DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 6

A RESUBDIVISION OF TRACT F, DAWSON TRAILS FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 27 & THE NE 1/4 OF SECTION 28, T.8S., R.67W. OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
SHEET 1 OF 3

COVER SHEET

PROPERTY DESCRIPTION:

TRACT F, DAWSON TRAILS FILING NO. 2, A SUBDIVISION RECORDED ON DECEMBER 24, 2025 AT RECEPTION NUMBER 2025061713, SITUATED IN THE NW 1/4 OF SECTION 27 & THE NE 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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. 2, AMENDMENT NO. 6**. 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 AS DESCRIBED AND 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, 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.

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

______________________________ ______________________________
SIGNATURE PRINT NAME AND TITLE

SIGNED THIS ________ DAY OF ______________________, 20_______.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ________ DAY OF _________________, 20_______ BY ______________________________ AS ________________ OF ACM DAWSON TRAILS VIII JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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 HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED __________________________________ AT RECEPTION NO. ______________________________, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK

______________________________ ______________________________
SIGNATURE PRINT NAME AND TITLE

SIGNED THIS ________ DAY OF ______________________, 20_______.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ________ DAY OF _________________, 20_______
BY ______________________________ AS ________________ OF FIRSTBANK.

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _________________________.

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

SIGNED THIS ________ DAY OF ______________________, 20_______.

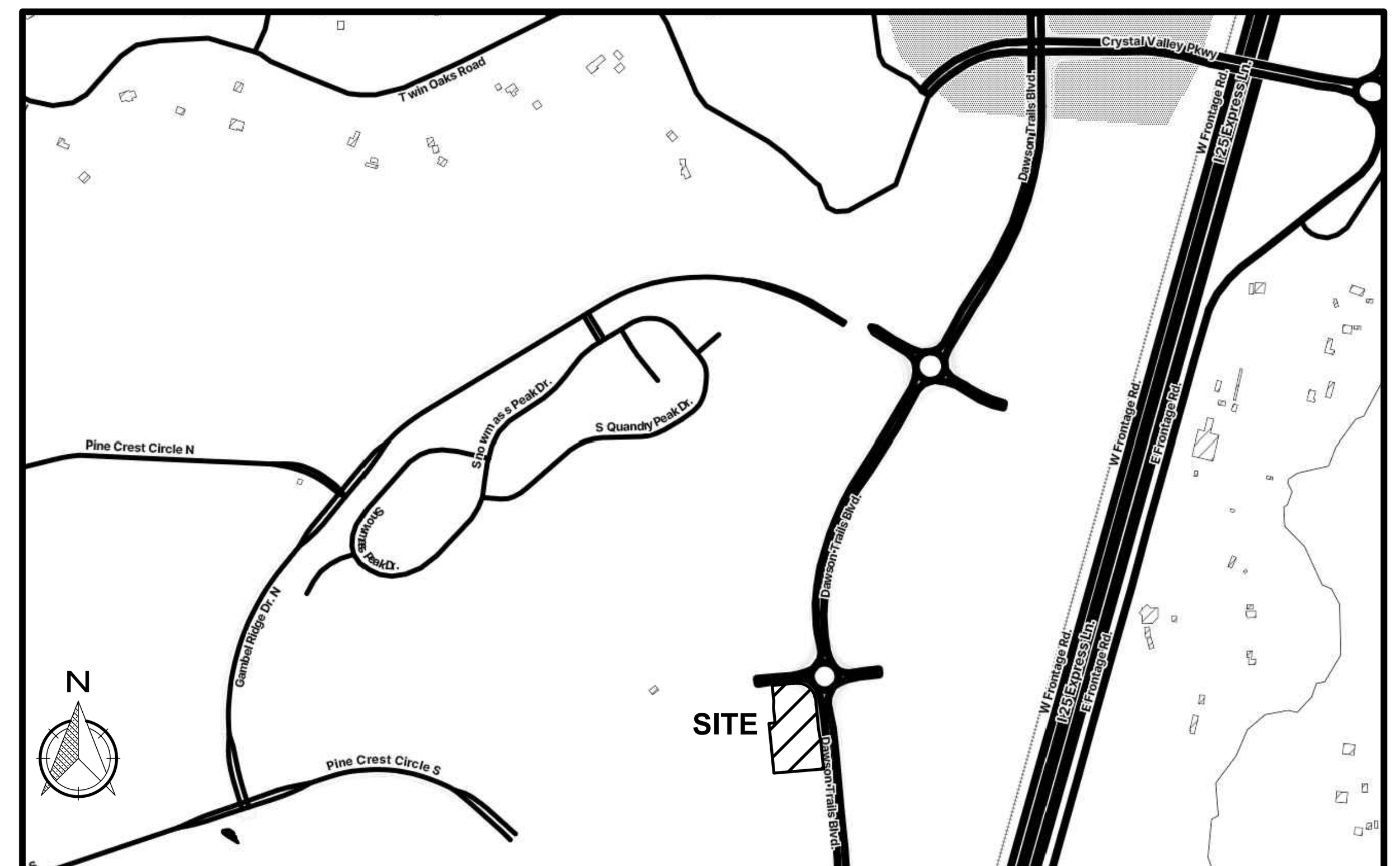
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ________ DAY OF _________________, 20_______ AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _________________________.



VICINITY MAP

SHEET INDEX	
SHEET	**TITLE**
1 OF 3	COVER SHEET
2 OF 3	PLAT MAP
3 OF 3	ADDITIONAL EASEMENTS

SURVEYOR'S CERTIFICATE:

I, JUSTIN A. CONNER, 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.

I FURTHER CERTIFY THAT I, JUSTIN A. CONNER, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

JUSTIN A. CONNER
PROFESSIONAL L.S. NO. 38421
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

SURVEYOR NOTES:

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER NCS-1275003-CO, REVISION 2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2026 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.

2. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING RECORD BEARING OF S00°48'08"E AS REFERENCED ON THE PLAT OF DAWSON TRAILS FILING NO. 2 AND BOUNDED BY A 2-1/2" ALUMINUM CAP ON A STEEL PIPE, 3.7' BELOW GRADE, STAMPED "SURVEY MONUMENT, 1988, LS 6935, ARCHER & ASSOC" FOUND AT THE NORTHEAST CORNER OF SAID SECTION 28 AND A 2-1/2" ALUMINUM CAP ON A STEEL PIPE, FLUSH WITH GRADE, STAMPED "SURVEY MONUMENT, 1988, LS 6935, ARCHER & ASSOC" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 28, WITH ALL BEARING CONTAINED HEREON BEING RELATIVE THERETO.

3. ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES.

4. ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

6. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AND THE 100-YR FLOODPLAIN IS NOT WITHIN THE PLAT AREA ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0284G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

7. 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.

8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE __________________ AGREEMENT, RECORDED ON THE __________ DAY OF _________________, 20_______ AT RECEPTION NO. ______________________________ AND ACCORDINGLY, ___________ SFE ARE DEBITED FROM THE WATER BANK.

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

ESC
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Creative Solutions Since 1954
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engineeringserviceco.com
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Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
26-010-P	1684.3	10/22/2026	990	1 OF 3

Revision Dates:

PROJECT NO. PL26-0010
DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 6

File Name: N:\Projects\The Garrett Companies\Castle Rock CO - Dawson Trails Blvd & Blanca Peak Pkwy\CAD\Plat\Dawson Trails Blvd & Blanca Peak Pkwy Castle Rock - Plat.dwg Plot Date: 10/22/2026 Company: ESC

DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 6

A RESUBDIVISION OF TRACT F, DAWSON TRAILS FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 27 & THE NE 1/4 OF SECTION 28, T.8S., R.67W. OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLAT MAP

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT CENTERLINE
- NEW EASEMENT LINE
- NEW EASEMENT & R.O.W. CENTERLINE
- R.O.W. — RIGHT-OF-WAY
- BK. PG. — BOOK AND PAGE
- REC. NO. — RECEPTION NUMBER
- ALIQUOT CORNER
- SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC, PLS 38421"

N

0 50 100

Scale: 1" = 50'

TRACT H
DAWSON TRAILS FILING NO. 2
(PLAT - REC. NO. 2025061713)

N05°47'17"W 586.59'

30' DRAINAGE EASEMENT (REC. NO. 2025061713)

N84°12'43"E 4.65'

25' DRAINAGE EASEMENT

N84°12'43"E 72.00'

DAWSON PLAZA STREET
(PUBLIC R.O.W. VARIES)

N05°47'17"W 174.11'

N02°00'28"E 81.10'

N05°47'17"W 179.99'

N67°08'54"E 15.51'

15' UTILITY AND PUBLIC ACCESS EASEMENT (REC. NO. 2025061713)

SOUTHEAST CORNER OF SECTION 28, T.8S., R.67W. OF THE 6TH P.M. (FOUND 2-1/2" ALUMINUM CAP ON A STEEL PIPE, FLUSH WITH GRADE, STAMPED AS SHOWN.)

SURVEY MONUMENT 1988 28 27 33 34 LS 6935 ANCHER & ASSOC.

2768.274'

N10°44'49"E 58.07'

25' DRAINAGE EASEMENT

TRACT Z
DAWSON TRAILS FILING NO. 2
(PLAT - REC. NO. 2025061713)

S85°18'29"W 585.15'

455.387'

20' SANITARY EASEMENT

20' WATER EASEMENT

30' WATER & SANITARY EASEMENT

EAST LINE OF SEC. 28, T.8S., R.67W. OF THE 6TH P.M. S00°48'08"E 5303.46' (BASIS OF BEARINGS)

1031.973'

1503.211'

NORTHEAST CORNER OF SECTION 28, T.8S., R.67W. OF THE 6TH P.M. (FOUND 2-1/2" ALUMINUM CAP ON A STEEL PIPE, 3.7' BELOW GRADE, STAMPED AS SHOWN.)

SURVEY MONUMENT 1988 LS 6935 ANCHER & ASSOC.

BLANCA PEAK PARKWAY
(86' PUBLIC R.O.W.)

N84°12'43"E 261.39'

20' UTILITY AND PUBLIC ACCESS EASEMENT (REC. NO. 2025061713)

S89°56'25"E 20.69'

S05°53'31"E 30.00'

S50°47'17"E 18.02'

LOT 1, BLOCK 1
551,771 SQUARE FEET
12.66693 ACRES

Δ=75°06'53"
R=213.00'
L=279.24'
Chd=S52°22'58"E
259.67'

S05°47'17"E 285.15'

S09°58'55"E 150.41'

S05°47'17"E 255.04'

S06°37'02"E 39.01'

S14°49'32"E 34.95'

Δ=0°55'50"
R=1944.50'
L=31.58'
Chd=S05°19'22"E
31.58'

Δ=7°34'51"
R=150.50'
L=19.91'
Chd=S02°49'37"E
19.90'

Δ=15°47'20"
R=149.50'
L=41.20'
Chd=S06°55'52"E
41.07'

DAWSON TRAILS BOULEVARD
(PUBLIC R.O.W. VARIES)

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AND THE 100-YR FLOODPLAIN IS NOT WITHIN THE PLAT AREA ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0284G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

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PROJECT NO. PL26-0010
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File Name: N:\Projects\The Grant Companies\Castle Rock (CO) - Dawson Trails Blvd & Blanca Peak Pkwy\CAD\Plat\Dawson Trails Blvd & Blanca Peak Pkwy Castle Rock - Plat.dwg Plot Date: 10/22/2026 Company: ESC

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
SHEET 3 OF 3

ADDITIONAL EASEMENTS

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT CENTERLINE
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(PLAT - REC. NO. 2025061713)

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25' ACCESS EASEMENT

N84°12'43"E 72.00'

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S89°56'25"E 20.69'

TRACT Z
DAWSON TRAILS FILING NO. 2
(PLAT - REC. NO. 2025061713)

S85°18'29"W 585.15'

26' ACCESS EASEMENT
30' ACCESS EASEMENT
32' ACCESS EASEMENT
24' ACCESS EASEMENT

LOT 1, BLOCK 1
551,771 SQUARE FEET
12.66693 ACRES

Δ=90°00'00" R=22.00' L=34.56'
Δ=0°55'50" R=1944.50' L=31.58' Chd=S05°19'22"E 31.58'
Δ=75°06'53" R=213.00' L=279.24' Chd=S52°22'58"E 259.67'
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