Ref #2025024566, Date: 5/29/2025 3:14 PM, Pages: 1 of 2 ,RECORDING $23.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

CANYONSIDE SUBDIVISION FILING NO. 4

PLANNING AREA 1 OF THE CANYONS PLANNED DEVELOPMENT
A REPLAT OF PARCEL 1, THE CANYONS SUPERBLOCK PLAT NO. 2 AND A PORTION OF S. HAVANA STREET, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.
52.943 ACRES – 3 MIXED USE LOTS – 2 TRACTS – CASE NO. FPL-2023-001

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 BOUNDARY & LOT DETAIL

OWNERSHIP AND DEDICATION STATEMENT

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF CASTLE PINES, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT NORTH CANYONS DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF CASTLE PINES BEING THE OWNERS, MORTGAGEE, OR LIEN HOLDER OF CERTAIN LANDS IN THE CITY OF CASTLE PINES, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1, THE CANYONS SUPERBLOCK PLAT NO. 2 AS RECORDED AT RECEPTION NO. 2018040799 TOGETHER WITH THAT PORTION OF S. HAVANA STREET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 140-FOOT-WIDE PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO;

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1 WHENCE THE NORTH SIXTEENTH CORNER COMMON TO SAID SECTION 3 AND SECTION 2 OF THE SAME TOWNSHIP AND RANGE BEARS N03°51'42"E, A DISTANCE OF 1100.71 FEET AND CONSIDERING THE NORTH LINE OF SAID PARCEL 1, BEING MONUMENTED AS SHOWN HEREON, BEARS NORTH 89°40'49" EAST, A DISTANCE OF 1913.26 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 62°38'07" WEST, A DISTANCE OF 20.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2100.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°17'05", AN ARC LENGTH OF 120.39 FEET TO THE WESTERLY RIGHT-OF-WAY OF S. HAVANA STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 440.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°08'06" WEST;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°52'54", AN ARC LENGTH OF 352.35 FEET;
2. NORTH 27°01'00" WEST, A DISTANCE OF 259.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 572.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 54°15'13" EAST;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°01'25", AN ARC LENGTH OF 269.78 FEET;

THENCE SOUTH 62°46'12" EAST, A DISTANCE OF 64.06 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID S. HAVANA STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 580.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 66°57'33" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°37'28", AN ARC LENGTH OF 441.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.575 ACRES, (68,598 SQUARE FEET), MORE OR LESS.

CONTAINING A COMBINED AREA OF 52.943 ACRES, (2,306,210 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, S. HAVANA STREET RIGHT-OF-WAY, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **CANYONSIDE SUBDIVISION FILING NO. 4**, AND NORTH CANYONS DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE IN FEE SIMPLE THE S. HAVANA STREET RIGHT-OF-WAY TO THE CITY OF CASTLE PINES, COLORADO, AND GRANT TO THE CITY OF CASTLE PINES, COLORADO, FOR ITS USE DIRECTLY OR FOR THAT OF APPLICABLE UTILITY COMPANIES, SERVICE PROVIDERS, AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS (EXCEPT THOSE OF PRIOR RECORD) SHOWN HEREON FOR THE PURPOSES INDICATED. THE CITY OF CASTLE PINES AND SUCH ENTITIES AS MAY BE RESPONSIBLE FOR THE SERVICES AND/ OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSE NAMED ON THE EASEMENT AND FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE UTILITY LINES AND RELATED FACILITIES.

EXECUTED THIS 27th DAY OF May A.D., 2025

AS TO: PARCEL 1, THE CANYONS SUPERBLOCK PLAT NO. 2

NORTH CANYONS DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ALPERT CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: [signature]
LELAND J. ALPERT, MANAGER

LAURA OSBORNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244037929
MY COMMISSION EXPIRES OCTOBER 10, 2028

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF May, 2025,

BY LELAND J. ALPERT AS MANAGER OF ALPERT CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF NORTH CANYONS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND SEAL

NOTARY PUBLIC: [signature] MY COMMISSION EXPIRES: October 10, 2028

AS TO: S. HAVANA STREET

CITY OF CASTLE PINES, A COLORADO HOME RULE MUNICIPALITY

BY: [signature]
MAYOR

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF May, 2025,
BY Tracy Engerman AS MAYOR FOR THE CITY OF CASTLE PINES, A COLORADO HOME RULE MUNICIPALITY

L. DUFFEY
Notary Public
State of Colorado
Notary ID # 20184004386
My Commission Expires 02-05-2028

WITNESS MY HAND AND SEAL

NOTARY PUBLIC: [signature] MY COMMISSION EXPIRES: February 5, 2028

NOTES

1. 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 18-4-508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. **BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF PARCEL 1, THE CANYONS SUPERBLOCK PLAT NO. 2, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°40'49" EAST, A DISTANCE OF 1913.26 FEET.
4. **FLOODPLAIN:** BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) (FIRM) NO. 08035C0180G WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2020, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS-ZONE "X". "ZONE X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND SPECIAL FLOOD HAZARD AREA ZONE A, AREAS WITHOUT BASE FLOOD ELEVATION.
5. THE LAND AREA OF THE SUBJECT PROPERTY IS **52.943 ACRES, (2,306,210 SQUARE FEET)**, MORE OR LESS.
6. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON 06-06-2023.
7. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO.: NCS-1251259-CO, REVISION NUMBER: 02 COMMITMENT DATE: MAY 05, 2025 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
8. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY OF CASTLE PINES, ITS OFFICERS, EMPLOYEES AND AGENTS RELATING TO, OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
9. EACH OF THE EASEMENTS DEDICATED OR GRANTED ON THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS EXPENSE SHALL, AFTER ANY CONSTRUCTION, REPAIR, REPLACEMENT, ENLARGEMENT OR OTHER WORK FOR ANY IMPROVEMENTS OR FACILITIES INSTALLED PURSUANT TO SUCH EASEMENT, RESTORE THE SURFACE OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION AND ANY IMPROVEMENTS THEREON, TO THE GENERAL CONDITION IT WAS IN PRIOR TO ANY SUCH CONSTRUCTION.
10. THIS PLAT IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS AND NOTES ON THE CANYONS SUPERBLOCK PLAT NO. 2 RECORDED UNDER RECEPTION NO. 2018040799 UNLESS OTHERWISE STATED HEREON.
11. THE CITY OF CASTLE PINES IS NOT RESPONSIBLE FOR THE CONTENT, CREATION, OR ENFORCEMENT OF ANY COVENANTS, CONDITIONS AND RESTRICTIONS (CCRS), INCLUDING ANY CURRENT AND FUTURE CCRS, THAT ENCUMBER THE LAND THAT IS THE SUBJECT OF THIS PLAT, AND ANY SUCH CCRS SHALL NOT BE CONSTRUED TO IMPOSE ANY OBLIGATIONS OR DUTIES ON THE CITY OF CASTLE PINES.
12. NO STRUCTURE REQUIRING A BUILDING PERMIT MAY BE ERECTED, PLACED UPON OR EXTENDED IN AN EASEMENT GRANTED OR DEDICATED ON THIS PLAT UNLESS APPROVED IN WRITING BY THE AGENCY OR AGENCIES WHICH ARE THE BENEFICIARIES OF SUCH EASEMENTS. A COPY OF SUCH APPROVAL SHALL BE SUBMITTED TO THE CITY OF CASTLE PINES BUILDING DIVISION PRIOR TO BUILDING PERMIT ISSUANCE.
13. THE MAINTENANCE AND REPAIR OF UTILITY, DRAINAGE, TRAILS AND OTHER FACILITIES NOT DEDICATED TO OR MAINTAINED BY THE CITY LOCATED IN THE SUBDIVISION AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY THE CITY OR ON THE PLAT FOR THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF THE CITY OF CASTLE PINES, THEN THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE THE CITY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE THE CITY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, THE CITY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY THE CITY OF CASTLE PINES.
14. DRAINAGE EASEMENTS AS SHOWN HEREON ARE GRANTED TO THE CITY OF CASTLE PINES FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES"). THE COST OF MAINTAINING THE FACILITIES WILL BE SHARED BY ALL LOTS THAT DRAIN INTO THE FACILITIES, AND THE ALLOCATION OF THESE COSTS WILL BE FINALIZED BY THE SITE IMPROVEMENT PLAN ON THE LOTS WITHIN THE PLAT.
15. NO ABOVE-GROUND UTILITY CABINETS SHALL BE ALLOWED TO BE PLACED OR CONSTRUCTED WITHIN THE DEDICATED RIGHTS-OF-WAY OR WITHIN UTILITY EASEMENTS ADJACENT TO FRONT LOT LINES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY.
16. OWNERSHIP OF LOT 1 SHALL NOT BE SOLD, CONVEYED, OR TRANSFERRED UNTIL THE CITY ADOPTS AN ORDINANCE VACATING THAT PORTION OF S. HAVANA STREET AS SHOWN HEREON.
17. SIGHT DISTANCE EASEMENTS HEREON LABELED "SIGHT DISTANCE EASEMENT" ARE HEREBY GRANTED TO THE CITY OF CASTLE PINES OVER AND ACROSS THOSE CERTAIN PORTIONS OF LAND AS SHOWN HEREON FOR LINE OF SIGHT TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN THIRTY-SIX (36) INCHES ABOVE THE FLOW LINE OF THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, VEGETATION, FILL MATERIAL, UTILITY CABINETS, WALLS, SIGNS, ETC.

TRACT SUMMARY TABLE

	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	FUTURE OWNER & MAINTENANCE
TRACT A	1,138,225	26.130	DRAINAGE/LS/OS	NORTH CANYONS	CITY OF CASTLE PINES *
TRACT B	151,273	3.473	DRAINAGE/LS/OS	NORTH CANYONS	CITY OF CASTLE PINES *
TOTAL	1,289,498	29.603			

LS/OS = LANDSCAPE/OPENSPACE

NORTH CANYONS = NORTH CANYONS DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

* TRACT TO BE CONVEYED TO CITY OF CASTLE PINES BY SEPARATE DOCUMENT AT FINAL ACCEPTANCE OF THE INFRASTRUCTURE TO BE INSTALLED WITHIN THE TRACT.

LOT SUMMARY TABLE

	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
LOT 1	85,423	1.961	MIXED USE	NORTH CANYONS	NORTH CANYONS
LOT 2	162,837	3.738	MIXED USE	NORTH CANYONS	NORTH CANYONS
LOT 3	587,707	13.491	MIXED USE	NORTH CANYONS	NORTH CANYONS
TOTAL	835,967	19.190			

NORTH CANYONS = NORTH CANYONS DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

LAND SUMMARY CHART

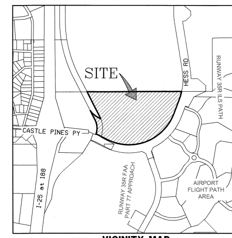
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
MIXED USE LOTS (3)	835,967	19.190	36.25
TRACTS (2)	1,289,498	29.603	55.91
DEDICATED RIGHT-OF-WAY	112,147	2.575	4.87
EXISTING RIGHT-OF-WAY	68,598	1.575	2.97
TOTAL	2,306,210	52.943	100.00

EASEMENTS, USE, OWNERSHIP, MAINTENANCE CHART

EASEMENT	USE	EASEMENT GRANTED TO	* SURFACE MAINTENANCE
UTILITY	UTILITY ACCESS	CCP	PROPERTY OWNER
DRAINAGE	STORM SEWER/DRAINAGE	CCP	PROPERTY OWNER

* THE SURFACE OF ALL EASEMENTS ON THIS PLAT ARE TO BE MAINTAINED BY THE PROPERTY OWNER, OR ANY SPECIAL DISTRICT WHICH EXPRESSLY ASSUMES SUCH RESPONSIBILITY.

CCP = CITY OF CASTLE PINES



VICINITY MAP
SCALE 1" = 1000'

PURPOSE

THE PURPOSE OF THIS REPLAT, CASE NO. FPL-2023-001, IS TO SUBDIVIDE THE PROPERTY INTO LOTS, TRACTS AND RIGHT-OF-WAY AND TO DEDICATE A PORTION OF S. HAVANA STREET AND EASEMENTS AS SHOWN HEREON.

OWNERS/APPLICANTS/DEVELOPER:

NORTH CANYONS DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3033 E. 1ST AVENUE, SUITE 725, DENVER, COLORADO 80206

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES; EXCEPT AS FOLLOWS: AS SET FORTH IN THAT CERTAIN FIRST AMERICAN TITLE COMMITMENT EFFECTIVE MAY 05, 2025 AND DESIGNATED AS FILE NO. NCS-1251259-CO.

FIRST AMERICAN TITLE INSURANCE COMPANY

[signature]
BY: Joshua Guerrero
TITLE: Title Officer
DATE: 5/21/2025

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, 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 JUNE 6, 2023 UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID 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 APPLICABLE PROVISIONS OF THE CITY OF CASTLE PINES SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 19TH DAY OF MAY, 2025.

COLORADO LICENSED ANTHONY K. PEALL 38636 5/19/25 PROFESSIONAL LAND SURVEYOR

ANTHONY K. PEALL LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

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.

CITY COUNCIL

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF CASTLE PINES, COLORADO, ON THE 8th DAY OF April, 2025.

THE DEDICATION OF PUBLIC STREETS, EASEMENTS, PUBLIC WAYS AND LANDS SHOWN HEREON ARE ACCEPTED. ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF NORTH CANYONS DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND NOT THE CITY OF CASTLE PINES.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

[signature]
MAYOR

REVISION TABLE

DATE	BY	
05/15/2025	TP	ADDRESSED FINAL COMMENTS
05/12/2025	TP	UPDATED TITLE & ROW CHAMFER
04/01/2025	TP	ADDRESSED CITY & CLIENT COMMENTS
02/10/2025	TP	ADDRESSED CITY & CLIENT COMMENTS
10/23/2024	TP	ADDRESSED CITY & CLIENT COMMENTS
08/05/2024	TP	ADDED A NEW LOT

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 179323-01 Drawn By: TP

CANYONSIDE SUBDIVISION FILING NO. 4
A REPLAT OF PARCEL 1, THE CANYONS SUPERBLOCK NO. 2 AND A PORTION OF S. HAVANA STREET
NW/4 SECTION 2 & NE/4 SECTION 3
TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6TH P.M.
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO

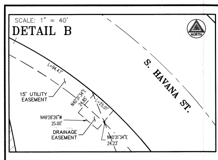
DATE OF PREPARATION: 11/15/2023
SCALE: N/A

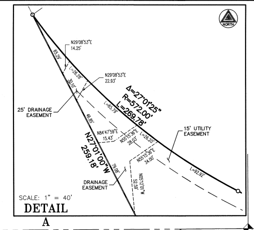
CANYONSIDE SUBDIVISION FILING NO. 4

PLANNING AREA 1 OF THE CANYONS PLANNED DEVELOPMENT

A REPLAT OF PARCEL 1, THE CANYONS SUPERBLOCK PLAT NO. 2 AND A PORTION OF S. HAVANA STREET, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.

52.943 ACRES – 3 MIXED USE LOTS – 2 TRACTS – CASE NO. FPL-2023-001





CURVE TABLE

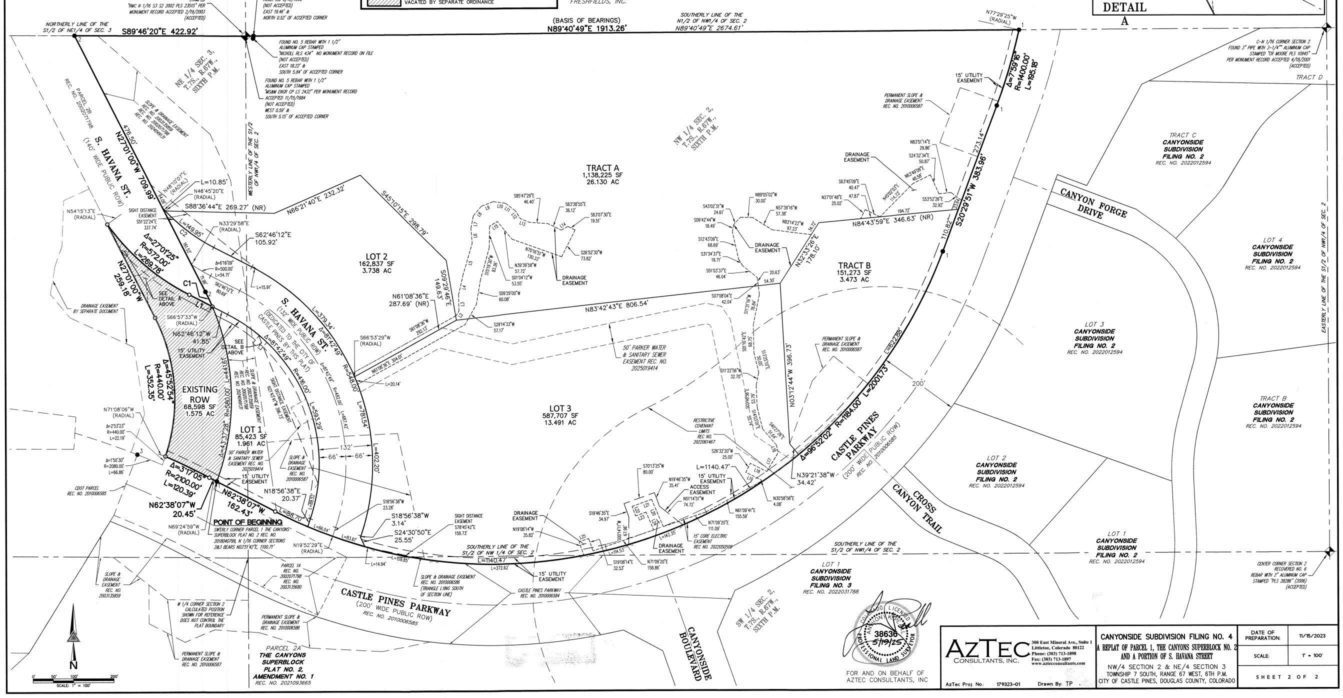
CURVE	DELTA	RADIUS	LENGTH
C1	3°58'33"	580.00'	40.25'
C2	20°56'19"	440.00'	160.80'
C3	94°34'19"	25.00'	41.26'
C4	7°57'03"	187.00'	25.95'

LEGEND

- ○ SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 22561"
- 2 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- (hatched) PORTION OF S. HAVANA STREET TO BE VACATED BY SEPARATE ORDINANCE

LINE TABLE

LINE	BEARING	LENGTH
L1	N62°46'12"W	64.06'
L2	S29°14'33"W	13.89'
L3	S01°25'19"E	39.57'
L4	S12°47'32"W	50.90'
L5	S16°30'59"W	80.33'
L6	S04°42'00"E	37.25'
L7	S10°43'48"W	31.24'
L8	S39°54'54"W	31.24'
L9	S69°06'00"W	31.24'
L10	N81°42'53"W	31.24'
L11	N52°31'47"W	31.24'
L12	N32°03'58"W	22.55'
L13	N67°25'56"W	24.04'
L14	S62°51'05"W	19.26'
L15	S58°51'24"W	22.50'
L16	N14°37'59"W	19.29'
L17	N31°26'23"E	54.99'
L18	N63°27'40"W	45.50'
L19	S63°27'40"E	43.52'
L20	S23°06'56"E	73.42'
L21	N70°13'25"E	50.95'
L22	N19°46'35"W	25.00'
L23	S70°13'25"W	27.37'
L24	N23°06'56"W	47.97'
L25	N71°53'54"E	25.00'



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 179323-01 Drawn By: TP

CANYONSIDE SUBDIVISION FILING NO. 4
A REPLAT OF PARCEL 1, THE CANYONS SUPERBLOCK NO. 2 AND A PORTION OF S. HAVANA STREET
NW/4 SECTION 2 & NE/4 SECTION 3
TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6TH P.M.
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	11/15/2023
SCALE:	1" = 100'
SHEET 2 OF 2	