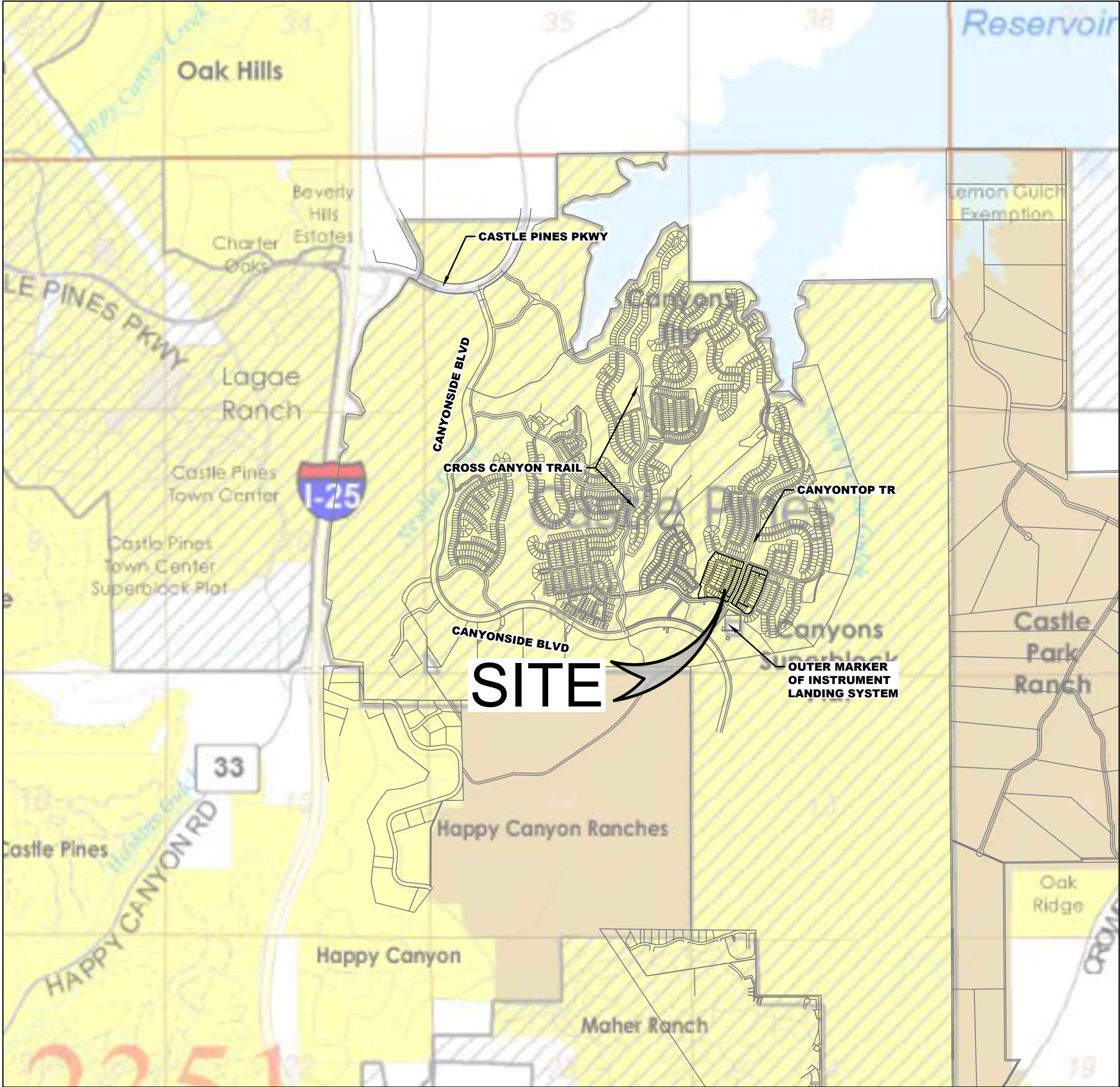


THE CANYONS - PRELIMINARY PLAN NO. 2 - 2ND AMENDMENT

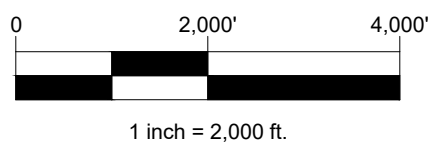
A PORTION OF PLANNING AREAS 9, 11, I AND J
A PART OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
23.128 +/- ACRES, 137 LOTS, AND 16 TRACTS, CASE NO. PFP-2024-001

LEGAL DESCRIPTION: PRELIMINARY PLAN NO. 2 - 2ND AMENDMENT

LOT 1, BLOCK 43 AND LOT 1, BLOCK 44, THE CANYONS FILING NO. 3, 1ST AMENDMENT, AS PER THE PLAT THEREOF
RECORDED MAY 19, 2023, AT RECEPTION NO. 2023021279, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP



NOTE

PURSUANT TO SECTION 4 OF THE ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE CANYONS, DATED OCTOBER 22, 2009, AND THE SHEA/NORTH CANYONS/CITY AGREEMENT (COLLECTIVELY THE 'ADA'), THE DEVELOPERS OF THE CANYONS ARE REQUIRED TO DEDICATE LAND FOR STREET AND OTHER PUBLIC USES. SUCH LAND IS REQUIRED TO BE DEDICATED UPON THE RECORDATION OF THE FINAL SUBDIVISION PLAT CONTAINING SUCH LAND, OR UPON A REQUEST FROM THE CITY AS MORE PARTICULARLY DESCRIBED IN THE ADA. PURSUANT TO SECTION 4.9 OF THE ADA, THE CITY MAY REQUEST DEDICATION OF PUBLIC LAND WHETHER OR NOT A PRELIMINARY PLAN, FINAL PLAT OR SUPERBLOCK PLAT APPLICATION FOR THE CANYONS IS PENDING.

SHEET INDEX

- | NO | SHEET TITLE |
|----|---|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | PD OVERLAY |
| 4 | EXISTING SITE FEATURES & PRELIMINARY TRAILS |
| 5 | SITE PLAN |

THIS PRELIMINARY PLAN NO. 2 AMENDMENT NO. 2 FOR THE CANYONS, WAS REVIEWED BY THE PLANNING COMMISSION ON June 28, 2025
FINAL PLAT(S) SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THIS PRELIMINARY PLAN.

Donna Ferguson

DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

THIS PRELIMINARY PLAN NO. 2 AMENDMENT NO. 2 FOR THE CANYONS, WAS REVIEWED BY THE CITY COUNCIL ON July 22, 2025
FINAL PLAT(S) SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THIS PRELIMINARY PLAN.

Tony Peall

[TWP 7S, R 67W, S 30S 1241421001](#)

MAYOR, CITY OF CASTLE PINES

EXPIRATION OF APPROVAL
THE PRELIMINARY PLAN SHALL BE EFFECTIVE FOR A PERIOD OF 1 YEARS FROM THE DATE OF APPROVAL UNLESS STATED OTHER WISE IN SUCH APPROVAL. THE CITY MANAGER MAY GRANT, A 1-YEAR EXTENSION OF TIME, UPON WRITTEN REQUEST BY THE APPLICANT. THE CITY MANAGER MAY GRAND ADDITIONAL EXTENSION UPON A FINDING THE PLAN IN IN COMPLIANCE WITH THE CITY MASTER PLAN, ZONING ORDINANCE AND SUBDIVISION RESOLUTION ALL IS AMENDED.

OWNER/DEVELOPER

SHEA CANYONS, LLC
9380 STATION ST., SUITE 600
LONE TREE, CO 80124
CONTACT: RYAN MCDERMED
(303) 791-8180

ENGINEER

TERRACINA DESIGN
10200 E GIRARD AVE, STE A-314
DENVER, CO 80231
CONTACT: DAVID BACCI
(303)-632-8867

SURVEYOR

AZTEC CONSULTANTS INC.
300 E MINERAL AVE, STE 1
LITTLETON, CO 80112
CONTACT: TONY PEALL
(303)-327-7483

APPLICANT

SAGE DESIGN GROUP
1500 S PEARL ST, STE 200
DENVER, CO 80210
CONTACT: PHIL SAGE
(303)-470-2855

THE CANYONS - PRELIMINARY PLAN NO. 2 - 2ND AMENDMENT

A PORTION OF PLANNING AREAS 9, I I, I AND J
A PART OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
23.128 +/- ACRES, 137 LOTS, AND 16 TRACTS, CASE NO. PFP-2024-001

NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS					
LOTS/TRACTS	ACREAGE	USE	CONSTRUCTION RESPONSIBILITY	OWNERSHIP	MAINTENANCE
TRACT A	0.49	UTILITY / DRAINAGE / OPEN SPACE	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT B	0.71	UTILITY / OPEN SPACE	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT C	0.26	UTILITY / OPEN SPACE	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT D	0.47	ACCESS / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT E	0.10	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT F	0.01	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT G	0.01	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT H	0.67	ACCESS / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT I	0.01	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT J	0.07	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT K	0.12	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT L	0.01	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT M	0.01	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT N	0.03	UTILITY / BUFFER	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT O	0.04	UTILITY / OPEN SPACE	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
TRACT P	0.35	UTILITY / OPEN SPACE	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
PUBLIC R.O.W.	3.58		DEVELOPER OR ASSIGNED	CITY OF CASTLE PINES	CITY OF CASTLE PINES
RESIDENTIAL LOTS	16.20	RESIDENTIAL	DEVELOPER OR ASSIGNED	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS	SHEA CANYONS LLC / SUCCESSORS / ASSIGNS
	23.13	TOTAL ACREAGE			

PLANNING AREA TABLE					
REQUIRED			PROVIDED		
PLANNING AREA	ZONING	ACREAGE	# OF LOTS	USE	ACREAGE
PA11	RESIDENTIAL	74.60	137	SF	23.13

NOTES:

- CERTAIN OPEN SPACE TRACTS MAY BE LANDSCAPED TO ENHANCE THE AESTHETICS OF THE COMMUNITY, AS DETERMINED BY THE CITY.
- *** OPEN SPACES WILL BE DEDICATED AT THE PLATTING STAGE IN ACCORDANCE WITH SECTION 2.01 OF THE CITY OPERATIONS MILL LEVY PLEDGE AGREEMENT AND SECTION 4.9 OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, AS AMENDED.

LOT SIZE TABLE	
LOT SIZE (SQ. FT.)	# OF SF
5 ACRES AND LARGER	0
2.0 ACRES - 4.99 ACRES	0
1 ACRE - 1.99 ACRES	0
0.5 ACRE - 0.99 ACRE	0
10,000 SQ. FT. - 0.49 ACRE	2
5,000 SQ. FT. -9,999 SQ. FT.	52
1,500 SQ. FT. -4,999 SQ. FT.	83
TOTAL	137

LEGEND



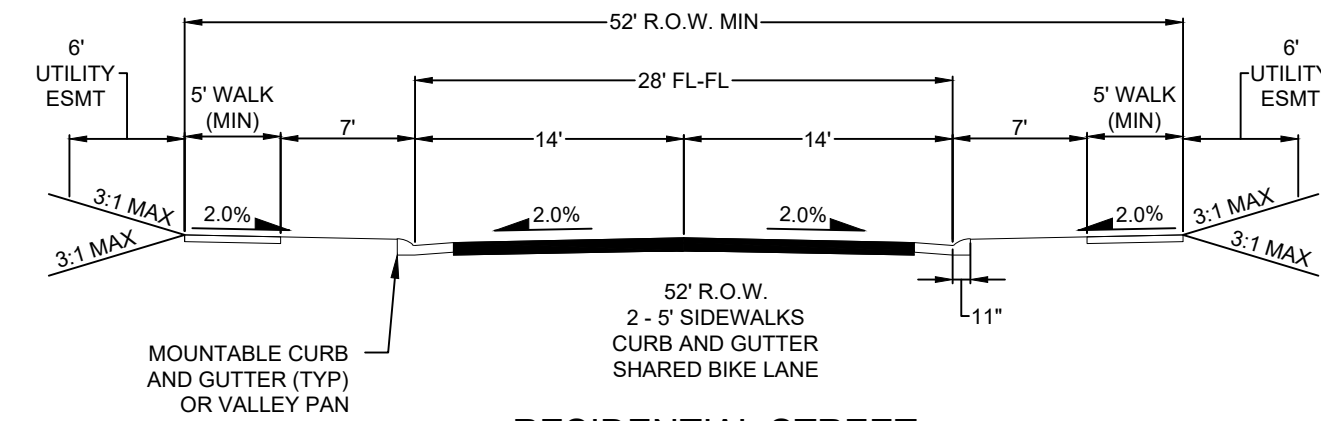
RESIDENTIAL STREET TYPE "A" DETACHED SIDEWALK
(MIN 52' R.O.W.)



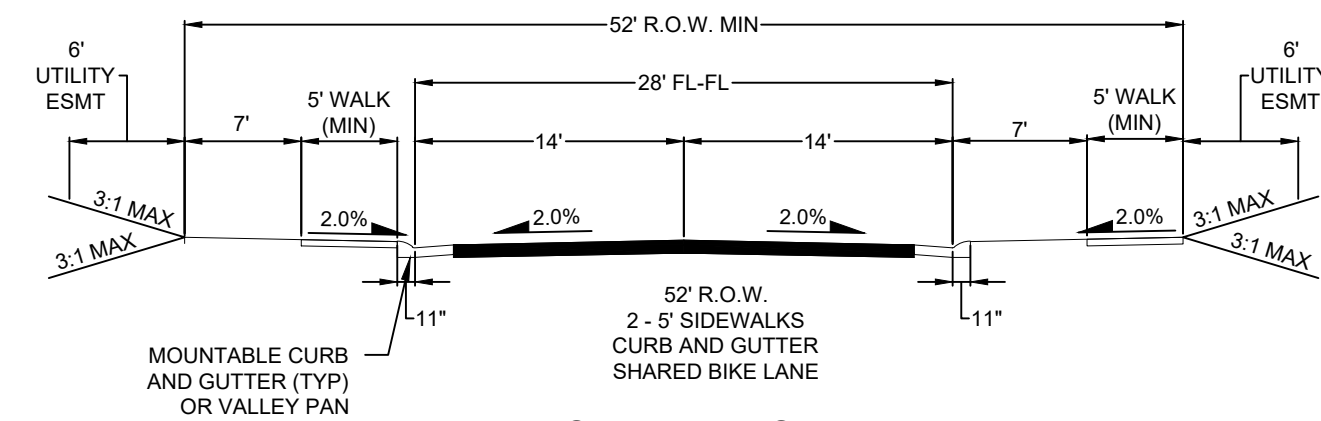
RESIDENTIAL STREET TYPE "A" ATTACHED SIDEWALK
(MIN 52' R.O.W.)



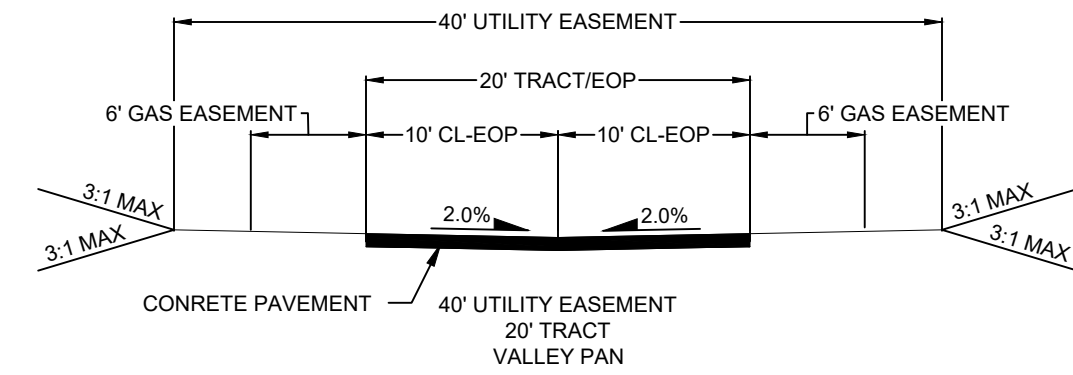
RESIDENTIAL STREET TYPE "A-1" PRIVATE ALLEY
(20' TRACT)



RESIDENTIAL STREET
TYPE 'A' DETACHED SIDEWALK
DESIGN SPEED: 25
POSTED SPEED: 20-25



RESIDENTIAL STREET
TYPE 'A' ATTACHED SIDEWALK*
DESIGN SPEED: 25
POSTED SPEED: 20-25



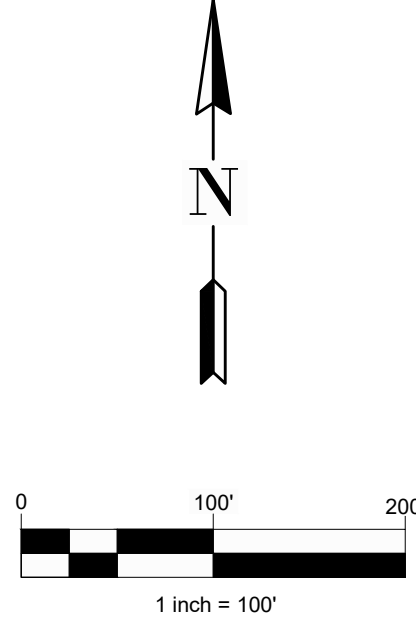
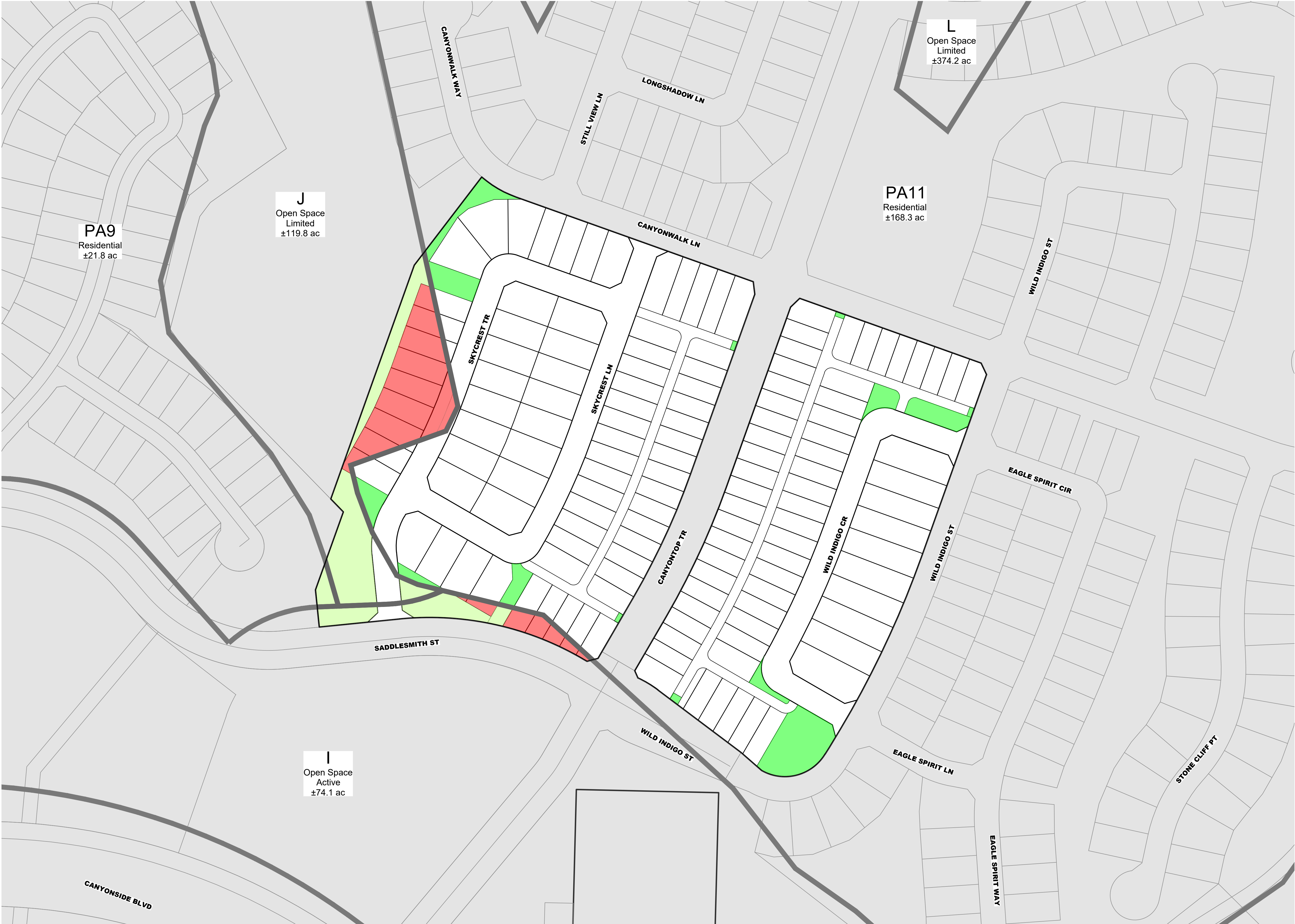
RESIDENTIAL STREET
TYPE 'A-1' PRIVATE ALLEY
DESIGN SPEED: 25
POSTED SPEED: 15-20

* THE CANYONS PD 5TH MAJOR AMENDMENT:
TABLE 6.2 ROADWAY DESIGN AND TECHNICAL CRITERIA
FOOTNOTE (12) SIDEWALKS ADJACENT TO OPEN SPACE MAY
BE ATTACHED
6.2.4 (A) - SIDEWALKS AND MULTI USE TRAILS LOCATED ALONG ROADWAYS ADJACENT TO
MIXED USE AND RESIDENTIAL AND USES MUST BE CONSTRUCTED ON BOTH SIDE OF SAID
ROADWAYS, UNLESS ADJACENT TO OPEN SPACE
6.2.4 (B) - SIDEWALKS AND MULTI USE TRAILS LOCATED ALONG ROADWAYS ADJACENT TO
OPEN SPACE ACTIVE, OPEN SPACE LIMITED, AND RESIDENTIAL RURAL LAND USES MAY BE
CONSTRUCTED ON ONE SIDE OF SAID ROADWAYS.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	BB
2	2ND SUBMITTAL	01/30/2025	BB
3	3RD SUBMITTAL	04/10/2025	ETG
4	4TH SUBMITTAL	05/07/2025	ETG

THE CANYONS - PRELIMINARY PLAN NO. 2 - 2ND AMENDMENT

A PORTION OF PLANNING AREAS 9, 11, I AND J
A PART OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
23.128 +/- ACRES, 137 LOTS, AND 16 TRACTS, CASE NO. PFP-2024-001



LEGEND

- NOT A PART
- LAND INSIDE RESIDENTIAL AREAS TO BE OPEN SPACE
- OPEN SPACE
- LAND IN OPEN SPACE AREAS TO BE DEVELOPED
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY

PLANNING AREA 11	
	NUMBER OF LOTS
CURRENT	2
NEW	137
TOTAL	137



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	BB
2	2ND SUBMITTAL	01/20/2025	BB
3	3RD SUBMITTAL	04/10/2025	ETG
4	4TH SUBMITTAL	05/07/2025	ETG

THE CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO.2 - 2ND AMENDMENT
PD OVERLAY



THE CANYONS - PRELIMINARY PLAN NO. 2 - 2ND AMENDMENT

A PORTION OF PLANNING AREAS 9, I I, I AND J
A PART OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
23.128 +/- ACRES, 137 LOTS, AND 16 TRACTS, CASE NO. PFP-2024-001



LEGEND

- 6350 --- EXISTING MAJOR CONTOUR (10 FT)
- 6349 --- EXISTING MINOR CONTOUR (2 FT)
- WETLAND
- PROJECT BOUNDARY
- EIGHT (8') CONCRETE TRAIL (DEFINED WITH PPNO.2)
- △ VIEW CORRIDOR

VIEWSHEDS:

- E1 - REUTER HESS RESERVOIR
- E2 - LEMON GULCH
- W1 - 1-25 CORRIDOR/FRONT RANGE/CASTLE PINES NORTH
- W2 - PIKES PEAK



DATE	BY
11/01/2024	BB
01/30/2025	BB
04/10/2025	ETG
05/07/2025	ETG

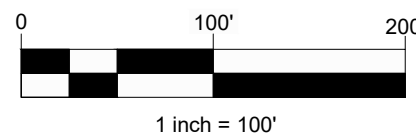
#	REVISION DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL
4	4TH SUBMITTAL

THE CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO 2 - 2ND AMENDMENT
EXISTING SITE FEATURES & PRELIMINARY TRAILS



THE CANYONS - PRELIMINARY PLAN NO. 2 - 2ND AMENDMENT

A PORTION OF PLANNING AREAS 9, 11, I AND J
A PART OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
23.128 +/- ACRES, 137 LOTS, AND 16 TRACTS, CASE NO. PFP-2024-001



LEGEND

- SLOPE BETWEEN 15% - 25%
- SLOPE GREATER THAN 25%
- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- WETLAND
- LOT / TRACT / PARCEL BOUNDARY
- EIGHT (8) CONCRETE TRAIL (DEFINED WITH PPN01)
- EIGHT (8) CONCRETE TRAIL (DEFINED WITH PPN02)
- BLOCK NUMBER
- LOT NUMBER
- RESIDENTIAL STREET TYPE "A"
ATTACHED SIDEWALK
(MIN 52' R.O.W.) SEE SHEET 2
- RESIDENTIAL STREET TYPE "A"
DETACHED SIDEWALK
(MIN 52' R.O.W.) SEE SHEET 2
- RESIDENTIAL STREET TYPE
"A-1" PRIVATE ALLEY
(20' TRACT) SEE SHEET 2
- 30' PWSD UTILITY EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE & PWSD UTILITY EASEMENT
- SIGHT EASEMENT

5/7/2025 11:04 AM X:\1075 SHEA CANYONS PHASE 2 - P1\1075\PLANS\20 - FILING 3, 4TH AMENDMENT\PRELIMINARY PLAN PP SITE PLAN.DWG 1

#	REVISION DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL
4	4TH SUBMITTAL

THE CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO.2 - 2ND AMENDMENT
SITE PLAN



SHEET
5 OF 5

PFP-2024-001-Preliminary Plan 2, 2nd Amendment

Final Audit Report

2025-09-05

Created:	2025-08-28
By:	Tobi Duffey (tobi@castlepinesco.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzy7g_nQJzFUyviRKr_tBnPL9mXf3ax68

"PFP-2024-001-Preliminary Plan 2, 2nd Amendment" History

-  Document created by Tobi Duffey (tobi@castlepinesco.gov)
2025-08-28 - 3:50:39 PM GMT
-  Document emailed to tracy.engerman@castlepinesco.gov for signature
2025-08-28 - 3:52:11 PM GMT
-  Email viewed by tracy.engerman@castlepinesco.gov
2025-09-05 - 4:40:55 PM GMT
-  Signer tracy.engerman@castlepinesco.gov entered name at signing as Tracy Engerman
2025-09-05 - 4:41:40 PM GMT
-  Document e-signed by Tracy Engerman (tracy.engerman@castlepinesco.gov)
Signature Date: 2025-09-05 - 4:41:42 PM GMT - Time Source: server
-  Document emailed to Donna Ferguson (donna.ferguson@castlepinesco.gov) for signature
2025-09-05 - 4:41:46 PM GMT
-  Email viewed by Donna Ferguson (donna.ferguson@castlepinesco.gov)
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-  Document e-signed by Donna Ferguson (donna.ferguson@castlepinesco.gov)
Signature Date: 2025-09-05 - 7:57:26 PM GMT - Time Source: server
-  Agreement completed.
2025-09-05 - 7:57:26 PM GMT

Ref #2025045443, Date: 9/25/2025 2:46 PM, Pages: 1 of 4, RECORDING \$43.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

THE CANYONS FILING NO. 3, 4TH AMENDMENT

A PORTION OF PLANNING AREA 11, & A PORTION OF PLANNING AREAS 9, 11, 1 & J
A REPLAT OF LOT 1, BLOCK 43 & LOT 1, BLOCK 44, THE CANYONS FILING NO. 3, 1ST AMENDMENT
A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.
23.128 ACRES - 46 RESIDENTIAL LOTS - 2 FUTURE DEVELOPMENT LOTS - 3 TRACTS - PFP-2024-001

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 OVERALL BOUNDARY SHEET
SHEETS 3-4 BOUNDARY AND LOT DETAIL SHEETS

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, ENDEAVOR 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 VIOLATES 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 SHEA CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER, MORTGAGEE, OR LEND HOLDER OF CERTAIN LANDS IN THE CITY OF CASTLE PINES, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 43 AND LOT 1, BLOCK 44, THE CANYONS FILING NO. 3, 1ST AMENDMENT, AS PER PLAT RECORDED MAY 19, 2023, AT RECEPTION NO. 2023021279, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 23.128 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE CANYONS FILING NO. 3, 4TH AMENDMENT, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF CASTLE PINES, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE RIGHTS-OF-WAY AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF CASTLE PINES, COLORADO, ON BEHALF OF APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS 19th DAY OF July, A.D., 2025

OWNER

SHEA CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SHEA HUNES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGER

NAME: Jeffrey H. Donelson

TITLE: Assistant Secretary

BY: Jessica McDermagh

NAME: Jessica McDermagh

TITLE: Assistant Secretary

STATE OF Colorado

COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF AUGUST, 2025.

BY: Jeffrey H. Donelson AS ASSISTANT SECRETARY AND Jessica McDermagh AS ASSISTANT SECRETARY

OF SHEA HUNES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS MANAGER OF SHEA CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 9/7/2029

NOTARY PUBLIC: [Signature]

TITLE VERIFICATION

WE, FIDELITY NATIONAL 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:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: [Signature]

TITLE: Senior Vice President

DATE: 8-15-25

STATE OF COLORADO

COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 15 DAY OF AUGUST, 2025

BY: DAREEN HONE AS SENIOR VICE PRESIDENT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/17/2029

NOTARY PUBLIC: [Signature]

PURPOSE

THE PURPOSE OF THIS REPLAT, CASE NO. PFP-2024-001, IS TO MODIFY THE FOLLOWING:
LOT 1, BLOCK 43 AND LOT 1, BLOCK 44 THE CANYONS FILING NO. 3, 1ST AMENDMENT, RECORDED 5/19/23 AT RECEPTION NO. 2023021279 IN ORDER TO INCREASE THE NUMBER OF LOTS FROM 2 TO 46 RESIDENTIAL LOTS, 2 FUTURE DEVELOPMENT LOTS, AND 3 TRACTS TO ACCOMMODATE THE NEW LOT CONFIGURATIONS.

OWNERS/APPLICANTS/DEVELOPER:

SHEA CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY
9380 STATION STREET, SUITE 600, LONG BEACH, COLORADO 80504

GENERAL NOTES:

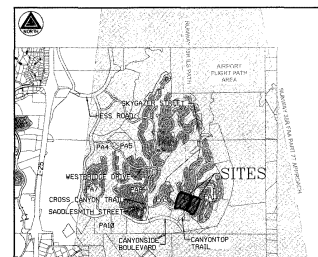
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMONS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR SOUTH 00°07'37" EAST FROM THE WEST QUARTER CORNER OF SECTION 12, BEING A #6 REBAR WITH A 2" ALUMINUM CAP STAMPED PLS 23515 (2002), TO THE SOUTHWEST CORNER OF SECTION 12, BEING A #6 REBAR WITH A 2" ALUMINUM CAP STAMPED PLS 23515 (2002), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) (FIRM) NO. 0805030800 WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2020, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS-ZONE "X". "ZONE X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, AND SPECIAL FLOOD HAZARD AREAS-ZONE A. "ZONE A" IS DEFINED AS AREAS WITHOUT BASE FLOOD ELEVATIONS.
- THE LAND AREA OF THE SUBJECT PROPERTY IS 1,007,438 SQUARE FEET OR 23.128 ACRES, MORE OR LESS.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON 10-09-2024.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 00505455-201-BUB-DQ2, AMENDMENT NO. 4 COMMITMENT DATE: JULY 23, 2023 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.
- OWNER WARRIES, REMEDIES, 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 PLAT.
- THIS PLAT IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS AND NOTES ON THE CANYONS SUPERBLOCK PLAT NO. 2 RECORDED UNDER RECEPTION NO. 2023021279.
- THE CITY OF CASTLE PINES SHALL NOT BE RESPONSIBLE FOR THE CONTENT OR THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS (CCRS) AND THE CCRS SHALL NOT BE CONSTRUED TO IMPOSE ANY OBLIGATIONS TO THE CITY.
- NO STRUCTURE REQUIRING A BUILDING PERMIT MAY BE ERRECTED, 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.
- 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 OBLIGATION 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.
- PROPOSED DRAINAGE EASEMENTS AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY SHEA CANYONS LLC, ITS SUCCESSORS, AND ASSIGNS. PROPOSED NON-EXCLUSIVE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF CASTLE PINES FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING: PIPES, COLLECTORS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES"). IN THE EVENT SHEA CANYONS LLC, ITS SUCCESSORS, AND ASSIGNS ("SYSTEM OWNER") FAILS TO MAINTAIN OR REPAIR SAID FACILITIES, A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION (EXCLUDING THE INTERIOR OF ANY BUILDING OR OTHER STRUCTURE) IS ALSO GRANTED TO CITY OF CASTLE PINES, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.
- NO ABOVE-GROUND UTILITY OWNERS 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.
- TRAIL EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AGAINST ANY TRACTS THAT CONTAIN TRAILS FOR THE PURPOSE OF ACCESSING THE CANYONS TRAIL SYSTEM. THE ALIGNMENT OF SUCH TRAILS WILL BE IN GENERAL CONFORMANCE WITH THIS PLAT BUT ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. NO AMENDMENTS TO THE PLAT WILL BE REQUIRED TO CHANGE ANY TRAIL ALIGNMENT AS SHOWN ON THIS PLAT. OWNERSHIP AND MAINTENANCE OF THE TRAIL SYSTEM SHALL BE THE RESPONSIBILITY OF SHEA CANYONS LLC, ITS SUCCESSORS, OR ASSIGNS.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERPORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENDOACH INTO CITY UTILITY EASEMENTS.
- PER SECTION 7.11 OF THE CASTLE PINES ROADWAY DESIGN AND CONSTRUCTION STANDARDS, NO OBJECTS SHALL ENDOACH INTO SIGHT DISTANCE EASEMENTS.
- 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, DOCKS, ATTACHED PORCHES, ATTACHED 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 HEREON 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). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON.

EASEMENTS, USE, OWNERSHIP, MAINTENANCE CHART				
EASEMENT	USE	EASEMENT GRANTED TO	% SURFACE MAINTENANCE	
UTILITY	UTILITY ACCESS	CCP	PROPERTY OWNER	
SIGHT DISTANCE	LIMITED SURFACE ACCESS	CCP	PROPERTY OWNER	
CCP = CITY OF CASTLE PINES				

LAND SUMMARY CHART			
TYPE	AREA (SQ)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (46)	330,135	7.580	32.77
FUTURE DEVELOPMENT LOTS (2)	457,301	10.498	45.39
TRACTS (3)	63,866	1.466	6.34
RIGHT-OF-WAY	156,136	3.584	15.60
TOTAL	1,007,438	23.128	100.00

TRACT SUMMARY TABLE					
TRACT A	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	21,386	0.490	LANDSCAPE / OPEN SPACE / TRAILS	SHEA	SHEA
TRACT B	31,143	0.713	LANDSCAPE / OPEN SPACE / TRAILS	SHEA	SHEA
TRACT C	11,355	0.261	LANDSCAPE / OPEN SPACE / TRAILS	SHEA	SHEA
TOTAL	63,866	1.466			

SHEA = SHEA CANYONS LLC, SUCCESSORS & ASSIGNS



VICINITY MAP
SCALE 1" = 3000'

SURVEYOR'S CERTIFICATE

I, MICHAEL J. NOFFSINGER, A DAILY 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 OR, 2024 UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:150,000 (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 6th DAY OF August, 2025



MICHAEL J. NOFFSINGER LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38367

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 LICENSED PROFESSIONAL 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 NOT THE CITY OF CASTLE PINES.

CITY COUNCIL

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF CASTLE PINES, COLORADO, ON THE 22 DAY OF July, 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 THE SUBDIVISION 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.

BY: [Signature]
MAYOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF DOUGLAS

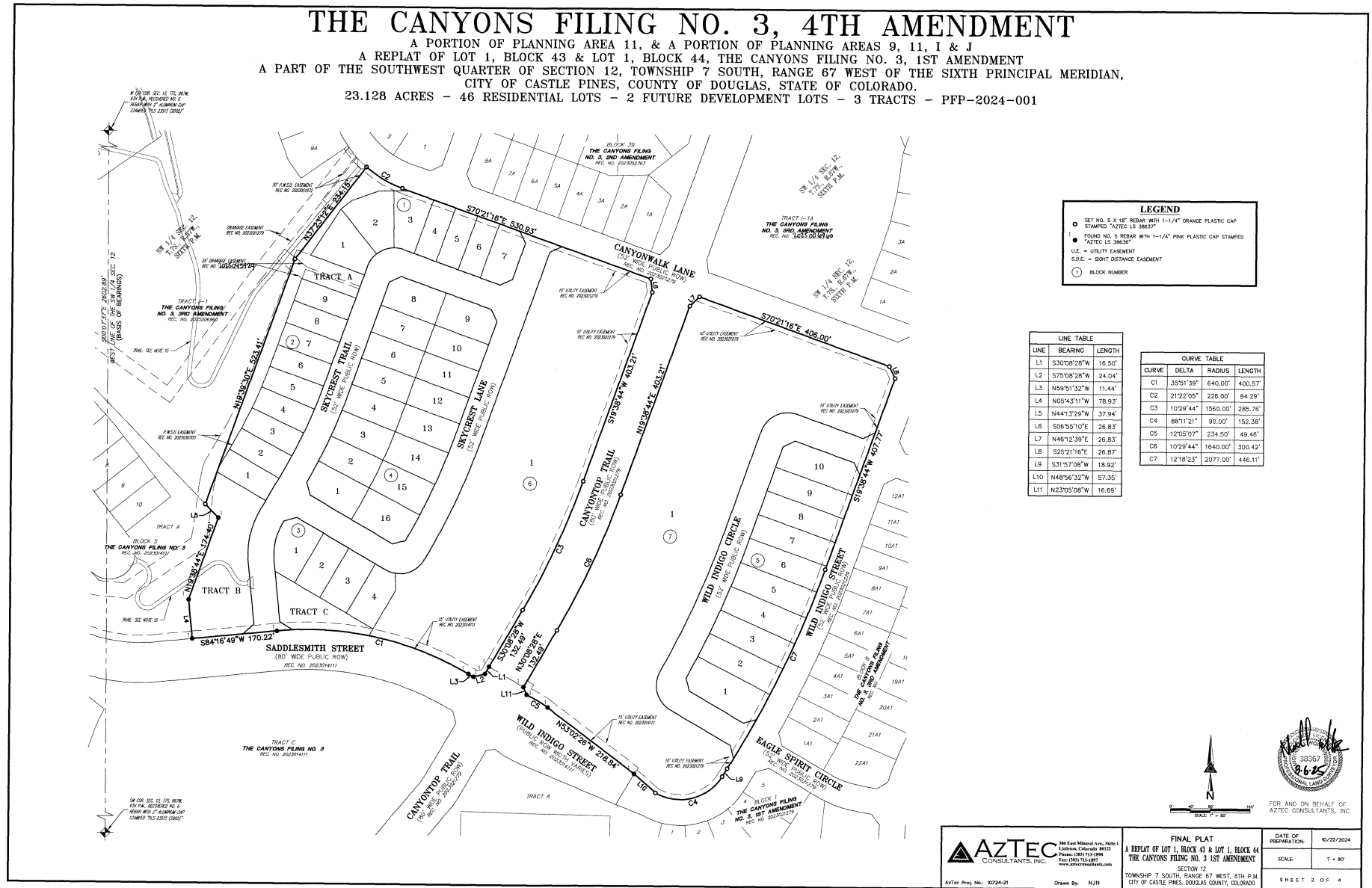
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 22 DAY OF July, 2025.

A.D. AT 10:00 A.M. AND WAS RECORDED AT

RECEPTION NO. 2025045443

DOUGLAS COUNTY CLERK AND RECORDER

	308 East Mineral Ave., Suite 11 Littleton, Colorado 80120 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	FINAL PLAT REPLAT OF LOT 1, BLOCK 43 & LOT 1, BLOCK 44 THE CANYONS FILING NO. 3, 1ST AMENDMENT SECTION 12 TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6TH PM CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO	DATE OF PREPARATION: 10/22/2024 SCALE: NA SHEET 1 OF 4
	After Proj. No.: 10724-21 Drawn By: NJN		



KEY MAP
N.T.S.

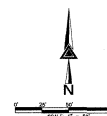
LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38637"
 - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- U.E. = UTILITY EASEMENT
 S.D.E. = SIGHT DISTANCE EASEMENT

CURVE	DELTA	RADIUS	LENGTH
C1	35°51'39"	640.00'	400.57'
C2	21°22'05"	226.00'	84.29'
C3	10°29'44"	1560.00'	285.76'
C6	10°29'44"	1640.00'	300.42'
C9	58°14'30"	57.00'	57.94'

LINE TABLE	
LINE	BEARING
L4	N05°43'11"W
L5	N44°13'29"W
L6	S06°55'10"E
L7	N46°12'39"E
L20	S57°23'40"E
L21	N47°20'26"E
L22	S02°53'00"E
L23	S75°09'42"W
L24	N14°56'03"W
L25	S75°08'28"W

LINE TABLE		
LINE	BEARING	LENGTH
L36	N25°03'50"W	26.73'
L37	N51°24'14"E	28.86'
L39	N30°08'28"E	45.32'
L40	N27°30'20"E	27.44'
L41	N27°30'20"E	31.52'
L42	N24°28'10"E	30.60'
L43	N24°28'10"E	31.20'
L44	N21°25'40"E	30.93'
L45	N21°25'40"E	18.12'
L46	N19°38'44"E	41.47'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

386 East Mineral Ave., Suite 110
Littleton, Colorado 80120
Phone: (303) 713-1888
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 10724-21

Drawn By: NJN

FINAL PLAT
A REPEAT OF LOT 1, BLOCK 43 & LOT 1, BLOCK 44
THE CANYONS FILING NO. 3 1ST AMENDMENT
SECTION 12
TOWNSHIP 7 SOUTH, RANGE 07 WEST, 6TH P. 1
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	10/22/202
SCALE:	1" = 50'
SHEET 3 OF 4	

