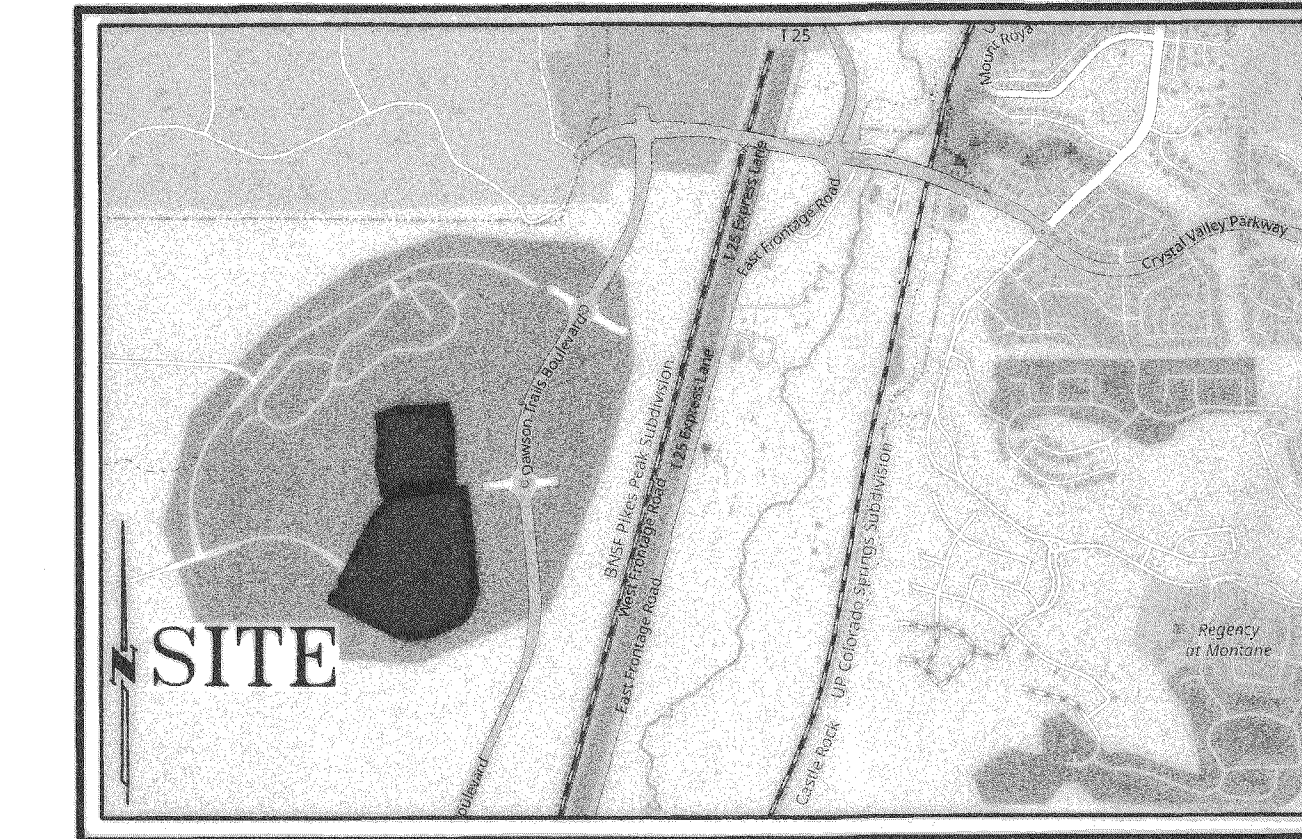
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF March, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 07-23-2028

Harrison Grant Cohen
NOTARY PUBLIC

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



SHEET INDEX:

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

VICINITY MAP

1"=2000'

FOR LIENHOLDER SUBORDINATION CERTIFICATES SEE SHEET 2

NOTES:

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15'-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, SUB-SURFACE COLLECTION SYSTEMS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 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. WHERE SLOPE EASEMENTS ARE COMBINED WITH UTILITY EASEMENTS, GRADE RESTRICTIONS APPLY IN ACCORDANCE WITH THE APPROVED OVERLOT GRADING PLANS FOR THE SUBDIVISION.
2. 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.
3. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRE)	USE	OWNERSHIP	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	210,072	4.823	OSP, DRAINAGE, PUBLIC ACCESS	METRO DISTRICT	METRO DISTRICT
TRACT E	9,668	0.222	OSP	METRO DISTRICT	METRO DISTRICT
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	24,051	0.552	OSP/PUBLIC ACCESS	METRO DISTRICT	METRO DISTRICT
TRACT J	1,953	0.045	OSP	PA-D HOA	PA-D HOA
TRACT K	10,524	0.242	OSP	METRO DISTRICT	METRO DISTRICT
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, SIGHT DISTANCE	METRO DISTRICT	METRO DISTRICT
TRACT P	2,057	0.047	SIGHT DISTANCE EASEMENT	METRO DISTRICT	METRO DISTRICT
TRACT Q	28,618	0.657	OSP, PARK, DRAINAGE, PUBLIC ACCESS	METRO DISTRICT	METRO DISTRICT
TRACT R	1,035	0.024	OSP	METRO DISTRICT	METRO DISTRICT

TRACT SUMMARY ABBREVIATIONS:

DRAIN
FD
MD
OSP
PA
PL
ROW
TOCR
UTIL
WTR

DRAINAGE
FUTURE DEVELOPMENT
DAWSON TRAILS METROPOLITAN DISTRICT
OPEN SPACE PRIVATE
PLANNING AREA
PUBLIC LAND DEDICATION
RIGHT-OF-WAY
TOWN OF CASTLE ROCK
UTILITY
WATER

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

LAND USE SUMMARY TABLE			
	AREA (SQ. FT.)	AREA (ACRE)	%
LOTS (256)	1,435,525	32.955	61.844%
TRACTS (16)	499,974	11.478	21.539%
RIGHT-OF-WAY	385,709	8.855	16.617%
TOTAL:	2,321,208	53.288	100.000%

TOWN OF CASTLE ROCK PROJECT NO. PL25-0004

NOTES (CONTINUED):

4. DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2 LIES WITHIN "OTHER AREAS - ZONE X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP NUMBER 08035C0284G, REVISED MARCH 16, 2016. THE FLOOD HAZARD DESIGNATION IS DERIVED DIRECTLY FROM THE AUTHORITATIVE NFHL WEB SERVICES PROVIDED BY FEMA AS OF 1/15/2026.
5. BUILDING PERMITS WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK FOR LOTS LOCATED PARTIALLY OR WHOLLY WITHIN THE DESIGNATED OR UNDESIGNATED 100-YEAR FLOOD PRONE AREAS UNTIL SAID LOTS ARE COMPLETELY REMOVED FROM THE FLOOD PRONE AREA AS DOCUMENTED IN A LETTER OF MAP REVISION (LOMR) OR OTHER TOWN APPROVED DOCUMENT/CERTIFICATION.
6. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. MAINTENANCE RESPONSIBILITY SHALL BE DEFINED ON FINAL PLATS AND FINAL DEVELOPMENT PLANS. 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. MAINTENANCE ACCESS FOR ALL FACILITIES MUST BE ADEQUATE FOR THE ANTICIPATED MAINTENANCE VEHICLES AND EQUIPMENT AND SHOULD BE SHOWN ON THE FINAL PLATS AND FINAL DEVELOPMENT PLANS. THE OPERATION AND MAINTENANCE SECTION IN THE PHASE III DRAINAGE REPORT, AS DESCRIBED IN SECTION 4.6, SHALL DEFINE THOSE ENTITIES RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF STORMWATER FACILITIES. IF THE PROPERTY OWNER FAILS TO MAINTAIN A FACILITY, THE TOWN HAS THE RIGHT TO COMPLETE MAINTENANCE AND CHARGE THE OWNER AT 1.25 TIMES THE COST OF MAINTENANCE.

WATER RIGHTS DEDICATION AGREEMENT:

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. 265.33 SFE'S ARE TO BE DEBITED FROM THE WATER BANK WITH SITE DEVELOPMENT PLANS.

TITLE CERTIFICATE:

I, Alexandria Lynn, 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 17th DAY OF March, 2026

BY: *Alexandria Lynn*
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 07-23-2028

Harrison Grant Cohen
NOTARY PUBLIC

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

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 LICENSED 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 17th DAY OF MARCH, 2026

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 18 DAY OF March, 2026

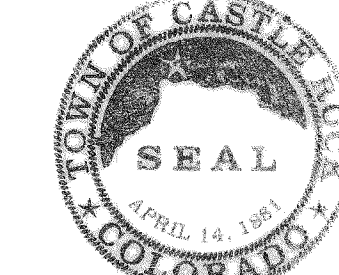
Justin D. Smith
DIRECTOR OF DEVELOPMENT SERVICES

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.

Michelle L. Davis
TOWN MANAGER

ATTEST:
Michelle L. Davis
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 7906 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)894-1920 www.EMK.com	APPLICANT/DEVELOPER WESTSIDE INVESTMENT PARTNERS, INC. 4100 E. MISSISSIPPI AVE. STE. 500 DENVER, COLORADO ATTN: LAWRENCE P. JACOBSON	DATE: 3/17/2026 DRAWN BY: JTH QA/QC: SLG3 SHEET 1 OF 12 SHEETS

JOB NO. 13393

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

NOTES (CONTINUED):

7. SLOPE EASEMENTS AS SHOWN ON THE PLAT HEREIN ALLOW LIMITED LAND DISTURBANCE WITHIN TOWN OF CASTLE ROCK PLD AND/OR OPEN SPACE PROPERTY. SLOPE EASEMENTS ARE HEREBY GRANTED TO THE HOA/METRO DISTRICT FOR THE PURPOSE OF ON-GOING PERPETUAL MAINTENANCE OF SUCH LAND DISTURBANCE AREAS ON TOWN-OWNED PROPERTY RESULTING FROM DEVELOPMENT ACTIVITY AND ARE SUBJECT TO COMPLIANCE WITH SECTION 6.10 OF THE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MANUAL, ADOPTED BY REFERENCE TO MUNICIPAL CODE SECTION 15.34. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR PERIODIC INSPECTION OF THE SLOPE EASEMENT AREAS FOR MAINTENANCE OF MINIMUM VEGETATIVE COVER AND REPAIR OF RILL AND GULLY EROSION, IN ACCORDANCE WITH TESC STANDARDS, EXCEPT TO THE EXTENT RESULTING FROM ACTS OR OMISSIONS OF THE TOWN AND/OR THOSE ACTING ON BEHALF OF THE TOWN, ANY DEPOSITION OF MOBILE SOIL EROSION OR OTHER DAMAGE ORIGINATING FROM THE SLOPE EASEMENT AREA ONTO ADJACENT LAND, IMPROVEMENTS OR INFRASTRUCTURE SHALL BE REMOVED AND/OR RECLAIMED AT THE HOA'S/METRO DISTRICTS EXPENSE, EXCEPT TO THE EXTENT RESULTING FROM ACTS OR OMISSIONS OF THE TOWN AND/OR THOSE ACTING ON BEHALF OF THE TOWN.

8. NATURAL SURFACE TRAIL SLOPE EASEMENTS AND PUBLIC ACCESS EASEMENTS WILL BE RECORDED BY SEPARATE DOCUMENT ONCE THEY'RE BUILT AND GRADING IMPACTS ARE ESTABLISHED.

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, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THESE DOCUMENTS.

FIRST BANK
BY: Timothy J Kelly
AUTHORIZED SIGNATORY OF FIRST BANK

SIGNED THIS 5 DAY OF March, 2026
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE:

STATE OF Colorado)
COUNTY OF Arapahoe) SS
SUBSCRIBED AND SWORN BEFORE ME THIS 5 DAY OF March, 2026

BY TIMOTHY J KELLY AS AUTHORIZED SIGNATORY OF FIRST BANK
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
HARRISON GRANT COHEN
My Commission Expires 07-23-2028

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: Kyle P. ...
AUTHORIZED SIGNATORY OF BOKF, N.A.

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

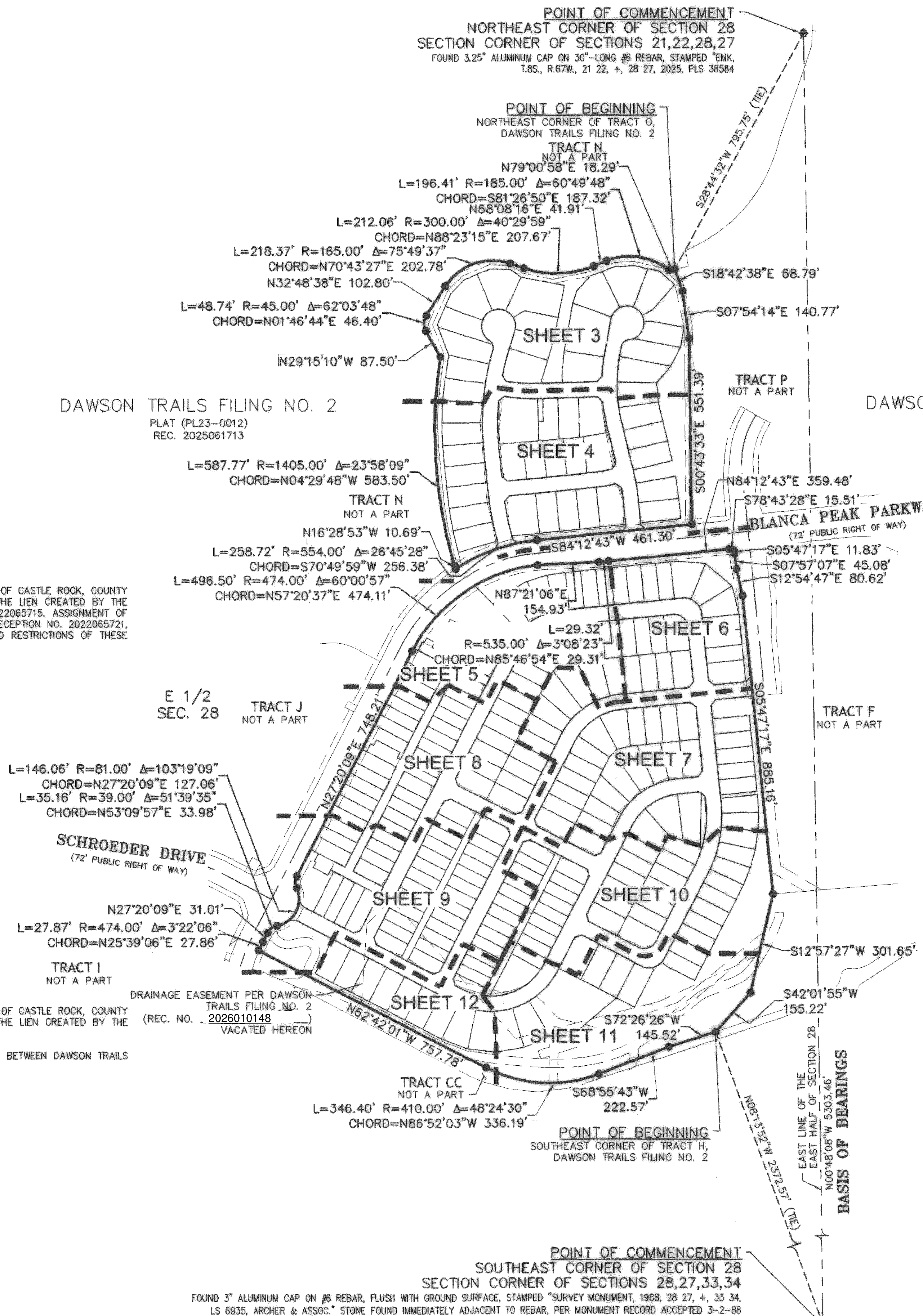
NOTARY CERTIFICATE:

STATE OF Colorado)
COUNTY OF Denver) SS
SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF March, 2026

BY Kyle P. ... AS AUTHORIZED SIGNATORY OF BOKF, N.A.
WITNESS MY HAND AND OFFICIAL SEAL

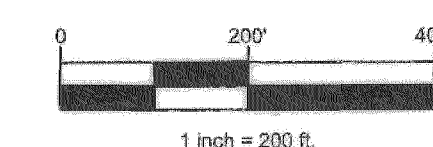
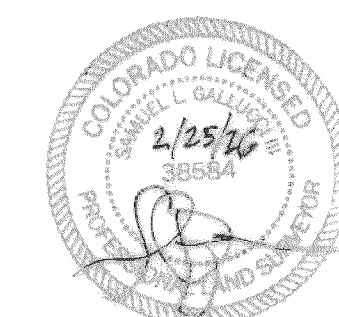
NOTARY PUBLIC
HARRISON GRANT COHEN
My Commission Expires 07-23-2028

MY COMMISSION EXPIRES 07-23-2028

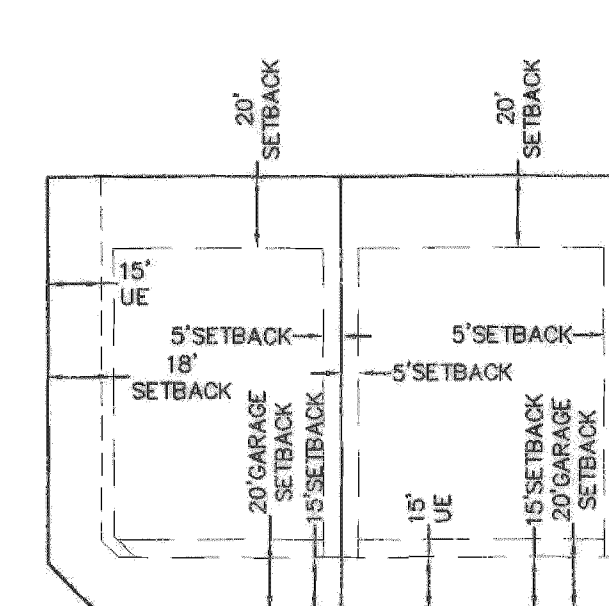


DAWSON TRAILS FILING NO. 2
PLAT (PL23-0012)
REC. 2026010148

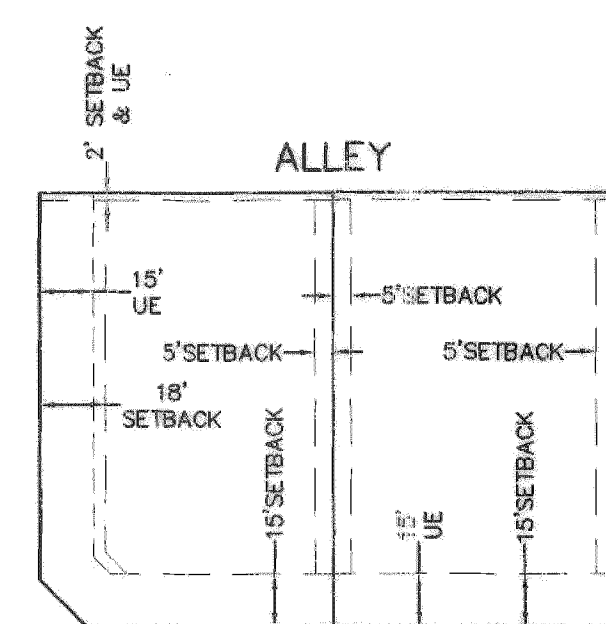
W 1/2
SEC. 27



TYPICAL SETBACKS & UTILITY EASEMENTS
NOT TO SCALE

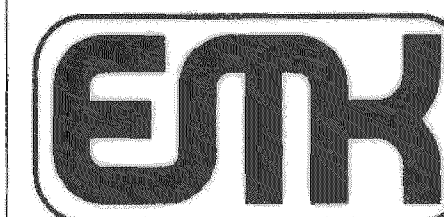


TYPICAL SETBACKS & UTILITY EASEMENTS
FOR ALLEY-BACKED LOTS
ALL LOTS WITHIN BLOCKS 7-12, 17, 18, 22, AND 23
NOT TO SCALE



DAWSON TRAILS FILING NO. 2,
AMENDMENT NO. 2

TRACTS O & H, DAWSON TRAILS FILING NO. 2
E 1/2 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) 684-1500 www.EMK.com

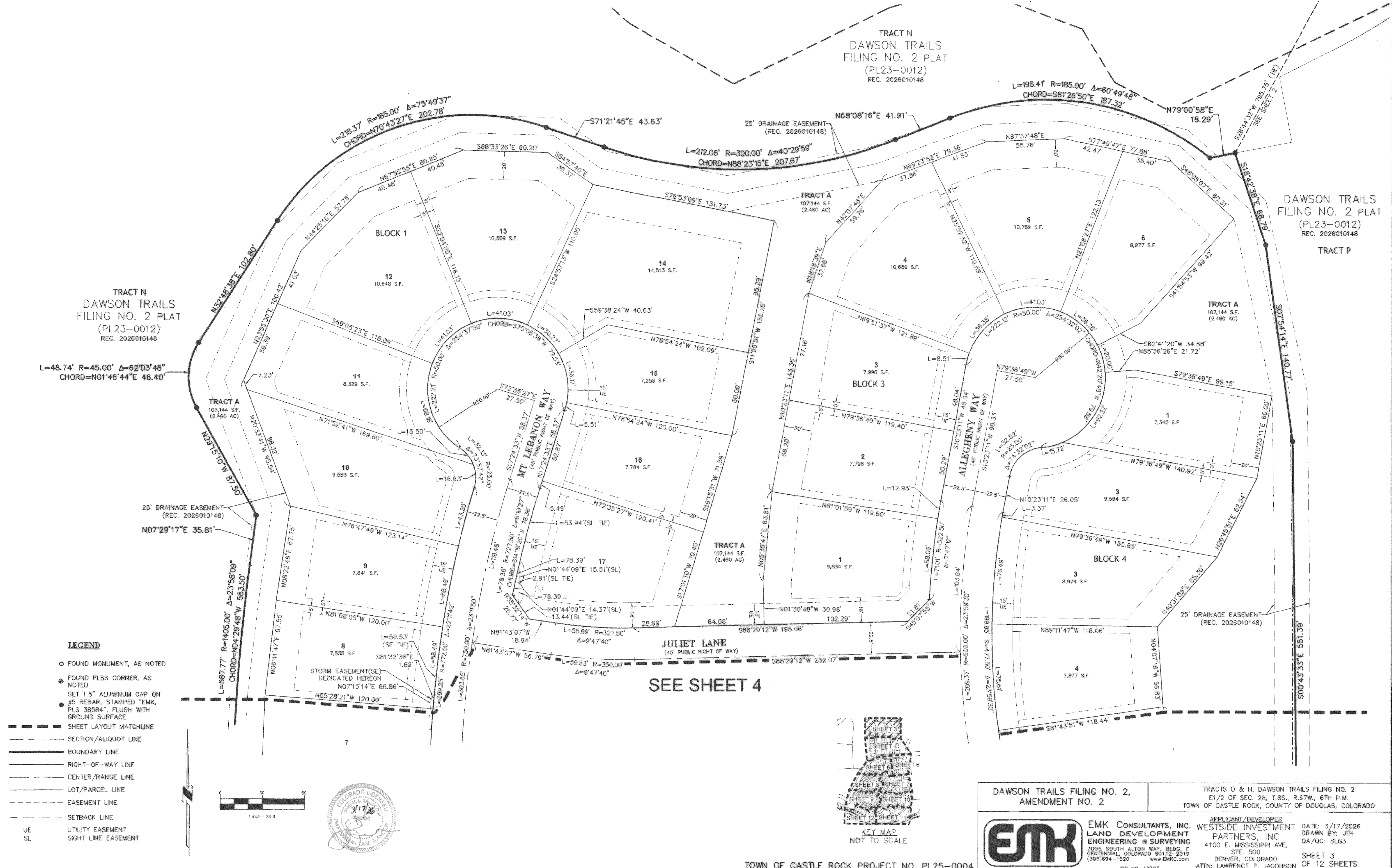
APPLICANT/DEVELOPER
WESTSIDE INVESTMENT
PARTNERS, INC.
4100 E. MISSISSIPPI AVE.,
STE. 500
DENVER, COLORADO
ATTN: LAWRENCE P. JACOBSON

DATE: 2/19/2026
DRAWN BY: JTH
QA/QC: SLG3
SHEET 2
OF 12 SHEETS

TOWN OF CASTLE ROCK PROJECT NO. PL25-0004

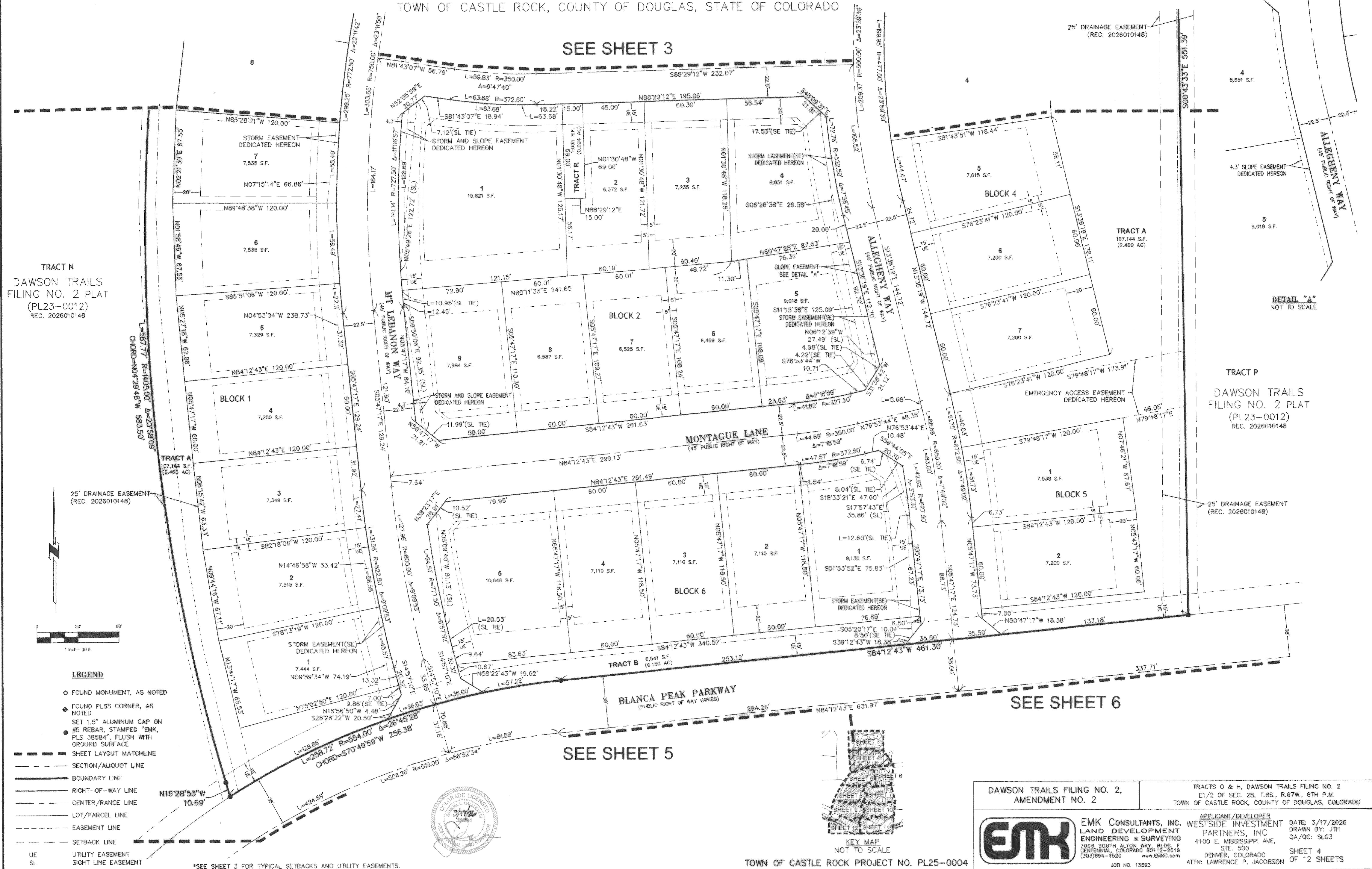
DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

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



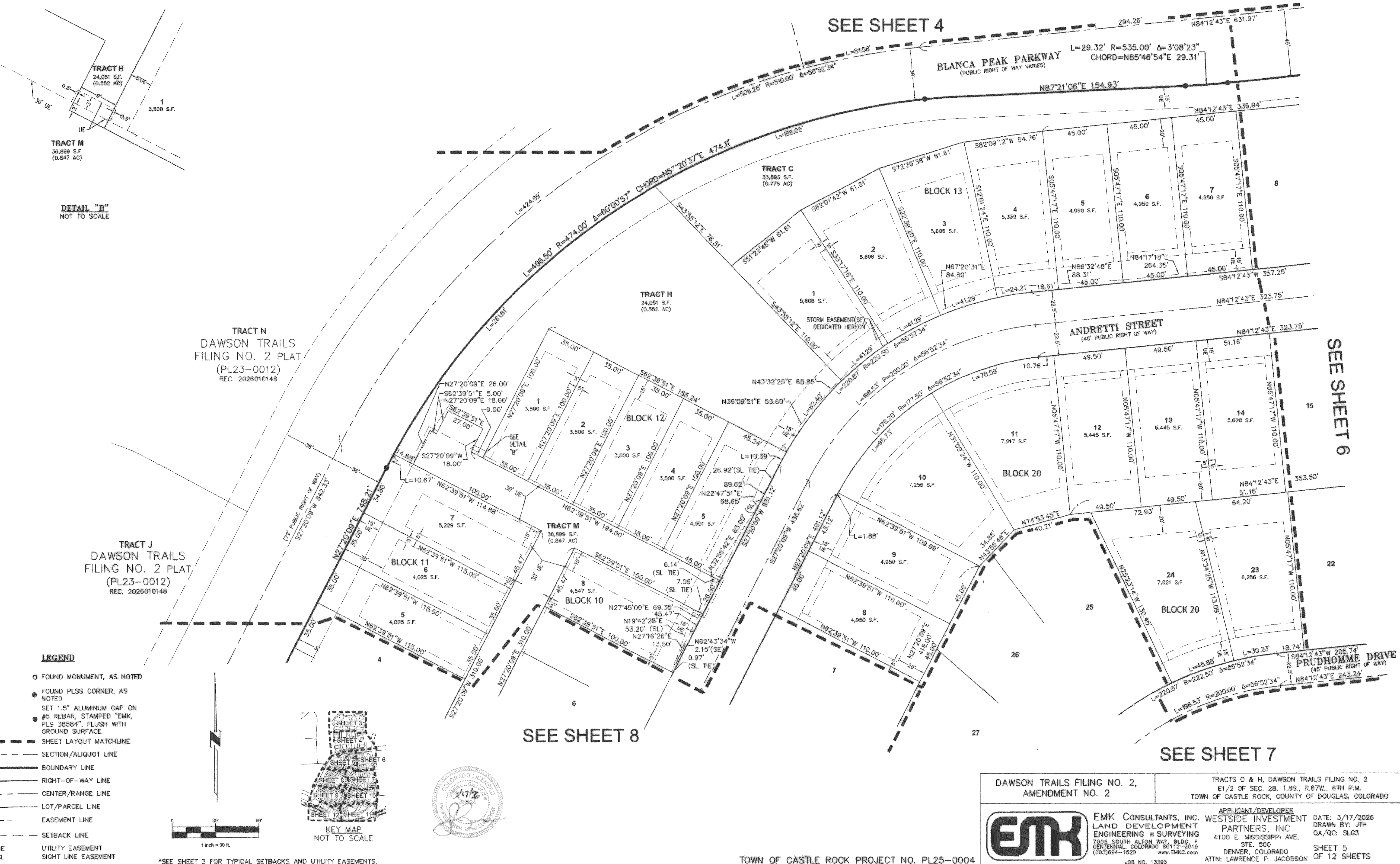
DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

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



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



*SEE SHEET 3 FOR TYPICAL SETBACKS AND UTILITY EASEMENTS.

TOWN OF CASTLE ROCK PROJECT NO. PL25-0004

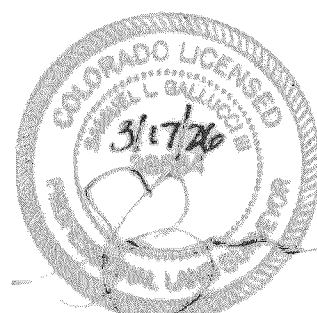
DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

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



LEGEND

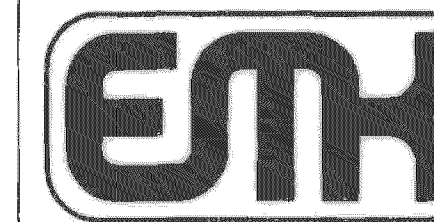
- FOUND MONUMENT, AS NOTED
- ◆ FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON 30" LONG #5 REBAR, STAMPED "EMK, PLS 38584", FLUSH WITH GROUND SURFACE
- SHEET LAYOUT MATCHLINE
- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- UE UTILITY EASEMENT
- SL SIGHT LINE EASEMENT



*SEE SHEET 3 FOR TYPICAL SETBACKS AND UTILITY EASEMENTS.

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.EMK.com

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

DATE: 3/17/2026
DRAWN BY: JTH
QA/QC: SLG3
SHEET 6
OF 12 SHEETS

TOWN OF CASTLE ROCK PROJECT NO. PL25-0004

JOB NO. 13393

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



LEGEND

- FOUND MONUMENT, AS NOTED
- ◆ FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584", FLUSH WITH GRADE SURFACE
- SHEET LAYOUT MATCHLINE
- - - 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

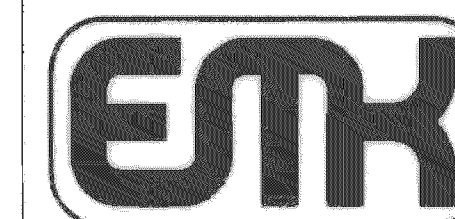


*SEE SHEET 3 FOR TYPICAL SETBACKS AND UTILITY EASEMENTS.

SEE SHEET 10

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



APPLICANT/DEVELOPER
WESTSIDE INVESTMENT PARTNERS, INC.
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1320 www.EMK.com
JOB NO. 13393

DATE: 3/17/2026
DRAWN BY: JTH
QA/QC: SLG3
DENVER, COLORADO
ATTN: LAWRENCE P. JACOBSON

SHEET 7
OF 12 SHEETS

TOWN OF CASTLE ROCK PROJECT NO. PL25-0004

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

SEE SHEET 8

SEE SHEET 10

SEE SHEET 11

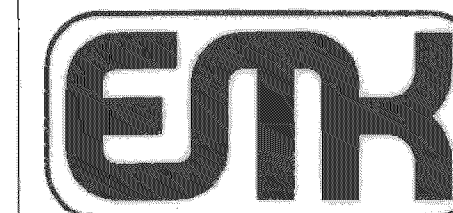
SEE SHEET 12

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
- SHEET BOUNDARY MATCHLINE
- 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

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

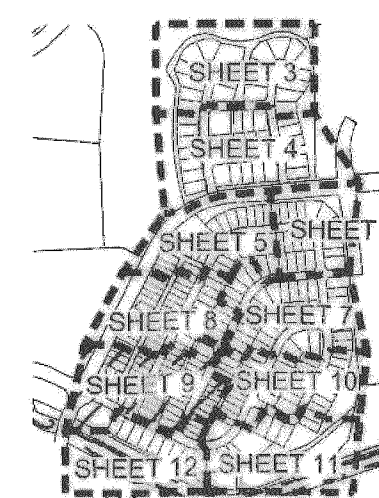


EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKCO.com

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

DATE: 3/17/2026
DRAWN BY: JTH
QA/QC: SLG3
SHEET 9
OF 12 SHEETS

JOB NO. 13393



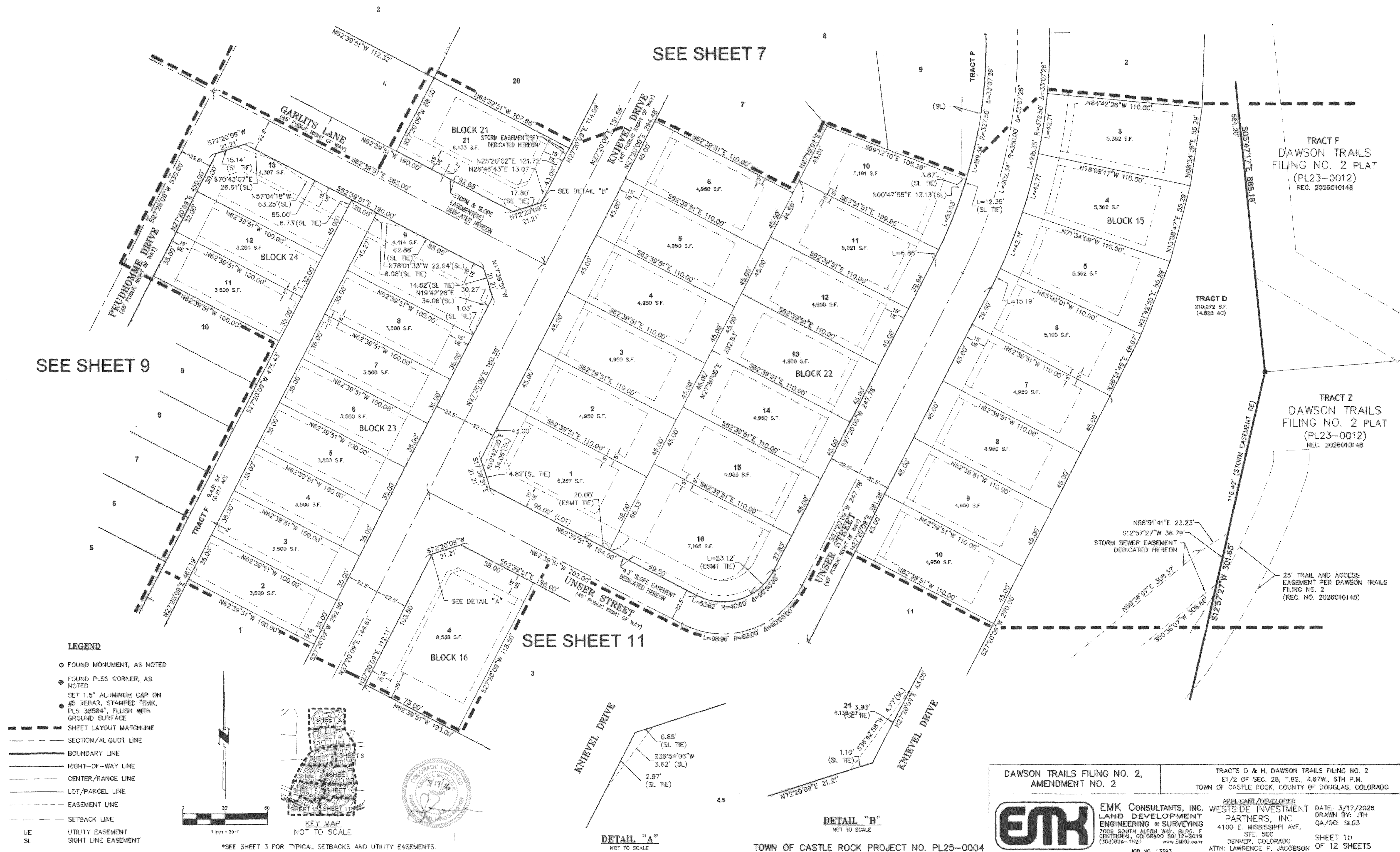
KEY MAP
NOT TO SCALE

TOWN OF CASTLE ROCK PROJECT NO. PL25-0004

*SEE SHEET 3 FOR TYPICAL SETBACKS AND UTILITY EASEMENTS.

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

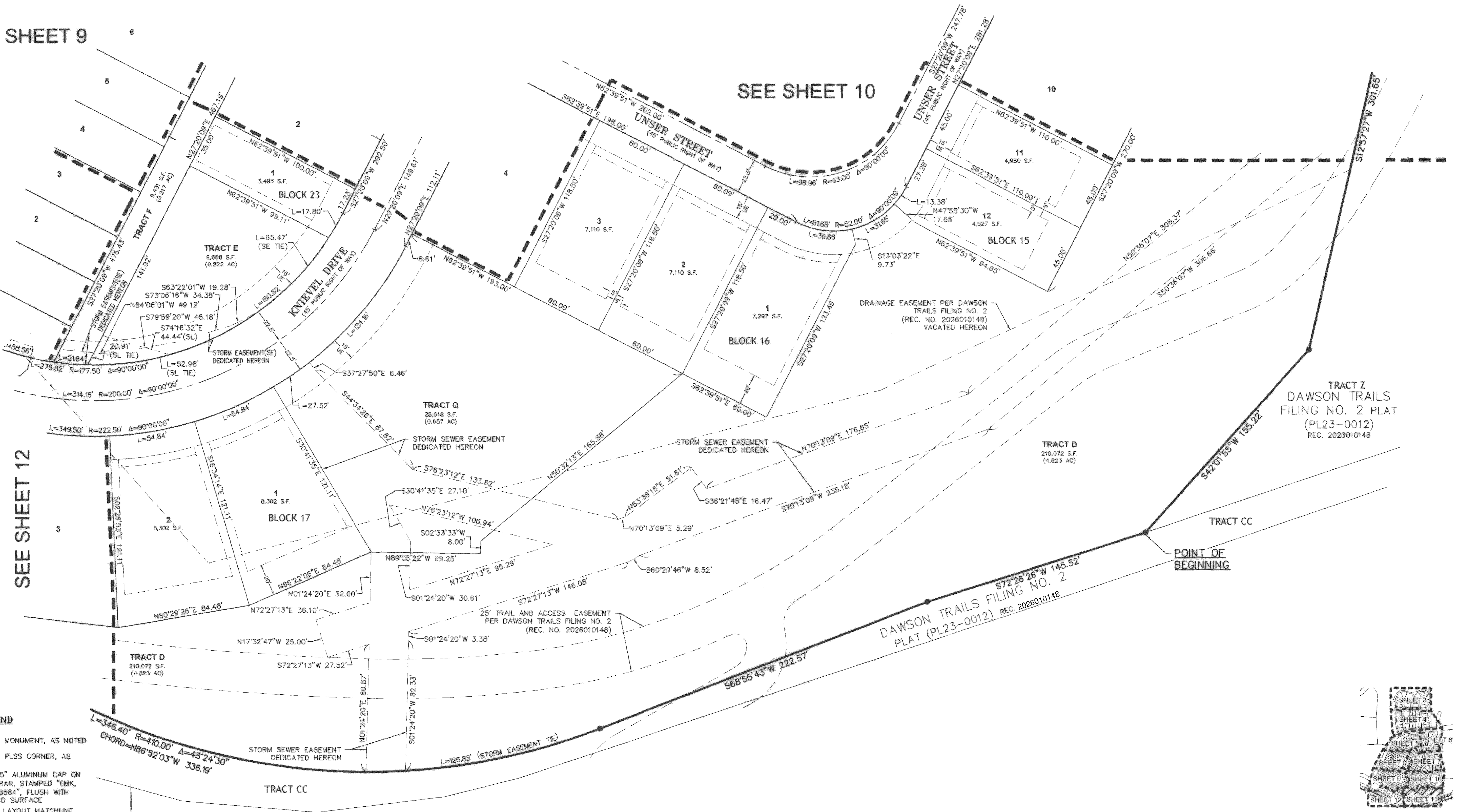


DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 2

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

SEE SHEET 9

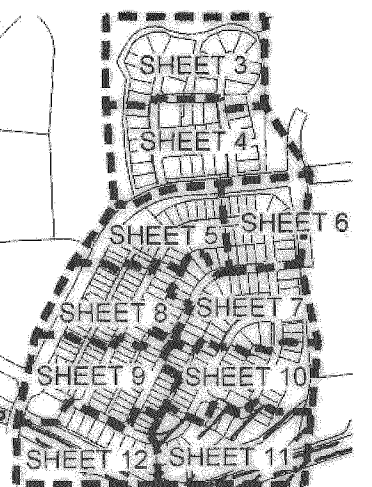
SEE SHEET 10



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
- SHEET LAYOUT MATCHLINE
- - - 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

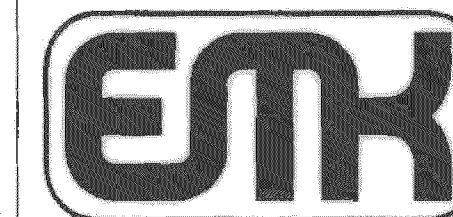
*SEE SHEET 3 FOR TYPICAL SETBACKS AND UTILITY EASEMENTS.



KEY MAP
NOT TO SCALE

DAWSON TRAILS FILING NO. 2,
AMENDMENT NO. 2

TRACTS O & H, DAWSON TRAILS FILING NO. 2
E1/2 OF SEC. 28, T.B.S., 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.EMKCO.com

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

DATE: 3/17/2026
DRAWN BY: JTH
QA/QC: SLG3
SHEET 11
OF 12 SHEETS

TOWN OF CASTLE ROCK PROJECT NO. PL25-0004

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

