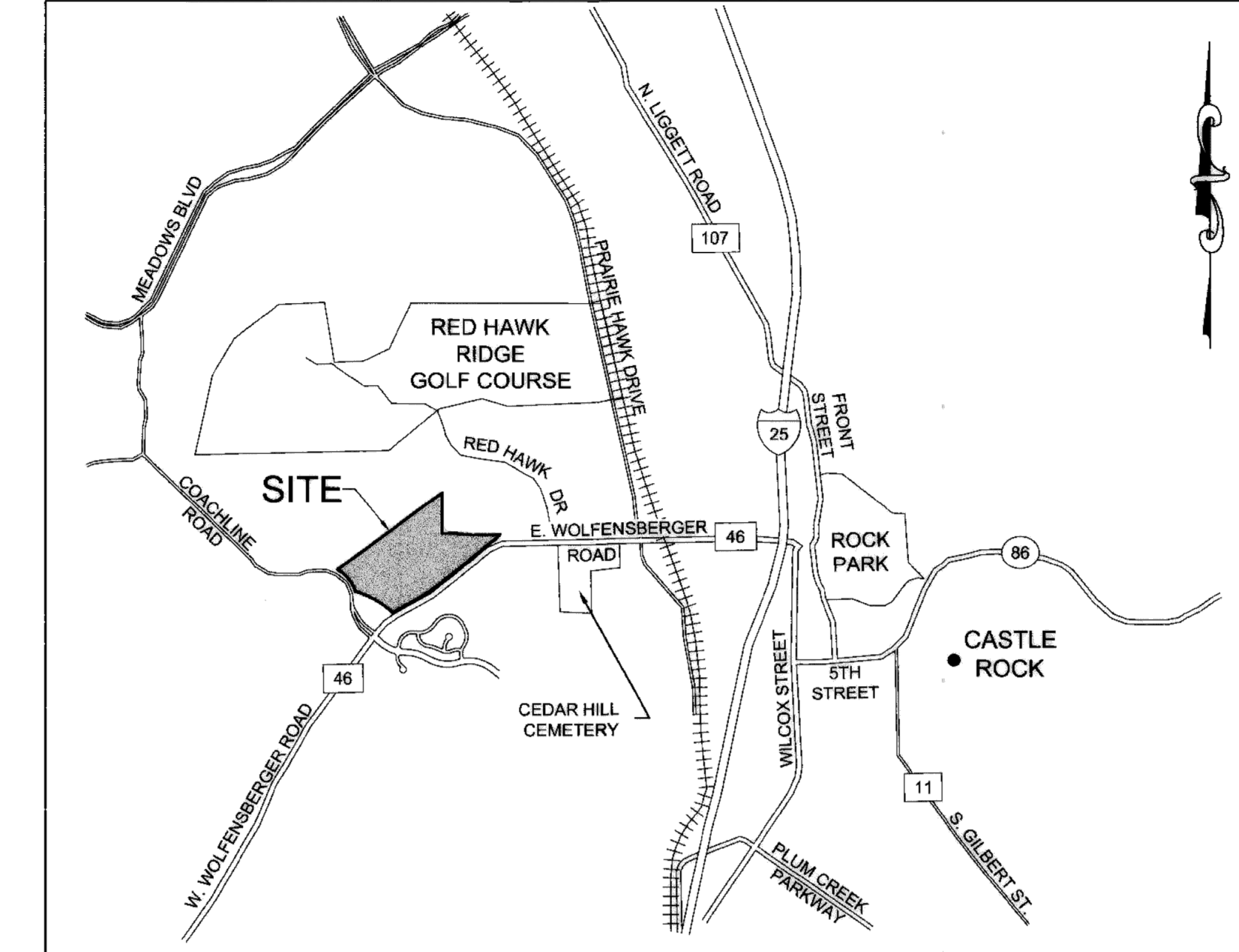


HILLSIDE/ARBORS AMENDMENT NO. 1 PLAT
A REPLAT OF HILLSIDE/ARBORS PLAT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
TOWN OF CASTLE ROCK PROJECT NUMBER: PL23-0011

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2;
LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 3; TRACTS B, C, G, H, I, J, K, L AND M, HILLSIDE/ARBORS PLAT AS RECORDED UNDER
RECEPTION NUMBER 2020020787 IN THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF
THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL OF SAID SECTION 3, WHENCE THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 4 BEARS N89°28'32"W, A DISTANCE OF 1,286.69 FEET, SAID LINE FORMING THE BASIS OF BEARING
FOR THIS DESCRIPTION;



LESS AND EXCEPT TRACT A, HILLSIDE / ARBORS PLAT, CONTAINING 19.000 ACRES, MORE OR LESS; AND THE RIGHT-OF-WAY
FOR GRAYSIDE CIRCLE, CONTAINING 1.640 ACRES, MORE OR LESS, AS RECORDED AT RECEPTION NO. 2020020787 IN THE
CLERK AND RECORDER'S OFFICE, DOUGLAS COUNTY, STATE OF COLORADO.

CONTAINING 1,302,749 SQUARE FEET OR 29.907 ACRES OF LAND, 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, TRACKS,
STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HILLSIDE/ARBORS AMENDMENT NO. 1 PLAT. 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.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE
MANS, 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.

OWNER: BLVD HILLSIDE, LLC., A COLORADO LIMITED LIABILITY COMPANY,

BY: [Signature]

SIGNED THIS 1 DAY OF May, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF May

2024 BY Aaron Foy OF BLVD HILLSIDE, LLC., A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MARK HANLON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224008765
MY COMMISSION EXPIRES MARCH 10, 2026

MY COMMISSION EXPIRES: March 10 2026

OWNER: HILLSIDE METROPOLITAN DISTRICT

BY: [Signature]

SIGNED THIS 1 DAY OF May, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF MAY

2024 BY Aaron Foy, Pres OF BLVD HILLSIDE, LLC., A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MARK HANLON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224008765
MY COMMISSION EXPIRES MARCH 10, 2026

MY COMMISSION EXPIRES: March 10 2026

TRACT SUMMARY TABLE

Table with 4 columns: TRACT, AREA (Acres), PURPOSE, OWNERSHIP AND MAINTENANCE. Rows include B, C, G, H, I, J, K-1, L, M.

* PURPOSE NOTE: COMMON AREA, LANDSCAPING, FUTURE DEVELOPMENT, PHASE 1
USES: DETENTION POND, DRAINAGE CHANNEL, RETAINING WALLS, & UTILITIES

SUMMARY TABLE

Table with 3 columns: ITEM, TRACT, AREA (ACRES). Rows include 54 LOTS, FUTURE DEVELOPMENT, PRIVATE OPEN SPACE, PUBLIC ACCESS, FUTURE DEVELOPMENT, TOTAL.

SHEET INDEX

Table with 2 columns: SHEET NO., DESCRIPTION. Rows include 1 COVER SHEET, 2-4 PLAT SHEETS.

* NOTE: TRACTS G, H, I, & J ARE ALSO FOR PRIVATE UTILITY EASEMENTS FOR SANITARY AND DOMESTIC WATER SERVICE LINES. THE TOWN OF CASTLE ROCK WILL NOT MAINTAIN SERVICE LINES LOCATED IN THESE TRACTS.

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE
HILLSIDE AT CASTLE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE APRIL 25, 2022 AT
RECEPTION NO. 2022058544 AND ACCORDINGLY THE REQUIRED FEE WERE PREVIOUSLY DEBITED FROM WATER
BANK.

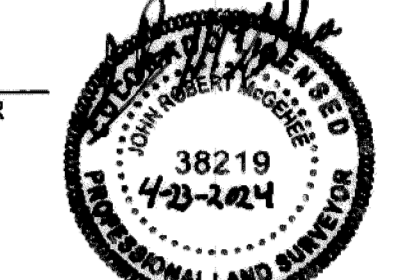
NOTES

- 1. UNLESS OTHERWISE SHOWN, ALL LOTS SHALL HAVE A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT ALONG ALL PUBLIC RIGHTS-OF-WAY AS NOTED ON THIS PLAT. 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, TELEPHONE LINES, SIGNAGE, AND LIGHTING, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPAIR/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 UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
2. ALL LOTS EXCEPT PAIRED HOMES SHALL HAVE A FIVE (5) FOOT SIDE LOT DRAINAGE EASEMENT. ENCROACHMENTS INTO SIDE LOT DRAINAGE EASEMENTS ARE ALLOWED AS LONG AS THE ENCROACHMENT DOES NOT IMPEDE OR ALTER THE FLOW OF STORMWATER DISCHARGE.
3. THE HILLSIDE METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE "30' PEDESTRIAN AND DRAINAGE EASEMENT" (ROCKFALL MITIGATION SWALE, RETAINING WALL, AND PATH).
4. THE PRIVATE UTILITY EASEMENTS LOCATED ON TRACTS G, H, I, AND J ARE FOR PRIVATE DOMESTIC WATER AND SANITARY SEWER SERVICE LINES. THE TOCR WILL NOT MAINTAIN THESE SERVICE LINES.

SURVEYOR'S CERTIFICATE:

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

[Signature] 4-23-2024
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
JOHN R. MCGEEHEE, PLS 38219
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.



TITLE CERTIFICATION:

I, [Signature], AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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.

[Signature] Assistant Vice President
AUTHORIZED REPRESENTATIVE

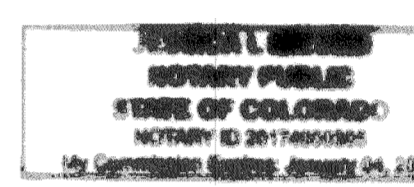
Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 24 DAY OF April, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF April, 2024 BY [Signature] AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: 11/9/2025

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 APRIL 25, 2022 AT RECEPTION NO. 2022030444, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]

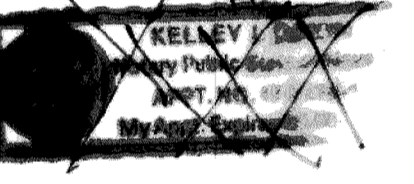
MOUNTAIN WEST REIT, LLC.

SIGNED THIS 2nd DAY OF May, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF May, 2024 BY [Signature] AS AUTHORIZED REPRESENTATIVE OF Mountain West REIT, LLC

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: 8/9/2025

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED 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.

[Signature]
TOWN MANAGER

ATTEST: [Signature]
TOWN CLERK



OWNER/DEVELOPER:

HILLSIDE AT CASTLE ROCK METROPOLITAN DISTRICT
DIANNE MILLER
C/O MILLER LAW, PLLC
1555 CALIFORNIA STREET,
DENVER, CO80202
PHONE: 303-285-5320

ENGINEER:

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVE, SUITE 425
DENVER, CO 80210
PHONE: (303) 572-7997
CONTACT: LUKE BREEDLOVE

LAND SURVEYOR:

FARNSWORTH GROUP
223 WILLOW STREET
FORT COLLINS, COLORADO 80524
PHONE: (970) 484-7477
CONTACT: J.R. MCGEEHEE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 8 DAY OF May, 2024.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

REVISIONS

Table with 2 columns: REVISIONS, COMMENTS.

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST THE LOT LINES OF LOTS 1 AND 2, BLOCK 1; LOTS 3 - 12 AND LOTS 15 - 22, BLOCK 2; AND LOTS 3 AND 4, BLOCK 3 TO ACCOMMODATE NEW ARCHITECTURAL PRODUCTS, TO REMOVE THE 5-FOOT SIDE LOT LINE UTILITY EASEMENTS, AND TO ADD 5-FOOT SIDE LOT DRAINAGE EASEMENTS.

HILLSIDE/ARBORS AMENDMENT NO. 1 PLAT

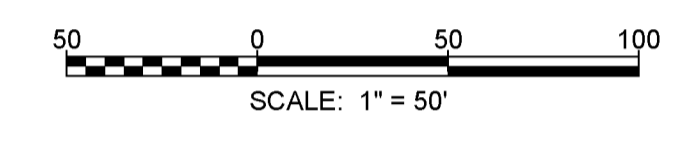
A REPLAT OF HILLSIDE/ARBORS PLAT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
TOWN OF CASTLE ROCK PROJECT NUMBER: PL23-0011

SEE SHEET 3

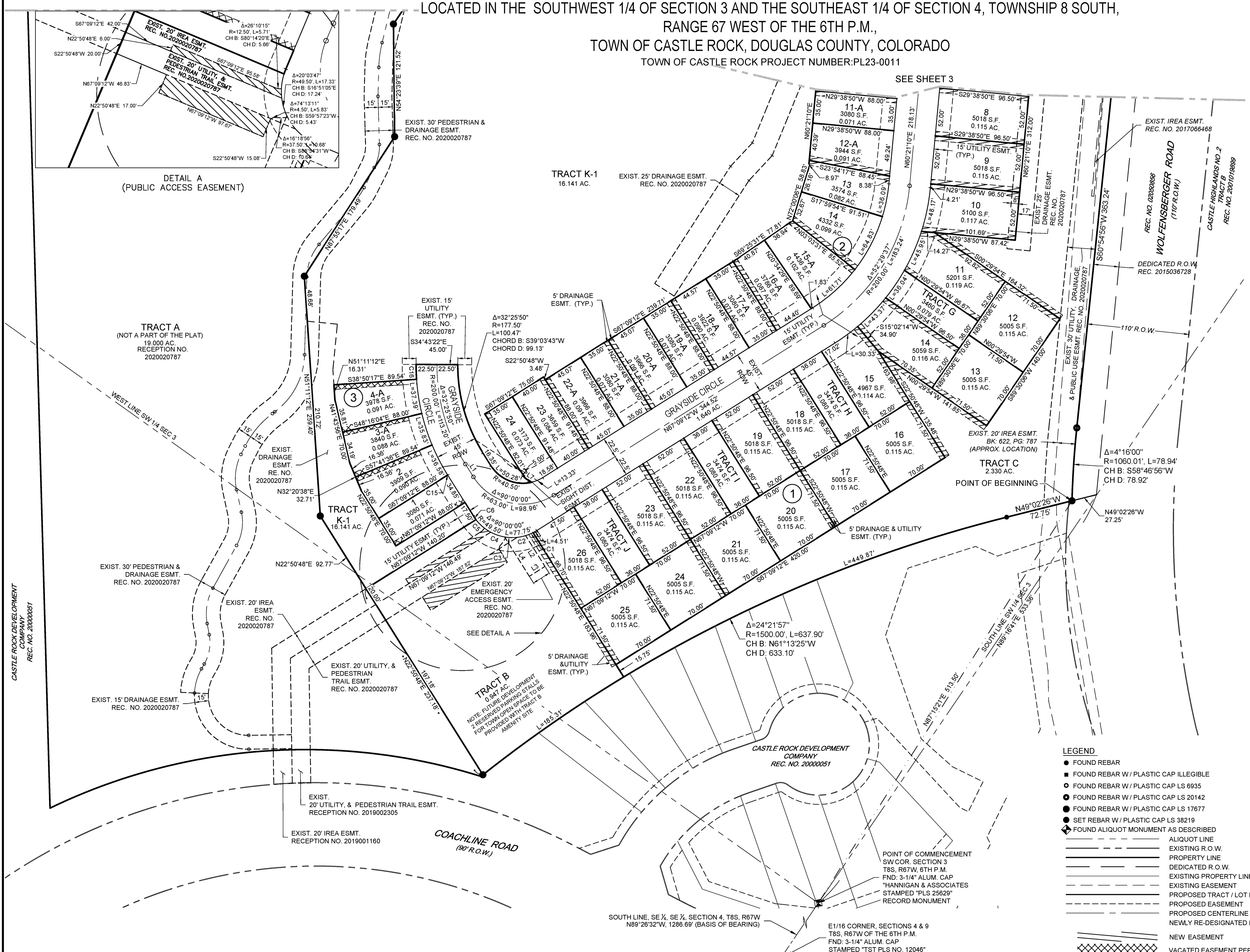


KEY MAP
NOT TO SCALE



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°00'36"	49.50'	8.65'	S56°55'57"E	8.64
C2	10°44'54"	49.50'	9.29'	S46°33'12"E	9.27
C3	15°50'09"	49.50'	13.68'	S33°15'40"E	13.64
C4	18°31'24"	49.50'	16.00'	S16°04'53"E	15.93
C5	24°27'02"	49.50'	21.12'	S5°24'20"W	20.96
C6	5°12'57"	49.50'	4.51'	S20°14'19"W	4.50
C15	0°02'23"	222.50'	0.15'	S22°51'59"E	0.15
C16	4°08'55"	222.50'	15.98'	N53°13'10"E	15.98

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	16.35'	N22°50'48"E
L2	39.24'	S22°50'48"W
L3	20.00'	N67°09'12"W
L4	50.10'	N22°50'48"E
L7	8.01'	S1°39'10"E



LEGEND

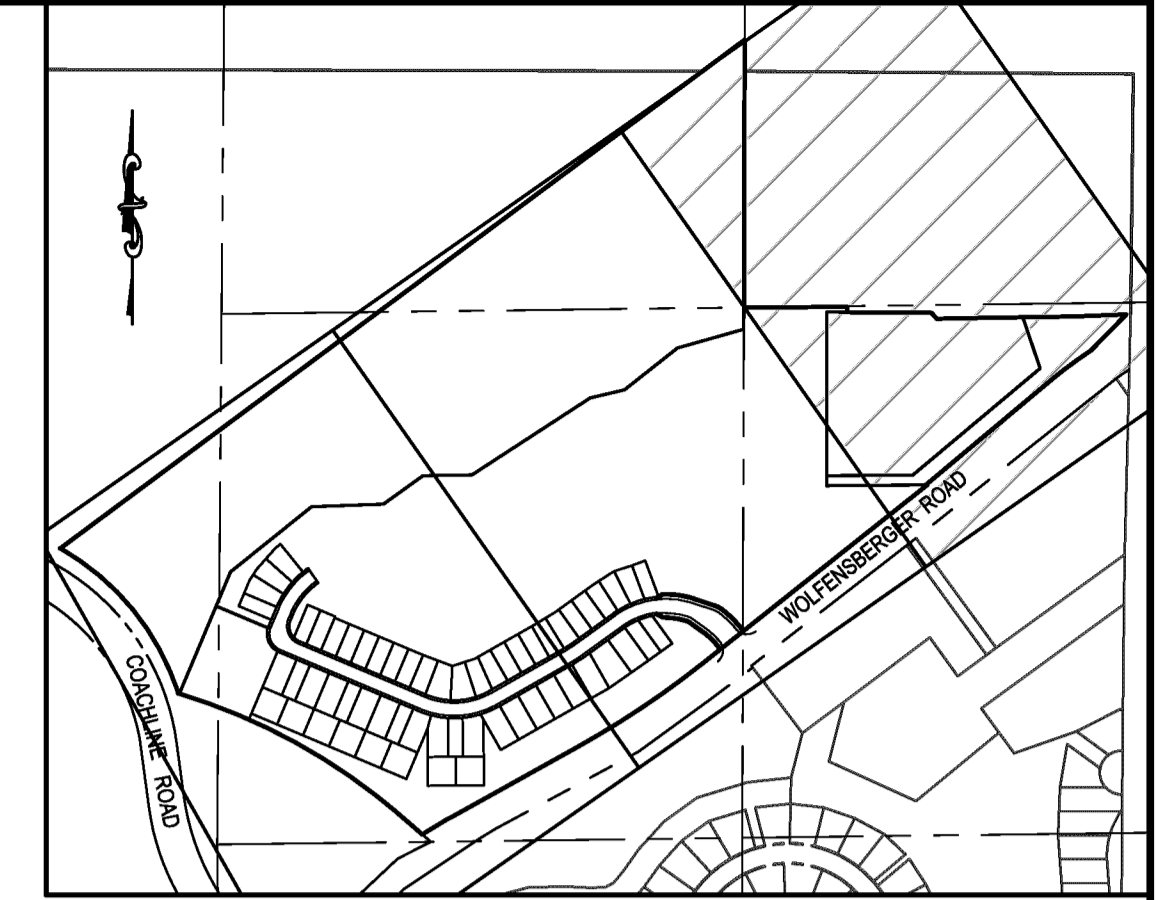
- FOUND REBAR
- FOUND REBAR W / PLASTIC CAP ILLEGIBLE
- FOUND REBAR W / PLASTIC CAP LS 6935
- FOUND REBAR W / PLASTIC CAP LS 20142
- FOUND REBAR W / PLASTIC CAP LS 17677
- SET REBAR W / PLASTIC CAP LS 38219
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT LINE
- - - EXISTING R.O.W.
- PROPERTY LINE
- DEDICATED R.O.W.
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED TRACT / LOT LINE
- - - PROPOSED EASEMENT
- - - PROPOSED CENTERLINE OF R.O.W.
- - - NEWLY RE-DESIGNATED EASEMENT
- - - NEW EASEMENT
- ▨ VACATED EASEMENT PER THIS PLAT

SHEET 2 OF 4

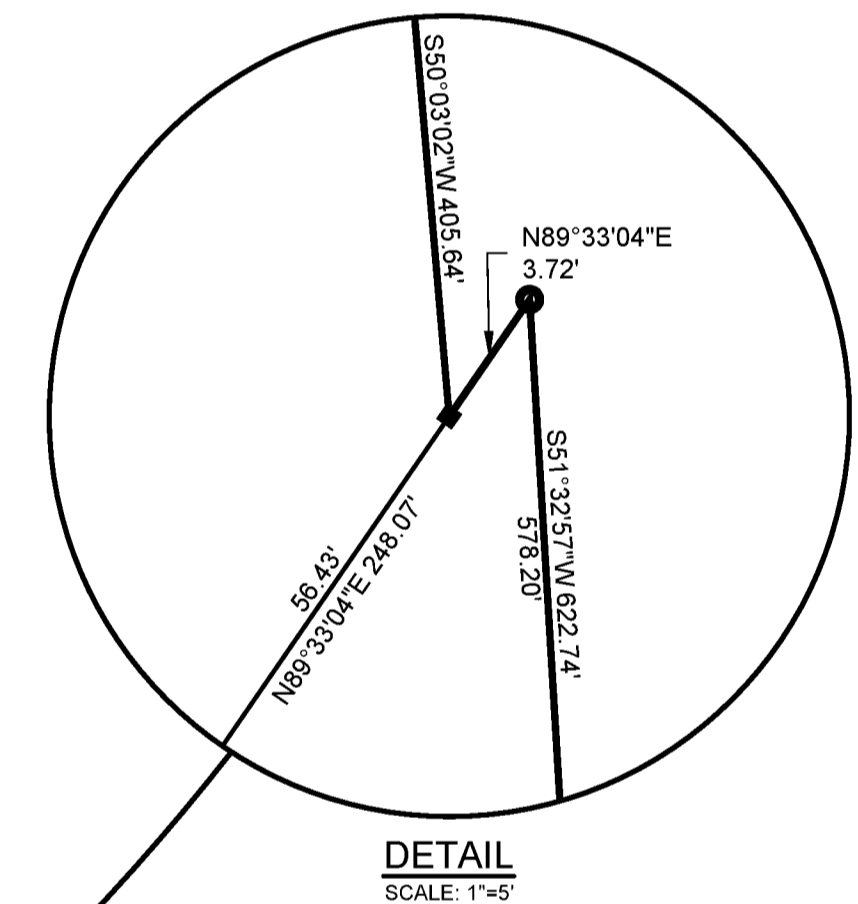
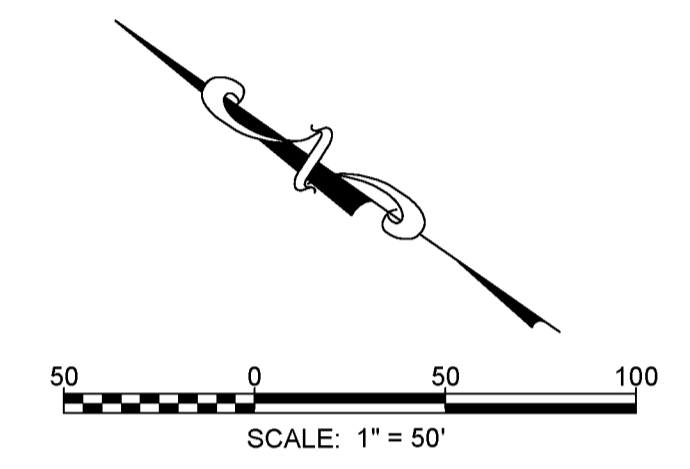
REVISIONS	

HILLSIDE/ARBORS AMENDMENT NO. 1 PLAT

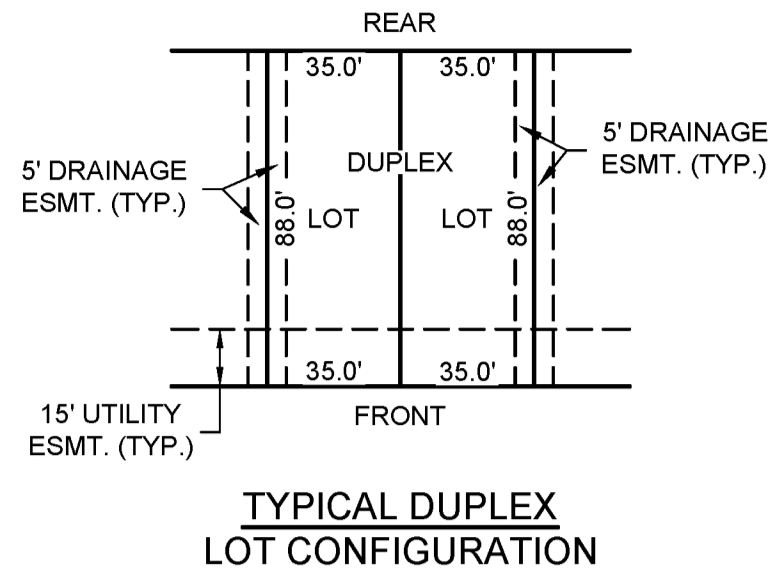
A REPLAT OF HILLSIDE/ARBORS PLAT
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 TOWN OF CASTLE ROCK PROJECT NUMBER: PL23-0011



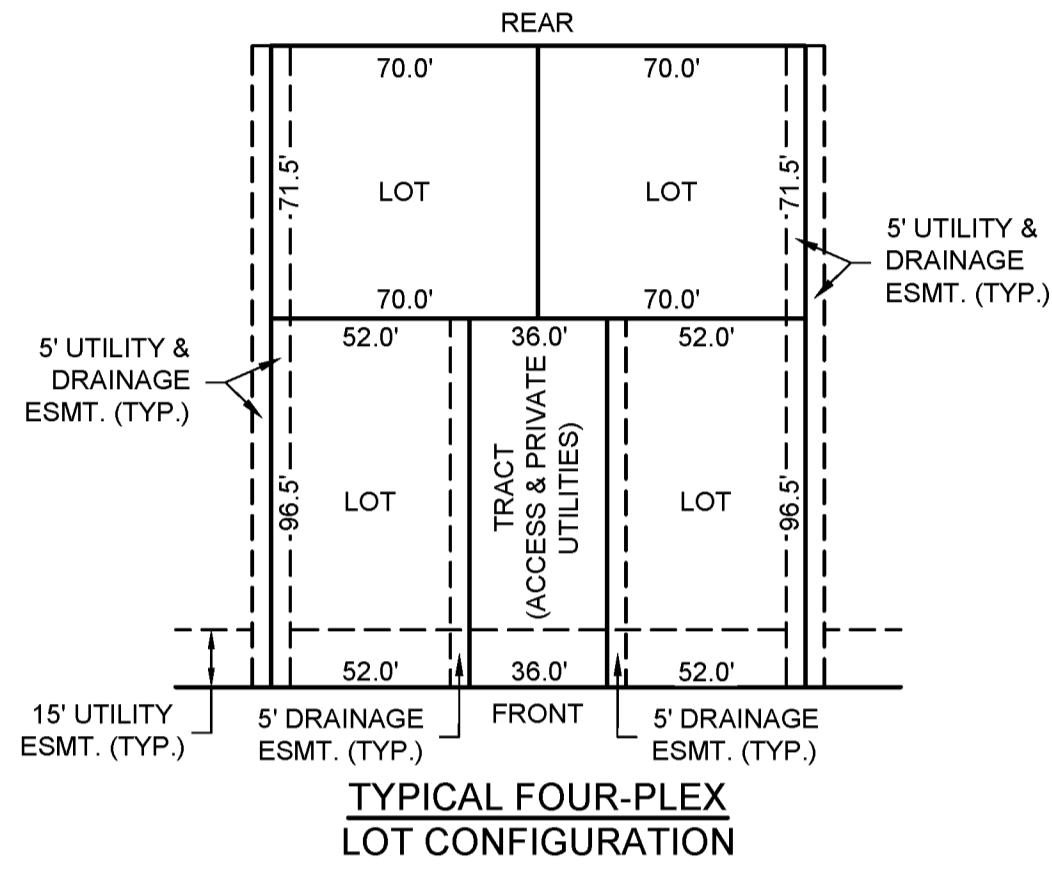
KEY MAP
NOT TO SCALE



DETAIL
SCALE: 1"=5'



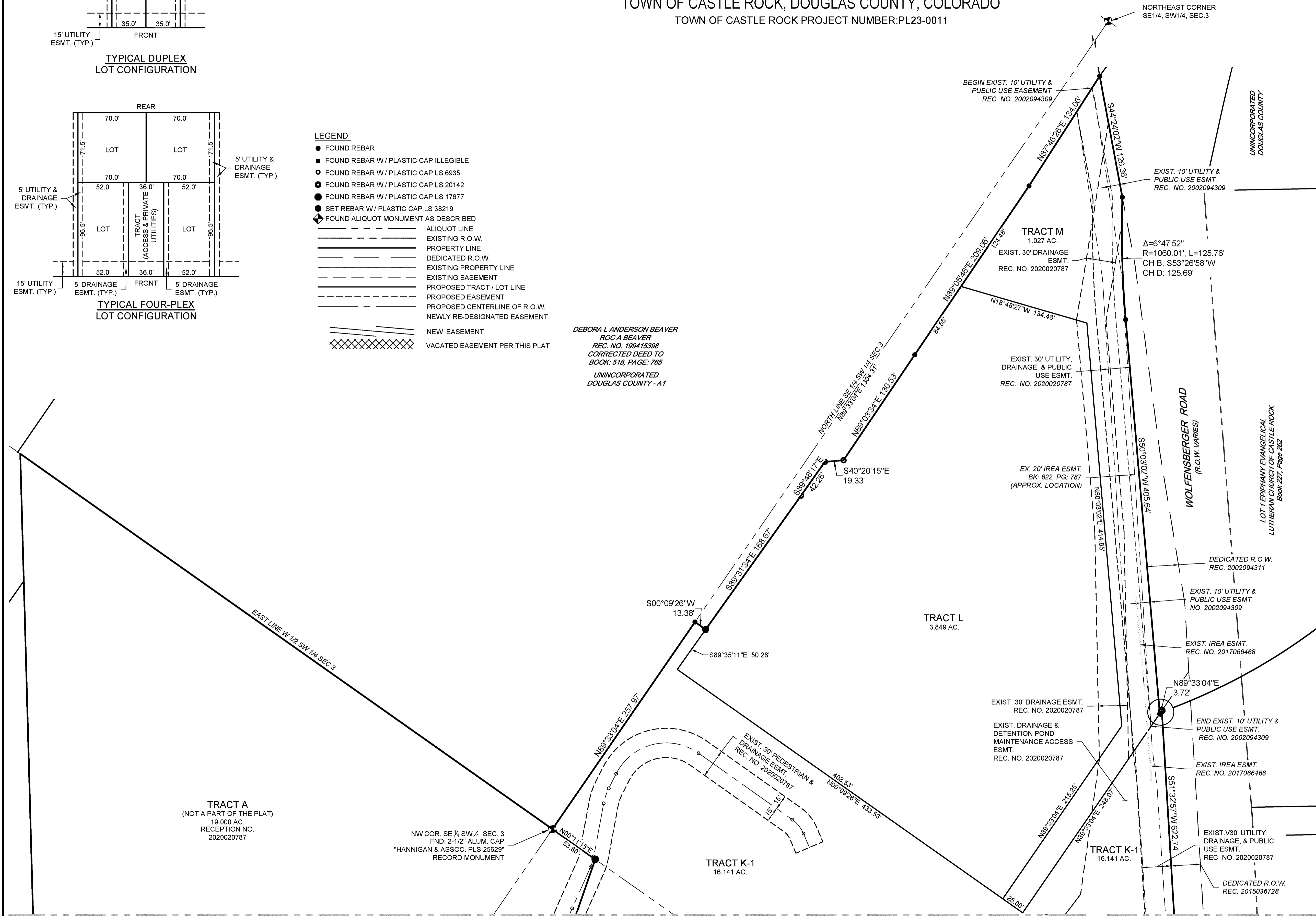
TYPICAL DUPLEX
LOT CONFIGURATION



TYPICAL FOUR-PLEX
LOT CONFIGURATION

- LEGEND**
- FOUND REBAR
 - FOUND REBAR W/ PLASTIC CAP ILLEGIBLE
 - FOUND REBAR W/ PLASTIC CAP LS 6935
 - FOUND REBAR W/ PLASTIC CAP LS 20142
 - FOUND REBAR W/ PLASTIC CAP LS 17677
 - SET REBAR W/ PLASTIC CAP LS 38219
 - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - ALIQUOT LINE
 - EXISTING R.O.W.
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 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED TRACT / LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED CENTERLINE OF R.O.W.
 - NEWLY RE-DESIGNATED EASEMENT
 - NEW EASEMENT
 - ▨ VACATED EASEMENT PER THIS PLAT

DEBORA L ANDERSON BEAVER
 ROC A BEAVER
 REC. NO. 199415398
 CORRECTED DEED TO
 BOOK: 518, PAGE: 765
 UNINCORPORATED
 DOUGLAS COUNTY - A1



TRACT A
 (NOT A PART OF THE PLAT)
 19.000 AC.
 RECEPTION NO.
 2020020787

NW COR. SE 1/4 SW 1/4, SEC. 3
 FND. 2-1/2" ALUM. CAP
 "HANNIGAN & ASSOC. PLS 25629"
 RECORD MONUMENT

TRACT K-1
 16.141 AC.

TRACT L
 3.849 AC.

TRACT K-1
 16.141 AC.

TRACT M
 1.027 AC.

SHEET 4 OF 4

REVISIONS	