

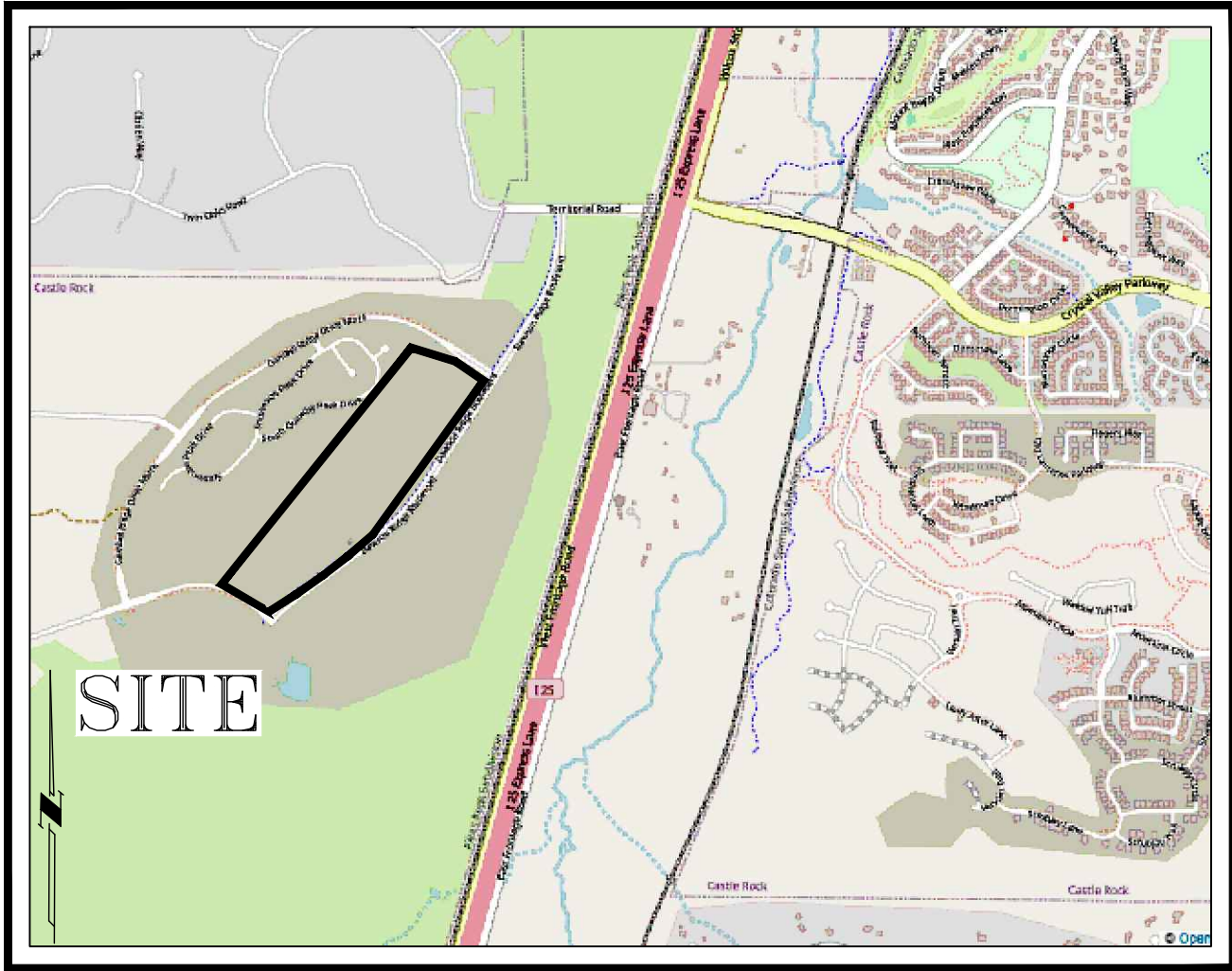
# DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 3

A REPLAT OF TRACT P, DAWSON TRAILS FILING NO. 2  
A PART OF THE SOUTHWEST QUARTER OF 22 & NORTHWEST QUARTER OF SECTION 27, 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 PARCEL OF LAND SITUATED WITHIN SECTIONS 22 AND 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING TRACT P OF DAWSON TRAILS FILING NO. 2 (RECEPTION NO. \_\_\_\_\_), MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEARINGS ARE BASED UPON THE WEST LINE OF SAID SECTION 27 FROM THE NORTHWEST CORNER OF SAID SECTION 27 TO THE SOUTHWEST CORNER OF SAID SECTION 27, ASSUMED TO BEAR SOUTH 00°48'08" EAST, A DISTANCE OF 5303.46 FEET;  
COMMENCING AT SAID NORTHWEST CORNER; THENCE NORTH 74°43'23" EAST, A DISTANCE OF 26.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT P, ALSO BEING THE POINT OF BEGINNING;  
THENCE ALONG THE PERIMETER OF SAID TRACT P THE FOLLOWING FORTY-EIGHT (48) COURSES:  
(1) SOUTH 80° 09' 49" EAST, A DISTANCE OF 311.76 FEET TO A POINT OF A NON-TANGENT CURVATURE;  
(2) 154.90 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 383.00 FEET AND A CENTRAL ANGLE OF 23°10'23" SUBTENDED BY AN CHORD WHICH BEARS NORTH 21°03'15" EAST, A DISTANCE OF 153.85 FEET;  
(3) NORTH 32° 38' 27" EAST, A DISTANCE OF 567.15 FEET;  
(4) SOUTH 39° 04' 09" EAST, A DISTANCE OF 24.28 FEET TO A POINT OF CURVATURE;  
(5) 32.81 FEET SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 18°48'03"  
(6) SOUTH 57° 52'11" EAST, A DISTANCE OF 87.59 FEET TO A POINT OF CURVATURE;  
(7) 291.07 FEET SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 194.50 FEET AND A CENTRAL ANGLE OF 85°44'32" TO A POINT OF REVERSE CURVATURE;  
(8) 30.04 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS 338.00 FEET AND A CENTRAL ANGLE OF 05°05'31" TO A POINT OF REVERSE CURVATURE;  
(9) 52.00 FEET SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.50 FEET A CENTRAL ANGLE OF 09°37'33"  
(10) SOUTH 32° 24' 22" WEST, A DISTANCE OF 277.21 FEET;  
(11) SOUTH 28° 13' 39" WEST, A DISTANCE OF 89.20 FEET;  
(12) SOUTH 32° 24' 22" WEST, A DISTANCE OF 106.06 FEET TO A POINT OF CURVATURE;  
(13) 38.57 FEET SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 01°25'00" TO A POINT OF COMPOUND CURVATURE;  
(14) 74.09 FEET SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET, AND A CENTRAL ANGLE OF 02°43'17" TO A POINT OF COMPOUND CURVATURE;  
(15) 494.03 FEET SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET, AND A CENTRAL ANGLE OF 18°08'41" TO A POINT OF REVERSE CURVATURE;  
(16) 22.30 FEET SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 326.50 FEET, AND A CENTRAL ANGLE OF 03°54'48";  
(17) SOUTH 14° 02' 12" WEST, A DISTANCE OF 60.53 FEET;  
(18) SOUTH 06° 05' 10" WEST, A DISTANCE OF 38.69 FEET TO A POINT OF CURVATURE;  
(19) 208.07 FEET SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS 1106.00 FEET, AND A CENTRAL ANGLE OF 10°46'44" TO A POINT OF COMPOUND CURVATURE;  
(20) 25.16 FEET SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS 150.50 FEET, AND A CENTRAL ANGLE OF 09°34'41" TO A POINT OF REVERSE CURVATURE;  
(21) 31.66 FEET SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.50 FEET, AND A CENTRAL ANGLE OF 13°00'18";  
(22) SOUTH 01° 15' 56" EAST, A DISTANCE OF 20.92 FEET TO A POINT OF CURVATURE  
(23) 284.06 FEET SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS 177.00 FEET, AND A CENTRAL ANGLE OF 85°28'39";  
(24) SOUTH 84° 12' 43" WEST, A DISTANCE OF 323.69 FEET;  
(25) NORTH 05° 47' 17" WEST, A DISTANCE OF 10.38 FEET;  
(26) NORTH 30° 47' 17" WEST, A DISTANCE OF 30.04 FEET;  
(27) NORTH 05° 47' 17" WEST, A DISTANCE OF 92.84 FEET TO A POINT OF CURVATURE;  
(28) 131.28 FEET NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 216.00 FEET, AND A CENTRAL ANGLE OF 34°49'19";  
(29) NORTH 29° 02' 02" EAST, A DISTANCE OF 23.75 FEET;  
(30) NORTH 60° 57' 58.07" WEST, A DISTANCE OF 70.00 FEET;  
(31) SOUTH 29° 02' 02" WEST, A DISTANCE OF 23.75 FEET TO A POINT OF CURVATURE;  
(32) 124.26 FEET SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS 286.00 FEET, AND A CENTRAL ANGLE OF 24°53'35";  
(33) SOUTH 04° 08' 27" WEST, A DISTANCE OF 58.00 FEET TO A POINT OF CURVATURE;  
(34) 49.56 FEET SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS 286.00 FEET, AND A CENTRAL ANGLE OF 09°55'44";  
(35) SOUTH 05° 47' 17" EAST, A DISTANCE OF 57.06 FEET;  
(36) SOUTH 06° 18' 43" WEST, A DISTANCE OF 8.12 FEET;  
(37) SOUTH 05° 47' 17" EAST, A DISTANCE OF 14.78 FEET;  
(38) SOUTH 67° 08' 54" WEST, A DISTANCE OF 15.51 FEET;  
(39) SOUTH 84° 12' 43" WEST, A DISTANCE OF 102.51 FEET;  
(40) NORTH 00° 43' 33" WEST, A DISTANCE OF 551.39 FEET;  
(41) NORTH 07° 54' 14" WEST, A DISTANCE OF 140.77 FEET;  
(42) NORTH 18° 42' 38" WEST, A DISTANCE OF 68.79 FEET;  
(43) NORTH 79° 00' 58" EAST, A DISTANCE OF 41.23 FEET;  
(44) NORTH 10° 59' 02" WEST, A DISTANCE OF 47.16 FEET;  
(45) NORTH 63° 09' 18" EAST, A DISTANCE OF 44.57 FEET TO A POINT OF A NON-TANGENT CURVE;  
(46) 405.78 FEET NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS 460.90 FEET, AND A CENTRAL ANGLE OF 50°26'39", SUBTENDED BY A CHORD WHICH BEARS NORTH 37°36'40" EAST A DISTANCE OF 392.80 FEET TO A POINT OF NON-TANGENCY;  
(47) NORTH 19° 23' 10" EAST, A DISTANCE OF 291.01 FEET;  
(48) NORTH 01° 16' 30" EAST, A DISTANCE OF 44.84 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 1,107,783 SQUARE FEET OR (25.431 ACRES), MORE OR LESS.

| LAND USE SUMMARY TABLE |                |             |          |
|------------------------|----------------|-------------|----------|
|                        | AREA (SQ. FT.) | AREA (ACRE) | %        |
| TRACTS                 | 959,359        | 22.024      | 86.602%  |
| RIGHT-OF-WAY           | 148,425        | 3.407       | 13.398%  |
| TOTAL:                 | 1,107,784      | 25.431      | 100.000% |



VICINITY MAP  
1"=2000'

## LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 3, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENT RECORDED ON \_\_\_\_\_, 20\_\_ UNDER RECEPTION NO. \_\_\_\_\_, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

XXX BANK

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

## NOTES:

- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES 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.

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. 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.

INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE FORM AND STYLE OF DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 3. 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. 3, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

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

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

AS: \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

## 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 XXXXXX, 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  
XXXXXX

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

## SURVEYOR'S NOTES:

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

- 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. 3 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 3 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. 3

REPLAT OF TRACT P, DAWSON TRAILS FILING NO. 2  
SW 1/4 SEC. 22 & NW 1/4 SEC. 27, 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

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

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

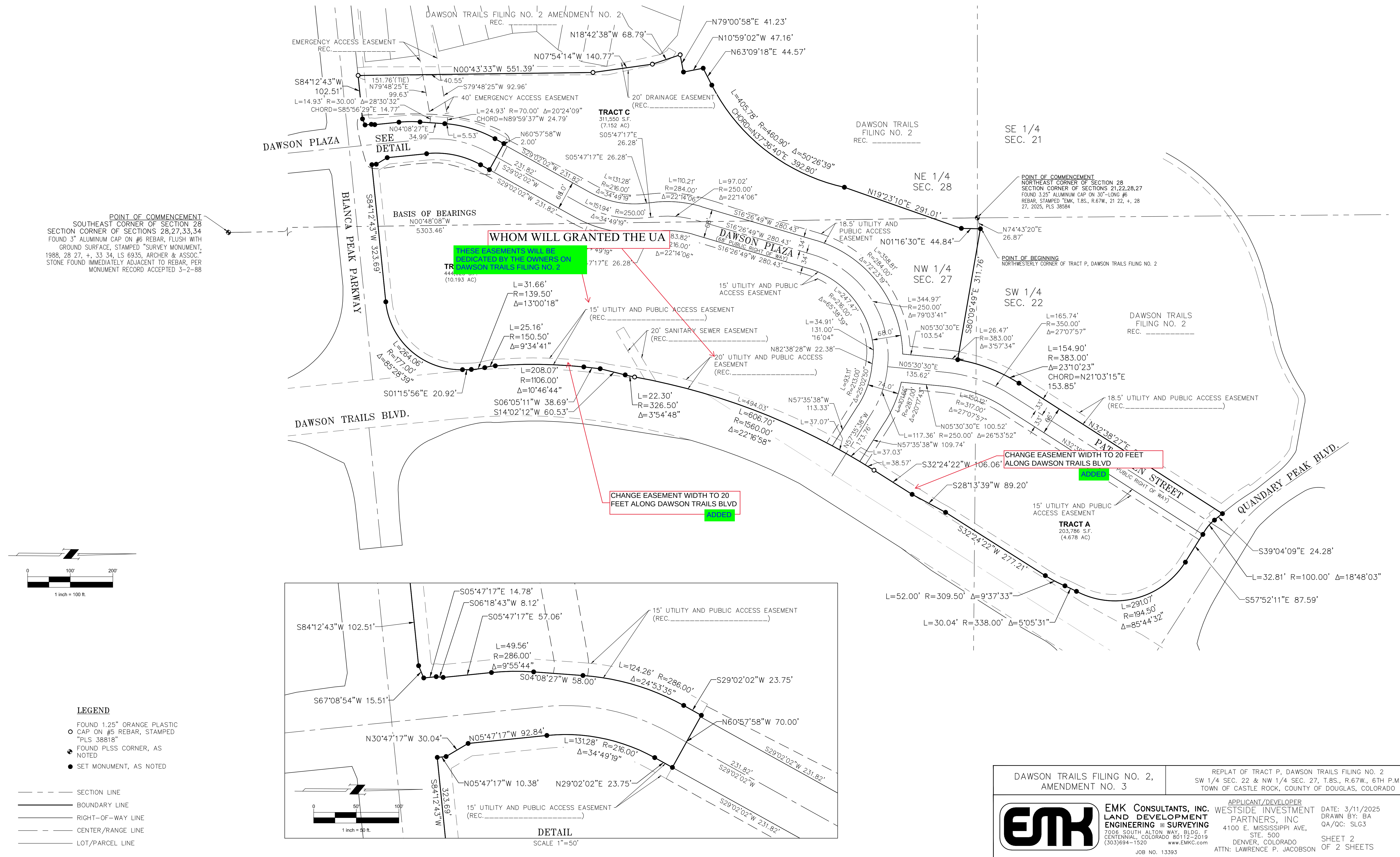
SHEET 1  
OF 2 SHEETS

JOB NO. 13393



# DAWSON TRAILS FILING NO. 2, AMENDMENT NO.3

A REPLAT OF TRACT P, DAWSON TRAILS FILING NO. 2  
A PART OF THE SOUTHWEST QUARTER OF 22 & NORTHWEST QUARTER OF SECTION 27, 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. 3 |                                                                                                                                                                                                   | REPLAT OF TRACT P, DAWSON TRAILS FILING NO. 2<br>SW 1/4 SEC. 22 & NW 1/4 SEC. 27, T.8S., R.67W., 6TH P.M.<br>TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO |                                                                       |
| <b>EMK</b>                                  | <b>EMK CONSULTANTS, INC.</b><br>LAND DEVELOPMENT<br>ENGINEERING & SURVEYING<br>7006 SOUTH ALTON WAY, BLDG. F<br>CENTENNIAL, COLORADO 80112-2019<br>(303)694-1520<br>www.EMKC.com<br>JOB NO. 13393 | APPLICANT/DEVELOPER<br><b>WESTSIDE INVESTMENT PARTNERS, INC.</b><br>4100 E. MISSISSIPPI AVE,<br>STE. 500<br>DENVER, COLORADO<br>ATTN: LAWRENCE P. JACOBSON    | DATE: 3/11/2025<br>DRAWN BY: BA<br>QA/QC: SLG3<br>SHEET 2 OF 2 SHEETS |