

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5

A REPLAT OF TRACT V, DAWSON TRAILS FILING NO. 2
A PART OF THE SOUTHWEST QUARTER OF 22 & NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT



SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - BOUNDARY/INDEX SHEET
SHEET 3 - MAP/DETAIL SHEET
SHEET 4 - MAP/DETAIL SHEET
SHEET 5 - MAP/DETAIL SHEET
SHEET 6 - MAP/DETAIL SHEET

LEGAL DESCRIPTION:

TRACT V, DAWSON TRAILS FILING NO. 2 PER PLAT RECORDED AT THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 24, 2025, AT RECEPTION NO. 2025061713, AND RE-RECORDED ON MARCH 4, 2026 AT RECEPTION NO. 2026010148 TO REFLECT THE ANNEXATION OF CERTAIN PROPERTY.

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. 5. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS AS DESCRIBED AND SHOWN HEREON. ALL TRACTS WILL BE DEDICATED TO THE HOA BY SEPARATE INSTRUMENT FOR THE PURPOSES DESCRIBED IN THE TRACT SUMMARY TABLE AS SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG, AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

TRACT A5 WILL BE DEDICATED TO THE HOA BY SEPARATE INSTRUMENT FOR THE PURPOSES DESCRIBED IN THE TRACT SUMMARY TABLE AS SHOWN HEREON.

TRACT B5 AND H5 WILL BE DEDICATED TO THE HOA BY SEPARATE INSTRUMENT FOR THE PURPOSES DESCRIBED IN THE TRACT SUMMARY TABLE AS SHOWN HEREON.

TRACT C5, D5, E5, AND F5 WILL BE DEDICATED TO THE HOA BY SEPARATE INSTRUMENT FOR THE PURPOSES DESCRIBED IN THE TRACT SUMMARY TABLE AS SHOWN HEREON.

TRACT G5 WILL BE DEDICATED TO THE HOA BY SEPARATE INSTRUMENT FOR THE PURPOSES DESCRIBED IN THE TRACT SUMMARY TABLE AS SHOWN HEREON.

THE UNDERSIGNED HEREBY DEDICATE A BLANKET DRAINAGE EASEMENT TO THE TOWN OF CASTLE ROCK ON TRACTS A5, B5, C5, D5, E5, AND F5 IN ACCORDANCE WITH NOTE 3.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

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

BY: Andrew R. Klein

AS: Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF July, 2026

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 08-07-2028

NOTARY PUBLIC

NOTARY CERTIFICATE:

STATE OF Colorado

COUNTY OF Arapahoe

SUBSCRIBED AND SWORN BEFORE ME THIS

22 DAY OF July, 2026

BY Andrew R. Klein

AS AUTHORIZED SIGNATORY OF ACM Dawson Trails VIII JV LLC

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 08-07-2028

SIENA AVERY MAUVAIS
Notary Public
State of Colorado
Notary ID # 20244029563
My Commission Expires 08-07-2028

NOTES:

- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, 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 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- ALL OF TRACT G5 IS A PRIVATE ACCESS EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT.
- 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.
- 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.
- 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 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.

LAND USE SUMMARY TABLE			
	AREA (SQ. FT.)	AREA (ACRE)	%
LOTS (100)	160,421	3.683	43.865%
TRACTS (8)	205,294	4.713	56.135%
PUBLIC RIGHT-OF-WAY	0	0.000	0.000%
TOTAL:	365,715	8.396	100.000%

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRE)	USE	PROPOSED OWNERSHIP	PROPOSED MAINTENANCE
TRACT A5	50,784	1.166	PRIVATE OPEN SPACE, PARK, DRAINAGE	HOA	HOA
TRACT B5	49,481	1.136	PRIVATE OPEN SPACE, DRAINAGE	HOA	HOA
TRACT C5	1,250	0.029	PRIVATE OPEN SPACE	HOA	HOA
TRACT D5	1,274	0.029	PRIVATE OPEN SPACE	HOA	HOA
TRACT E5	2,000	0.046	PRIVATE OPEN SPACE	HOA	HOA
TRACT F5	637	0.015	PRIVATE OPEN SPACE	HOA	HOA
TRACT G5	65,547	1.505	PRIVATE ACCESS, UTILITIES, DRAINAGE	HOA	HOA
TRACT H5	34,321	0.788	PRIVATE OPEN SPACE, DRAINAGE	HOA	HOA

NOTE: DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5 IS ENTIRELY WITHIN PLANNING AREA E-2 (PA E-2) AND THERE ARE NO PUBLIC LAND DEDICATIONS (PL) OR OPEN SPACE PRIVATE AREAS (OSP) WITHIN ITS BOUNDARY AS SHOWN ON THE MAP OF THE CURRENT DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AS AMENDED.

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.

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 FEBRUARY 8, 2023 AT RECEPTION NO. 2023005661 AND ACCORDINGLY 68.33 SFE'S ARE DEBITED FROM THE WATER BANK. 3.33 SFE'S ARE BEING DEDICATED FOR IRRIGATION WITH 65 SFE'S BEING DEDICATED FOR DOMESTIC USE.

TITLE CERTIFICATE:

I, Annie Amwine, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 24th DAY OF July, 2026

BY: Annie Amwine
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF JULY, 2026

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 08-07-2028

Sienna Avery Mauvais
NOTARY PUBLIC

SIENA AVERY MAUVAIS
Notary Public
State of Colorado
Notary ID # 20244029563
My Commission Expires 08-07-2028

SURVEYOR'S NOTES:

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

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

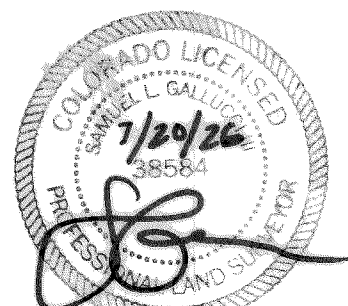
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, SAMUEL L. GALLUCCI III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5 PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS 20th DAY OF JULY, 2026

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



STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO,

THIS 28 DAY OF July, 2026

Jeffrey J. Smith
DIRECTOR OF DEVELOPMENT SERVICES

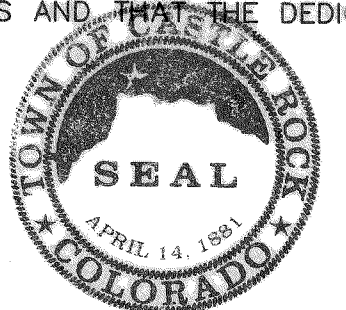
STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

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

Adam Gini
TOWN MANAGER

ATTEST:

Sharon Anderson
TOWN CLERK



PL26-0003

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5		TRACT V, 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 80112-2019 (303) 694-1520 www.EMK.com	APPLICANT/DEVELOPER ACM DAWSON TRAILS VIII JV LLC 8350 EAST CRESCENT PARKWAY, SUITE 200 GREENWOOD VILLAGE, COLORADO ATTN: LAWRENCE P. JACOBSON	DATE: 7/17/2026 DRAWN BY: BA QA/QC: SLG3 SHEET 1 OF 6 SHEETS
			JOB NO. 13477

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5

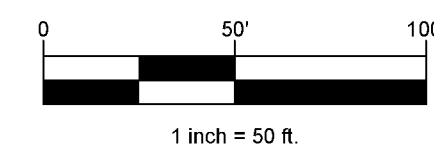
A REPLAT OF TRACT V, DAWSON TRAILS FILING NO. 2
A PART OF THE SOUTHWEST QUARTER OF 22 & NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DAWSON TRAILS
FILING NO. 2,
AMENDMENT NO. 4
PLAT (PL25-0019)
REC. 2026034581

LEGEND

- FOUND MONUMENT, 1.5"
- ALUMINUM CAP STAMPED "EMK PLS 38584"
- FOUND PLSS CORNER, AS NOTED
- SET MONUMENT, 1.5"
- ALUMINUM CAP SET FLUSH WITH GROUND SURFACE STAMPED "EMK PLS 38584"

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER-RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- UTILITY EASEMENT
- SIGHT LINE EASEMENT



PLANNING AREA	APPROVED UNITS PER PDP 21-0001 & AS AMENDED	MAX TRANSFER OUT	TRANSFERRED OUT	MAX TRANSFER IN	TRANSFERRED IN	UNITS REMAINING AFTER TRANSFER	UNIT TRACKING					
							SDP23-0023 & PL24-0009 (B-1 EAST)		SDP23-0040 & PL25-0004 (D NORTH)		SDP25-0004 & PL26-0003 (E-2 TOWNHOMES)	
							TOTAL PLATTED	TRANSFERRED	PLATTED	TRANSFERRED	PLATTED	TRANSFERRED
A	471	20%	94	0	0%	0	471	N/A	N/A	N/A	N/A	N/A
B-1	484	20%	97	0	0%	0	484	N/A	N/A	N/A	N/A	N/A
B-2	228	20%	46	0	0%	0	228	N/A	N/A	N/A	N/A	N/A
C-1	481	20%	96	0	15%	72	481	N/A	N/A	N/A	N/A	N/A
C-2	908	20%	182	0	20%	182	908	N/A	N/A	N/A	N/A	N/A
D	1938	20%	388	0	20%	388	1938	N/A	N/A	256	0	N/A
E-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
E-2	400	20%	80	0	20%	80	400	N/A	N/A	N/A	100	N/A
F-1	940 (TOTAL ALLOWED IN ALL OF PA-F)	20%	188	0	20%	188	940	N/A	N/A	N/A	N/A	N/A
F-2								N/A	N/A	N/A	N/A	N/A
F-3								N/A	N/A	N/A	N/A	N/A
G-1								N/A	N/A	N/A	N/A	N/A
G-2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL RESIDENTIAL UNITS							5,850					
TOTAL MULTI-FAMILY*							2,400					
TOTAL COMMERCIAL/NON RES SF							3,200,000					
* TOTAL MULTI-FAMILY UNITS IS INCLUDED IN THE OVERALL TOTAL RESIDENTIAL UNITS (5,850).												

NAME	ACREAGE DESIGNATED IN PDP, 3RD AMENDMENT PDP25-0001	USE	OWNERSHIP	MAINTENANCE*	DEDICATION REQUIREMENT MET	SEPARATE INSTRUMENT (REC. 2023005682, 2023005683)	TRACT AND LAND USE SUMMARY (PLANNING)				
							PL23-0005 (FILING 1) (REC. 2025035148)	PL23-0012 (FILING 2) (REC. 2026010148)	SDP23-0023 & PL24-0009 (B-1 EAST) (Tract Q)	SDP23-0040 & PL25-0004 (D) (Tract O & H)	SDP25-0004 & PL26-0003 (E-2 TOWNHOMES) (Tract V)
PL-1-01	4.5	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1-02	8.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	8.009 (Tract L)	N/A	N/A	N/A
PL-1-03	12.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	12.213 (Tract J)	N/A	N/A	N/A
PL-1-04	12.2	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	13.001 (Tract M)	N/A	N/A	N/A
PL-1-05	13.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	8.288 (Tracts S&T)	N/A	N/A	N/A
PL-1-06	7.5	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	2.005 (Tract F)	N/A	N/A	N/A
PL-1-07	44.1	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	42.169	5.001 (Tract M)	N/A	N/A	N/A	N/A
PL-1-08	5.0	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	N/A	N/A	N/A	N/A
PL-1-09	12.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-1-10	109.3	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	74.508	N/A	N/A	N/A	N/A	N/A
PL-2-01	382.9	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	13.755 (Tract R)	N/A	N/A	N/A
PL-2-02	312	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	N/A	31.245 (Tract N)	N/A	N/A	N/A
PL-2-03	PL-2-03 WAS REMOVED WITH MINOR AMENDMENT #1. 0.9 ACRES OF PL-2 WILL BE DEDICATED ELSEWHERE					NO	N/A	N/A	N/A	N/A	N/A
PL-2-04	6.5	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	6.965 (Tract C)	N/A	N/A	N/A	N/A
PL-2-05	8.5	PUBLIC LAND DEDICATION	TOCR	TOCR	YES	N/A	8.618 (Tracts H&H)	N/A	N/A	N/A	N/A
PL-2-06	5.6	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	1.947 (Tract B)	1.7 (Tract Y)	N/A	N/A	N/A
PL-2-07	27.0	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
PL-2-08	0.5	PUBLIC LAND DEDICATION	TOCR	TOCR	NO	N/A	N/A	N/A	N/A	N/A	N/A
OSP-1	9.2	OPEN SPACE/ DRAINAGE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	1.758 (Tract W)	N/A	N/A	N/A
OSP-2	7.3	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	4.312 (Tracts AA,BB,&I)	N/A	N/A	N/A
OSP-3	PORTION OF OSP-2		DRAINAGE	TOCR	TOCR**	NO	N/A	N/A	2.020 (Tract U)	N/A	N/A
OSP-2	16.1	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	8.476 (Tracts CC,DD,&Z)	N/A	N/A	N/A
OSP-3	PORTION OF OSP-3		DRAINAGE/ DETENTION	TOCR	TOCR**	NO	N/A	N/A	5.031 (Tract G)	N/A	N/A
OSP-4	3.9	OPEN SPACE/ DRAINAGE/ DETENTION	TOCR	TOCR**	YES	N/A	N/A	12.9 (Tract X)	N/A	N/A	N/A
OSP-5	4.5	DRAINAGE/ DETENTION	METRO DISTRICT	METRO DISTRICT	YES	N/A	4.5 (Tract K)	N/A	N/A	N/A	N/A
OSP-6	11.2	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	11.142 (Tract A&B)	N/A	N/A	N/A	N/A
OSP-7	17.0	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	12.238 (Tract C)***	N/A	N/A	N/A
OSP-8	4.0	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	N/A	N/A	N/A
ADDITIONAL OSP	215.0	TBD	METRO DISTRICT	METRO DISTRICT	NO	N/A	N/A	N/A	14.916	11.44	3.209

*TRAIL MAINTENANCE WILL BE FURTHER DEFINED WITH TRAIL MAINTENANCE EXHIBITS PROVIDED WITH SDPS AND CD'S WHICH MAY NOT FOLLOW TRACT BOUNDARIES.

**INDICATES A TRACT WHERE TRAILS, IRRIGATION, LANDSCAPING, AND OTHER DEVELOPER INSTALLED AMENITIES SHALL BE METRO DISTRICT MAINTAINED. ONLY A PORTION OF OSP-2 AND OSP-3 WILL BE OWNED, REMAINING PORTIONS WILL BE PRIVATE.

***INCLUDES A PORTION OF THE IKE STREET ROW.

PL26-0003

DAWSON TRAILS FILING NO. 2,
AMENDMENT NO. 5

TRACT V, 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
2008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMK.com

APPLICANT/DEVELOPER
ACM DAWSON TRAILS VIII JV LLC
8350 EAST CRESCENT PARKWAY,
SUITE 200
GREENWOOD VILLAGE, COLORADO
ATTN: LAWRENCE P. JACOBSON

DATE: 7/17/2026
DRAWN BY: BA
QA/QC: SLG3
SHEET 2
OF 6 SHEETS

JOB NO. 13477



SOUTHEAST CORNER OF SECTION 28
SECTION CORNER OF SECTIONS 28,27,33,34
FOUND 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

DAWSON TRAILS
FILING NO. 2

PLAT (PL23-0012)
REC. 2026010148

TRACT N

NORTHEAST CORNER OF
SECTION 28
SECTION CORNER OF
SECTIONS 21,22,28,27

SW 1/4
SEC. 22

POINT OF BEGINNING
SOUTHWEST CORNER OF TRACT V

TRACT C

DAWSON TRAILS FILING NO. 2,
AMENDMENT NO. 3

PLAT (PL25-0005)
REC. 2026034511

DAWSON TRAILS FILING NO. 2,
AMENDMENT NO. 3

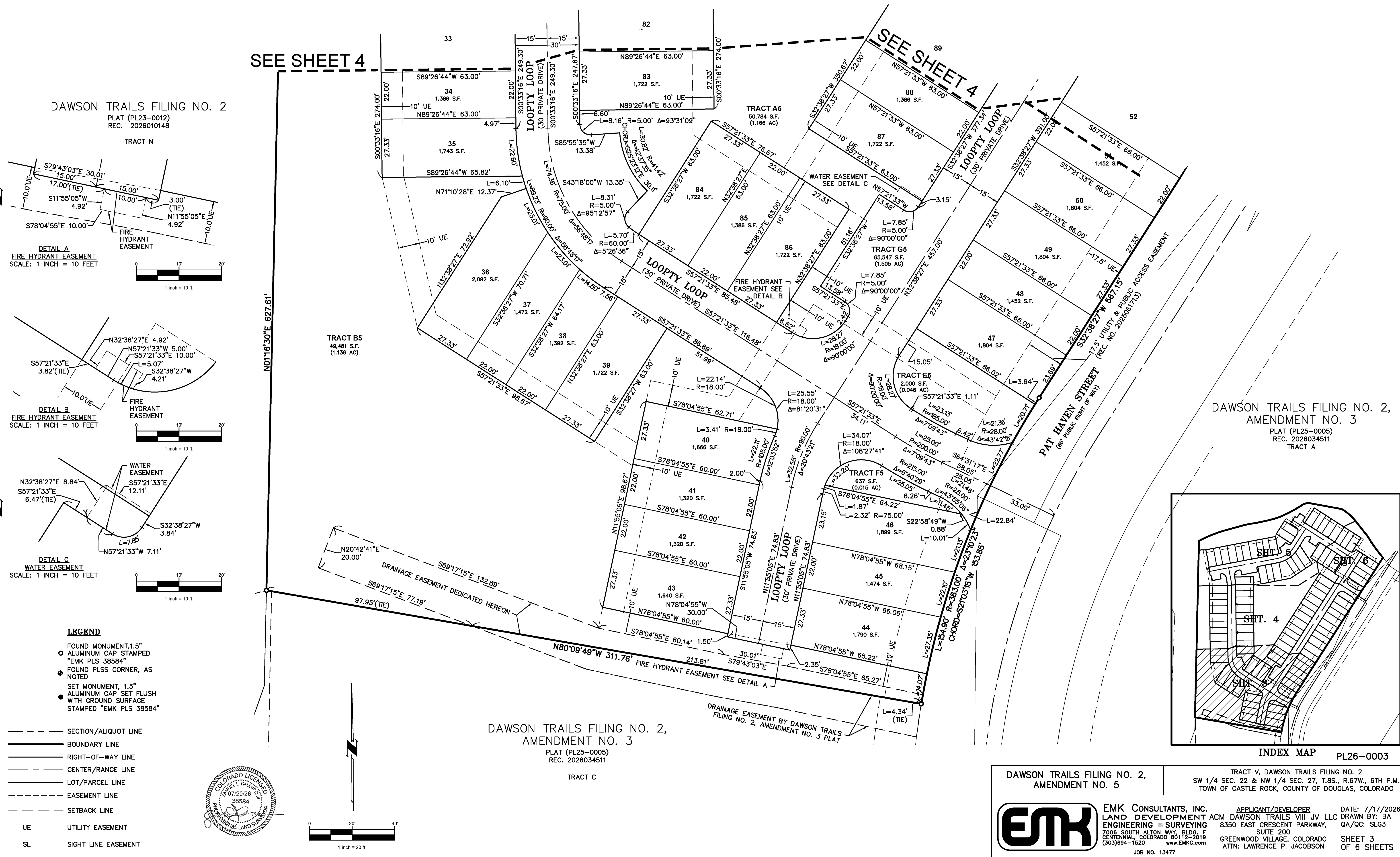
PLAT (PL25-0005)
REC. 2026034511

TRACT A

NW 1/4
SEC. 27

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5

A REPLAT OF TRACT V, 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



	EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 www.EMKco.com	<u>APPLICANT/DEVELOPER</u> ACM DAWSON TRAILS VIII JV LLC 8350 EAST CRESCENT PARKWAY, SUITE 200 GREENWOOD VILLAGE, COLORADO ATTN: LAWRENCE P. JACOBSON	DATE: 7/17/2026 DRAWN BY: BA QA/QC: SLG3 SHEET 4 OF 6 SHEETS
	JOB NO. 13477		

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5

A REPLAT OF TRACT V, 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.
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