

# DAWSON TRAILS FILING NO. 3

PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTH HALF OF SECTION 28, THE NORTH HALF OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LEGAL DESCRIPTION

### PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTH HALF OF SECTION 28, THE NORTH HALF OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33, THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF SECTION 33, N89°35'18"W A DISTANCE OF 3711.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N89°35'18"W A DISTANCE OF 1011.63 FEET; THENCE N41°05'30"E A DISTANCE OF 634.82 FEET; THENCE 66.69 FEET ALONG THE ARC OF NON-TANGENT A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF 06°37'35", AND A CHORD WHICH BEARS N51°42'29"W A DISTANCE OF 66.65 FEET; THENCE N35°40'37"W A DISTANCE OF 560.77 FEET; THENCE N55°07'30"E A DISTANCE OF 591.54 FEET; THENCE N29°00'11"E A DISTANCE OF 302.74 FEET; THENCE 535.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 636.00 FEET, A CENTRAL ANGLE OF 48°16'09", AND A CHORD WHICH BEARS S81°43'19"E A DISTANCE OF 520.10 FEET; THENCE N15°51'23"W A DISTANCE OF 72.00 FEET; THENCE 10.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 564.00 FEET, A CENTRAL ANGLE OF 01°01'19", AND A CHORD WHICH BEARS N73°37'57"E A DISTANCE OF 10.06 FEET; THENCE 22.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 93°44'58", AND A CHORD WHICH BEARS N26°14'48"E A DISTANCE OF 19.71 FEET; THENCE N69°22'19"E A DISTANCE OF 45.00 FEET; THENCE 22.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 93°44'58", AND A CHORD WHICH BEARS S67°30'10"E A DISTANCE OF 19.71 FEET; THENCE 38.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 564.00 FEET, A CENTRAL ANGLE OF 03°53'44", AND A CHORD WHICH BEARS N63°40'29"E A DISTANCE OF 38.34 FEET; THENCE N61°43'37"E A DISTANCE OF 1029.87 FEET TO A POINT OF CURVATURE; THENCE 8.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 05°42'39", AND A CHORD WHICH BEARS N58°52'18"E A DISTANCE OF 8.07 FEET; THENCE N56°00'58"E A DISTANCE OF 52.43 FEET TO A POINT OF CURVATURE; THENCE 37.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 26°39'15", AND A CHORD WHICH BEARS N42°41'21"E A DISTANCE OF 37.34 FEET; THENCE 28.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 51°55'28", AND A CHORD WHICH BEARS N03°23'59"E A DISTANCE OF 27.14 FEET; THENCE N22°33'45"W A DISTANCE OF 68.37 FEET TO A POINT OF CURVATURE; THENCE 8.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 05°42'38", AND A CHORD WHICH BEARS N25°25'04"W A DISTANCE OF 8.07 FEET; THENCE N28°16'23"W A DISTANCE OF 240.66 FEET TO A POINT OF CURVATURE; THENCE 292.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET, A CENTRAL ANGLE OF 30°42'10", AND A CHORD WHICH BEARS N12°55'18"W A DISTANCE OF 289.09 FEET; THENCE N02°25'48"E A DISTANCE OF 239.68 FEET TO A POINT OF CURVATURE; THENCE 21.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N42°34'12"W A DISTANCE OF 19.09 FEET; THENCE N02°25'48"E A DISTANCE OF 45.00 FEET; THENCE 21.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N47°25'48"E A DISTANCE OF 19.09 FEET; THENCE N02°25'48"E A DISTANCE OF 216.00 FEET TO A POINT OF CURVATURE; THENCE 146.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 474.00 FEET, A CENTRAL ANGLE OF 17°39'31", AND A CHORD WHICH BEARS N06°23'58"W A DISTANCE OF 145.51 FEET; THENCE N15°13'43"W A DISTANCE OF 197.33 FEET TO A POINT OF CURVATURE; THENCE 21.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N60°13'43"W A DISTANCE OF 19.09 FEET; THENCE N15°13'43"W A DISTANCE OF 45.00 FEET; THENCE 21.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N29°46'17"E A DISTANCE OF 19.09 FEET; THENCE N15°13'43"W A DISTANCE OF 463.24 FEET TO A POINT OF CURVATURE; THENCE 8.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 05°42'38", AND A CHORD WHICH BEARS N18°05'02"W A DISTANCE OF 8.07 FEET; THENCE N20°56'21"W A DISTANCE OF 52.44 FEET TO A POINT OF CURVATURE; THENCE 37.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 26°39'12", AND A CHORD WHICH BEARS N34°15'56"W A DISTANCE OF 37.34 FEET; THENCE 28.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 51°55'33", AND A CHORD WHICH BEARS N73°33'19"W A DISTANCE OF 27.14 FEET; THENCE S80°28'55"W A DISTANCE OF 68.37 FEET TO A POINT OF CURVATURE; THENCE 8.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 05°42'21", AND A CHORD WHICH BEARS S77°37'44"W A DISTANCE OF 8.06 FEET; THENCE N15°13'38"W A DISTANCE OF 72.00 FEET; THENCE 8.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 05°42'39", AND A CHORD WHICH BEARS N71°54'58"E A DISTANCE OF 8.07 FEET; THENCE N69°03'38"E A DISTANCE OF 52.43 FEET TO A POINT OF CURVATURE; THENCE 37.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 26°39'15", AND A CHORD WHICH BEARS N55°44'01"E A DISTANCE OF 37.34 FEET; THENCE 28.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 51°55'28", AND A CHORD WHICH BEARS N16°26'39"E A DISTANCE OF 27.14 FEET; THENCE N09°31'05"W A DISTANCE OF 69.38 FEET TO A POINT OF CURVATURE; THENCE 9.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 06°44'07", AND A CHORD WHICH BEARS N12°53'09"W A DISTANCE OF 9.52 FEET; THENCE 301.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET, A CENTRAL ANGLE OF 31°39'21", AND A CHORD WHICH BEARS N00°25'32"W A DISTANCE OF 297.84 FEET; THENCE N15°24'08"E A DISTANCE OF 119.92 FEET TO A POINT OF CURVATURE; THENCE 155.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 474.00 FEET, A CENTRAL ANGLE OF 18°49'47", AND A CHORD WHICH BEARS N05°59'15"E A DISTANCE OF 155.07 FEET; THENCE N77°50'40"E A DISTANCE OF 10.03 FEET TO THE SOUTHWEST CORNER OF DAWSON TRAILS FILING NO. 2; THENCE ALONG THE SOUTHERLY LINE OF SAID DAWSON TRAILS FILING NO. 2 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES: 1) N77°50'40"E A DISTANCE OF 876.92 FEET; 2) THENCE S62°40'21"E A DISTANCE OF 1026.20 FEET TO A POINT OF CURVATURE; 3) THENCE 441.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 537.37 FEET, A CENTRAL ANGLE OF 47°03'35", AND A CHORD WHICH BEARS S86°12'09"E A DISTANCE OF 429.07 FEET; 4) THENCE N70°16'04"E A DISTANCE OF 709.19 FEET; 5) THENCE N70°57'26"E A DISTANCE OF 341.46 FEET; 6) THENCE S03°27'31"E A DISTANCE OF 248.22 FEET; 7) THENCE N87°05'44"E A DISTANCE OF 37.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE PARCEL RECORDED AT RECEPTION NO. 2022620178; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) 334.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1944.50 FEET, A CENTRAL ANGLE OF 09°51'10", AND A CHORD WHICH BEARS S19°15'20"W A DISTANCE OF 333.97 FEET; 2) THENCE S24°10'55"W A DISTANCE OF 1989.26 FEET TO A POINT OF CURVATURE; 3) THENCE 822.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1805.50 FEET, A CENTRAL ANGLE OF 26°06'34", AND A CHORD WHICH BEARS S11°07'38"W A DISTANCE OF 815.66 FEET; THENCE S88°04'23"W A DISTANCE OF 100.00 FEET; THENCE S82°30'27"W A DISTANCE OF 311.79 FEET; THENCE S44°08'34"W A DISTANCE OF 619.09 FEET; THENCE S56°21'04"W A DISTANCE OF 608.56 FEET; THENCE S76°43'17"W A DISTANCE OF 355.54 FEET; THENCE S46°06'49"W A DISTANCE OF 768.32 FEET; THENCE S61°12'47"W A DISTANCE OF 588.54 FEET; THENCE S56°41'58"W A DISTANCE OF 270.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 259.753 ACRES OR 11,314,853 SQUARE FEET MORE OR LESS

## LEGAL DESCRIPTION (CONT.)

### PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33, THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF SECTION 33, N89°35'18"W A DISTANCE OF 209.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N89°35'18"W A DISTANCE OF 19.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE PARCEL RECORDED AT RECEPTION NO. 2022620178; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1) 957.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1805.50 FEET, A CENTRAL ANGLE OF 30°22'28", AND A CHORD WHICH BEARS N06°33'51"W A DISTANCE OF 945.99 FEET; 2) THENCE N21°45'05"W A DISTANCE OF 419.47 FEET TO A POINT OF CURVATURE; 3) THENCE 1358.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1694.50 FEET, A CENTRAL ANGLE OF 45°56'00", AND A CHORD WHICH BEARS N01°12'55"E A DISTANCE OF 1322.38 FEET; 4) THENCE N24°10'55"E A DISTANCE OF 1989.26 FEET TO A POINT OF CURVATURE; 5) THENCE 387.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2055.50 FEET, A CENTRAL ANGLE OF 10°48'36", AND A CHORD WHICH BEARS N18°46'37"E A DISTANCE OF 387.24 FEET TO A POINT ON THE SOUTHERLY LINE OF DAWSON TRAILS FILING NO. 2; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) N87°05'44"E A DISTANCE OF 75.52 FEET; 2) THENCE N84°50'30"E A DISTANCE OF 643.85 FEET TO A POINT ON THE WESTERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S151°75'7"W A DISTANCE OF 3342.21 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND RECORDED AT THE BARGAIN AND SALE DEED RECORDED DECEMBER 29, 2004 AT RECEPTION NO. 2004131453; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID BARGAIN AND SALE DEED THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) S89°46'16"W A DISTANCE OF 678.73 FEET; THENCE S00°19'26"W A DISTANCE OF 600.54 FEET; 2) THENCE S89°29'06"E A DISTANCE OF 515.85 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; 3) THENCE S151°7'57"W A DISTANCE OF 547.53 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 33; THENCE ALONG SAID EASTERLY LINE, N00°02'14"W A DISTANCE OF 226.55 FEET; THENCE S15°19'54"W A DISTANCE OF 789.53 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 73.276 ACRES OR 3,191,913 SQUARE FEET MORE OR LESS.

TOTAL GROSS AREA OF THE SUBDIVISION IS 333.030 ACRES OR 14,506,786 SQUARE FEET MORE OR LESS.

NET AREA OF THE SUBDIVISION IS 287.942 ACRES OR 12,542,745 SQUARE FEET MORE OR LESS.

## CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAWSON TRAILS FILING NO. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS K, P AND R FOR THE PURPOSE OF PUBLIC LAND DEDICATION, DRAINAGE AND UTILITIES.

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.

## OWNERSHIP CERTIFICATION

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

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

BY: \_\_\_\_\_  
AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VII JV LLC.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

### NOTARY BLOCK

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

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

## OWNER AND DEVELOPER

ACM DAWSON TRAILS VII JV LLC  
8350 E. CRESCENT PKWY., STE. 200  
GREENWOOD VILLAGE, CO 80111  
303.984.9800

## ENGINEER AND SURVEYOR

MARTIN/MARTIN CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215  
303.431.6100

## 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

## STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF DEVELOPMENT SERVICES

## TITLE CERTIFICATION

I, \_\_\_\_\_, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_

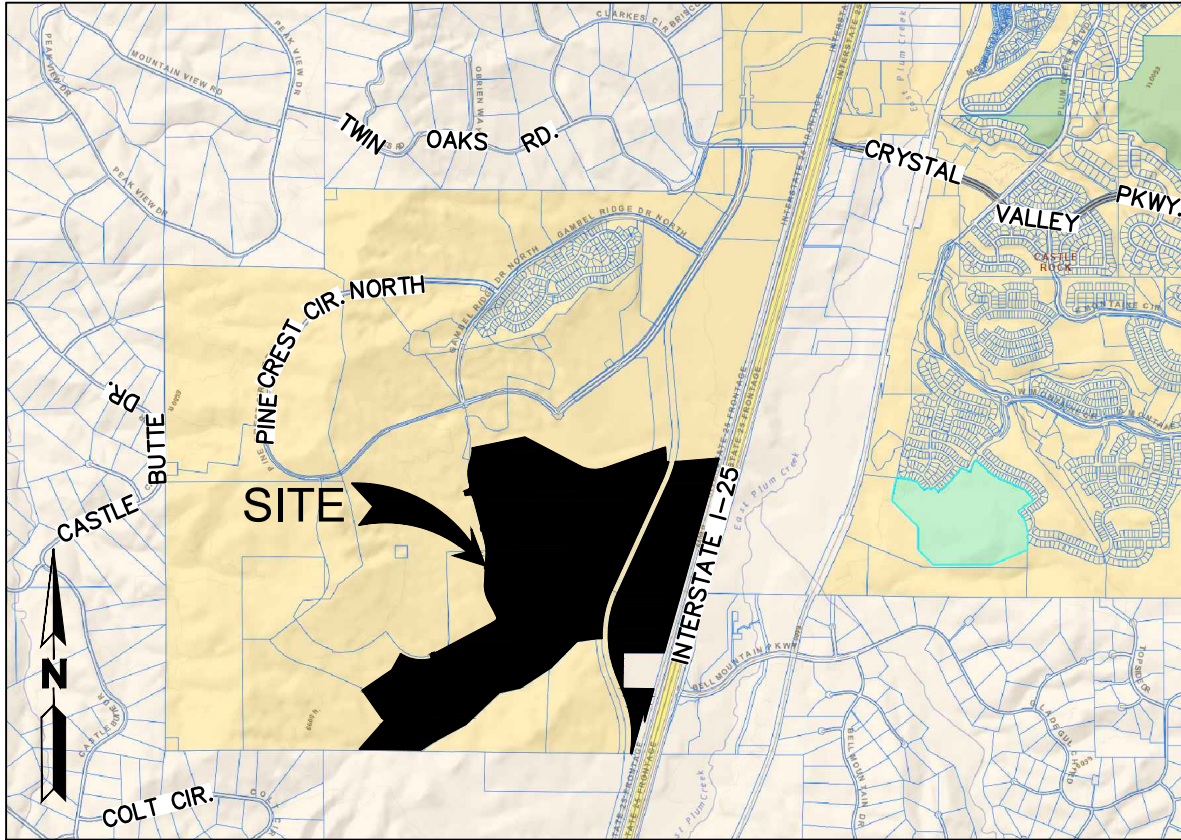
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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

## 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 EIGHTH (8TH) DAY OF FEBRUARY, 2023, AT RECEPTION NO. 2023005661. SEE'S ARE TO BE DEBITED FROM THE WATER BANK WITH SITE DEVELOPMENT PLANS. .



## VICINITY MAP

1" = 2000'

## SURVEYOR NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1248945-CO WITH AN EFFECTIVE DATE OF JANUARY 28, 2025 AT 05:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
- BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTH HALF OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, ASSUMED TO BEAR N89°35'18"W A BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE EAST QUARTER CORNER AND A FOUND 1" PIPE WITH 2-1/2" ALUMINUM CAP PLS #6935 AT THE WEST QUARTER CORNER.
- 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.
- ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

## SURVEYOR'S CERTIFICATE

I, RYAN R. BRYSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

RYAN R. BRYSON  
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38538  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.

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DAWSON TRAILS FILING 3  
TOWN OF CASTLE ROCK PROJECT NO. PL25-0007

APRIL 10, 2026

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

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survey@martinmartin.com | 303.431.6100 | martinmartin.com

Lakewood, Colorado 80215

SHEET 1 OF 14



# DAWSON TRAILS FILING NO. 3

PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTH HALF OF SECTION 28,  
THE NORTH HALF OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34,  
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 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED OCTOBER 06, 2022 AT RECEPTION NO. 2022065715, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK

BY: \_\_\_\_\_  
(AUTHORIZED SIGNATORY OF FIRSTBANK)

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_  
COUNTY OF DOUGLAS  
STATE OF COLORADO

NOTARY CERTIFICATE  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY \_\_\_\_\_, AS AUTHORIZED SIGNATORY OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

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

## 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 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 17, 2024 AT RECEPTION NO. 2024020005, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

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: \_\_\_\_\_  
(AUTHORIZED SIGNATORY OF BOKF, N.A.)

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_  
COUNTY OF DOUGLAS  
STATE OF COLORADO

NOTARY CERTIFICATE  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY \_\_\_\_\_, AS AUTHORIZED SIGNATORY OF BOKF, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

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

## STATEMENT OF DAWSON TRAILS METROPOLITAN DISTRICT #3 ACCEPTANCE:

ON BEHALF OF DAWSON TRAILS METROPOLITAN DISTRICT #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 #3

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED AGENT OF  
DAWSON TRAILS METROPOLITAN DISTRICT #3

## STATEMENT OF DAWSON TRAILS METROPOLITAN DISTRICT #5 ACCEPTANCE:

ON BEHALF OF DAWSON TRAILS METROPOLITAN DISTRICT #5, 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 #5

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED AGENT OF  
DAWSON TRAILS METROPOLITAN DISTRICT #5

## GENERAL NOTES

- 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.
- 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 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 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 0 LOTS, 28 TRACTS AND 5 RIGHT-OF-WAYS CREATED BY THIS PLAT.
- 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, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINMENT WALLS, AND COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH 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 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 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.
- SEE TOWN OF CASTLE ROCK TOWN MUNICIPAL CODE SECTION 14.02.040 FOR THE DISPOSITION OF ANY EASEMENTS ABANDONED OR VACATED BY THIS PLAT.
- NO CONSTRUCTION CAN OCCUR IN THE EXISTING FLOODPLAIN AREA, AS SHOWN HEREON, UNTIL A FLOODPLAIN MODIFICATION STUDY (FMS) IS COMPLETED AND ACCEPTED BY THE TOWN OF CASTLE ROCK.
- NO BUILDING PERMITS WILL BE ISSUED FOR ANY TRACTS OR LOTS CONTAINING EXISTING FLOODPLAIN UNTIL SUCH TIME THAT DRAINAGEWAY IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE, AS APPROVED THROUGH A FLOODPLAIN MODIFICATION STUDY (FMS), AND CERTIFIED BY AN ENGINEER THAT SAID LOT HAS BEEN REMOVED FROM THE FLOODPLAIN.
- THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 08035C0248G WITH EFFECTIVE DATE MARCH 16, 2016, AND PANEL NUMBER 0805C029F WITH EFFECTIVE DATE SEPTEMBER 30, 2005. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WITH 0.2% ANNUAL CHANCE FLOOD HAZARD. 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.
- DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR DRAINAGE PURPOSES. THESE EASEMENTS ARE INTENDED TO CONTAIN THOSE PORTIONS OF THE EXISTING TOWN OF CASTLE ROCK 100-YEAR FLOODPLAIN UNTIL A MODIFIED FLOODPLAIN IS DETERMINED FROM A FLOODPLAIN MODIFICATION STUDY (FMS) AND IS ACCEPTED BY THE TOWN OF CASTLE ROCK. SAID EASEMENTS MAY BE VACATED UPON FURTHER SUBDIVISION PLATTING AND DEVELOPMENT OF THE TRACT IT LIES UPON.
- 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.
- 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 RIUL AND GULLY EROSION, IN ACCORDANCE WITH TESC STANDARDS, AND EXCEPT TO THE EXTENT RESULTING FROM THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE TOWN FACILITIES IN THE VICINITY OF SUCH EASEMENT AREAS, 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 HOAS/METRO DISTRICTS EXPENSE.

| TRACT SUMMARY      |                                                                                                                                                                                                              |                        |                     |                     |                            | DEDICATION SUMMARY    |                                                           |                               |                               |                                        |                       |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|---------------------|----------------------------|-----------------------|-----------------------------------------------------------|-------------------------------|-------------------------------|----------------------------------------|-----------------------|
| NAME               | ACERAGE DESIGNATED IN POP. 1ST AMENDMENT                                                                                                                                                                     | USE                    | OWNERSHIP           | MAINTENANCE         | DEDICATION REQUIREMENT MET | CVI/ROAD TRANSACTIONS | SEPARATE INSTRUMENT (REC. 2023005562, 2023005563) (ACRES) | PL23--0005 (FILING 1) (ACRES) | PL23--0012 (FILING 2) (ACRES) | PL25--0007 (FILING 3) (ACRES) (TRACT)  | ADDITIONAL OPEN SPACE |
| PL-1.01            | 4.5                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | NO                         | N/A                   | N/A                                                       | N/A                           | N/A                           | N/A                                    |                       |
| PL-1.02            | 8.0                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | 8.01                          | N/A                                    |                       |
| PL-1.03            | 12.0                                                                                                                                                                                                         | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | NO                         | N/A                   | N/A                                                       | N/A                           | N/A                           | N/A                                    |                       |
| PL-1.04            | 12.2                                                                                                                                                                                                         | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | 12.21                         | N/A                                    |                       |
| PL-1.05            | 13.0                                                                                                                                                                                                         | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | 13.00                         | N/A                                    |                       |
| PL-1.06            | 7.5                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | 8.29                          | N/A                                    |                       |
| PL-1.07            | 44.1                                                                                                                                                                                                         | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | 42.169                                                    | 2.005                         | N/A                           | N/A                                    |                       |
| PL-1.08            | 5.0                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | 5.00                          | N/A                           | N/A                                    |                       |
| PL-1.09            | 12.0                                                                                                                                                                                                         | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | NO                         | N/A                   | N/A                                                       | N/A                           | N/A                           | N/A                                    |                       |
| PL-1.10            | 109.3                                                                                                                                                                                                        | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | 74.508                                                    | N/A                           | N/A                           | 30.21 (TRACT K)                        |                       |
| PL-2.01            | 382.9                                                                                                                                                                                                        | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | NO                         | N/A                   | N/A                                                       | N/A                           | 13.76                         | 4.50 (TRACT BB)                        |                       |
| PL-2.02            | 31.2                                                                                                                                                                                                         | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | 31.25                         | N/A                                    |                       |
| PL-2.03 (2)        | IMPACTED BY THE FINAL ALIGNMENT OF GAMBEL RIDGE BOULEVARD AND WAS REMOVED WITH A MINOR AMENDMENT#1. A FUTURE 0.9 ACRES OF PL-2 WILL BE IDENTIFIED AND DEDICATED WITH A FUTURE PLAT TO OFFSET THE DIFFERENCE. |                        |                     |                     | N/A                        | N/A                   | N/A                                                       | N/A                           | N/A                           | N/A                                    |                       |
| PL-2.04            | 6.5                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | 6.965                         | N/A                           | N/A                                    |                       |
| PL-2.05            | 8.4                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | 8.789                         | N/A                           | N/A                                    |                       |
| PL-2.06            | 4.3                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | 1.947                         | 1.70                          | N/A                                    |                       |
| PL-2.07            | 27.0                                                                                                                                                                                                         | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | N/A                           | 27.0 (TRACTS Q&P)                      |                       |
| PL-2.08            | 0.9                                                                                                                                                                                                          | PUBLIC LAND DEDICATION | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | N/A                           | 0.90 (TRACT R)                         |                       |
| OSP-1              | 9.2                                                                                                                                                                                                          | DRAINAGE/ DETENTION    | METRO DISTRICT      | METRO DISTRICT      | NO                         | N/A                   | N/A                                                       | N/A                           | 1.76                          | 0.007 (PORTION OF GAMBEL RIDGE R.O.W.) |                       |
| OSP-2              | 7.3                                                                                                                                                                                                          | OPEN SPACE             | METRO DISTRICT      | METRO DISTRICT      | NO                         | N/A                   | N/A                                                       | N/A                           | 4.31                          | 1.00 (TRACT A)                         |                       |
| OSP-2              | PORTION OF OS-2                                                                                                                                                                                              | DRAINAGE               | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | NO                         | N/A                   | N/A                                                       | N/A                           | 2.02                          | N/A                                    |                       |
| OSP-3              | 16.1                                                                                                                                                                                                         | OPEN SPACE             | METRO DISTRICT      | METRO DISTRICT      | YES                        | N/A                   | N/A                                                       | N/A                           | 8.48                          | 5.44 (TRACTS I, J)                     |                       |
| OSP-3              | PORTION OF OS-3                                                                                                                                                                                              | DRAINAGE               | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | 5.03                          | N/A                                    |                       |
| OSP-4              | 3.9                                                                                                                                                                                                          | DRAINAGE/ DETENTION    | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | YES                        | N/A                   | N/A                                                       | N/A                           | 12.9                          | N/A                                    |                       |
| OSP-5              | 4.5                                                                                                                                                                                                          | DRAINAGE/ DETENTION    | METRO DISTRICT      | METRO DISTRICT      | YES                        | N/A                   | N/A                                                       | 4.500                         | N/A                           | N/A                                    |                       |
| OSP-6              | 11.7                                                                                                                                                                                                         | OPEN SPACE             | METRO DISTRICT      | METRO DISTRICT      | NO                         | N/A                   | N/A                                                       | 10.128                        | N/A                           | N/A                                    |                       |
| OSP-7              | 17.0                                                                                                                                                                                                         | OPEN SPACE             | METRO DISTRICT      | METRO DISTRICT      | NO                         | N/A                   | N/A                                                       | N/A                           | 12.238                        | 3.27 (TRACT AA)                        |                       |
| OSP-8              | 4.0                                                                                                                                                                                                          | OPEN SPACE             | METRO DISTRICT      | METRO DISTRICT      | YES                        | N/A                   | N/A                                                       | N/A                           | N/A                           | 4.0 (TRACT D)                          |                       |
| ADDITIONAL OSP /PL | 215.0                                                                                                                                                                                                        |                        |                     |                     | NO                         | N/A                   | N/A                                                       | N/A                           | N/A                           | N/A                                    |                       |

| TRACT SUMMARY |                       |                |             |                           |                                |                                |
|---------------|-----------------------|----------------|-------------|---------------------------|--------------------------------|--------------------------------|
| TRACT         | PL/OSP/PA             | AREA (SQ. FT.) | AREA (ACRE) | USE                       | OWNERSHIP                      | MAINTENANCE                    |
| TRACT A       | PA C-2/OSP-2/PA D     | 819,982        | 18.82       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT B       | PA D/OPS-3            | 618,123        | 14.19       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT C       | PA D                  | 1,844,697      | 42.35       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT D       | PA D/OSP-8            | 1,323,082      | 30.37       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT E       | PA D                  | 711,275        | 16.33       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT F       | PA C-2/PL-1.10/PL2.01 | 2,473,856      | 56.79       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT G       | PA D/PL-1.10          | 271,788        | 6.24        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT H       | PA D/PL-1.10          | 483,827        | 11.11       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT I       | PA D/OSP-3            | 177,295        | 4.07        | OSP, DRAIN, & UTIL        | METRO DISTRICT #3              | METRO DISTRICT #3              |
| TRACT J       | PA D/OSP-3            | 59,650         | 1.37        | OSP, DRAIN, & UTIL        | METRO DISTRICT #3              | METRO DISTRICT #3              |
| TRACT K       | PL-1.10               | 1,316,163      | 30.21       | PL, DRAIN, & UTIL         | TOCR                           | TOCR                           |
| TRACT L       | PA G/OSP-7            | 1,142,603      | 26.23       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT M       | PA G1                 | 67,829         | 1.56        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT N       | PA G1/OSP-7           | 227,473        | 5.22        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT O       | PA G1/OSP-7           | 154,979        | 3.56        | OSP, DRAIN, & UTIL        | METRO DISTRICT #5              | METRO DISTRICT #5              |
| TRACT P       | PL-2.07               | 1,055,561      | 24.23       | PL, DRAIN, & UTIL         | TOCR                           | TOCR                           |
| TRACT Q       | PL-2.07               | 120,755        | 2.77        | UTIL & FUTURE DEVELOPMENT | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT R       | PL-2.08               | 39,189         | 0.90        | PL, DRAIN, & UTIL         | TOCR                           | TOCR                           |
| TRACT S       | PA G-2                | 180,295        | 4.13        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT T       | PA D                  | 2,917          | 0.07        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT U       | PA D                  | 5,922          | 0.14        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT V       | PA G1                 | 31,317         | 0.72        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT W       | PA D                  | 3,120          | 0.07        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT X       | PA D                  | 3,429          | 0.08        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT Y       | PA G1                 | 19,480         | 0.45        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT Z       | PA G2                 | 9,986          | 0.23        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT AA      | OSP-7                 | 142,446        | 3.27        | OSP, DRAIN, & UTIL        | METRO DISTRICT #5              | METRO DISTRICT #5              |
| TRACT BB      | PL-2.01               | 196,024        | 4.50        | PL, DRAIN, & UTIL         | TOCR                           | TOCR                           |

NOTE:  
FOUR 1-ACRE MINIMUM PRIVATE ACTIVE PARKS (OSP) WILL BE PROVIDED SOUTH OF THE NORTH DAWSON TRIBUTARY IN PLANNING AREAS D OR C-2. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN (SDP).

| LAND AREA SUMMARY |          |             |
|-------------------|----------|-------------|
| TYPE              | ACRE     | SQUARE FEET |
| TRACTS (28)       | 309.988± | 13,503,063± |
| R.O.W.'S (5)      | 23.042±  | 1,003,703±  |
| TOTAL GROSS AREA  | 333.030  | 14,506,766± |
| NET AREA          | 286.946± | 12,499,360± |

## ABBREVIATIONS:

AC ACRES  
DRAIN DRAINAGE  
FD FUTURE DEVELOPMENT  
PA PUBLIC ACCESS  
PL PUBLIC LAND DEDICATION  
ROW RIGHT OF WAY  
TOCR TOWN OF CASTLE ROCK  
SF SQUARE FEET  
OSP OPEN SPACE PRIVATE  
UTIL UTILITY  
WTR WATER

APRIL 10, 2026

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 West Ceffax Avenue  
survey@martinmartin.com | 303.431.6100 | martinmartin.com  
Lakewood, Colorado 80215



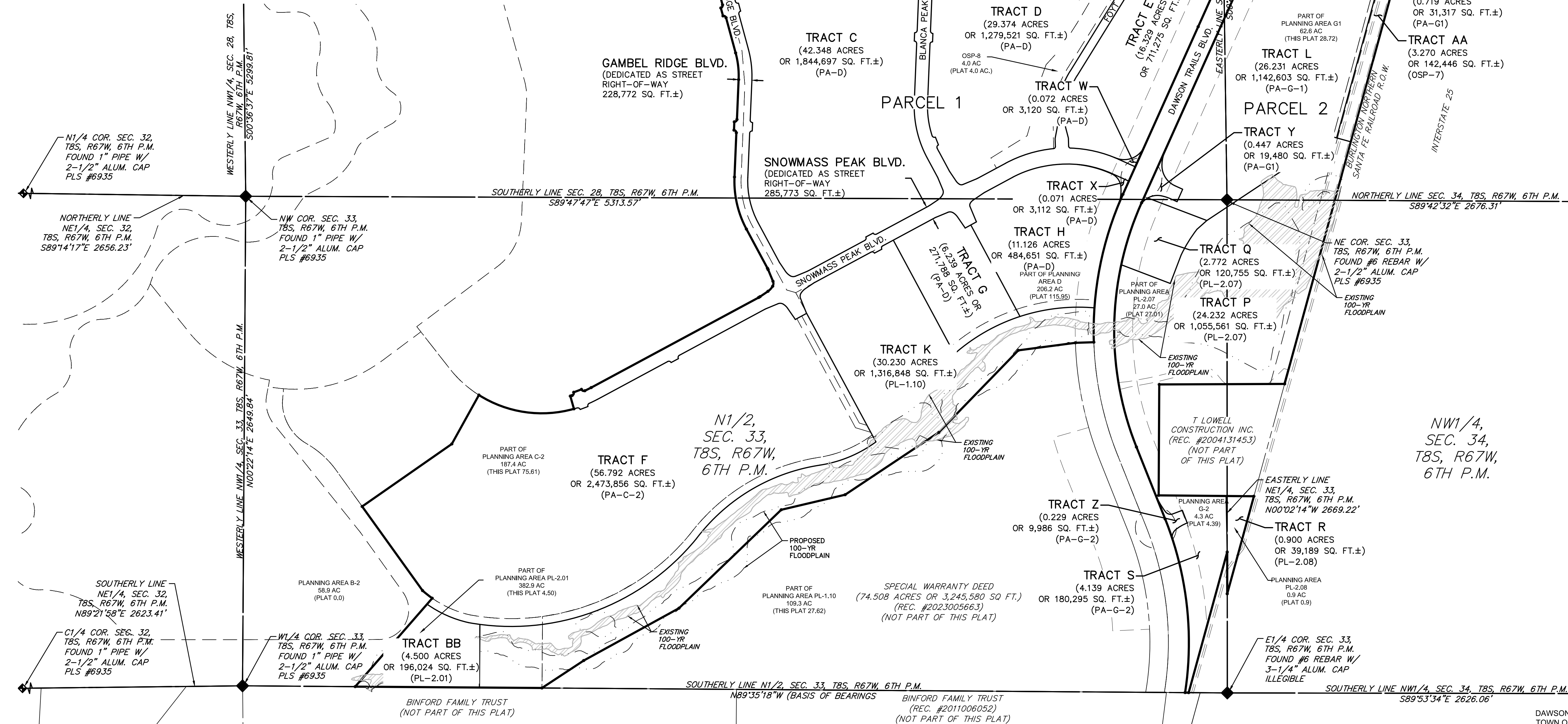
# DAWSON TRAILS FILING NO. 3

PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTH HALF OF SECTION 28,  
THE NORTH HALF OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,  
STATE OF COLORADO

**ABBREVIATIONS:**  
AC ACRES  
DRAIN DRAINAGE  
FD FUTURE DEVELOPMENT  
PA PUBLIC ACCESS  
PL PUBLIC LAND DEDICATION  
ROW RIGHT OF WAY  
TOCR TOWN OF CASTLE ROCK  
SF SQUARE FEET  
OSP OPEN SPACE PRIVATE  
UTIL UTILITY  
WTR WATER

| TRACT SUMMARY |                       |                |             |                           |                                |
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| TRACT F       | PA C-2/PL-1.10/PL2.01 | 2,473,856      | 56.79       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT G       | PA D/PL-1.10          | 271,788        | 6.24        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT H       | PA D/PL-1.10          | 483,827        | 11.11       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT I       | PA D/OSP-3            | 177,295        | 4.07        | OSP, DRAIN, & UTIL        | METRO DISTRICT #3              |
| TRACT J       | PA D/OSP-3            | 59,650         | 1.37        | OSP, DRAIN, & UTIL        | METRO DISTRICT #3              |
| TRACT K       | PL-1.10               | 1,316,163      | 30.21       | PL, DRAIN, & UTIL         | TOCR                           |
| TRACT L       | PA G/OSP-7            | 1,142,603      | 26.23       | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT M       | PA G1                 | 67,829         | 1.56        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT N       | PA G1/OSP-7           | 227,473        | 5.22        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT O       | PA G1/OSP-7           | 154,979        | 3.56        | OSP, DRAIN, & UTIL        | METRO DISTRICT #5              |
| TRACT P       | PL-2.07               | 1,055,561      | 24.23       | PL, DRAIN, & UTIL         | TOCR                           |
| TRACT Q       | PL-2.07               | 120,755        | 2.77        | UTIL & FUTURE DEVELOPMENT | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT R       | PL-2.08               | 39,189         | 0.90        | PL, DRAIN, & UTIL         | TOCR                           |
| TRACT S       | PA G-2                | 180,295        | 4.13        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT T       | PA D                  | 2,917          | 0.07        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT U       | PA D                  | 5,922          | 0.14        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT V       | PA G1                 | 31,317         | 0.72        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT W       | PA D                  | 3,120          | 0.07        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT X       | PA D                  | 3,429          | 0.08        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT Y       | PA G1                 | 19,480         | 0.45        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT Z       | PA G2                 | 9,986          | 0.23        | FUTURE DEVELOPMENT        | ACM DAWSON TRAILS VII JV, LLC. |
| TRACT AA      | OSP-7                 | 142,446        | 3.27        | OSP, DRAIN, & UTIL        | METRO DISTRICT #5              |
| TRACT BB      | PL-2.01               | 196,024        | 4.50        | PL, DRAIN, & UTIL         | TOCR                           |

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.



## LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PLANNING AREA BOUNDARY
- PROPERTY CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- SET 18" #5 REBAR W/ 1-1/4" RED PLASTIC CAP PLS #38538

300 150 0 300 600  
SCALE: 1"=300'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

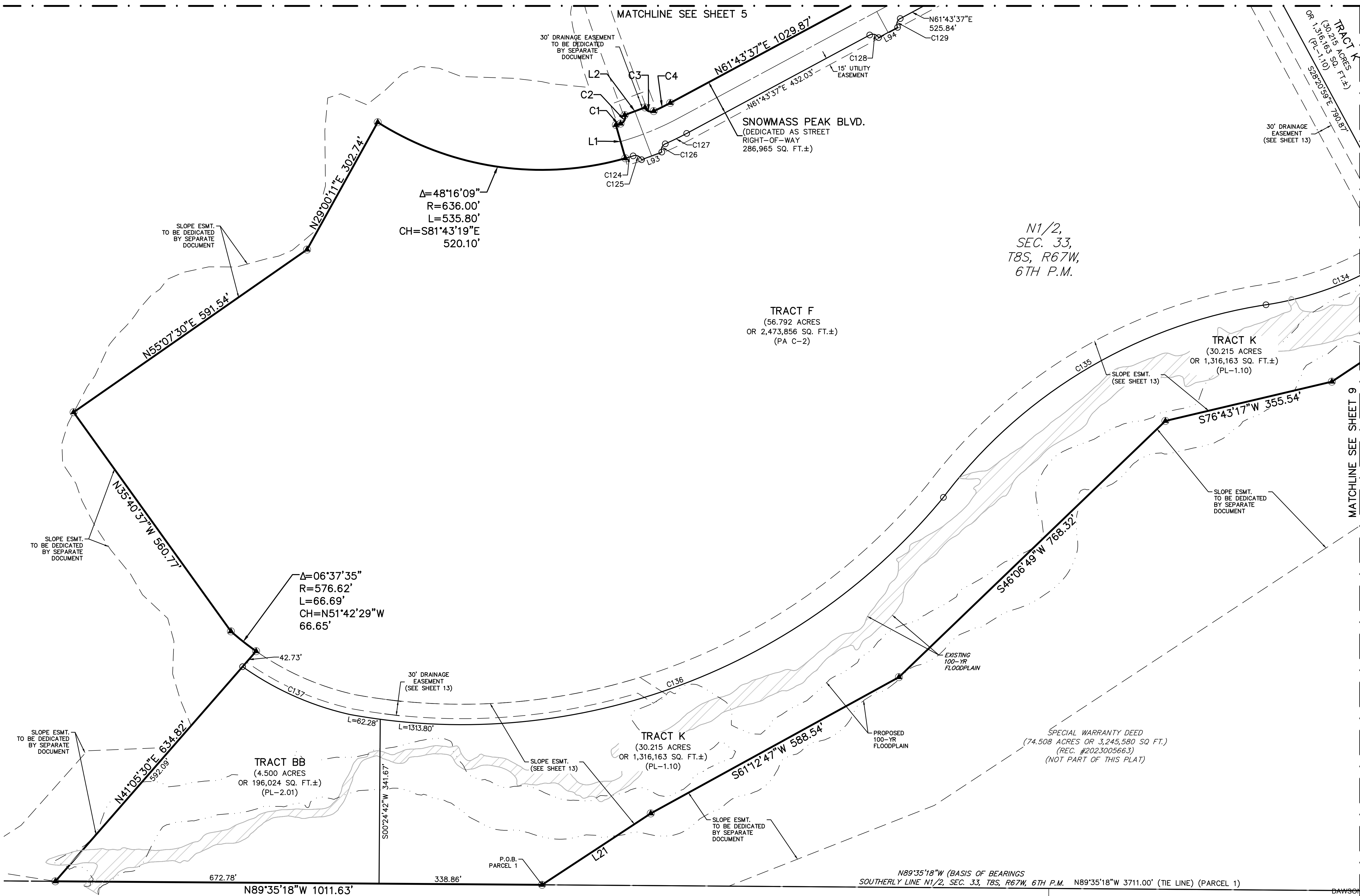
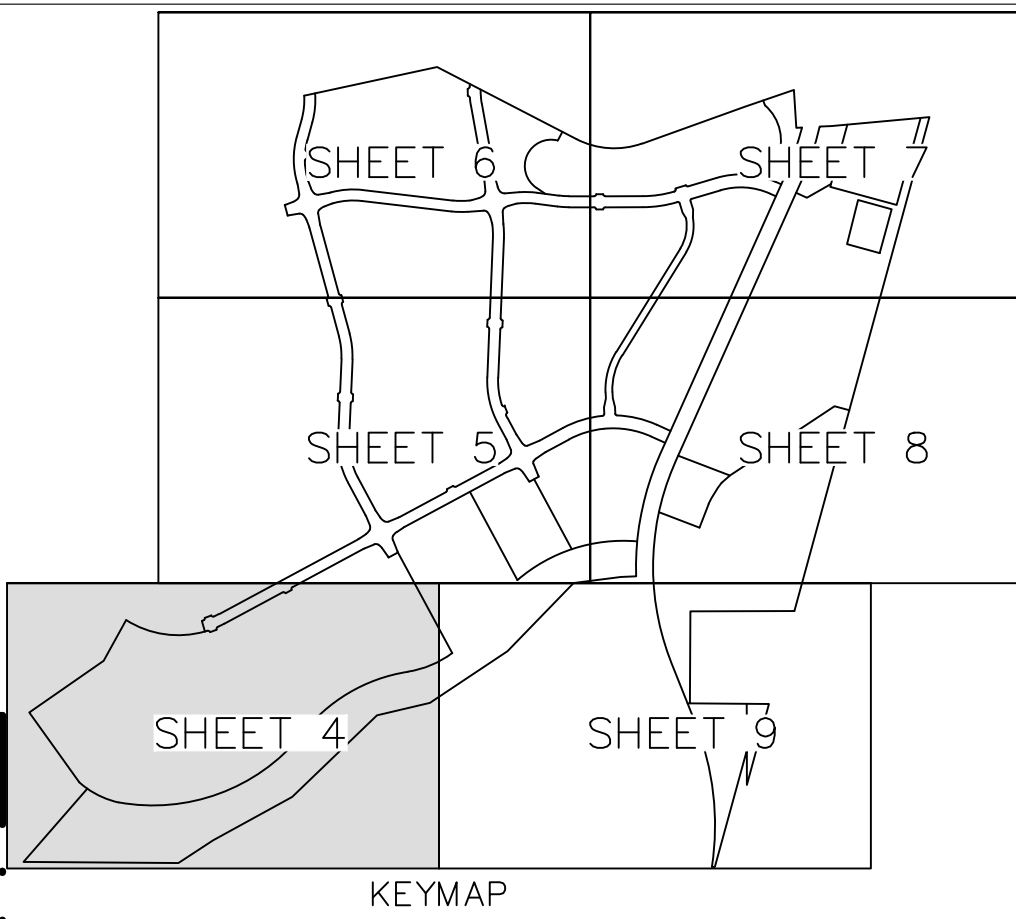
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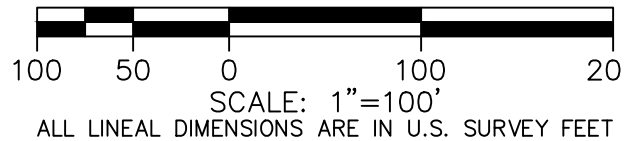
# DAWSON TRAILS FILING NO. 3

PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTH HALF OF SECTION 28,  
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,  
STATE OF COLORADO



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APRIL 10, 2026

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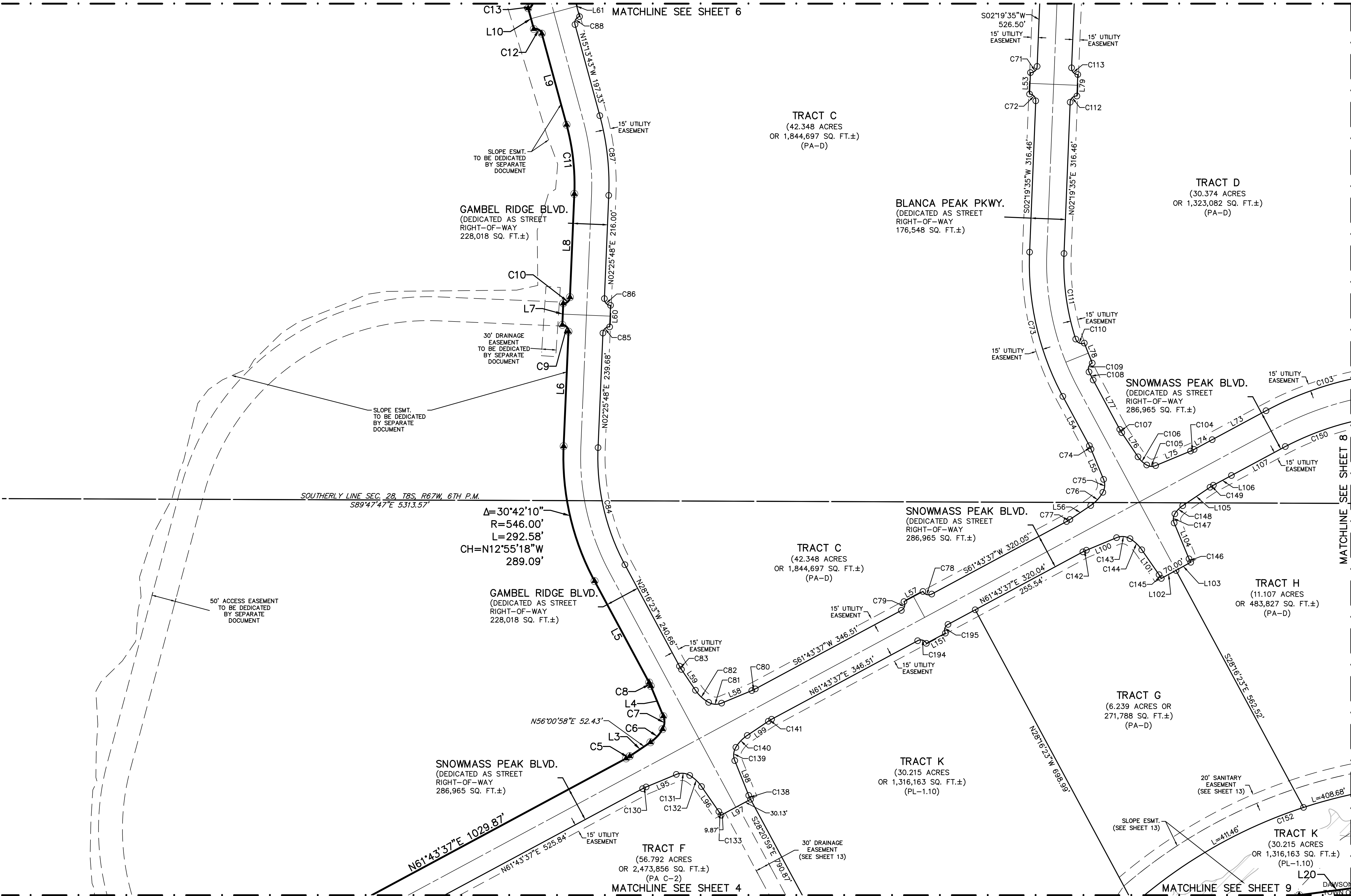
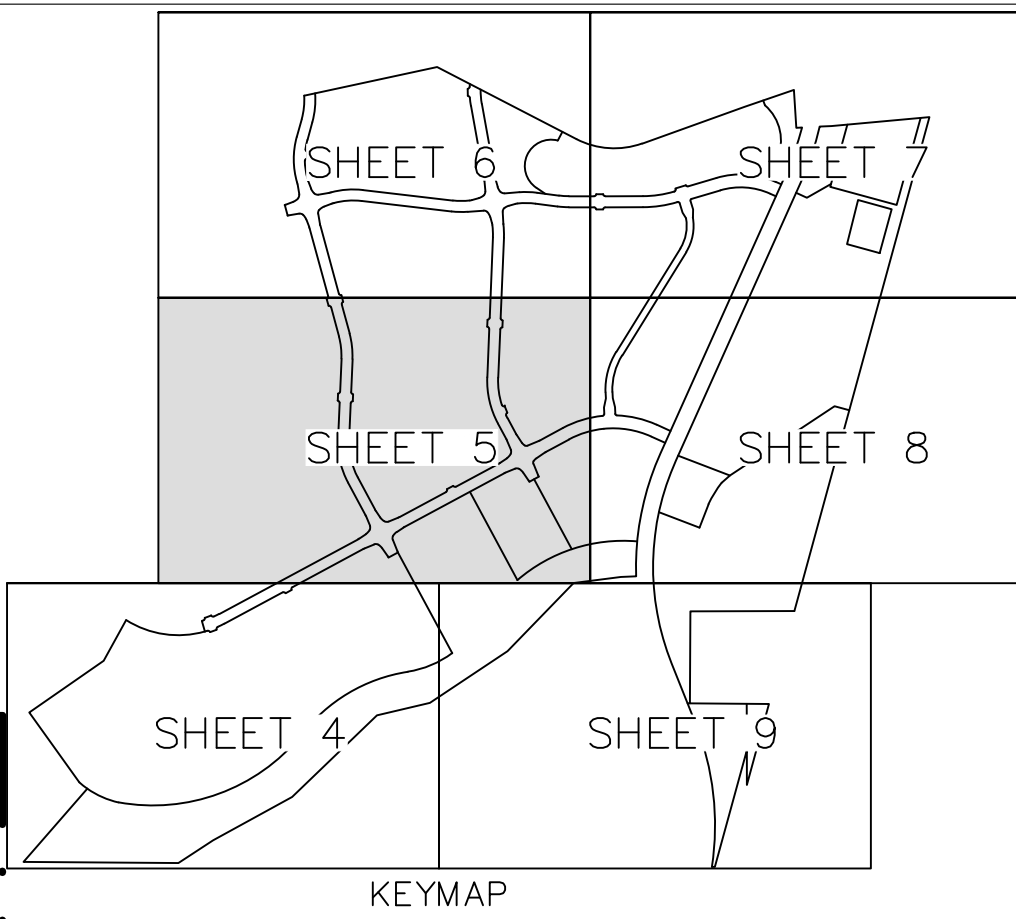
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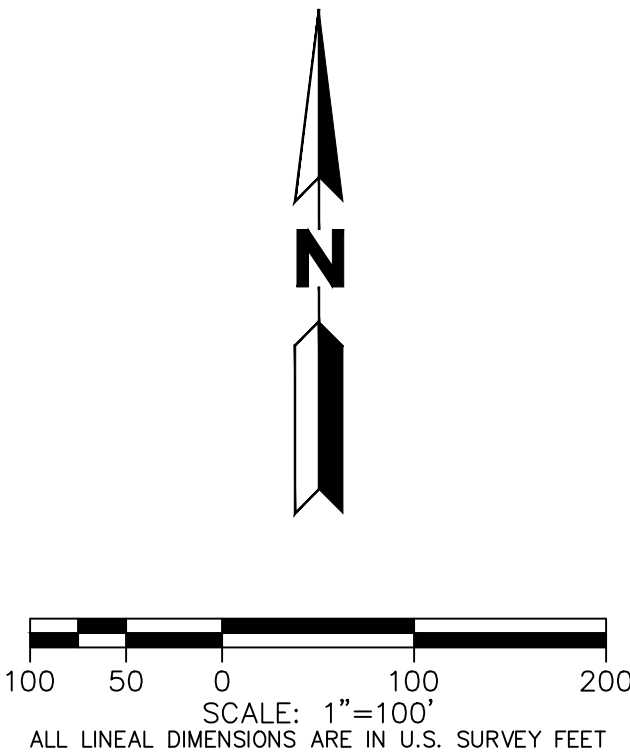


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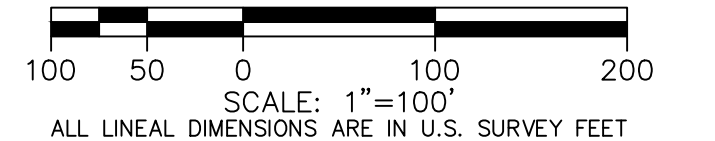
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STATE OF COLORADO



- |                                                                                       |                                                             |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------|
|    | PROPERTY LINE                                               |
|    | SECTION LINE                                                |
|    | CENTERLINE                                                  |
|    | RIGHT-OF-WAY                                                |
|    | EASEMENT                                                    |
|    | PLANNING AREA BOUNDARY                                      |
|  | PROPERTY CORNER<br>NOT MONUMENTED                           |
|  | FOUND PROPERTY CORNER<br>AS DESCRIBED                       |
|  | SECTION CORNER<br>AS DESCRIBED                              |
|  | SET 18" #5 REBAR W/<br>1-1/4" RED PLASTIC<br>CAP PLS #38538 |



SCALE: 1"=100'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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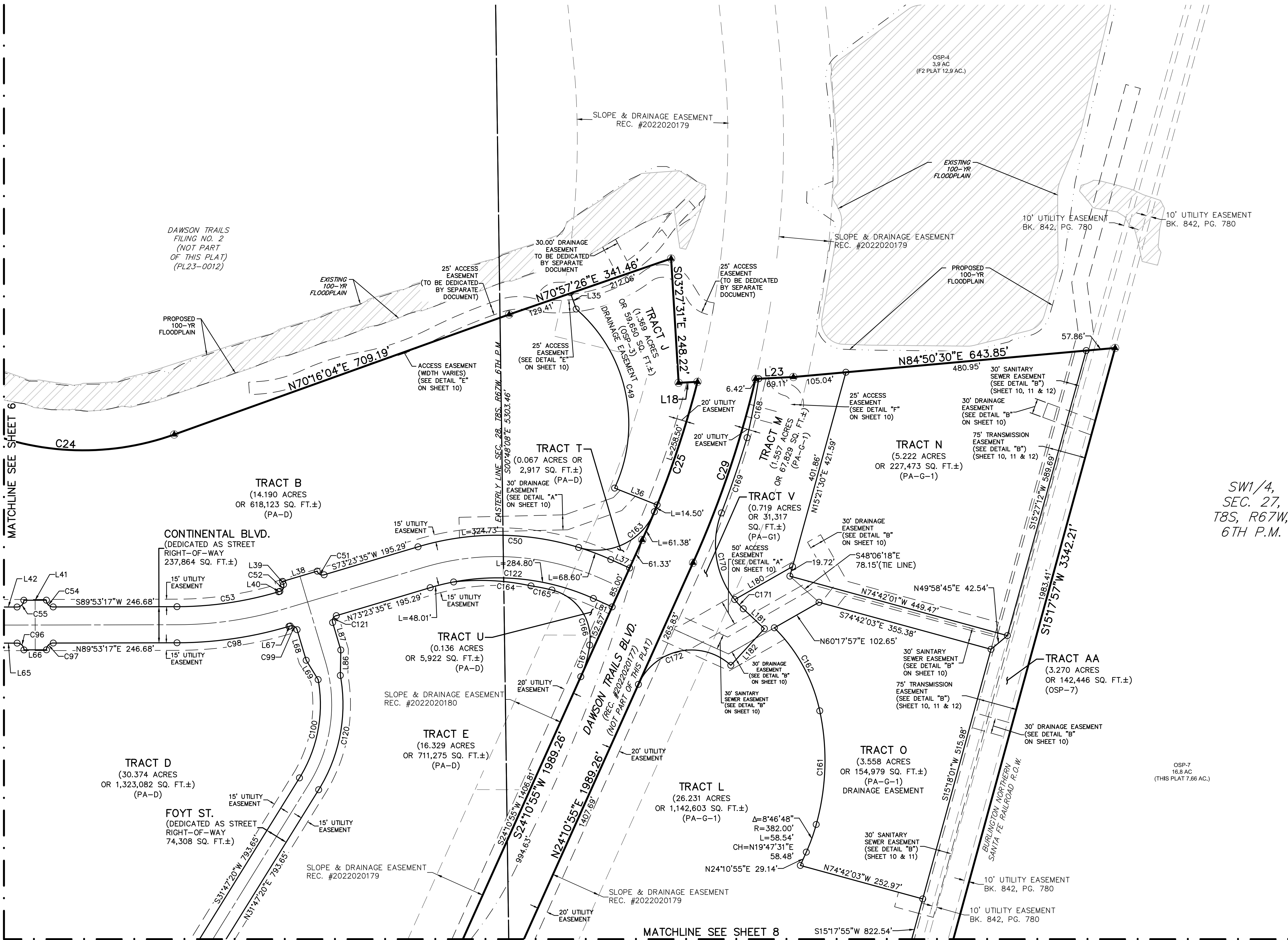
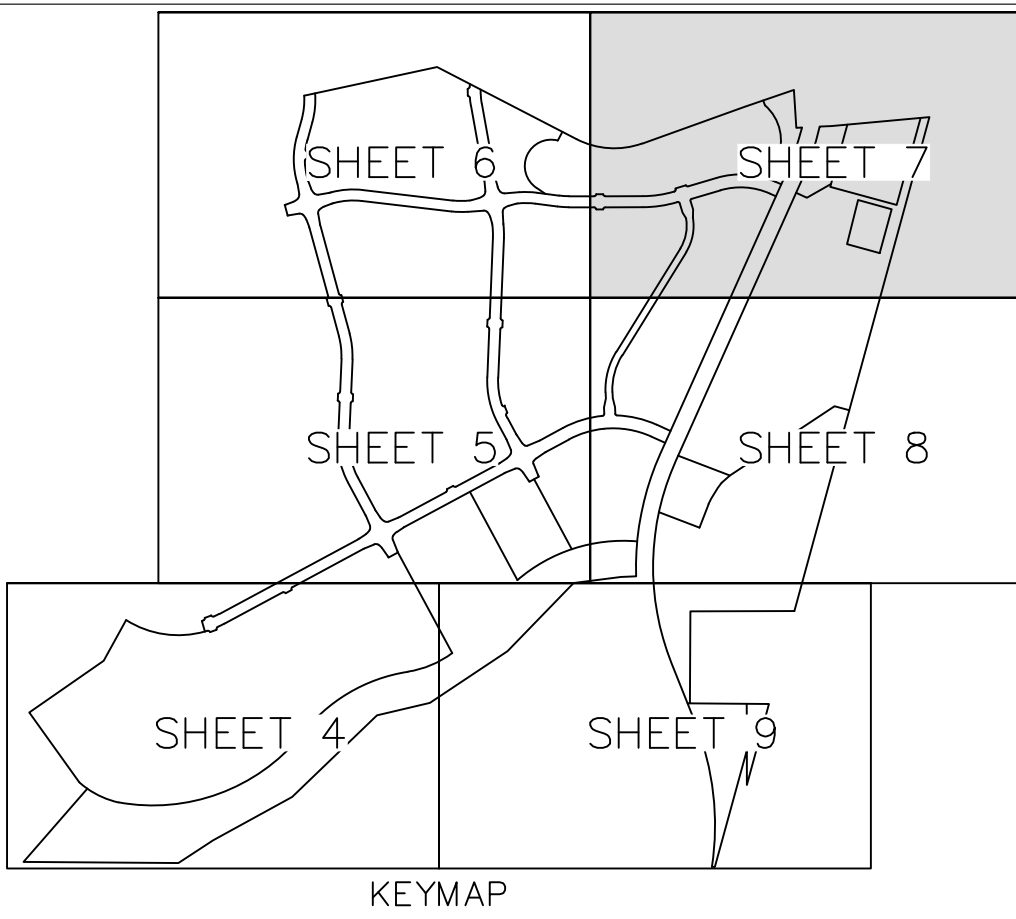
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DAWSON TRAILS FILING 3  
TOWN OF CASTLE ROCK PROJECT NO. PL25-0007



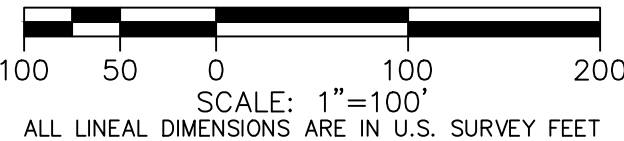
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APRIL 10, 2026

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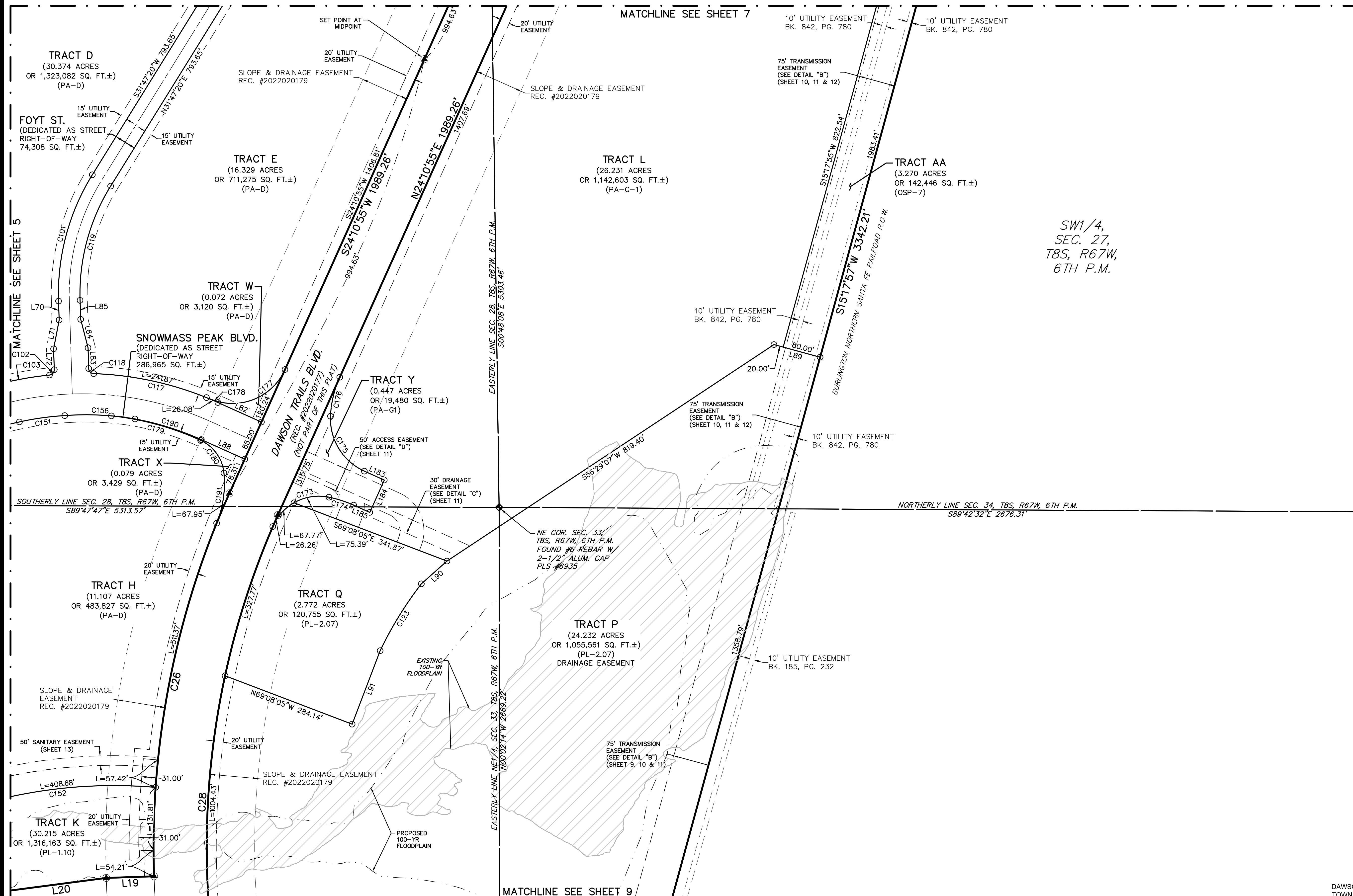
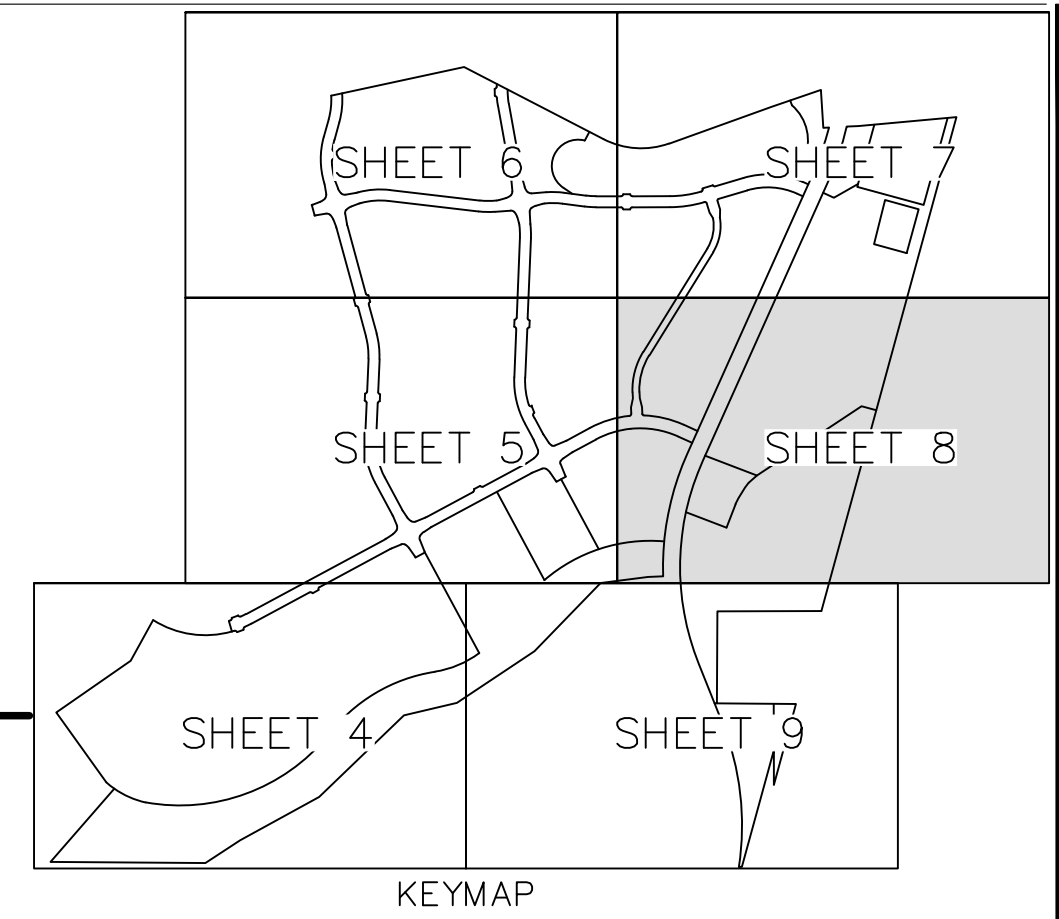
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STATE OF COLORADO



SW1/4,  
SEC. 27,  
T8S, R67W,  
6TH P.M.

## LEGEND

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100 50 0 100 200  
SCALE: 1"=100'  
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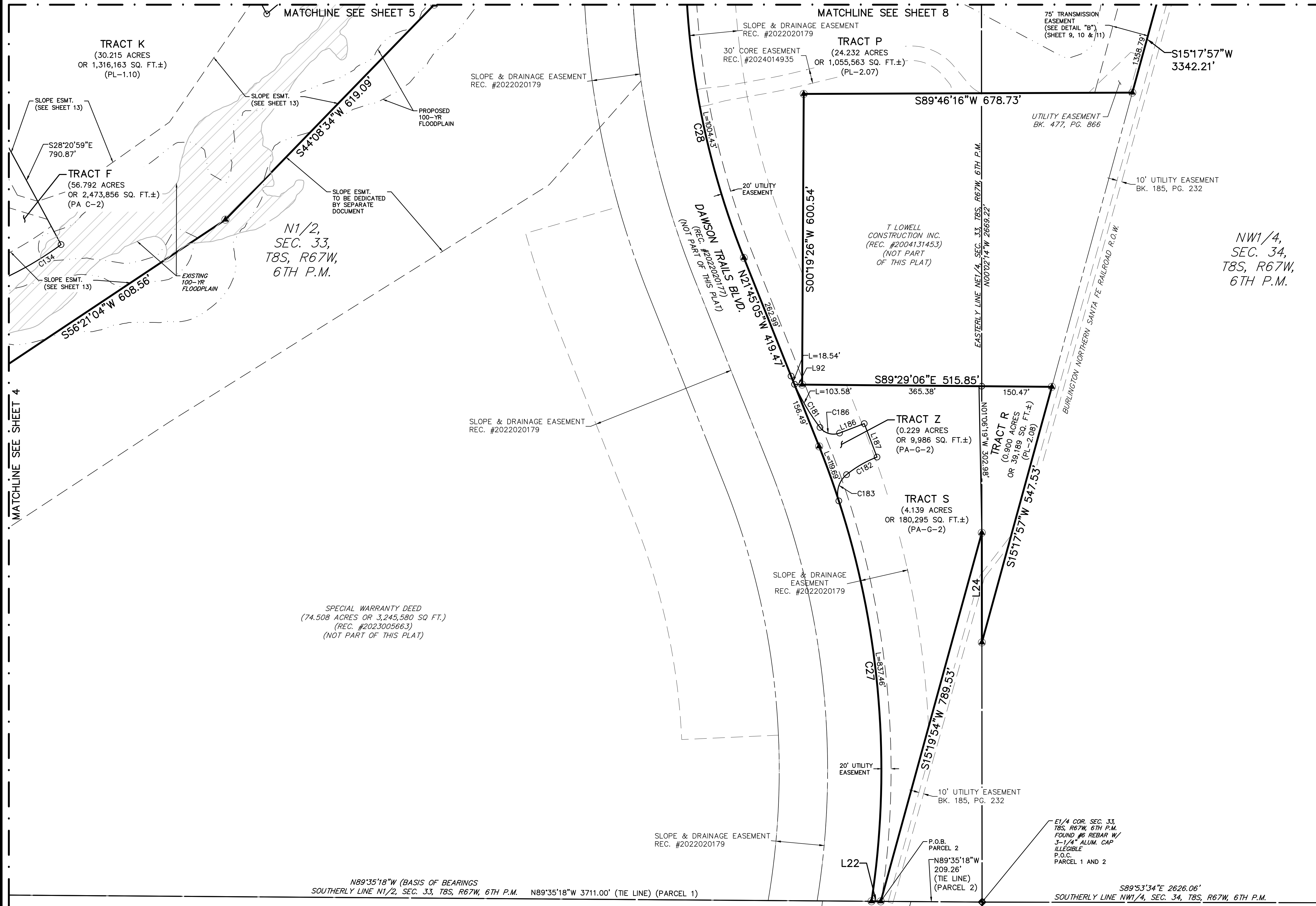
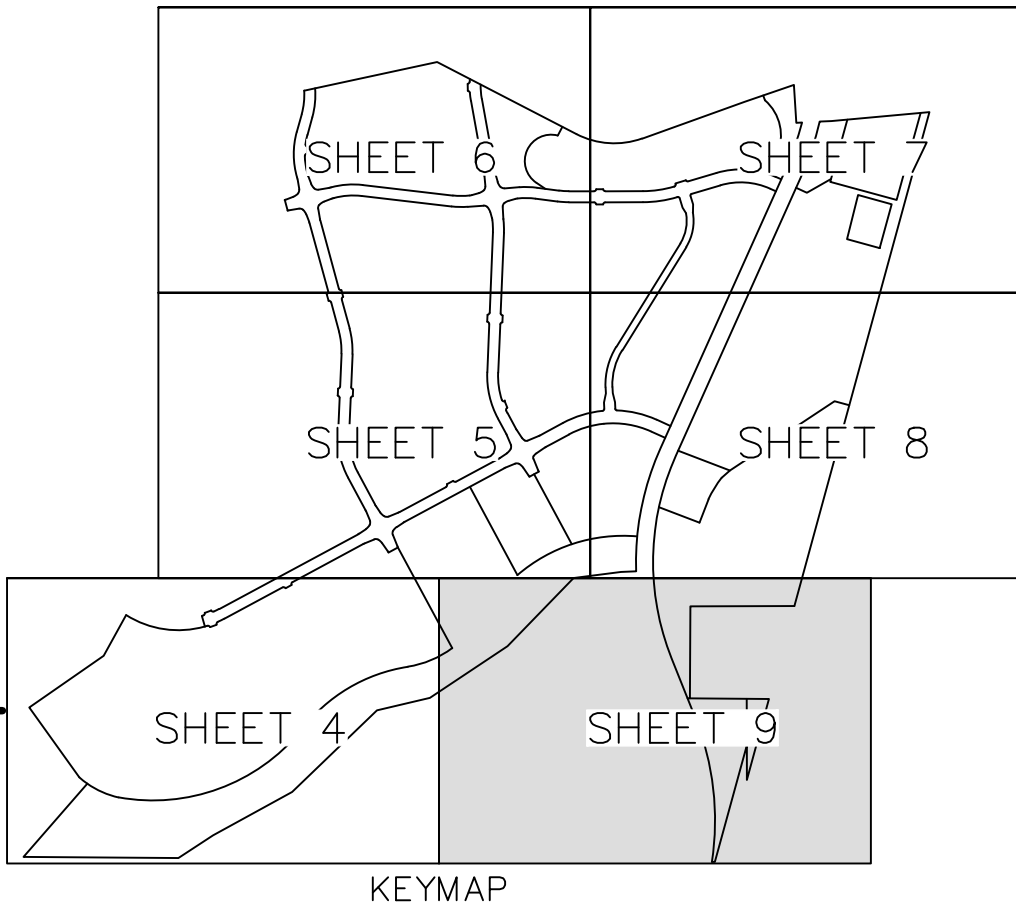
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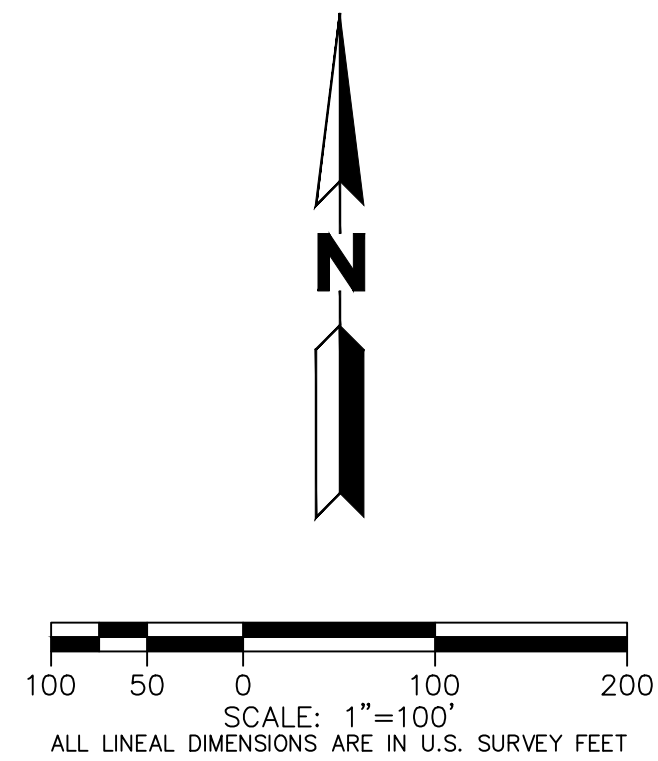


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APRIL 10, 2026

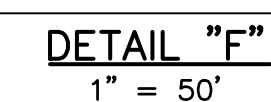
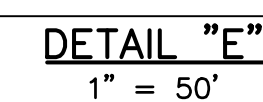
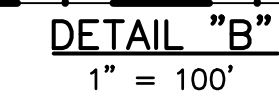
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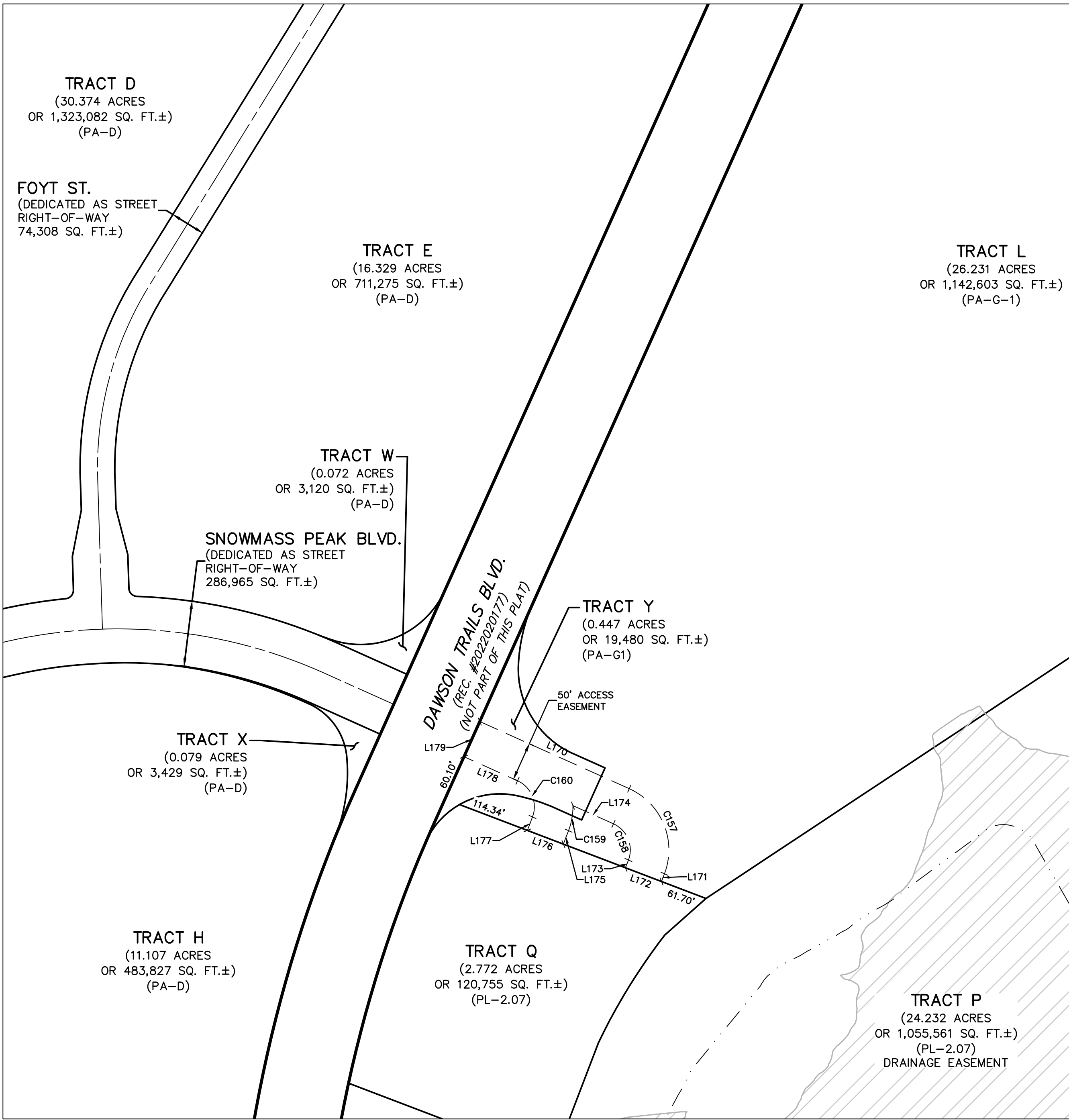
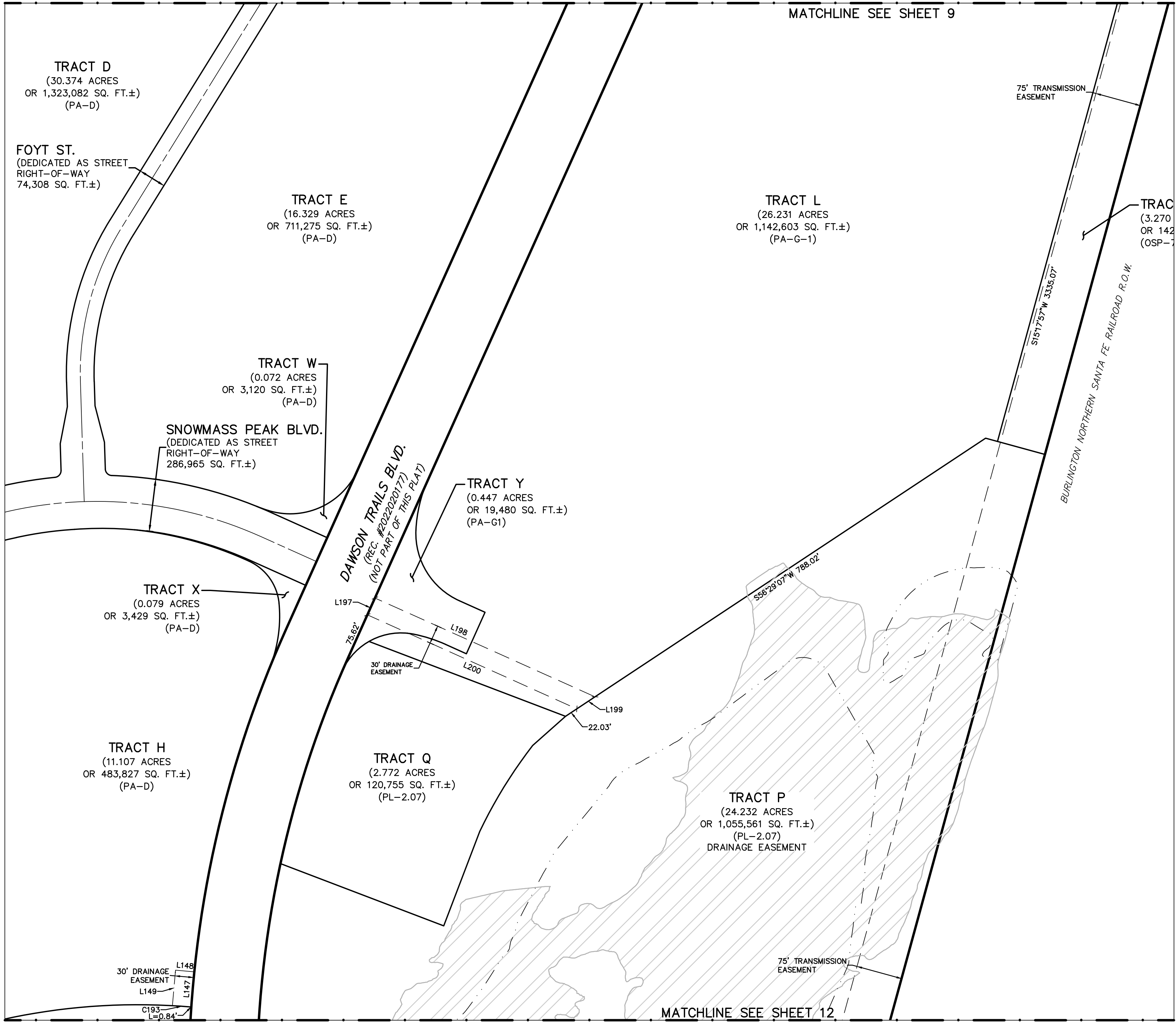
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,  
STATE OF COLORADO



DETAIL "D"  
1" = 100'

DETAIL "B & C"  
1" = 100'

APRIL 10, 2026

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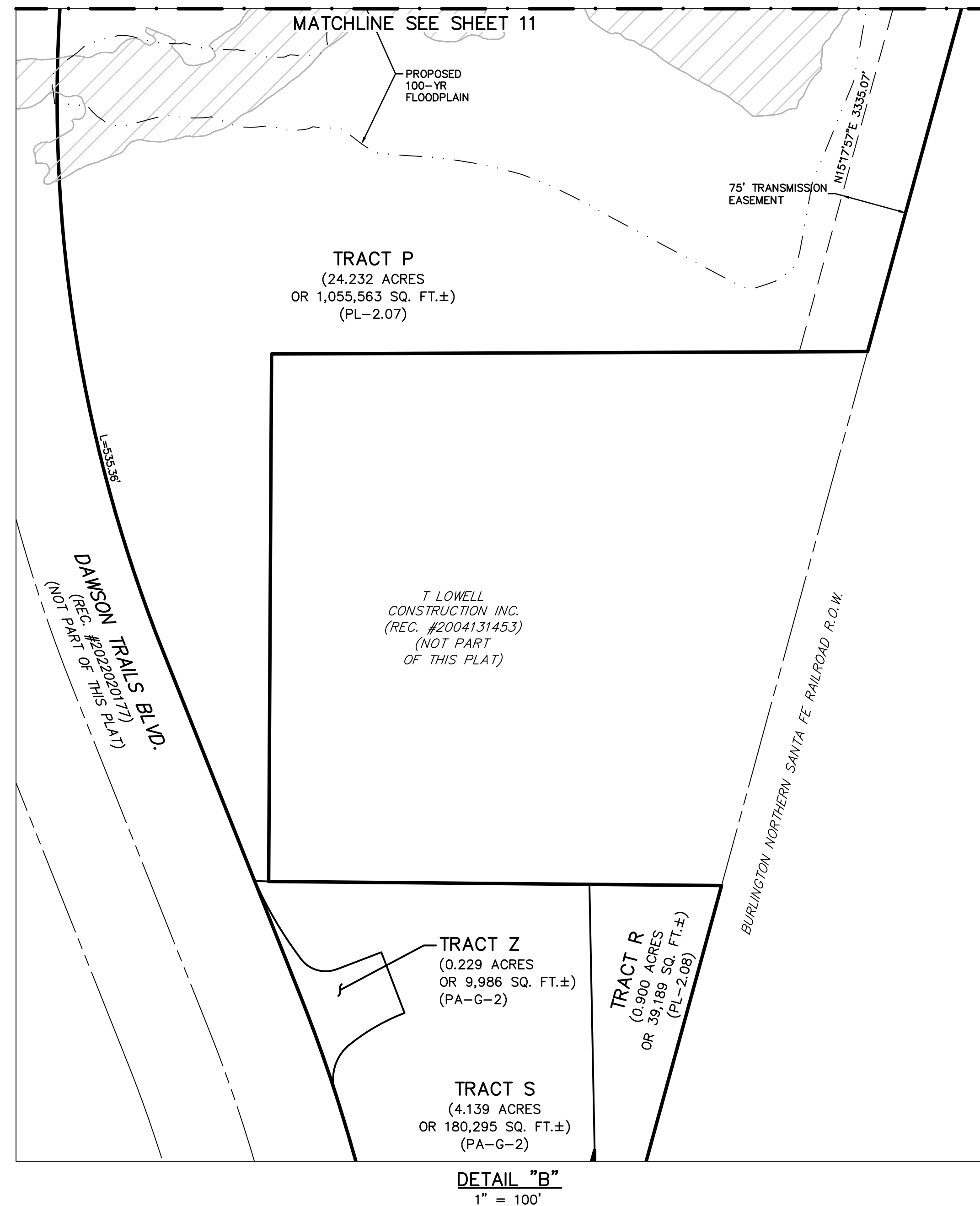
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STATE OF COLORADO



APRIL 10, 2026

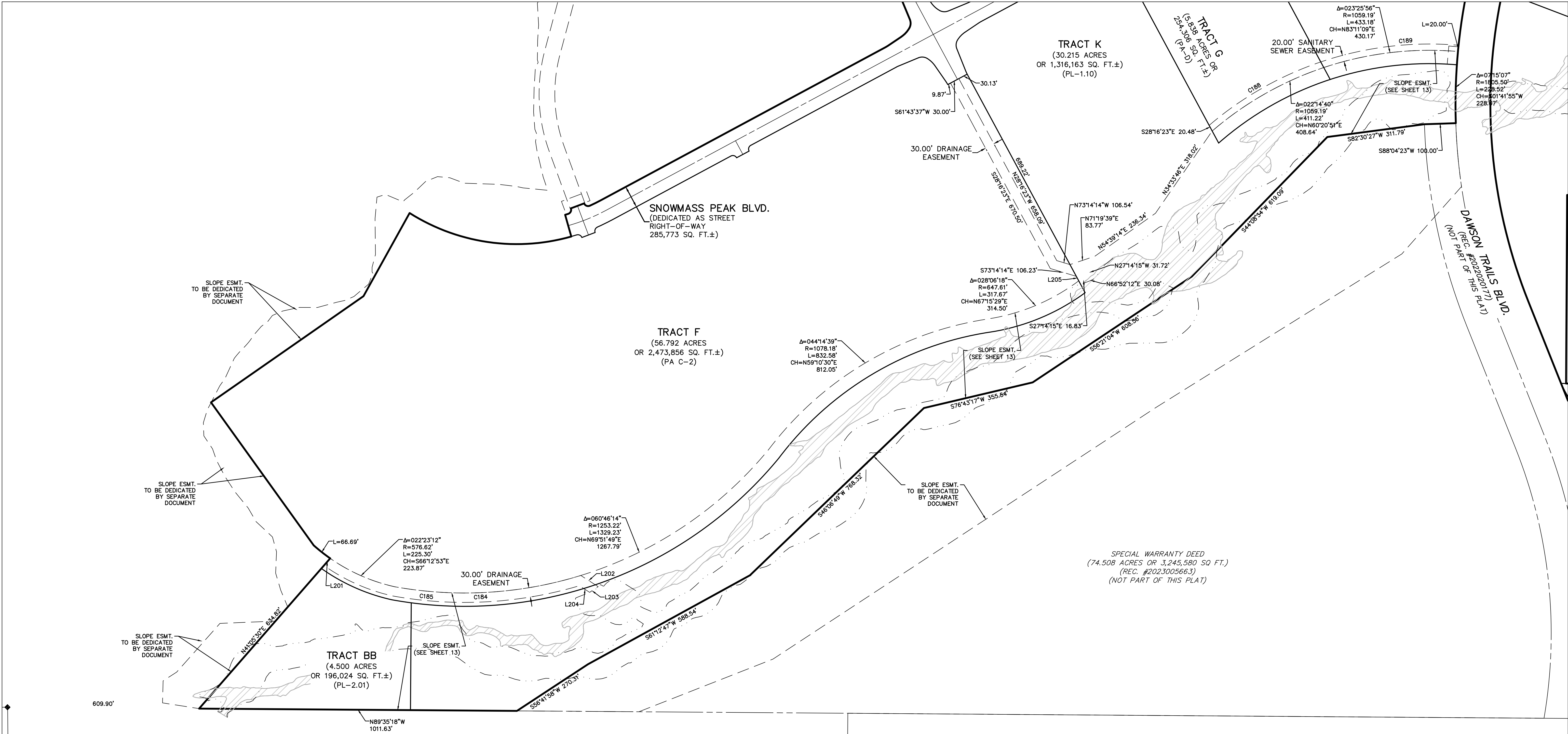
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STATE OF COLORADO



SLOPE EASEMENT DETAIL  
1" = 150'

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,  
STATE OF COLORADO

| CURVE TABLE |             |          |            |                 |              |
|-------------|-------------|----------|------------|-----------------|--------------|
| NUMBER      | DELTA ANGLE | RADIUS   | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 1°01'19"    | 564.00'  | 10.06'     | N73°37'57"E     | 10.06'       |
| C2          | 93°44'58"   | 13.50'   | 22.09'     | N26°14'48"E     | 19.71'       |
| C3          | 93°44'58"   | 13.50'   | 22.09'     | S67°30'10"E     | 19.71'       |
| C4          | 3°53'44"    | 564.00'  | 38.35'     | N63°40'29"E     | 38.34'       |
| C5          | 5°42'39"    | 81.00'   | 8.07'      | N58°52'18"E     | 8.07'        |
| C6          | 26°39'15"   | 81.00'   | 37.68'     | N42°41'21"E     | 37.34'       |
| C7          | 51°55'28"   | 31.00'   | 28.09'     | N03°23'59"E     | 27.14'       |
| C8          | 5°42'38"    | 81.00'   | 8.07'      | N25°25'04"W     | 8.07'        |
| C9          | 90°00'00"   | 13.50'   | 21.21'     | N42°34'12"W     | 19.09'       |
| C10         | 90°00'00"   | 13.50'   | 21.21'     | N47°25'48"E     | 19.09'       |
| C11         | 17°39'31"   | 474.00'  | 146.09'    | N06°23'58"W     | 145.51'      |
| C12         | 90°00'00"   | 13.50'   | 21.21'     | N60°13'43"W     | 19.09'       |
| C13         | 90°00'00"   | 13.50'   | 21.21'     | N29°46'17"E     | 19.09'       |
| C14         | 5°42'38"    | 81.00'   | 8.07'      | N18°05'02"W     | 8.07'        |
| C15         | 26°39'12"   | 81.00'   | 37.68'     | N34°15'56"W     | 37.34'       |
| C16         | 51°55'33"   | 31.00'   | 28.09'     | N73°33'19"W     | 27.14'       |
| C17         | 5°42'21"    | 81.00'   | 8.07'      | S77°37'44"W     | 8.06'        |
| C18         | 5°42'39"    | 81.00'   | 8.07'      | N71°54'58"E     | 8.07'        |
| C19         | 26°39'15"   | 81.00'   | 37.68'     | N55°44'01"E     | 37.34'       |
| C20         | 51°55'28"   | 31.00'   | 28.09'     | N16°26'39"E     | 27.14'       |
| C21         | 6°44'07"    | 81.00'   | 9.52'      | N12°53'09"W     | 9.52'        |
| C22         | 31°39'21"   | 546.00'  | 301.66'    | N00°25'32"W     | 297.84'      |
| C23         | 18°49'47"   | 474.00'  | 155.77'    | N05°59'15"E     | 155.07'      |
| C24         | 47°03'35"   | 537.37'  | 441.37'    | S86°12'09"E     | 429.07'      |
| C25         | 9°51'10"    | 1944.50' | 334.38'    | S19°15'20"W     | 333.97'      |
| C26         | 26°06'34"   | 1805.50' | 822.76'    | S11°07'38"W     | 815.66'      |
| C27         | 30°22'28"   | 1805.50' | 957.15'    | N05°33'51"W     | 945.99'      |
| C28         | 45°56'00"   | 1694.50' | 1358.46'   | N01°12'55"E     | 1322.38'     |
| C29         | 10°48'36"   | 2055.50' | 387.82'    | N16°46'37"E     | 387.24'      |
| C30         | 2°00'56"    | 546.00'  | 19.21'     | N47°44'39"E     | 19.21'       |
| C31         | 86°18'24"   | 13.50'   | 20.34'     | N45°53'23"E     | 18.47'       |
| C32         | 86°18'54"   | 13.50'   | 20.34'     | N47°47'58"W     | 18.47'       |
| C33         | 5°35'48"    | 546.00'  | 53.33'     | N45°33'33"E     | 53.31'       |
| C34         | 5°42'38"    | 81.00'   | 8.07'      | N07°23'00"W     | 8.07'        |
| C35         | 53°07'41"   | 31.00'   | 28.75'     | N22°02'09"E     | 27.73'       |
| C36         | 25°27'03"   | 81.00'   | 35.98'     | N61°19'31"E     | 35.69'       |
| C37         | 9°24'48"    | 81.00'   | 13.31'     | N78°45'26"E     | 13.29'       |
| C38         | 131°4'26"   | 474.00'  | 109.54'    | S89°54'57"E     | 109.29'      |
| C39         | 21°55'59"   | 546.00'  | 209.01'    | S85°44'17"E     | 207.74'      |
| C40         | 5°42'38"    | 81.00'   | 8.07'      | N77°37'36"E     | 8.07'        |
| C41         | 51°55'28"   | 31.00'   | 28.09'     | S73°33'20"E     | 27.14'       |
| C42         | 26°39'15"   | 81.00'   | 37.68'     | S34°15'59"E     | 37.34'       |
| C43         | 5°42'38"    | 81.00'   | 8.07'      | S18°05'02"E     | 8.07'        |
| C44         | 30°37'51"   | 474.00'  | 253.41'    | S00°05'13"W     | 250.40'      |
| C45         | 90°00'00"   | 13.50'   | 21.21'     | N51°42'16"E     | 19.09'       |
| C46         | 90°00'00"   | 13.50'   | 21.21'     | S38°17'44"E     | 19.09'       |
| C48         | 19°59'16"   | 546.00'  | 190.47'    | S05°24'30"W     | 189.51'      |
| C49         | 74°05'24"   | 303.00'  | 391.81'    | S12°06'22"E     | 365.08'      |
| C50         | 40°47'21"   | 552.50'  | 393.33'    | N86°12'45"W     | 385.07'      |
| C51         | 90°00'00"   | 11.00'   | 17.28'     | N61°36'25"W     | 15.56'       |
| C52         | 90°00'00"   | 11.00'   | 17.28'     | S28°23'35"W     | 15.56'       |
| C53         | 16°29'43"   | 714.00'  | 205.56'    | S81°38'26"W     | 204.85'      |
| C54         | 90°00'00"   | 13.50'   | 21.21'     | N45°06'43"W     | 19.09'       |
| C55         | 90°00'32"   | 13.50'   | 21.21'     | S44°53'50"W     | 19.09'       |
| C56         | 7°47'30"    | 474.00'  | 64.46'     | N86°12'09"W     | 64.41'       |
| C57         | 12°05'41"   | 546.00'  | 115.26'    | N88°21'14"W     | 115.04'      |
| C58         | 51°57'31"   | 31.00'   | 28.11'     | N68°34'59"W     | 27.16'       |
| C59         | 26°39'15"   | 81.00'   | 37.68'     | N28°16'36"W     | 37.34'       |
| C60         | 5°42'38"    | 81.00'   | 8.07'      | N13°05'39"W     | 8.07'        |
| C61         | 11°19'15"   | 474.00'  | 93.66'     | N04°34'42"W     | 93.50'       |
| C62         | 160°18'49"  | 171.50'  | 479.86'    | S24°12'43"W     | 337.95'      |
| C63         | 26°39'15"   | 81.00'   | 37.68'     | N55°44'01"E     | 37.34'       |
| C64         | 5°42'38"    | 81.00'   | 8.07'      | N71°54'58"E     | 8.07'        |
| C65         | 21°55'59"   | 474.00'  | 181.45'    | N85°44'17"E     | 180.34'      |
| C66         | 11°04'57"   | 546.00'  | 105.81'    | S85°50'12"E     | 105.45'      |
| C67         | 51°28'51"   | 31.00'   | 27.85'     | S68°38'15"E     | 26.93'       |
| C68         | 26°56'51"   | 81.00'   | 38.10'     | S29°25'23"E     | 37.75'       |
| C69         | 8°35'54"    | 81.00'   | 12.16'     | S11°39'01"E     | 12.14'       |
| C70         | 9°40'39"    | 474.00'  | 80.06'     | S02°39'44"E     | 79.97'       |
| C71         | 90°00'00"   | 13.50'   | 21.21'     | S47°19'35"W     | 19.09'       |

| CURVE TABLE |             |          |            |                 |              |
|-------------|-------------|----------|------------|-----------------|--------------|
| NUMBER      | DELTA ANGLE | RADIUS   | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C72         | 90°00'00"   | 13.50'   | 21.21'     | S42°40'25"E     | 19.09'       |
| C73         | 30°35'57"   | 586.00'  | 312.96'    | S12°58'24"E     | 309.25'      |
| C74         | 5°42'38"    | 81.00'   | 8.07'      | S25°25'04"E     | 8.07'        |
| C75         | 51°55'28"   | 31.00'   | 28.09'     | S03°23'59"W     | 27.14'       |
| C76         | 26°39'15"   | 81.00'   | 37.68'     | S42°41'21"W     | 37.34'       |
| C77         | 5°42'39"    | 81.00'   | 8.07'      | S58°52'18"W     | 8.07'        |
| C78         | 90°00'00"   | 13.50'   | 21.21'     | N73°16'23"W     | 19.09'       |
| C79         | 90°00'00"   | 13.50'   | 21.21'     | S18°43'37"W     | 19.09'       |
| C80         | 5°42'38"    | 81.00'   | 8.07'      | S64°34'56"W     | 8.07'        |
| C81         | 51°55'28"   | 31.00'   | 28.09'     | N86°36'00"W     | 27.14'       |
| C82         | 26°39'15"   | 81.00'   | 37.68'     | N47°18'39"W     | 37.34'       |
| C83         | 5°42'38"    | 81.00'   | 8.07'      | N31°07'42"W     | 8.07'        |
| C84         | 30°42'10"   | 474.00'  | 254.00'    | N12°55'18"W     | 250.97'      |
| C85         | 90°00'00"   | 13.50'   | 21.21'     | N47°25'48"E     | 19.09'       |
| C86         | 90°00'00"   | 13.50'   | 21.21'     | N42°34'12"W     | 19.09'       |
| C87         | 17°39'31"   | 546.00'  | 168.28'    | N06°23'58"W     | 167.61'      |
| C88         | 90°00'00"   | 13.50'   | 21.21'     | N29°46'17"E     | 19.09'       |
| C89         | 90°00'00"   | 13.50'   | 21.21'     | N60°13'43"W     | 19.09'       |
| C90         | 5°42'39"    | 81.00'   | 8.07'      | N12°22'24"W     | 8.07'        |
| C91         | 51°55'28"   | 31.00'   | 28.09'     | N16°26'40"E     | 27.14'       |
| C92         | 22°54'00"   | 81.00'   | 32.37'     | N62°36'02"E     | 32.16'       |
| C93         | 9°24'06"    | 81.00'   | 13.29'     | N78°45'05"E     | 13.28'       |
| C94         | 14°14'28"   | 474.00'  | 117.81'    | S89°25'37"E     | 117.51'      |
| C95         | 7°47'30"    | 546.00'  | 74.25'     | N81°38'26"E     | 74.19'       |
| C96         | 89°59'28"   | 13.50'   | 21.20'     | S45°06'10"E     | 19.09'       |
| C97         | 90°00'00"   | 13.50'   | 21.21'     | N44°53'17"E     | 19.09'       |
| C98         | 16°29'46"   | 786.00'  | 226.29'    | N81°38'26"E     | 225.51'      |
| C99         | 90°00'00"   | 11.00'   | 17.28'     | S61°36'25"E     | 15.56'       |
| C100        | 42°06'46"   | 277.50'  | 203.96'    | S10°43'57"W     | 199.40'      |
| C101        | 67°43'58"   | 472.50'  | 277.15'    | S14°59'16"W     | 273.19'      |
| C102        | 86°10'09"   | 11.00'   | 16.54'     | S41°15'59"W     | 15.03'       |
| C103        | 22°37'27"   | 692.50'  | 273.44'    | S73°02'21"W     | 271.67'      |
| C104        | 12°46'12"   | 81.00'   | 8.07'      | S64°34'57"W     | 8.07'        |
| C105        | 52°54'40"   | 21.00'   | 19.39'     | N86°06'24"W     | 18.71'       |
| C106        | 25°40'04"   | 56.00'   | 25.09'     | N46°49'02"W     | 24.88'       |
| C107        | 5°20'38"    | 81.00'   | 8.07'      | N31°07'42"W     | 8.07'        |
| C108        | 2°07'44"    | 514.00'  | 19.10'     | N27°12'31"W     | 19.10'       |
| C109        | 92°39'01"   | 13.50'   | 21.83'     | N20°10'51"E     | 19.53'       |
| C110        | 94°07'29"   | 13.50'   | 22.18'     | N64°57'25"W     | 19.77'       |
| C111        | 20°31'16"   | 514.00'  | 181.40'    | N07°47'03"W     | 180.46'      |
| C112        | 90°00'00"   | 13.50'   | 21.21'     | N47°19'35"E     | 19.09'       |
| C113        | 90°00'00"   | 13.50'   | 21.21'     | N42°40'25"W     | 19.09'       |
| C114        | 9°07'11"    | 546.00'  | 86.91'     | N02°41'00"W     | 86.82'       |
| C115        | 3°40'46"    | 81.00'   | 5.20'      | N04°57'13"W     | 5.20'        |
| C116        | 54°51'51"   | 31.00'   | 29.36'     | N24°01'06"E     | 28.27'       |
| C117        | 22°10'10"   | 692.50'  | 267.95'    | N76°54'10"W     | 266.28'      |
| C118        | 86°10'09"   | 11.00'   | 16.54'     | N44°54'10"W     | 15.03'       |
| C119        | 33°36'25"   | 427.50'  | 250.75'    | N14°59'07"E     | 247.17'      |
| C120        | 42°09'29"   | 322.50'  | 237.29'    | N10°42'35"E     | 231.98'      |
| C121        | 90°00'00"   | 11.00'   | 17.28'     | N28°23'35"E     | 15.56'       |
| C122        | 40°47'21"   | 467.50'  | 332.82'    | S86°12'45"E     | 325.83'      |
| C123        | 12°05'55"   | 778.48'  | 164.38'    | S31°37'26"W     | 164.08'      |
| C124        | 1°31'54"    | 636.00'  | 17.00'     | N73°22'40"E     | 17.00'       |
| C125        | 90°00'00"   | 13.50'   | 21.21'     | S65°37'41"E     | 19.09'       |
| C126        | 86°49'03"   | 13.50'   | 20.46'     | N22°46'51"E     | 18.55'       |
| C127        | 4°27'45"    | 636.00'  | 49.54'     | N63°57'30"E     | 49.52'       |
| C128        | 90°00'00"   | 13.50'   | 21.21'     | S73°16'23"E     | 19.09'       |
| C129        | 90°00'00"   | 13.50'   | 21.21'     | N16°43'37"E     | 19.09'       |
| C130        | 5°42'38"    | 81.00'   | 8.07'      | N64°34'56"E     | 8.07'        |
| C131        | 53°47'57"   | 31.00'   | 29.11'     | S85°39'46"E     | 28.05'       |
| C132        | 24°05'47"   | 81.00'   | 34.07'     | S46°42'54"E     | 33.81'       |
| C133        | 6°23'38"    | 81.00'   | 9.04'      | S31°28'12"E     | 9.03'        |
| C134        | 27°34'53"   | 690.11'  | 332.21'    | S67°31'11"W     | 329.01'      |
| C135        | 44°17'35"   | 1035.67' | 800.64'    | S59°09'01"W     | 780.85'      |
| C136        | 60°50'57"   | 1295.72' | 1376.08'   | S69°51'45"W     | 1312.32'     |
| C137        | 22°53'20"   | 619.12'  | 247.33'    | N68°02'41"W     | 245.69'      |
| C138        | 6°23'38"    | 81.00'   | 9.04'      | N25°04'34"W     | 9.03'        |
| C139        | 53°25'38"   | 31.00'   | 28.91'     | N04°50'04"E     | 27.87'       |
| C140        | 24°28'05"   | 81.00'   | 34.59'     | N43°46'56"E     | 34.33'       |
| C141        | 5°42'38"    | 81.00'   | 8.07'      | N58°52'18"E     | 8.07'        |

| CURVE TABLE |             |          |            |                 |              |
|-------------|-------------|----------|------------|-----------------|--------------|
| NUMBER      | DELTA ANGLE | RADIUS   | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C142        | 5°42'38"    | 81.00'   | 8.07'      | N64°34'56"E     | 8.07'        |
| C143        | 53°47'57"   | 31.00'   | 29.11'     | S85°39'46"E     | 28.05'       |
| C144        | 24°05'47"   | 81.00'   | 34.07'     | S46°42'54"E     | 33.81'       |
| C145        | 6°23'38"    | 81.00'   | 9.04'      | S31°28'12"E     | 9.03'        |
| C146        | 5°42'00"    | 81.00'   | 8.06'      | N25°24'45"W     | 8.05'        |
| C147        | 54°06'40"   | 21.00'   | 19.83'     | N04°29'35"E     | 19.10'       |
| C148        | 24°28'04"   | 56.00'   | 23.91'     | N43°46'57"E     | 23.73'       |
| C149        | 5°42'38"    | 81.00'   | 8.07'      | N58°52'18"E     | 8.07'        |
| C150        | 15°47'28"   | 606.50'  | 167.16'    | N70°17'34"E     | 166.63'      |
| C151        | 9°03'33"    | 605.50'  | 95.74'     | S82°02'10"W     | 95.64'       |
| C152        | 46°13'09"   | 1016.69' | 820.14'    | S71°48'11"W     | 798.08'      |
| C153        | 8°46'09"    | 552.50'  | 84.56'     | S77°46'39"W     | 84.48'       |
| C154        | 28°53'49"   | 552.50'  | 278.65'    | N80°15'59"W     | 275.71'      |
| C155        | 3°07'23"    | 552.50'  | 30.11'     | S83°43'25"W     | 30.11'       |
| C156        | 13°03'06"   | 606.50'  | 146.98'    | N87°16'06"W     | 146.62'      |
| C157        | 86°40'59"   | 87.00'   | 131.62'    | S22°28'35"E     | 119.42'      |
| C158        | 86°40'59"   | 37.00'   | 55.98'     | N22°28'35"W     | 50.79'       |
| C159        | 21°51'07"   | 87.00'   | 33.18'     | S09°56'21"W     | 37.63'       |
| C160        | 86°40'59"   | 37.00'   | 55.98'     | N22°28'35"W     | 50.79'       |
| C161        | 27°34'29"   | 475.81'  | 229.00'    | N01°46'23"E     | 226.79'      |
| C162        | 33°19'40"   | 329.05'  | 191.40'    | N28°40'40"W     | 188.71'      |
| C163        | 84°41'41"   | 124.00'  | 183.30'    | N64°43'15"E     | 167.06'      |
| C164        | 19°01'02"   | 467.50'  | 155.17'    | N87°05'51"W     | 154.46'      |
| C165        | 5°20'08"    | 456.50'  | 42.51'     | N78°51'24"W     | 42.50'       |
| C166        | 83°28'36"   | 100.00'  | 145.69'    | N34°27'04"W     | 133.15'      |
| C167        | 16°53'41"   | 223.00'  | 65.76'     | N15°44'05"E     | 65.52'       |
| C168        | 31°9'46"    | 2062.50' | 119.85'    | S11°14'00"W     | 119.83'      |
| C169        | 4°23'20"    | 2069.50' | 158.53'    | S18°50'03"W     | 158.49'      |
| C170        | 67°43'58"   | 176.00'  | 208.06'    | S12°50'16"E     | 196.15'      |
| C171        | 67°43'58"   | 176.00'  | 208.06'    | S12°50'16"E     | 196.15'      |
| C172        | 108°20'20"  | 116.00'  | 219.34'    | S78°21'05"W     | 188.09'      |