

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

LEGAL DESCRIPTION:

A REPLAT OF TRACT P OF DAWSON TRAILS FILING NO. 2, (RECEPTION NO. 2026010148), 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF SAID SECTION 27 FROM THE NORTHWEST CORNER OF SAID SECTION 27 MONUMENTED BY A FOUND 3.25" ALUMINUM CAP ON 30"-LONG NO. 6 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "EMK, T.B.S., R.67W., 21 22, +, 28 27, 2025, PLS 38584", TO THE SOUTHWEST CORNER OF SAID SECTION 27 MONUMENTED BY A FOUND 3" ALUMINUM CAP ON NO.6 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 28 27, +, 33 34, LS 6935, ARCHER & ASSOC." STONE FOUND IMMEDIATELY ADJACENT TO REBAR, PER MONUMENT RECORD ACCEPTED 3-2-88, ASSUMED TO BEAR SOUTH 00°48'08" EAST, A DISTANCE OF 5303.46 FEET;

COMMENCING AT SAID NORTHWEST CORNER; THENCE NORTH 74°43'20" EAST, A DISTANCE OF 26.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT P, ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE PERIMETER OF SAID TRACT P THE FOLLOWING FORTY-SIX (46) COURSES:

- 1) SOUTH 80°09'49" EAST, A DISTANCE OF 311.76 FEET TO A POINT OF A NON-TANGENT CURVATURE;
- 2) NORTHEASTERLY 154.90 FEET 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 A 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) SOUTHEASTERLY 32.81 FEET ALONG THE 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) SOUTHERLY 291.07 FEET ALONG THE 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) SOUTHERLY 30.04 FEET 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) SOUTHERLY 52.00 FEET ALONG THE ARC OF 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) SOUTHERLY 606.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 22°16'58" TO A POINT OF REVERSE CURVATURE;
- 14) SOUTHERLY 22.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 326.50 FEET, AND A CENTRAL ANGLE OF 03°54'48";
- 15) SOUTH 14°02'12" WEST, A DISTANCE OF 60.53 FEET;
- 16) SOUTH 06°05'11" WEST, A DISTANCE OF 38.69 FEET TO A POINT OF CURVATURE;
- 17) SOUTHERLY 208.07 FEET ALONG THE ARC OF 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;
- 18) SOUTHERLY 25.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS 150.50 FEET, AND A CENTRAL ANGLE OF 9°34'41" TO A POINT OF REVERSE CURVATURE;
- 19) SOUTHERLY 31.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.50 FEET, AND A CENTRAL ANGLE OF 13°00'18";
- 20) SOUTH 01°15'56" EAST, A DISTANCE OF 20.92 FEET TO A POINT OF CURVATURE
- 21) SOUTHWESTERLY 264.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS 177.00 FEET, AND A CENTRAL ANGLE OF 85°28'39";
- 22) SOUTH 84°12'43" WEST, A DISTANCE OF 323.69 FEET;
- 23) NORTH 05°47'17" WEST, A DISTANCE OF 10.38 FEET;
- 24) NORTH 30°47'17" WEST, A DISTANCE OF 30.04 FEET;
- 25) NORTH 05°47'17" WEST, A DISTANCE OF 92.84 FEET TO A POINT OF CURVATURE;
- 26) NORTHERLY 131.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS 216.00 FEET, AND A CENTRAL ANGLE OF 34°49'19";
- 27) NORTH 29°02'02" EAST, A DISTANCE OF 23.75 FEET;
- 28) NORTH 60°57'58" WEST, A DISTANCE OF 70.00 FEET;
- 29) SOUTH 29°02'02" WEST, A DISTANCE OF 23.75 FEET TO A POINT OF CURVATURE;
- 30) SOUTHERLY 124.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS 286.00 FEET, AND A CENTRAL ANGLE OF 24°53'35";
- 31) SOUTH 04°08'27" WEST, A DISTANCE OF 58.00 FEET TO A POINT OF CURVATURE;
- 32) SOUTHERLY 49.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS 286.00 FEET, AND A CENTRAL ANGLE OF 09°55'44";
- 33) SOUTH 05°47'17" EAST, A DISTANCE OF 57.06 FEET;
- 34) SOUTH 06°18'43" WEST, A DISTANCE OF 8.12 FEET;
- 35) SOUTH 05°47'17" EAST, A DISTANCE OF 14.78 FEET;
- 36) SOUTH 67°08'54" WEST, A DISTANCE OF 15.51 FEET;
- 37) SOUTH 84°12'43" WEST, A DISTANCE OF 102.51 FEET;
- 38) NORTH 00°43'33" WEST, A DISTANCE OF 551.39 FEET;
- 39) NORTH 07°54'14" WEST, A DISTANCE OF 140.77 FEET;
- 40) NORTH 18°42'38" WEST, A DISTANCE OF 68.79 FEET;
- 41) NORTH 79°00'58" EAST, A DISTANCE OF 41.23 FEET;
- 42) NORTH 10°59'02" WEST, A DISTANCE OF 47.16 FEET;
- 43) NORTH 63°09'18" EAST, A DISTANCE OF 44.57 FEET TO A POINT OF A NON-TANGENT CURVE;
- 44) NORTHEASTERLY 405.78 FEET ALONG THE ARC OF 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;
- 45) NORTH 19°23'10" EAST, A DISTANCE OF 291.01 FEET;
- 46) 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.



VICINITY MAP
1"=2000'

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. 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, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS, PUBLIC TRAIL AND ACCESS EASEMENTS HEREBY PROVIDE PUBLIC ACCESS ON TRAILS CROSSING PRIVATE TRACTS. LANDSCAPING WITHIN SIGHT EASEMENTS IS A STREETSCAPING MAINTENANCE ITEM WHICH IS A METRO DISTRICT OR HOA RESPONSIBILITY.

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: Andrew P. Klein

AS: Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF July, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 07-23-2028

Harrison Grant Cohen
NOTARY PUBLIC
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

****FOR GENERAL NOTES, SURVEYOR'S NOTES, AND LIENHOLDER SUBORDINATION CERTIFICATE SEE SHEET 2.**

TITLE CERTIFICATION:

I, Annie Armwine, 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 10th DAY OF July, 2026

BY: Annie Armwine
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE:

STATE OF Colorado
COUNTY OF Arapahoe

SUBSCRIBED AND SWORN BEFORE ME THIS 6 DAY OF July, 2026

BY Annie Armwine AS AUTHORIZED SIGNATORY OF FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES

WITNESS MY HAND AND OFFICIAL SEAL

Harrison Grant Cohen
NOTARY PUBLIC
State of Colorado
Notary ID # 20244027480
My Commission Expires 07-23-2028

MY COMMISSION EXPIRES: 07-23-2028

SHEET INDEX:

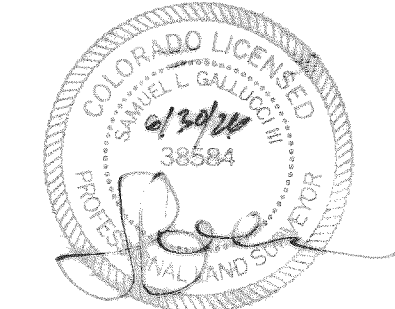
SHEET 1: COVER SHEET
SHEET 2: NOTES AND DETAILS
SHEET 3: BOUNDARY SHEET

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRE)	USE	PROPOSED OWNERSHIP	PROPOSED MAINTENANCE
TRACT A	203,786	4.678	FUTURE DEVELOPMENT	RETAINED BY OWNER	RETAINED BY OWNER
TRACT B	444,023	10.193	FUTURE DEVELOPMENT	RETAINED BY OWNER	RETAINED BY OWNER
TRACT C	311,550	7.152	FUTURE DEVELOPMENT	RETAINED BY OWNER	RETAINED BY OWNER

SURVEYOR'S CERTIFICATE:

I, SAMUEL L. GALLUCCI III, 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 JANUARY, 2025 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.

SAMUEL L. GALLUCCI III
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38584
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.



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

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 7 DAY OF July, 2026

Samuel L. Gallucci III
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

David Anderson
TOWN CLERK
DATE 7/8/2026

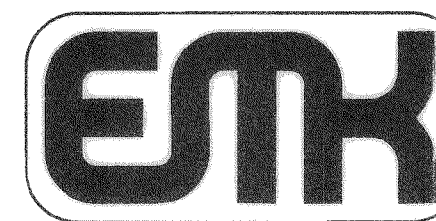
Samuel L. Gallucci III
TOWN MANAGER
DATE July 8, 2026



LAND USE SUMMARY TABLE			
	AREA (SQ. FT.)	AREA (ACRE)	%
TRACTS (3)	959,358	22.024	86.602%
RIGHT-OF-WAY	148,425	3.407	13.398%
TOTAL:	1,107,783	25.431	100.000%

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.B.S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO



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

DATE: 7/1/2026
DRAWN BY: ASZ
QA/QC: SLG3
SHEET 1
OF 3 SHEETS

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

PL25-0005

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL TRACTS SHALL HAVE A 15-FOOT UTILITY EASEMENT 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.

2. 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.

3. THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08035C0284G, REVISED MARCH 16, 2016. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARIES KNOWN AS THE NORTH DAWSON TRIBUTARY AND THE GAMBEL RIDGE TRIBUTARY. THESE TRIBUTARIES ARE MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ON THE OVERALL DEVELOPMENT.

4. 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. 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 DISTRICT'S EXPENSE.

5. THERE ARE 0 LOTS AND 3 TRACTS CREATED BY THIS PLAT.

6. 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.

SURVEYOR'S NOTES:

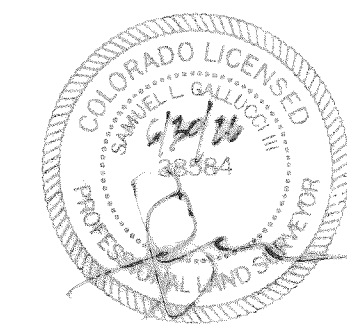
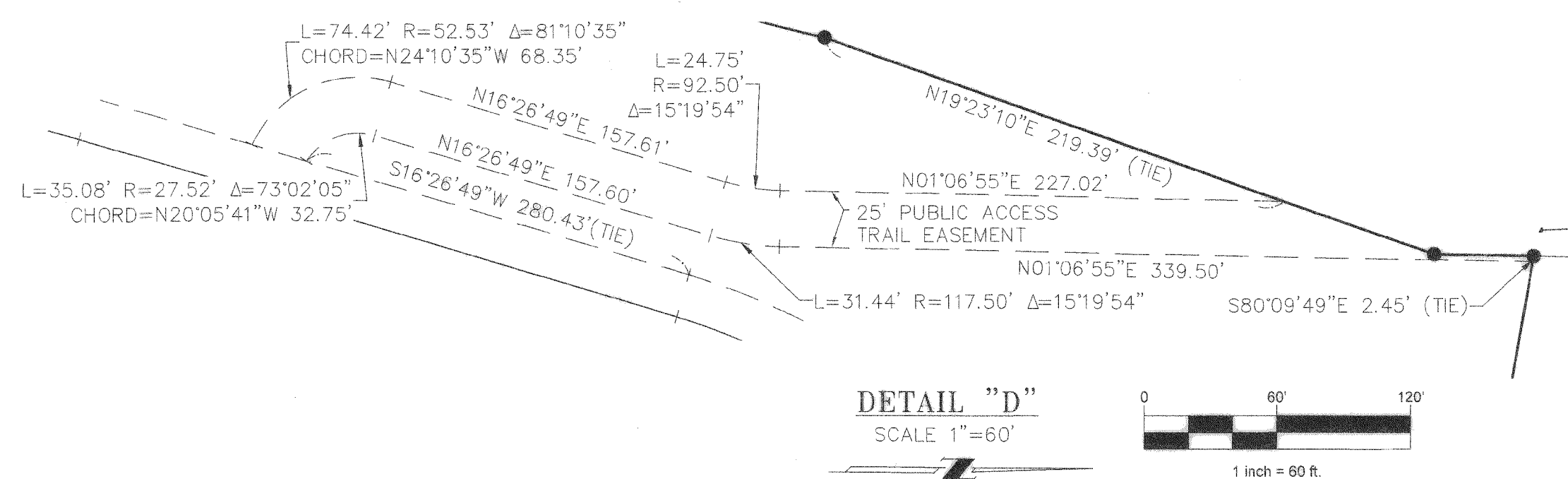
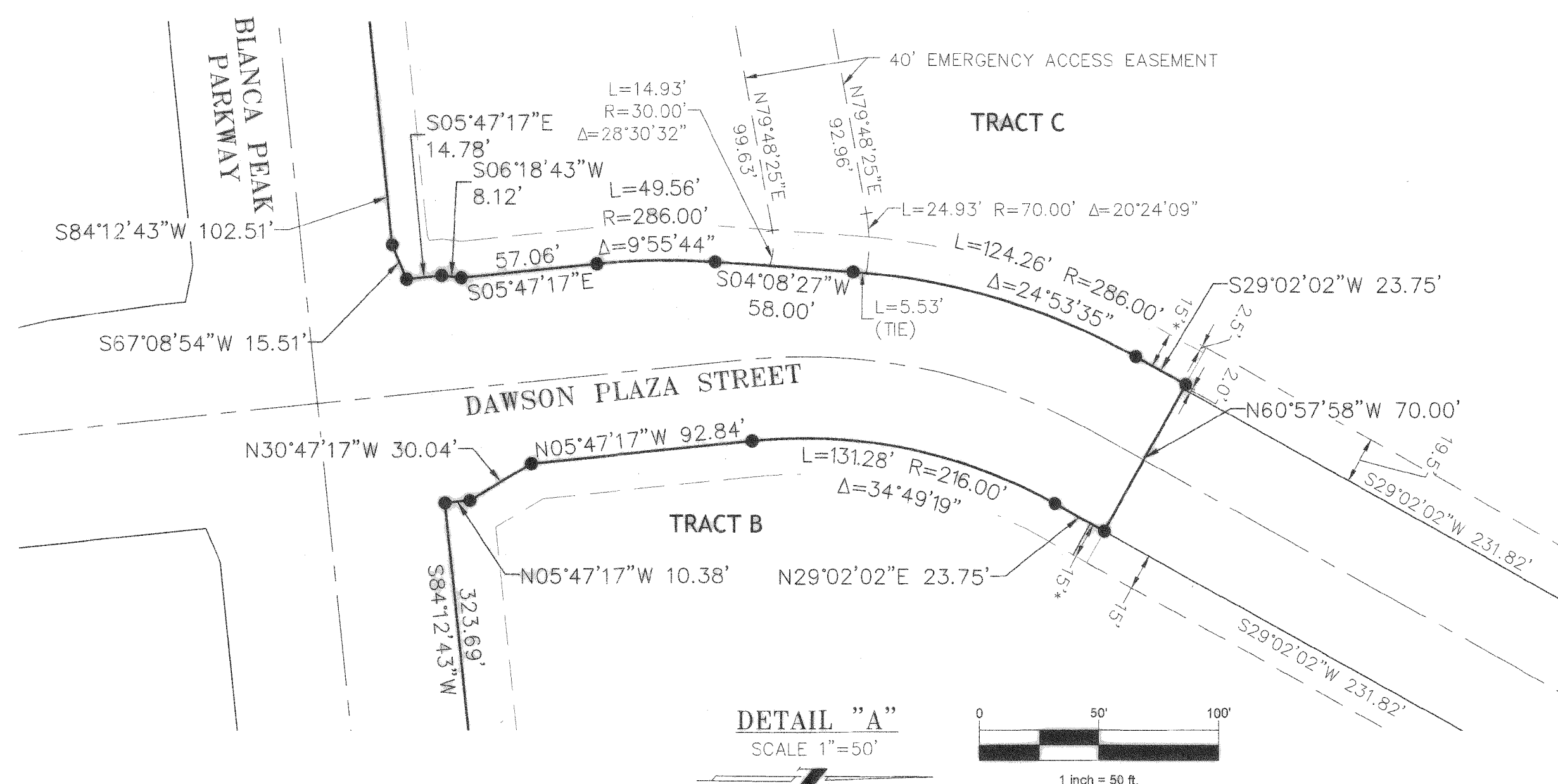
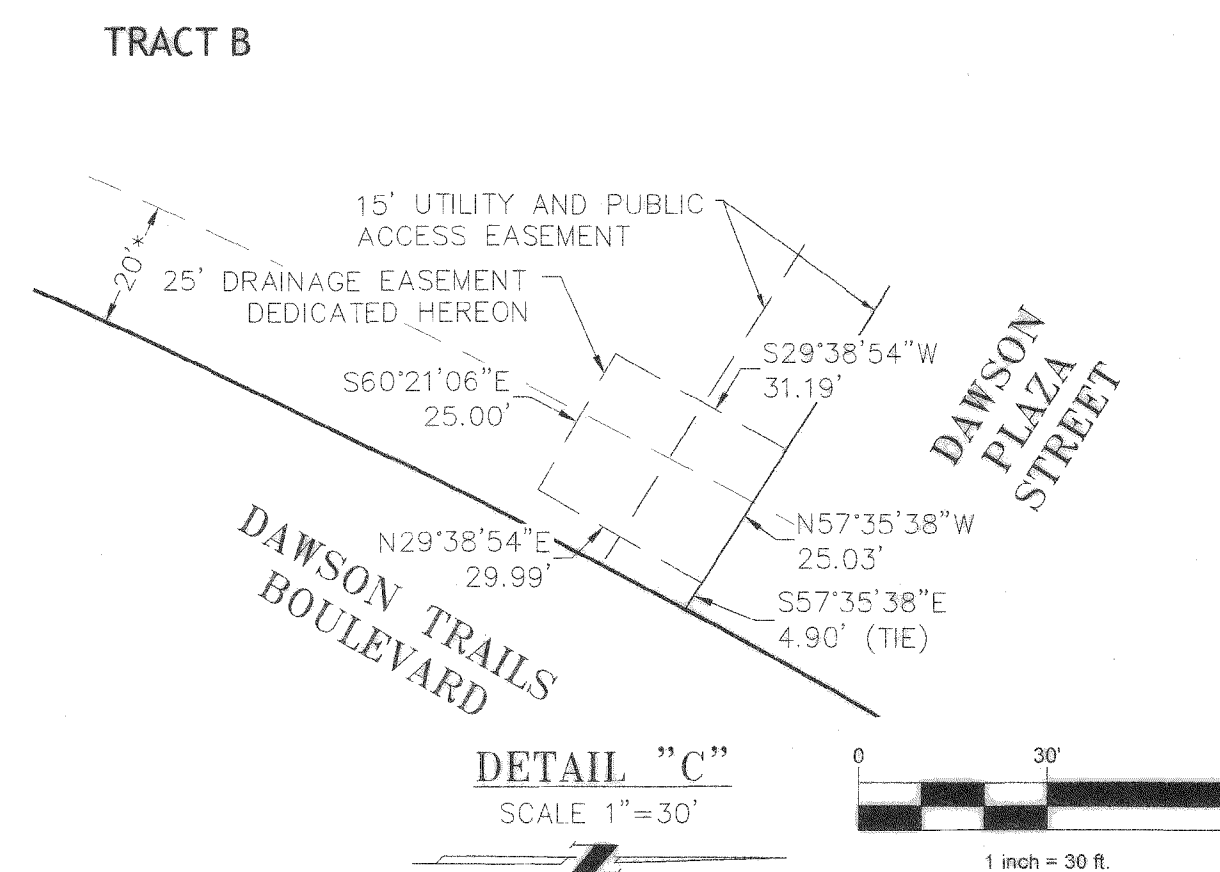
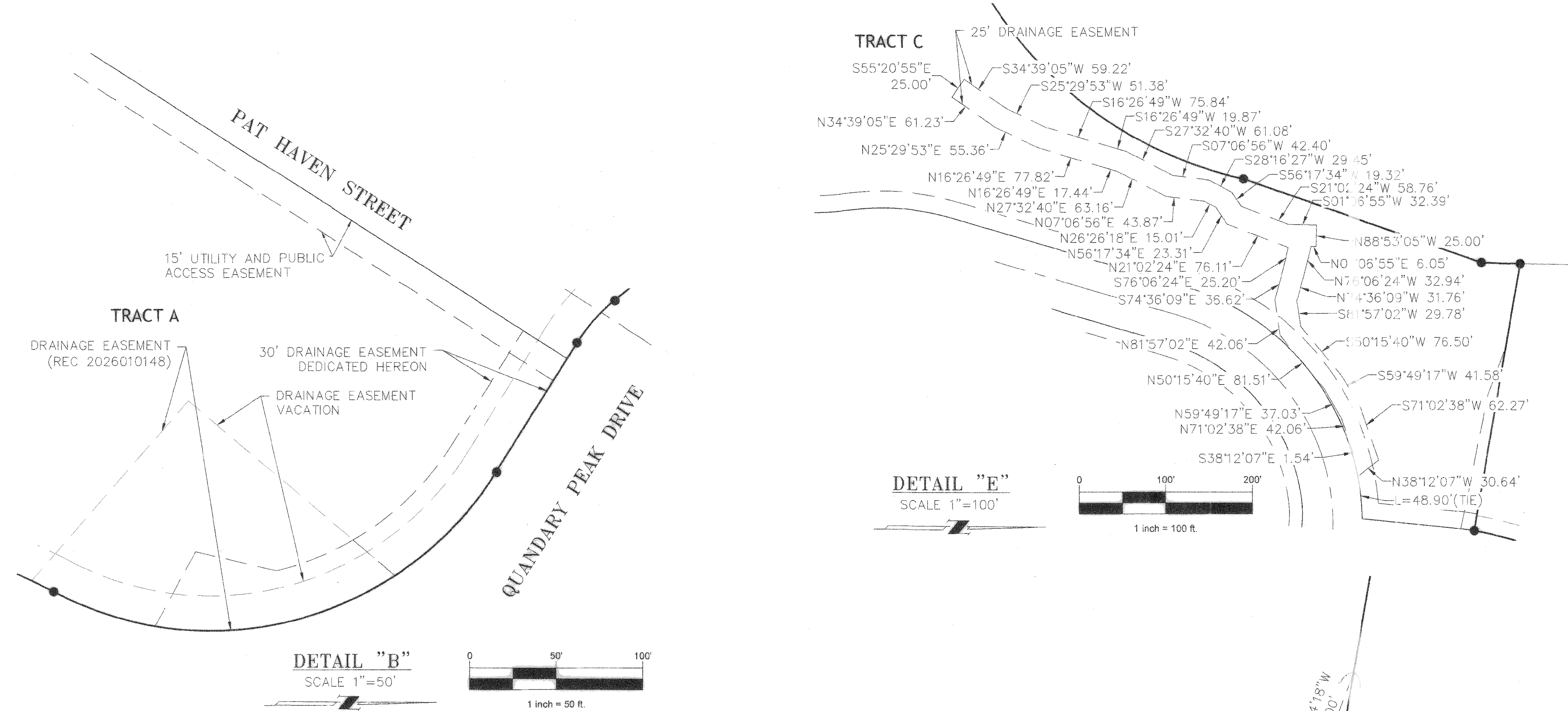
1. FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NUMBER NCS-1228051-00, DATED JANUARY 09, 2026, WAS RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

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

3. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM THE NORTHEAST CORNER OF SAID SECTION 28, AS MONUMENTED BY A 2.5" ALUMINUM CAP ON 1" Ø STEEL PIPE 0.1' ABOVE GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 21 22, +, 28 27, LS 6935, ARCHER & ASSOC." PER MONUMENT RECORD ACCEPTED MAY 13 1993 (FOUND ON 09/08/2023, HOWEVER, ON 11/23/2024 MONUMENT WAS FOUND DISTURBED BY CONSTRUCTION GRADING. A 3.25" ALUMINUM CAP ON 30"-LONG #6 REBAR BASED ON LOCATION AS ORIGINALLY FOUND, STAMPED "EMK, T.85., R.67W., 21 22, +, 28 27, 2025, PLS 38584" WILL BE SET PER THIS SURVEY) TO THE SOUTHEAST CORNER OF SAID SECTION 28 AS MONUMENTED BY A 3" ALUMINUM CAP ON #6 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1988, 28 27, +, 33 34, LS 6935, ARCHER & ASSOC." STONE FOUND IMMEDIATELY ADJACENT TO REBAR, PER MONUMENT RECORD ACCEPTED 3-2-88, ASSUMED TO BEAR SOUTH 00°48'08" EAST, A DISTANCE OF 5303.46 FEET.

4. 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.

5. 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.



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
7008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2119
(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: ---
DRAWN BY: ASZ
QA/QC: SLG3
SHEET 2
OF 3 SHEETS

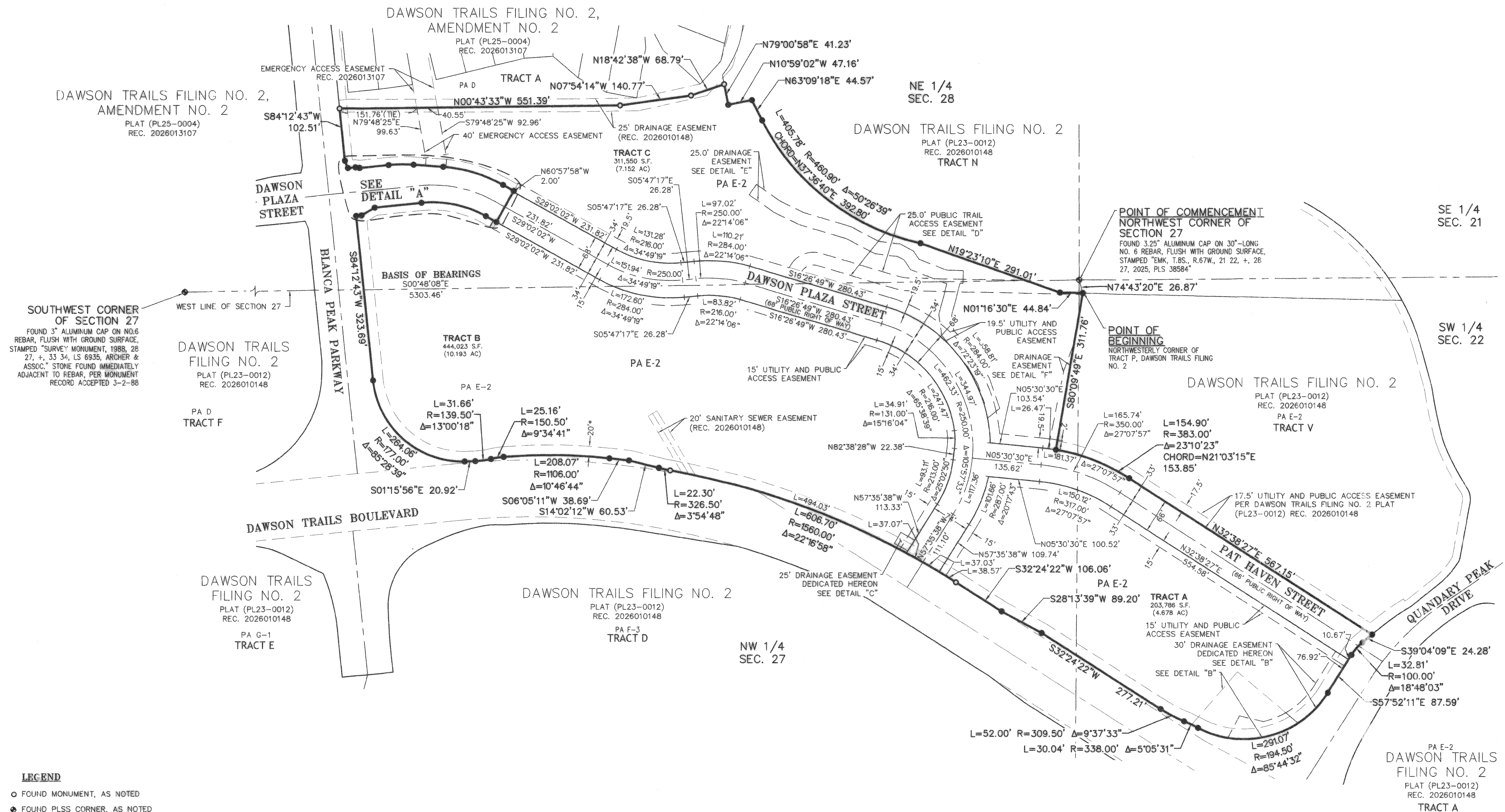
TOWN OF CASTLE ROCK PROJECT NO. PL25-0005

JOB NO. 13455

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 3

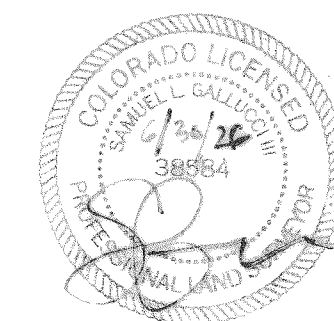
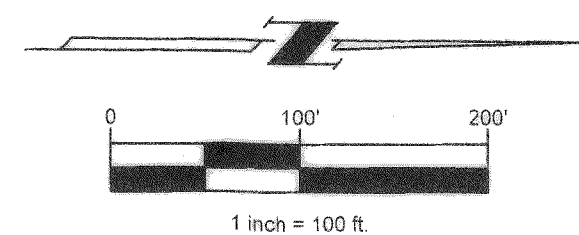
A REPLAT OF TRACT P, DAWSON TRAILS FILING NO. 2

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



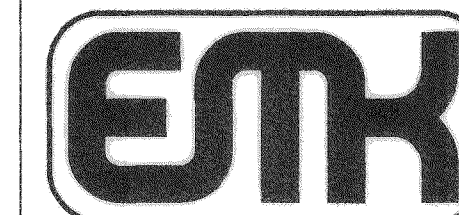
LEGEND

- 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
- * UTILITY & ACCESS EASEMENT PER DAWSON TRAILS FILING NO. 2, WIDTH AS NOTED
- SECTION/LIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE



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 R. JACOBSON

DATE: 5/20/2026
DRAWN BY: ASZ
A/QC: SLG3
SHEET 3
OF 3 SHEETS

PA E-2
DAWSON TRAILS
FILING NO. 2
PLAT (PL23-0012)
REC. 2026010148
TRACT A