

DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS "SUPER BLOCK" PLAT IS TO SUBDIVIDE THE PROPERTY INTO INTO 1 LOT FOR DEVELOPMENT AND 20 TRACTS FOR FUTURE SUBDIVISION AND DEVELOPMENT AND TO DEDICATE RIGHTS-OF-WAY AND UTILITY INFRASTRUCTURE FOR THE OVERALL DEVELOPMENT.

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING PARCELS A, B, E, F AND G AND PORTIONS OF PARCELS C AND D AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065716, PARCEL IX AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, AND THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2023005662, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 22 AND THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PARCEL OF LAND BEING PARCELS C, D, AND G AND PORTIONS OF PARCELS A, B, E AND F, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065716, AND PORTIONS OF PARCEL IX AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 22 AND THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°27'27" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 1249.65 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL IX, ALSO BEING AN ANGLE POINT ON THE EAST LINE OF TWIN OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 248925, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING.

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS AMENDED PLAT, ALONG THE EAST LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS AND ALONG THE WEST LINE OF SAID PARCEL IX, THE FOLLOWING TWO (2) COURSES:

- 1. S 89° 27' 27" E, A DISTANCE OF 65.00 FEET;
- 2. N 00° 22' 15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNERS OF SAID PARCEL A LOT 3, SAID TWIN OAKS SUBDIVISION PLAT AND THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2023005662, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2023005662 THE FOLLOWING FIVE (5) COURSES:

- 1. S 89°30'38" E, ALONG THE SOUTH LINES OF SAID PARCEL A AND LOT 3, A DISTANCE OF 385.53 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1115.50 FEET, A CENTRAL ANGLE OF 17°13'16" AND AN ARC LENGTH OF 335.28 FEET, THE CHORD OF WHICH BEARS N 29°12'58" E, A DISTANCE OF 334.02 FEET;
- 3. N 37°49'36" E, A DISTANCE OF 1663.33 FEET TO A POINT OF CURVATURE;
- 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 964.50 FEET, A CENTRAL ANGLE OF 37°38'02" AND AN ARC LENGTH OF 633.52 FEET;
- 5. N 00°11'34" E, A DISTANCE OF 28.68 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL F;

THENCE S 89° 48' 26" E, ALONG THE NORTH LINE OF SAID PARCEL F, A DISTANCE OF 75.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL G;

THENCE N 00° 11' 34" E, ALONG THE WEST LINE OF SAID PARCEL G, A DISTANCE OF 842.69 FEET TO THE NORTHWEST CORNER OF SAID PARCEL G;

THENCE S 89° 48' 26" E, ALONG THE NORTH LINE OF SAID PARCEL G, A DISTANCE OF 928.54 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05° 35' 04" AND AN ARC LENGTH OF 563.33 FEET, THE CHORD OF WHICH BEARS S 18° 04' 54" W, A DISTANCE OF 563.11 FEET;
- 2. S 15° 17' 57" W, A DISTANCE OF 4234.16 FEET TO THE NORTHEAST CORNER OF RW-18A, A PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021056802, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID RW-18A, THE FOLLOWING TWO (2) COURSES:

- 1. N 79° 56' 07" W, A DISTANCE OF 58.85 FEET TO THE POINT OF NON-TANGENT CURVATURE;
- 2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 00° 40' 24" AND AN ARC LENGTH OF 67.33 FEET, THE CHORD OF WHICH BEARS S 16° 13' 56" W, A DISTANCE OF 67.33 FEET TO THE NORTHEAST CORNER OF RW-18, A PARCEL OF LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021056802;

THENCE ALONG THE NORTH LINE OF SAID RW-18, THE FOLLOWING FOUR (4) COURSES:

- 1. N 79° 41' 09" W, A DISTANCE OF 236.44 FEET;
- 2. S 86° 14' 09" W, A DISTANCE OF 589.79 FEET;
- 3. N 56° 16' 20" W, A DISTANCE OF 110.87 FEET;
- 4. N 00° 29' 31" W, A DISTANCE OF 246.91 FEET TO THE NORTHERLY CORNER OF SAID RW-18;

THENCE S 89° 30' 37" W, ALONG THE NORTH LINES OF RW-18 & RW-18A AND CONTINUING ALONG THE NORTH LINE OF RW-14, A PARCEL OF LAND RECORDED AT RECEPTION NO. 2024020898, SAID DOUGLAS COUNTY RECORDS, A DISTANCE OF 177.94 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2024027624;

THENCE S 00° 32' 08" E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 291.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY LINE OF SAID PARCEL RW-14, THE FOLLOWING TWO (2) COURSES:

- 1. S 76° 53' 27" W, A DISTANCE OF 297.78 FEET TO A POINT OF CURVATURE;
- 2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 24° 48' 30" AND AN ARC LENGTH OF 252.25 FEET, THE CHORD OF WHICH BEARS S 63° 37' 31" W, A DISTANCE OF 250.12 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL IX, ALSO BEING A POINT ON THE EAST LINE OF SAID TWIN OAKS AMENDED;

THENCE N 17° 17' 13" E, ALONG THE EAST LINE OF SAID TWIN OAKS AMENDED PLAT AND ALONG THE WEST LINE OF SAID PARCEL IX, A DISTANCE OF 467.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5,705,585 SQUARE FEET OR 130.982 ACRES, MORE OR LESS.

SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTION OF PARCEL TWO

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, ROADS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAWSON TRAILS FILING NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS, AS PLATTED, UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE TRACTS B, C, F, H, K AND M FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES.

TRACT A, E, P, R & U ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN TRACT NO. 6 (MD6).

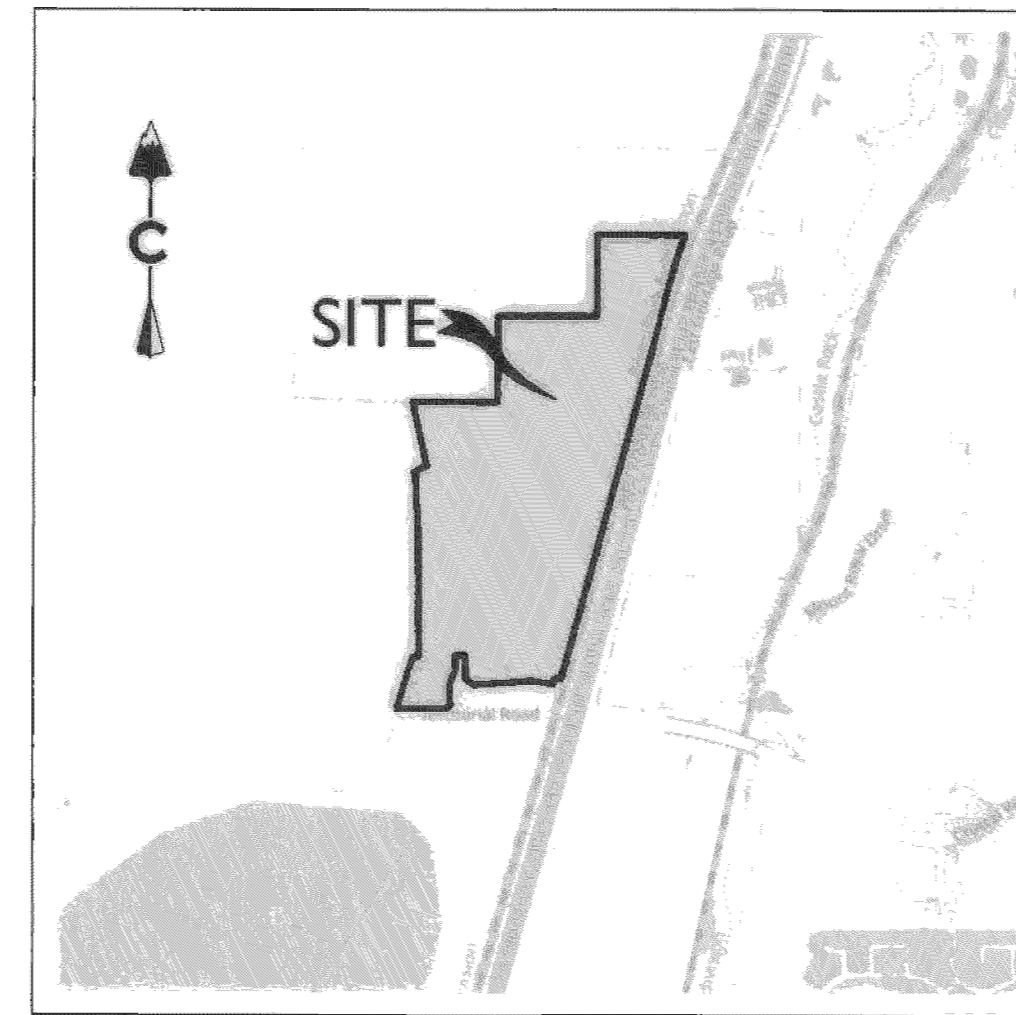
TRACTS D, G, J, L, N, Q, S & T ARE HEREBY DEDICATED TO THE OWNER OF PARCEL ONE FOR FUTURE DEVELOPMENT PURPOSES.

TRACTS B, C, F, H, HH, K & M ARE HEREBY DEDICATED TO THE OWNER OF PARCEL TWO AND THEIR PURPOSES.

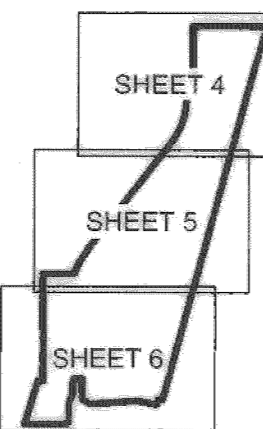
THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

NON-EXCLUSIVE FIFTEEN-FOOT (15') UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, FENCES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

VICINITY MAP
SCALE 1"=2000'



KEY MAP



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LAND USE DEFINITIONS

DRAIN MD6	DRAINAGE METROPOLITAN DISTRICT NO.6
OSP OWNER TOCR	OPEN SPACE PRIVATE OWNER OF PARCEL ONE TOWN OF CASTLE ROCK OWNER OF PARCEL TWO
PA PL ROW UTIL	PLANNING AREA PUBLIC LAND DEDICATION RIGHT-OF-WAY UTILITY

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (1)	856,215	±19.656
TRACTS (20)	5,831,558	±133.874
ROW	854,625	±19.620
TOTAL	7,542,398	±173.150

SEE SHEET 2 OF 8 FOR GENERAL NOTES & SURVEYOR'S NOTES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

ATTEST: *[Signature]* TOWN CLERK
[Signature] TOWN MANAGER
DATE: 7-29-2025
DATE: 7-24-2025



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 28 DAY OF July, 2025

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF DAWSON TRAILS METROPOLITAN DISTRICT #6 ACCEPTANCE

ON BEHALF OF THE DAWSON TRAILS METROPOLITAN DISTRICT #6, 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 #6.

ATTEST: *[Signature]* AUTHORIZED AGENT OF DAWSON TRAILS METROPOLITAN DISTRICT #6
DATE: 7/10/25

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661. SEE ARE TO BE DEBITED FROM THE WATER BANK WITH COMMERCIAL SITE DEVELOPMENT PLANS.

TITLE CERTIFICATION

I, Brandon P. Orusk, an AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP & DEDICATION.

SIGNED THIS 10th DAY OF July, 2025

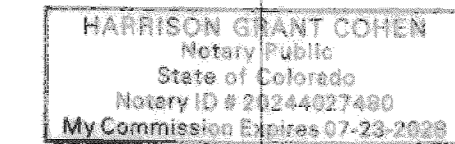
BY: *[Signature]*
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF July, 2025

BY: *[Signature]* AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES



SURVEYOR'S CERTIFICATE

I, JEFFREY C. ANTON, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER, 2024 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

JEFFREY C. ANTON
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



NOTE:

1. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENT AGREEMENT RECORDED AT BOOK 631, PAGE 244.

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON AS PARCEL ONE:

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

BY: *[Signature]*
AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV LLC.

SIGNED THIS 10 DAY OF July, 2025
COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY CERTIFICATE

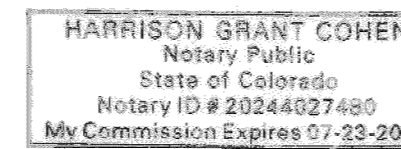
STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY

OF July, 2025

BY: *[Signature]* AS AUTHORIZED SIGNATORY OF ACM DAWSON TRAILS VIII JV LLC.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON AS PARCEL TWO:

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

BY: *[Signature]*
MAYOR

SIGNED THIS 29th DAY OF July, 2025
COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

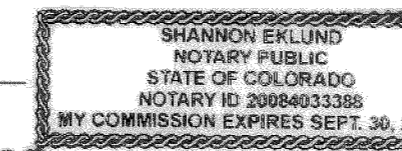
SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY

OF July, 2025

BY: *[Signature]* AS MAYOR

AND BY: *[Signature]* AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/2028

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

OWNER AND DEVELOPER
ACM DAWSON TRAILS VIII JV LLC.
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246
(303) 984-9800

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
PH: 303.703.4444
LIVE.YOURSOURCE.COM

CORE

DAWSON TRAILS FILING NO. 1
SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 07/25
CAD: DGB
GAINC: JCA

JOB NO. 20-224

SHEET 1 OF 8

DAWSON TRAILS FILING NO. 1
SITUATED IN PORTIONS OF SECTIONS 15 & 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION CONTINUED

PARCEL TWO:

BEGINNING AT THE WEST SIXTEENTH CORNER OF SAID SECTIONS 15 & 22, BEING THE NORTHWEST CORNER OF SAID LOT 4 AND A POINT ON THE NORTH LINE OF SAID TWIN OAKS, THENCE S 89° 31' 22" E, ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL E;

THENCE N 00° 11' 34" E, ALONG THE WEST LINE OF SAID PARCEL E, A DISTANCE OF 900.14 FEET;

THENCE S 89° 48' 26" E, ALONG THE NORTH LINES OF SAID PARCELS E & F, A DISTANCE OF 939.27 FEET;

THENCE S 00° 11' 34" W, A DISTANCE OF 28.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 964.50 FEET, A CENTRAL ANGLE OF 37° 38' 02" AND AN ARC LENGTH OF 633.52 FEET, THE CHORD OF WHICH BEARS S19°00'35"W, A DISTANCE OF 622.19 FEET;

THENCE S 37° 49' 36" W, A DISTANCE OF 1663.33 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1115.50 FEET, A CENTRAL ANGLE OF 17° 13' 16" AND AN ARC LENGTH OF 335.28 FEET, THE CHORD OF WHICH BEARS S29°12'58"W, A DISTANCE OF 334.02 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND SAID PARCEL A;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCELS A, B AND SAID LOTS 3 & 4, THE FOLLOWING FIVE (5) COURSES:

- 1. N 89° 30' 19" W, ALONG SAID SOUTH LINE, A DISTANCE OF 385.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;
2. N 03° 03' 12" W, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;
3. N 39° 55' 38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27° 16' 16" AND AN ARC LENGTH OF 156.74 FEET, THE CHORD OF WHICH BEARS N 63° 42' 30" E, A DISTANCE OF 155.26 FEET;
5. N 12° 39' 22" W, A DISTANCE OF 687.67 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,836,813 SQUARE FEET OR 42.167 ACRES, MORE OR LESS.

CONTAINING A TOTAL NET AREA OF 7,542,398 SQUARE FEET OR 173.150 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- 1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. NCS-1172057-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF MARCH 17, 2025 AT 5:00 P.M.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
3. BEARINGS FOR THIS PLAT ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°27'59" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 38002", TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1-INCH DIAMETER PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
4. 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 NUMBERS 0803SC0282G, REVISED MARCH 16, 2016, 0803SC0301G, REVISED MARCH 16, 2016 AND 0803SC0284G, REVISED MARCH 16, 2016. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN TOWN OF CASTLE ROCK JURISDICTIONAL TRIBUTARIES KNOWN AS THE GAMBEL RIDGE TRIBUTARY AND THE GAMBEL RIDGE NORTH TRIBUTARY. THESE OVERALL TRIBUTARIES ARE MAJOR DRAINAGEWAYS WITH BASIN AREAS GREATER THAN 130 ACRES ON THE OVERALL DEVELOPMENT. THE EXISTING 100 YEAR TOWN FLOODPLAIN IS SHOWN HEREON.
5. THE SURVEYOR'S SIGNATURE AND STAMP ON SHEET ONE OF THIS DOCUMENT IS VALID FOR ALL PAGES CONTAINED HEREIN.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
8. NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
9. TRACT NAMES "I" AND "O" ARE INTENTIONALLY NOT USED.

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 DATED MAY 8, 2024 AND RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018687. ASSIGNMENT OF RENTS, LEASES AND OTHER INCOME RECORDED MAY 9, 2024 AT RECEPTION NO. 2024018688 AND SUBORDINATION OF DEED OF TRUST RECORDED AT REC. 2024020022, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CITYWIDE BANKS, A DIVISION OF HTLF BANK

BY: [Signature] AUTHORIZED SIGNATORY OF CITYWIDE BANKS

SIGNED THIS 2nd DAY OF July, 2025. COUNTY OF DOUGLAS Denver STATE OF COLORADO

HARRISON GRANT COHEN Notary Public State of Colorado Notary ID # 20244027480 My Commission Expires 07-23-2028

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 DATED OCTOBER 4, 2022 AND RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065715. ASSIGNMENT OF LEASES, RENTS AND OTHER RIGHTS IN CONNECTION THEREWITH RECORDED OCTOBER 6, 2022 AT RECEPTION NO. 2022065721, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THESE DOCUMENTS.

FIRSTBANK

BY: [Signature] AUTHORIZED SIGNATORY OF FIRSTBANK

SIGNED THIS 1 DAY OF July, 2025. COUNTY OF DOUGLAS Denver STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 2 DAY OF July, 2025

BY: Dustin Fife AS AUTHORIZED SIGNATORY OF CITYWIDE BANKS, A DIVISION OF HTLF BANK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF July, 2025

BY: Nicholas Job AS AUTHORIZED SIGNATORY OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

HARRISON GRANT COHEN Notary Public State of Colorado Notary ID # 20244027480 My Commission Expires 07-23-2028

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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: [Signature] AUTHORIZED SIGNATORY OF BOKF, N.A.

SIGNED THIS 3 DAY OF July, 2025. COUNTY OF DOUGLAS Denver STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF July, 2025

BY: Keith Rogerson AS AUTHORIZED SIGNATORY OF BOKF, N.A.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 07-23-2028

HARRISON GRANT COHEN Notary Public State of Colorado Notary ID # 20244027480 My Commission Expires 07-23-2028

GENERAL NOTES

- 1. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC 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. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
2. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED AND OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
3. 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.
4. 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, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE 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 SUBJECT 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).
5. 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 ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
6. TRACT F, AS SHOWN HEREON, IS A TRACT OF LAND DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC LAND PURPOSES, AS GUIDED BY THE "DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS" RECORDED AT RECEPTION NO. 2023005659. PER PLANNED DEVELOPMENT PLAN (PDP) THIS AREA IS DESIGNATED AS PL-1.07 AND SHOWN TO CONTAIN 44.1 ACRES. 42.169 ACRES OF PL-1.07 HAS BEEN PREVIOUSLY DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT, RECORDED AT RECEPTION NO. 2023005662. THE TOWN OF CASTLE ROCK HAS REQUESTED THAT THIS PARCEL BE ADDED TO THIS PLAT AND HAVE AN ADDITIONAL 1.935 ACRES DEDICATED TO PL-1.07 BY THIS PLAT IN ORDER TO DEDICATE THE FULL 44.1 ACRES, PER SAID PDP DOCUMENT.
7. TRACTS P & R, AS SHOWN HEREON, ARE DEDICATED TO THE OWNER OF PARCEL ONE, FOR ACCESS AND UTILITY PURPOSES. WATER AND WASTEWATER UTILITIES ARE INCLUDED IN THE UTILITY USE OF THIS TRACT.
8. 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.
9. 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.
10. DRAINAGE EASEMENTS, IF SHOWN, 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) IS COMPLETED AND ACCEPTED BY THE TOWN OF CASTLE ROCK. SAID DRAINAGE EASEMENTS MAY BE VACATED UPON FURTHER SUBDIVISION PLATTING AND DEVELOPMENT OF THE TRACT IT LIES UPON.
11. TRACTS C AND HH CONTAIN THE CONCEPTUAL PROPOSED 100-YEAR TOWN FLOODPLAIN FOR THE GAMBEL RIDGE NORTH TRIBUTARY. THE STUDY FOR DRAINAGE IMPROVEMENTS UPON THIS TRIBUTARY WERE DESIGNED BY CORE CONSULTANTS, INC., AND SHOWN HEREON. TRACTS B AND C ARE RELATED TO THE GAMBEL RIDGE TRIBUTARY. TRACTS B & C ARE DESIGNED TO CONTAIN THE MODIFIED 100-YEAR TOWN FLOODPLAIN. THE MODIFIED DRAINAGE IMPROVEMENTS FOR THE GAMBEL RIDGE TRIBUTARY AND CRYSTAL VALLEY INTERCHANGE (IMMEDIATELY SOUTH OF TRACTS B AND C) THIS AREA IS PART OF THE FLOOD MITIGATION STUDY #FS 24-003, DATED MAY 2024 (FMS) AND APPROVED BY THE TOWN OF CASTLE ROCK JULY 9, 2024.
12. SEE TOWN OF CASTLE ROCK TOWN MUNICIPAL CODE SECTION 14.02.040 FOR THE DISPOSITION OF ANY EASEMENTS ABANDONED OR VACATED BY THIS PLAT.
13. THIS PLAT SUBDIVIDES ONE (1) LOT FOR COMMERCIAL DEVELOPMENT, EIGHT (8) TRACTS TO BE FURTHER SUBDIVIDED/DEVELOPED IN THE FUTURE, SEVEN (7) TRACTS FOR PUBLIC LAND DEDICATION, DRAINAGE AND UTILITIES PURPOSES, TWO (2) TRACTS FOR UTILITY AND ACCESS, TWO (2) TRACTS FOR SIGNAGE PURPOSES, AND ONE (1) TRACT FOR PRIVATE OPEN SPACE DEDICATION.
14. SLOPE EASEMENTS AS SHOWN ON THE PLAT HEREIN ALLOW LIMITED LAND DISTURBANCE WITHIN TOWN OF CASTLE ROCK PLD AND/OR OPEN SPACE PROPERTY. SLOPE EASEMENTS ARE HEREBY GRANTED TO THE HOA/METRO DISTRICT FOR THE PURPOSE OF ON-GOING PERPETUAL MAINTENANCE OF SUCH LAND DISTURBANCE AREAS ON TOWN-OWNED PROPERTY RESULTING FROM DEVELOPMENT ACTIVITY AND ARE SUBJECT TO COMPLIANCE WITH SECTION 6.10 OF THE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MANUAL, ADOPTED BY REFERENCE TO MUNICIPAL CODE SECTION 15.34. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR PERIODIC INSPECTION OF THE SLOPE EASEMENT AREAS FOR MAINTENANCE OF MINIMUM VEGETATIVE COVER AND REPAIR OF RILL AND GULLY EROSION, IN ACCORDANCE WITH TESC STANDARDS. ANY DEPOSITION OF MOBILE SOIL EROSION OR OTHER DAMAGE ORIGINATING FROM THE SLOPE EASEMENT AREA ONTO ADJACENT LAND, IMPROVEMENTS OR INFRASTRUCTURE SHALL BE REMOVED AND/OR RECLAIMED AT THE HOA/SIMETRO DISTRICT'S EXPENSE.

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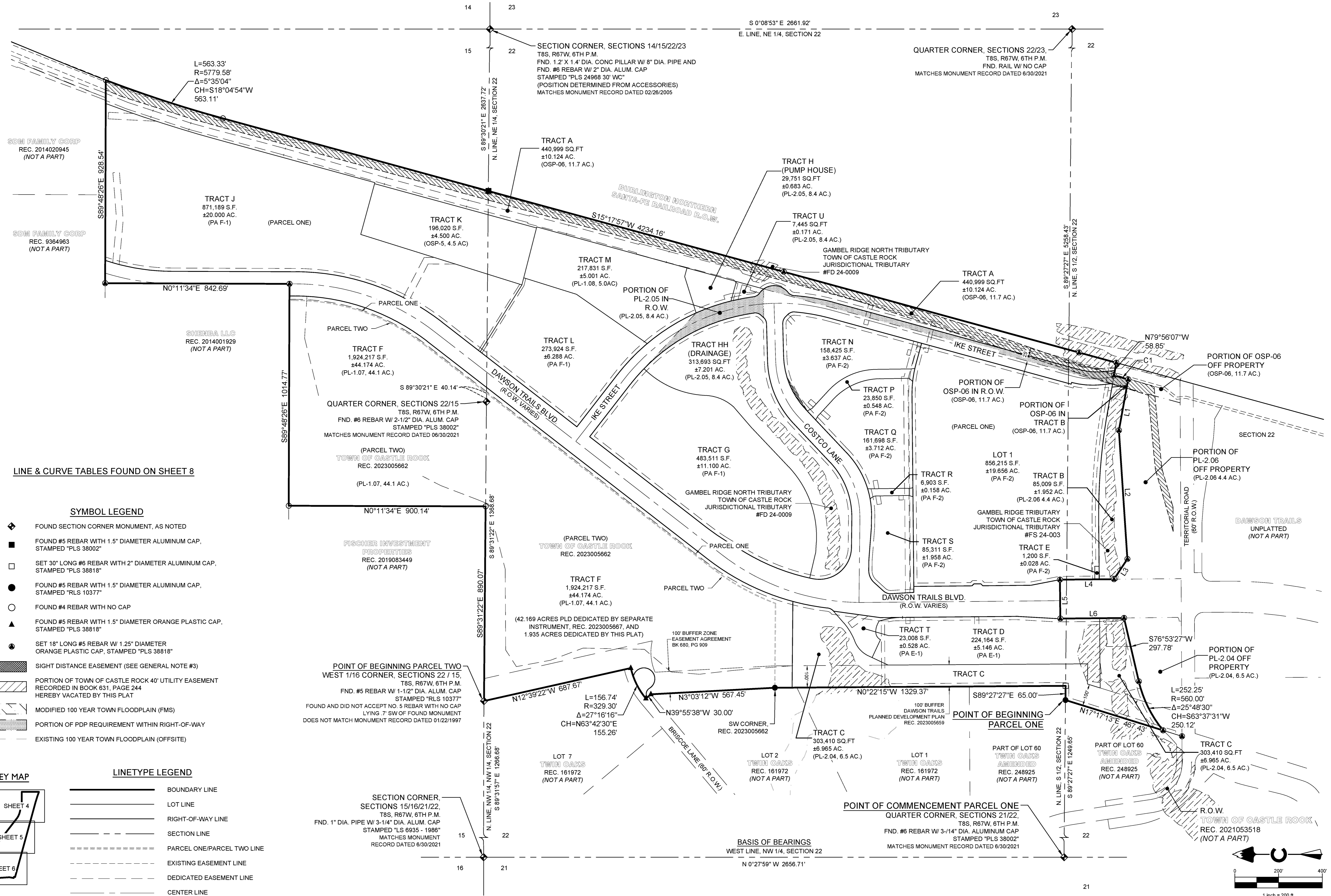
DAWSON TRAILS FILING NO. 1
SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 8/27/25
CAD: DCB
QA/QC: JGA

JOB NO. 20-224

DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINE & CURVE TABLES FOUND ON SHEET 8

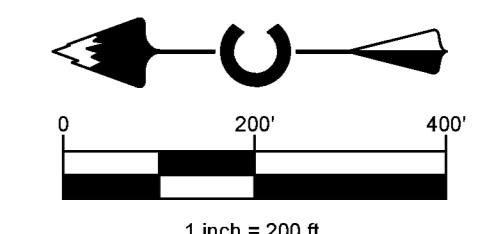
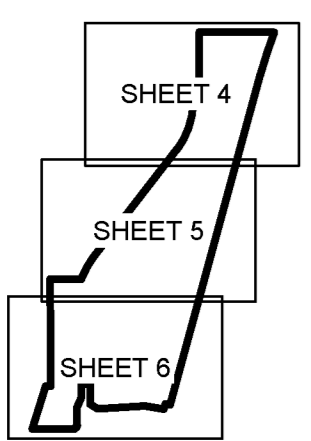
SYMBOL LEGEND

- ◆ FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, STAMPED "PLS 38002"
- SET 30" LONG #6 REBAR WITH 2" DIAMETER ALUMINUM CAP, STAMPED "PLS 38818"
- FOUND #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, STAMPED "RLS 10377"
- FOUND #4 REBAR WITH NO CAP
- ▲ FOUND #5 REBAR WITH 1.5" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- SET 18" LONG #5 REBAR W/ 1.25" DIAMETER ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- ▨ SIGHT DISTANCE EASEMENT (SEE GENERAL NOTE #3)
- ▧ PORTION OF TOWN OF CASTLE ROCK 40' UTILITY EASEMENT RECORDED IN BOOK 831, PAGE 244 HEREBY VACATED BY THIS PLAT
- ▩ MODIFIED 100 YEAR TOWN FLOODPLAIN (FMS)
- PORTION OF PDP REQUIREMENT WITHIN RIGHT-OF-WAY
- - - EXISTING 100 YEAR TOWN FLOODPLAIN (OFFSITE)

LINETYPE LEGEND

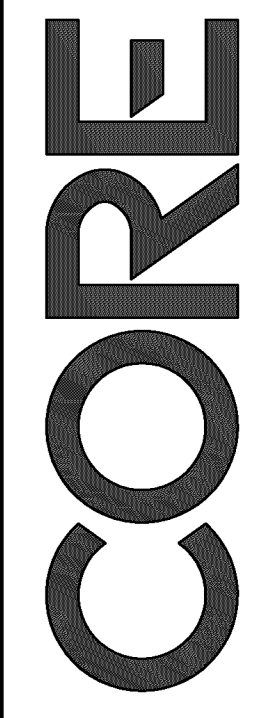
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- LOT LINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - PARCEL ONE/PARCEL TWO LINE
- - - EXISTING EASEMENT LINE
- - - DEDICATED EASEMENT LINE
- - - CENTER LINE

KEY MAP



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM



DAWSON TRAILS FILING NO. 1
SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 7/2/25
CAD: DCB
QA/QC: JCA

JOB NO. 20-224

SHEET 3 OF 8

DAWSON TRAILS FILING NO. 1 - PROJECT NO. PL23-0005

DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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SHEET 4 OF 8

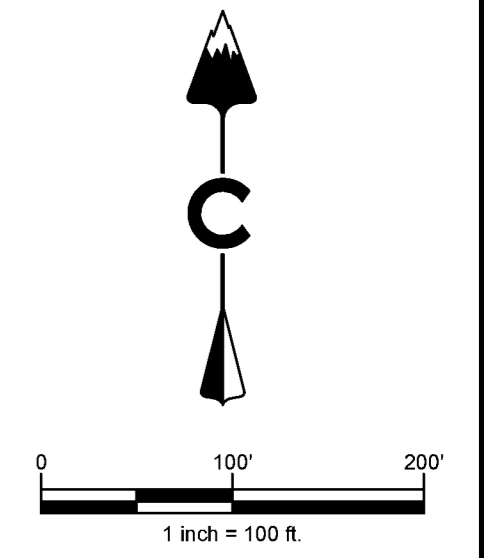
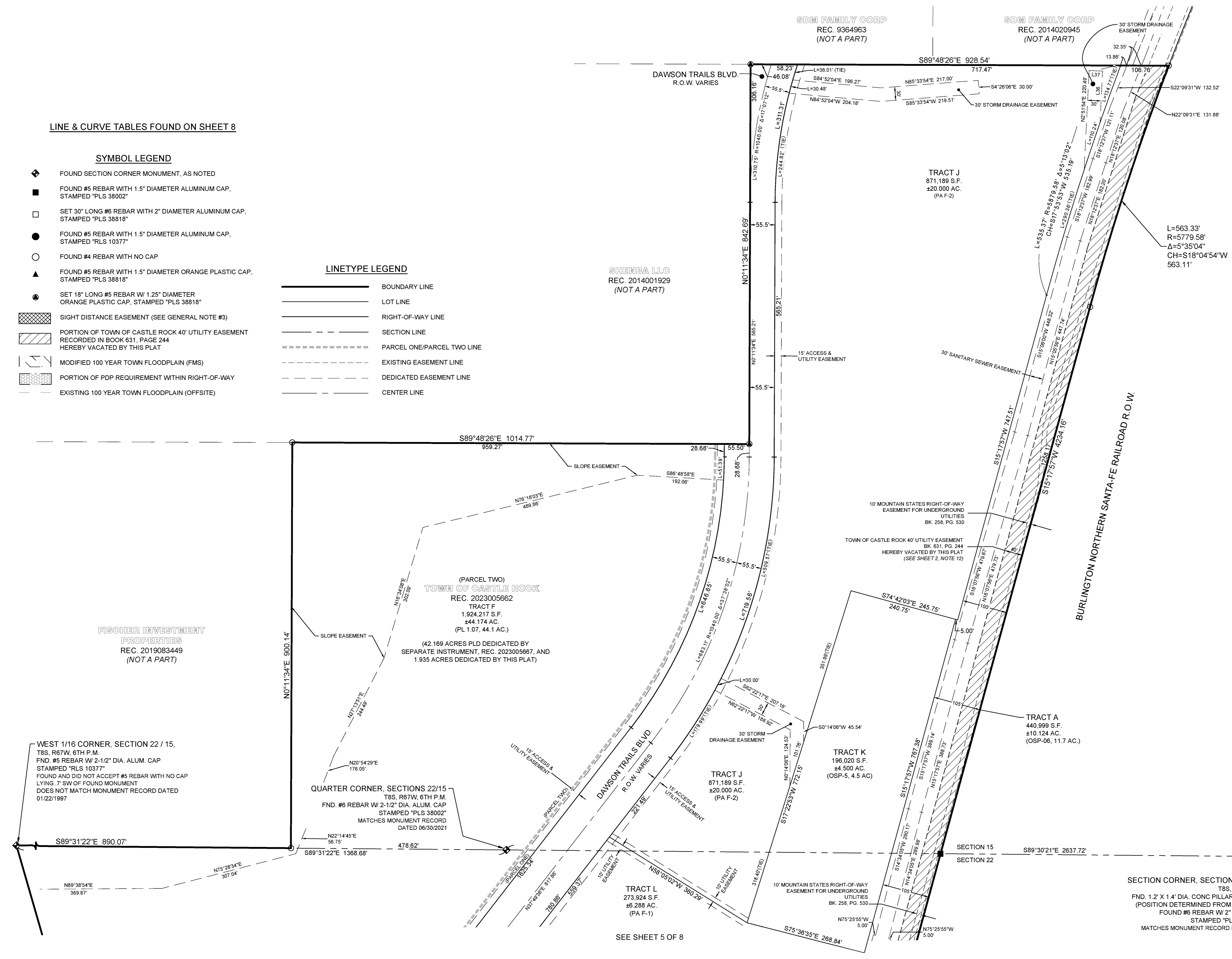
LINE & CURVE TABLES FOUND ON SHEET 8

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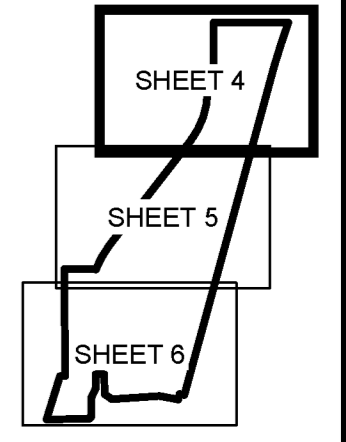
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KEY MAP



SECTION CORNER, SECTIONS 14/15/22/23
T8S, R67W, 6TH P.M.
FND. 1.2" X 1.4" DIA. CONC PILLAR W/ 8" DIA. PIPE
(POSITION DETERMINED FROM ACCESSORIES)
FOUND #6 REBAR W/ 2" DIA. ALUM. CAP
STAMPED "PLS 24668 30" WC"
MATCHES MONUMENT RECORD DATED 02/26/2005

SEE SHEET 5 OF 8

DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

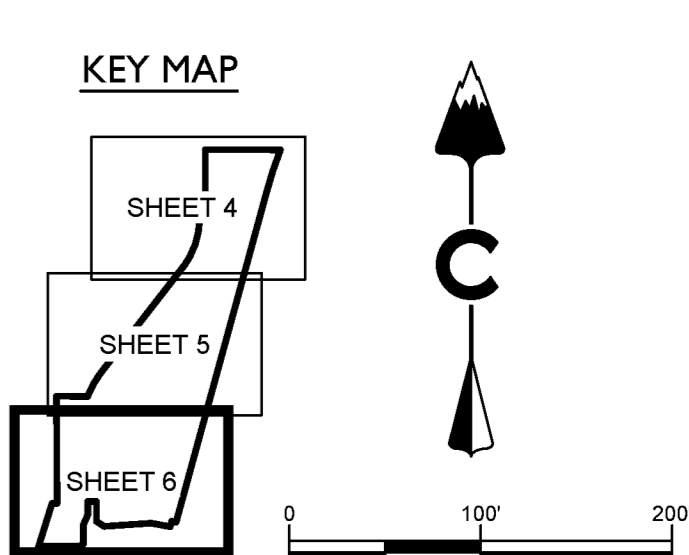
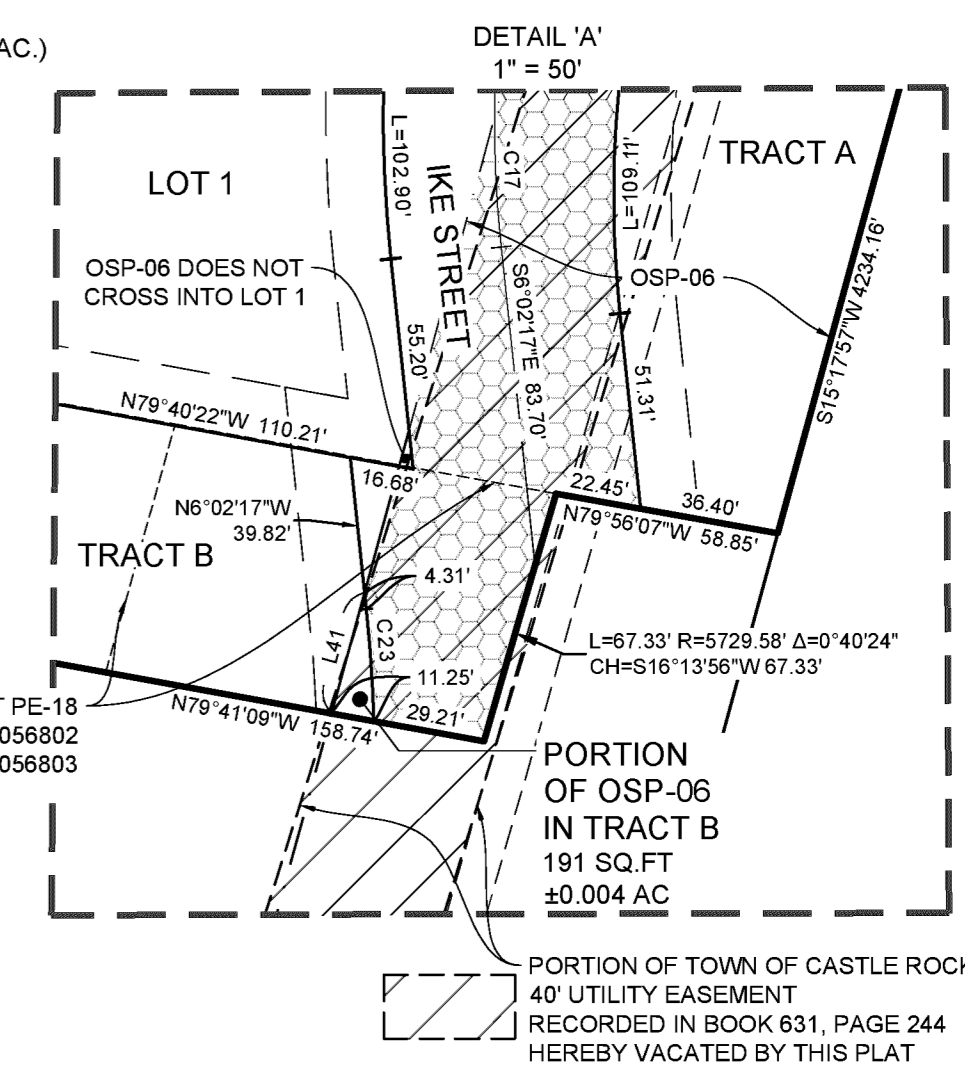
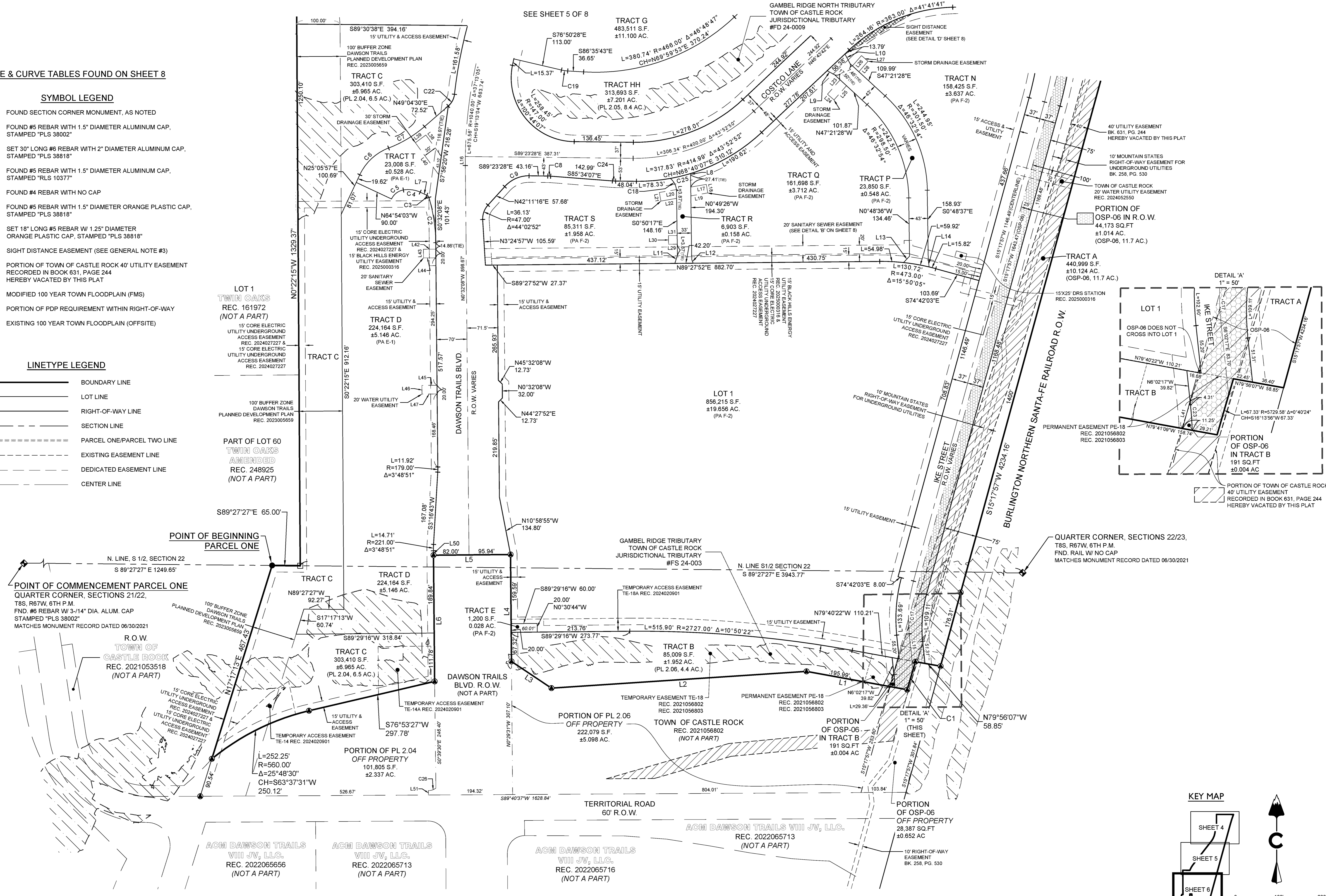
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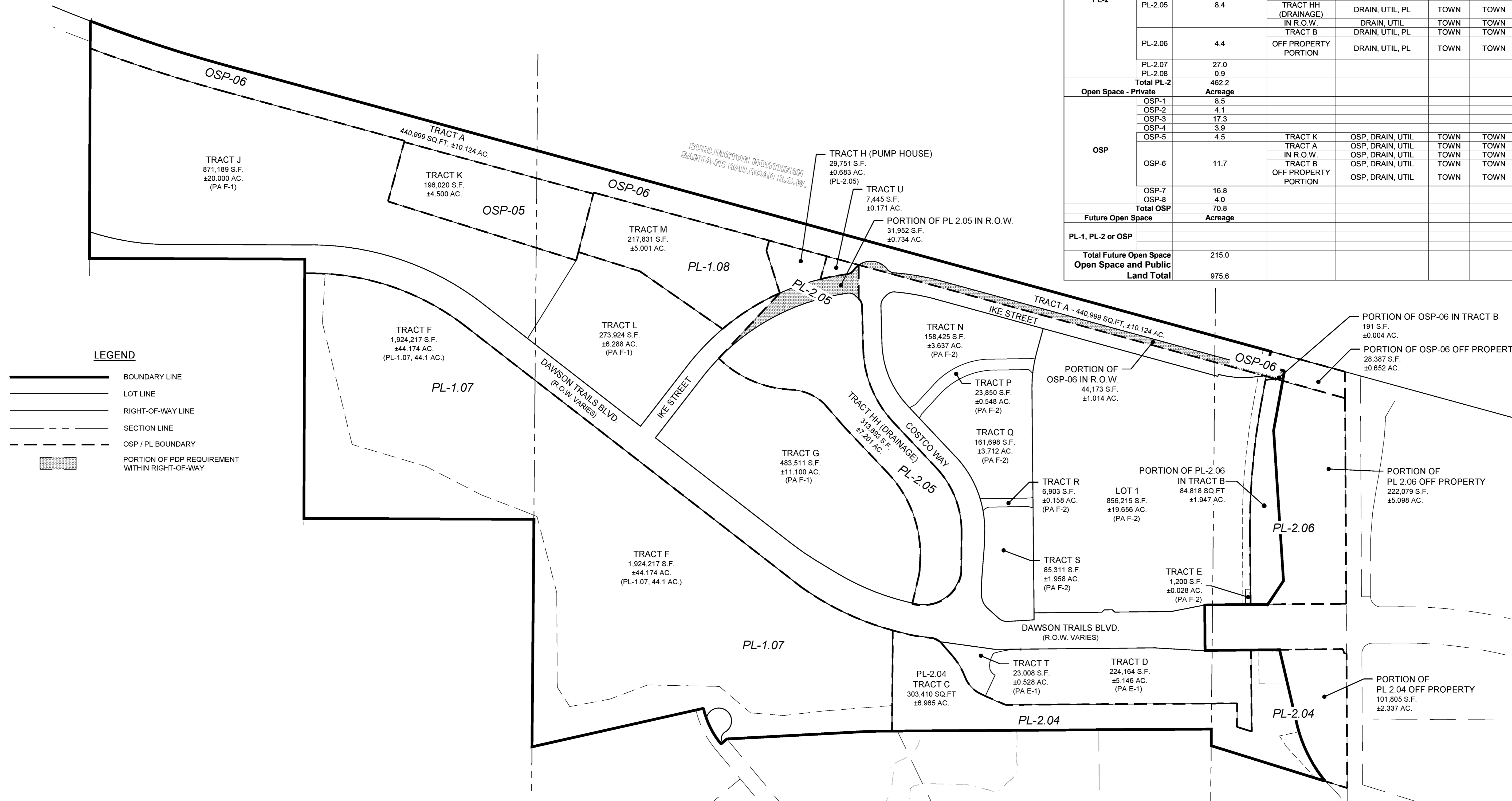
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JOB NO. 20-224

DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT AND LAND USE SUMMARY TABLE							
Public Land	Acreeage per Approved PDP (PDP24-0001, Reception #2024056183)	Name	Use	Ownership	Maintenance	Filing 1 Plat (PL23-0005) (acreage or N/A)	
						[acreage or N/A]	
PL-1	PL-1.01					N/A	
	PL-1.02	4.5				N/A	
	PL-1.03	8.0				N/A	
	PL-1.04	12.0				N/A	
	PL-1.05	12.0				N/A	
	PL-1.06	7.5				N/A	
	PL-1.07	44.1	TRACT F	OSP, DRAIN, UTIL, PA	TOWN	TOWN	44.174
	PL-1.08	5.0	TRACT M	TRANSPORTATION, PL	TOWN	TOWN	5.001
	PL-1.09	12.0					N/A
	PL-1.10	109.3					N/A
Total PL-1	227.6						
Open Space - Dedicated		Acreeage					
	PL-2.01	382.9				N/A	
	PL-2.02	31.2				N/A	
PL-2.03	0.9					N/A	
PL-2	PL-2.04	6.5	TRACT C OFF PROPERTY PORTION	DRAIN, UTIL, PL	TOWN	TOWN	6.965
	PL-2.05	8.4	TRACT H (PUMP HOUSE)	PUMP HOUSE, UTIL, PL	TOWN	TOWN	0.683
			TRACT HH (DRAINAGE) IN R.O.W.	DRAIN, UTIL, PL	TOWN	TOWN	7.201
			TRACT B IN R.O.W.	DRAIN, UTIL, PL	TOWN	TOWN	0.734
			TRACT B IN R.O.W.	DRAIN, UTIL, PL	TOWN	TOWN	1.947
	PL-2.06	4.4	OFF PROPERTY PORTION	DRAIN, UTIL, PL	TOWN	TOWN	5.098
	PL-2.07	27.0					N/A
	PL-2.08	0.9					N/A
	Total PL-2	482.2					
	Open Space - Private		Acreeage				
OSP-1		8.5				N/A	
OSP-2		4.1				N/A	
OSP-3		17.3				N/A	
OSP-4		3.9				N/A	
OSP-5		4.5	TRACT K	OSP, DRAIN, UTIL	TOWN	TOWN	4.5
OSP	OSP-6	11.7	TRACT A	OSP, DRAIN, UTIL	TOWN	TOWN	10.124
			IN R.O.W.	OSP, DRAIN, UTIL	TOWN	TOWN	1.014
			TRACT B	OSP, DRAIN, UTIL	TOWN	TOWN	0.004
			OFF PROPERTY PORTION	OSP, DRAIN, UTIL	TOWN	TOWN	0.652
OSP-7	16.8					N/A	
OSP-8	4.0					N/A	
Total OSP	70.8						
Future Open Space	Acreeage						
PL-1, PL-2 or OSP							
Total Future Open Space	215.0						
Open Space and Public Land Total	975.6						



LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- OSP / PL BOUNDARY
- PORTION OF PDP REQUIREMENT WITHIN RIGHT-OF-WAY

PL-2.04 LAND AREA TABLE

(TRACT C) -	303,410 SQ.FT., ±6.965 AC.
(OFF PROPERTY) -	101,805 SQ.FT., ±2.337 AC.
TOTAL -	405,215 SQ.FT., ±9.302 AC.

PL-2.05 LAND AREA TABLE

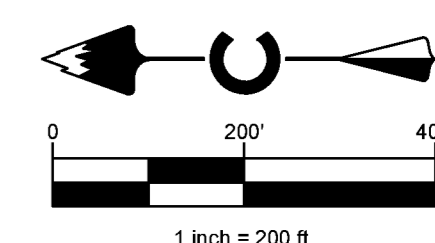
(TRACT H) -	29,751 SQ.FT., ±0.683 AC.
(IN R.O.W.) -	31,952 SQ.FT., ±0.734 AC.
(TRACT HH) -	313,690 SQ.FT., ±7.201 AC.
TOTAL -	375,393 SQ.FT., ±8.618 AC.

PL-2.06 LAND AREA TABLE

(TRACT B) -	84,818 SQ.FT., ±1.947 AC.
(OFF PROPERTY) -	222,079 SQ.FT., ±5.098 AC.
TOTAL -	306,897 SQ.FT., ±7.045 AC.

OSP-06 LAND AREA TABLE

(TRACT A) -	440,999 SQ.FT., ±10.124 AC.
(IN R.O.W.) -	44,173 SQ.FT., ±1.014 AC.
(OFF PROPERTY) -	28,387 SQ.FT., ±0.652 AC.
(TRACT B) -	191 SQ.FT., ±0.004 AC.
TOTAL -	513,750 SQ.FT., ±11.794 AC.



DAWSON TRAILS FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 15 & 22
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEFOURCORE.COM

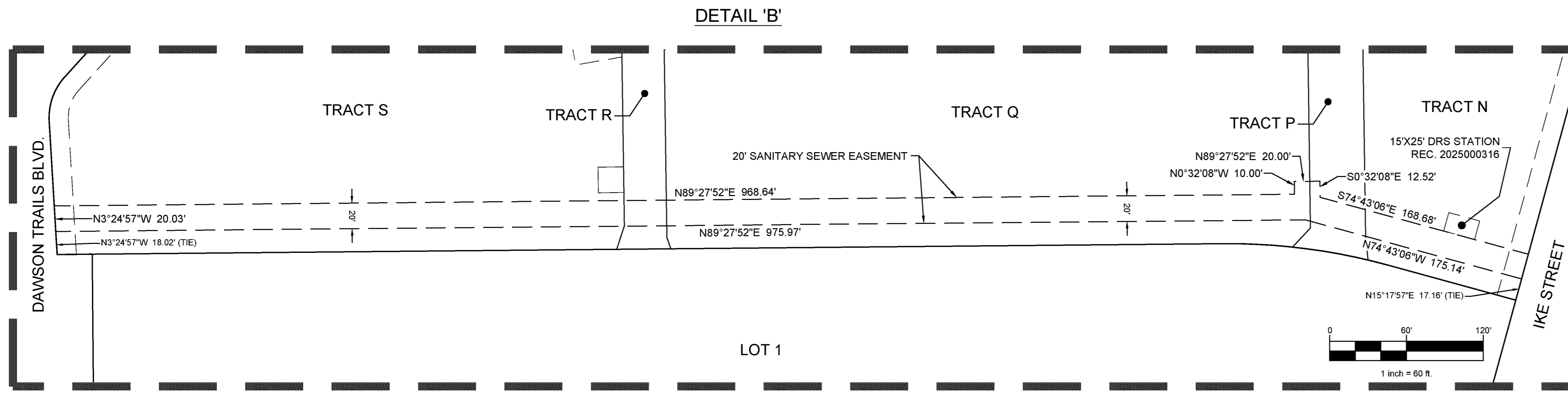
CORE

DAWSON TRAILS FILING NO. 1
 SECTIONS 15 & 22, T8S, R67W, 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 7/2/25
 CAD: DCB
 QA/QC: JCA

JOB NO. 20-224

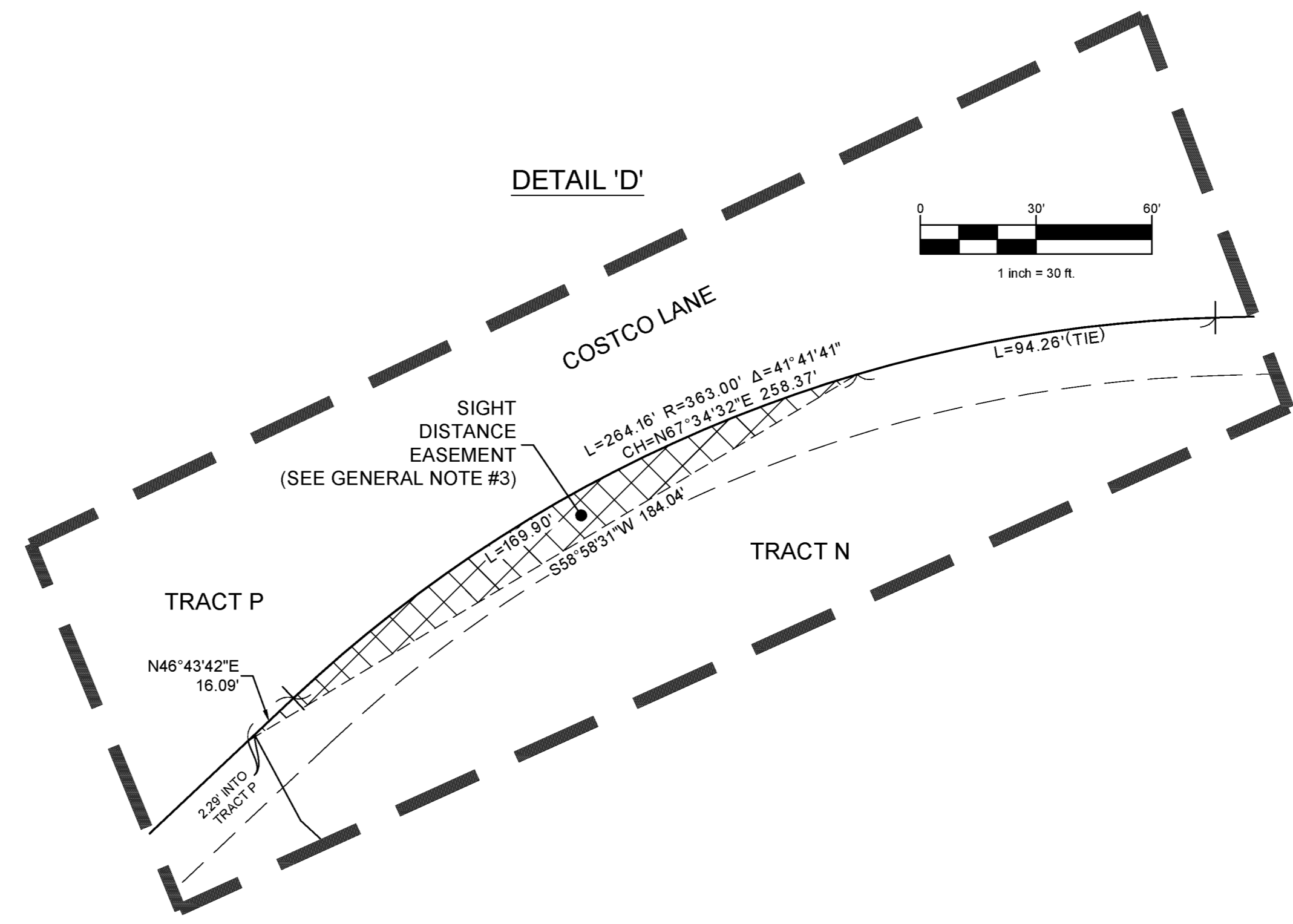
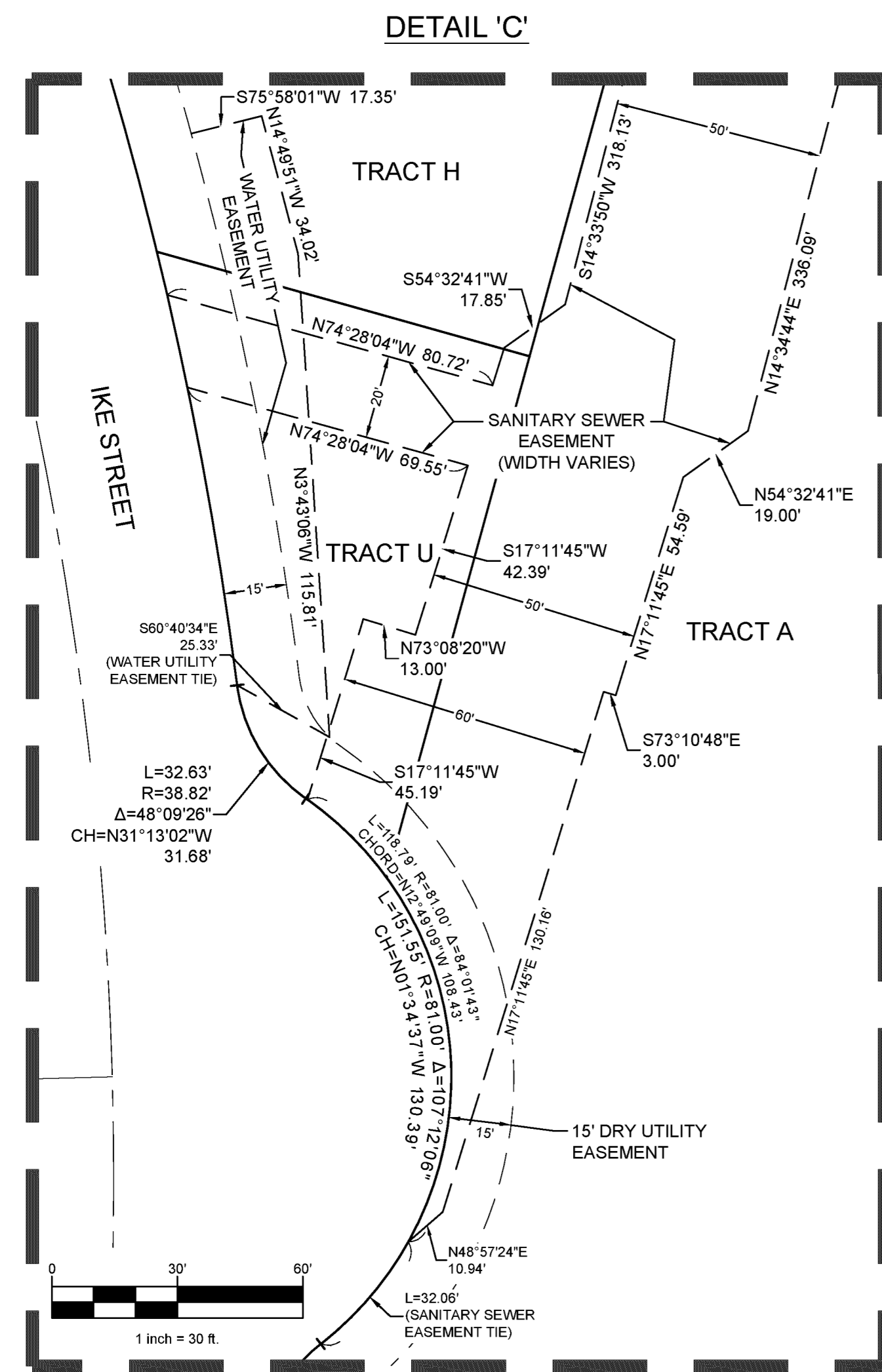
SHEET 8 OF 8



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N79°41'09"W	236.44'
L2	S86°14'09"W	589.79'
L3	S56°16'20"E	110.87'
L4	S0°29'31"E	246.91'
L5	S89°30'37"W	177.94'
L6	S0°32'08"E	291.44'
L7	S65°40'01"E	16.94'
L8	N7°49'14"E	4.01'
L9	N62°09'35"W	19.43'
L10	S28°11'43"E	25.25'
L11	S18°05'38"W	19.30'
L12	N19°14'35"W	9.34'
L13	N43°02'55"E	20.45'
L14	S6°03'44"E	18.52'
L15	S6°02'17"E	83.70'
L16	N0°02'12"E	27.77'
L17	S80°11'24"W	36.47'
L18	N9°48'36"W	20.00'
L19	N80°11'24"E	39.63'
L20	S80°11'24"W	39.73'
L21	S8°48'36"E	20.00'
L22	N80°11'24"E	36.77'
L23	S41°22'00"W	44.23'
L24	S48°38'00"E	20.00'
L25	N41°22'00"E	43.79'
L26	N41°22'00"E	31.62'

LINE TABLE		
LINE #	BEARING	DISTANCE
L27	S48°38'00"E	20.00'
L28	S41°22'00"W	32.07'
L29	N89°09'43"E	20.00'
L30	S0°50'17"E	20.00'
L31	S89°09'43"W	20.00'
L32	S48°02'30"W	32.30'
L33	N48°02'30"E	33.35'
L34	S41°57'30"E	20.00'
L35	S38°54'14"W	15.14'
L36	S2°51'54"W	114.41'
L37	S87°08'06"E	30.00'
L38	S36°10'13"E	60.36'
L39	N53°49'47"E	30.00'
L40	N36°10'13"W	91.30'
L41	N15°17'57"E	32.71'
L42	S89°27'52"W	28.50'
L43	S0°32'08"E	20.00'
L44	N89°27'52"E	28.50'
L45	S89°27'52"W	35.00'
L46	S0°32'08"E	20.00'
L47	N89°27'52"E	35.00'
L48	S15°17'57"W	129.28'
L49	S15°17'58"W	234.21'
L50	N0°32'08"E	10.18'
L51	N0°33'44"W	10.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	67.33'	5729.58'	0°40'24"	S16°13'56"W	67.33'
C2	105.86'	376.72'	16°06'02"	N8°34'59"W	105.51'
C3	7.38'	9.00'	46°58'30"	N47°07'43"E	7.17'
C4	39.68'	67.00'	33°58'00"	S82°10'41"W	39.10'
C5	35.71'	37.00'	55°18'02"	N52°44'58"E	34.34'
C6	93.05'	121.00'	44°03'32"	N47°07'43"E	90.77'
C7	97.09'	277.00'	20°04'59"	N59°07'00"E	96.60'
C8	6.84'	99.50'	3°49'21"	S87°28'48"E	6.64'
C9	63.40'	74.02'	49°04'24"	N66°04'07"E	61.48'
C10	32.63'	38.82'	48°09'26"	N31°13'02"W	31.68'
C11	151.55'	81.00'	107°12'06"	N1°34'37"W	130.39'
C12	32.46'	39.00'	47°41'01"	N28°10'53"E	31.53'
C13	33.81'	39.00'	49°40'13"	S20°13'50"E	32.76'
C14	31.66'	39.00'	46°30'41"	S88°19'17"E	30.80'
C15	31.66'	39.00'	46°30'41"	N65°10'02"E	30.80'
C16	33.81'	39.00'	49°40'13"	N17°04'35"E	32.76'
C17	122.89'	330.00'	21°20'14"	S4°37'50"W	122.18'
C18	33.94'	38.50'	50°30'19"	N26°05'26"W	32.85'
C19	14.64'	86.00'	9°45'15"	S81°43'06"E	14.62'
C20	148.25'	201.88'	42°04'31"	N22°03'26"E	144.94'
C21	115.42'	974.00'	6°47'23"	S34°25'55"W	115.35'
C22	31.17'	42.00'	42°31'36"	N27°48'42"E	30.46'
C23	29.36'	388.00'	4°20'06"	N3°52'14"W	29.35'
C24	7.37'	110.50'	3°49'21"	S87°28'48"E	7.37'
C25	48.88'	414.99'	6°44'57"	N76°25'14"E	48.86'
C26	18.46'	30.00'	35°14'50"	N72°00'25"E	18.17'



LEGEND

	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	PARCEL ONE/PARCEL TWO LINE
	EXISTING EASEMENT LINE
	DEDICATED EASEMENT LINE
	CENTER LINE
	SIGHT DISTANCE EASEMENT