

DATE OF PREPARATION:	2-2-2026
SCALE:	N/A

SHEET 1 OF 9

PLANNING AREA 3 AND OPEN SPACE C OF THE CANYONS PLANNED DEVELOPMENT
A REPLAT OF LOT 4, LOT 5, TRACT A AND TRACT B, CANYONSIDE SUBDIVISION FILING NO. 2, BEING A PART OF
SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.
40.839 ACRES - 183 LOTS - 24 TRACTS - CASE NO. SRP-2025-007

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (183)	475,610	10.919	26.74
TRACTS (24)	1,066,518	24.483	59.95
DEDICATED RIGHT-OF-WAY	236,815	5.437	13.31
TOTAL	1,778,943	40.839	100.00

EASEMENTS, USE, OWNERSHIP, MAINTENANCE CHART			
EASEMENT	USE	EASEMENT GRANTED TO	* SURFACE MAINTENANCE
UTILITY	UTILITY ACCESS	OSP	PROPERTY OWNER
DRAINAGE	STORM SEWER/DRAINAGE	OSP	PROPERTY OWNER
TRAFFIC	TRAFFIC ACCESS	OSP	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.

COP - CITY OF CASTLE PINES

PLANNING AREA TABLE - OPEN SPACE							
PLANNED - PD			PROVIDED				
PLANNING AREA	ZONING	PD ACREAGE	PREVIOUSLY PROVIDED	ACREAGE	WITH THIS PLAT	TOTAL ACREAGE	
C	OPEN SPACE - LIMITED	31.2	TRACTA, CANYONSIDE PL, AND HOW	12.05	TRACTA	0.175	33.861
					TRACTJ	0.722	
					TRACTK	0.136	
					TRACTL	0.360	
					TRACTM	0.760	
					TRACTN	0.208	
					TRACTO	0.241	
					TRACTP	0.006	
					TRACTQ	1.165	
					TRACTR	1.46	
					TRACTS	0.162	
					TRACTT	0.365	
					TRACTU	0.007	
					TRACTV	0.247	
					TRACTW	0.100	
TRACTX	0.107						
					24.844		

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°02'39"W	94.55
L2	N08°19'01"W	16.70
L3	N02°35'58"W	134.71
L4	N15°39'33"E	125.06
L5	N44°05'49"E	125.87
L6	N31°23'18"E	133.94
L7	N51°58'40"E	110.25
L8	N13°36'42"W	15.56
L9	S31°23'18"W	49.23
L10	N83°13'52"E	17.80
L11	N31°23'18"E	38.23
L12	N58°36'42"W	31.69
L13	N20°27'16"W	37.20
L14	N31°23'18"E	18.83
L15	N43°48'52"W	19.80

LINE TABLE		
LINE	BEARING	LENGTH
L16	N77°55'08"E	17.77
L17	S00°34'00"W	21.97
L18	S22°25'39"W	31.41
L19	S22°25'39"W	24.17
L20	N46°11'08"E	19.80
L21	S19°51'19"E	17.80
L22	S78°30'54"W	15.86
L23	N80°38'51"E	7.83
L24	N23°17'29"E	1.56
L25	N33°31'23"W	22.61
L26	N35°34'38"W	22.63
L27	S59°19'19"W	24.84
L28	S03°42'44"W	30.15
L29	N09°25'22"E	7.93
L30	N56°30'28"E	19.96

LINE TABLE		
LINE	BEARING	LENGTH
L31	N56°30'28"E	12.92
L32	N09°54'13"E	23.22
L33	N46°32'25"E	25.88
L34	S46°32'25"W	42.05
L35	S88°48'52"E	10.37
L36	N88°48'52"W	3.57
L37	S88°48'52"E	7.13
L38	N64°52'19"E	13.00
L39	N06°36'27"W	10.82
L40	N85°44'26"E	25.01
L41	S06°36'27"E	7.85
L42	S16°30'18"E	17.16
L45	S84°36'05"W	23.15
L46	N54°15'02"W	20.00
L47	S59°14'02"E	16.00

LINE TABLE		
LINE	BEARING	LENGTH
L48	N73°09'50"E	18.02
L49	S88°48'52"E	39.89
L50	N86°27'31"E	10.55
L51	N81°43'55"E	11.05
L52	N68°32'18"E	13.24
L53	N44°38'48"E	10.77
L54	N56°05'40"W	11.88
L55	N05°22'25"E	13.77
L56	N14°57'49"W	13.77
L57	S51°56'37"W	25.11
L58	S41°44'08"W	10.93
L59	S41°46'55"W	15.00
L60	S18°38'58"W	110.41

CURVE TABLE		
CURVE	DELTA	RADIUS
C1	25°22'41"	140.00'
C2	58°34'02"	440.00'
C3	48°55'41"	96.00'
C4	13°14'03"	111.00'
C5	34°34'06"	144.00'
C6	24°59'02"	523.00'
C7	18°15'31"	477.00'
C8	6°22'26"	323.00'
C9	12°42'31"	277.00'
C10	20°35'22"	223.00'
C11	26°19'37"	99.00'
C12	6°41'53"	50.00'
C13	17°24'42"	276.00'

	CURVE TABLE			
	CURVE	DELTA	RADIUS	LEN
62.01'	C16	15°13'15"	252.00'	66.
449.76'	C17	15°40'00"	195.00'	53.
81.98'	C18	31°9'34"	255.00'	11.
25.64'	C19	37°21'06"	252.00'	14.
86.88'	C20	6°17'18"	329.00'	36.
228.05'	C21	7°35'58"	135.00'	17.
152.01'	C22	8°55'56"	185.00'	28.
357.26'	C23	26°19'33"	151.00'	69.
61.44'	C24	9°30'12"	210.00'	68.
80.14'	C25	22°36'35"	476.00'	11.
45.49'	C26	22°38'35"	250.00'	10.
5.85'	C27	17°54'7"	195.00'	54.
83.87'				

MONUMENT SYMBOL LEGEND

- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- 2 FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38281"
- 3 FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPED "PLS 35597"
- 4 FOUND 1-1/2" WASHER STAMPED "PLS 38281"
- 5 FOUND SECTION CORNER AS SHOWN AND DESCRIBED HEREON



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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AzTec Proj. No: 154225-4

DEVELOPER
NORTH CANYONS
DEVELOPMENT COMPANY

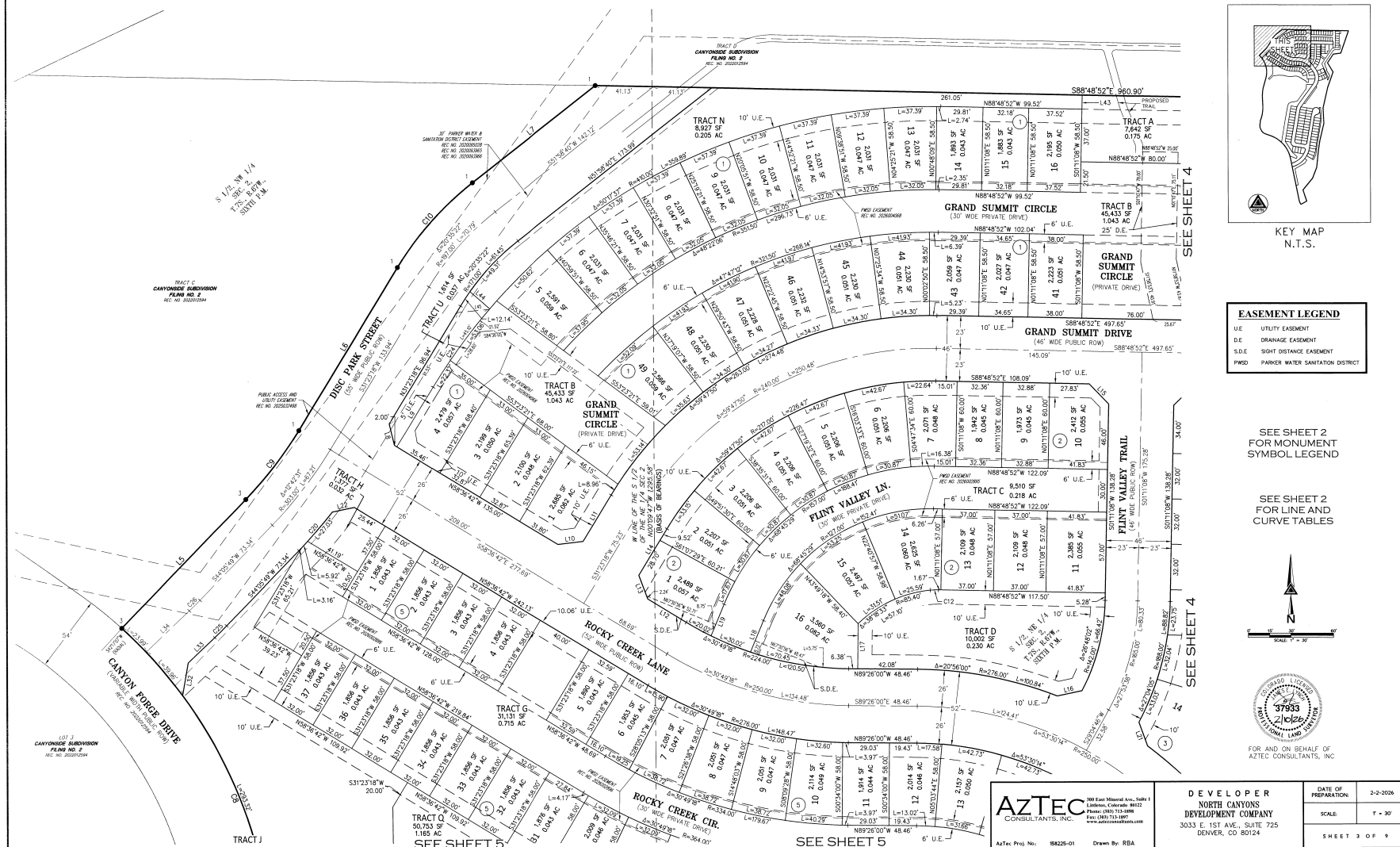
3033 E. 1ST AVE., SUITE 72
DENVER, CO 80124

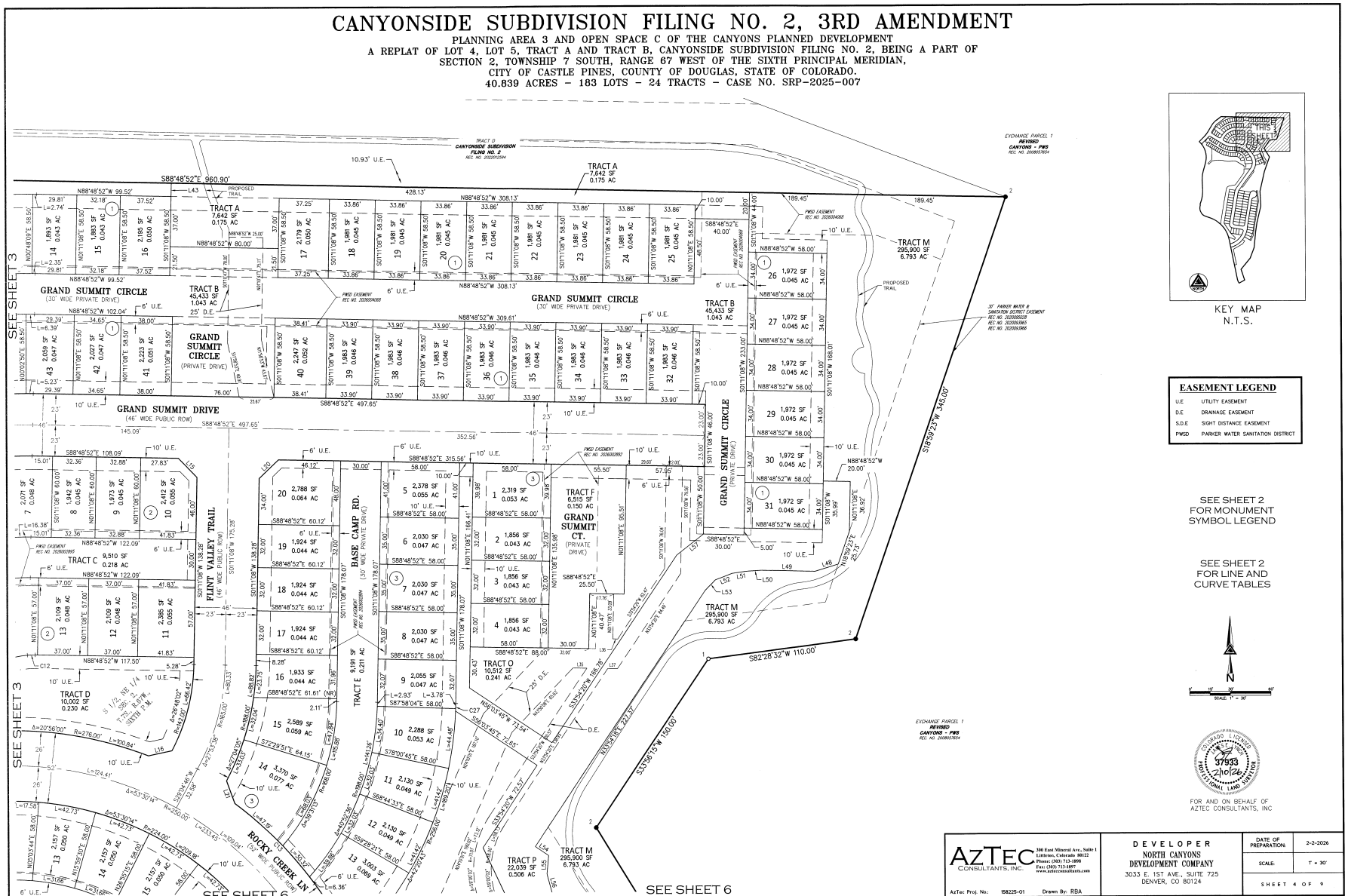
DENVER, CO 80124

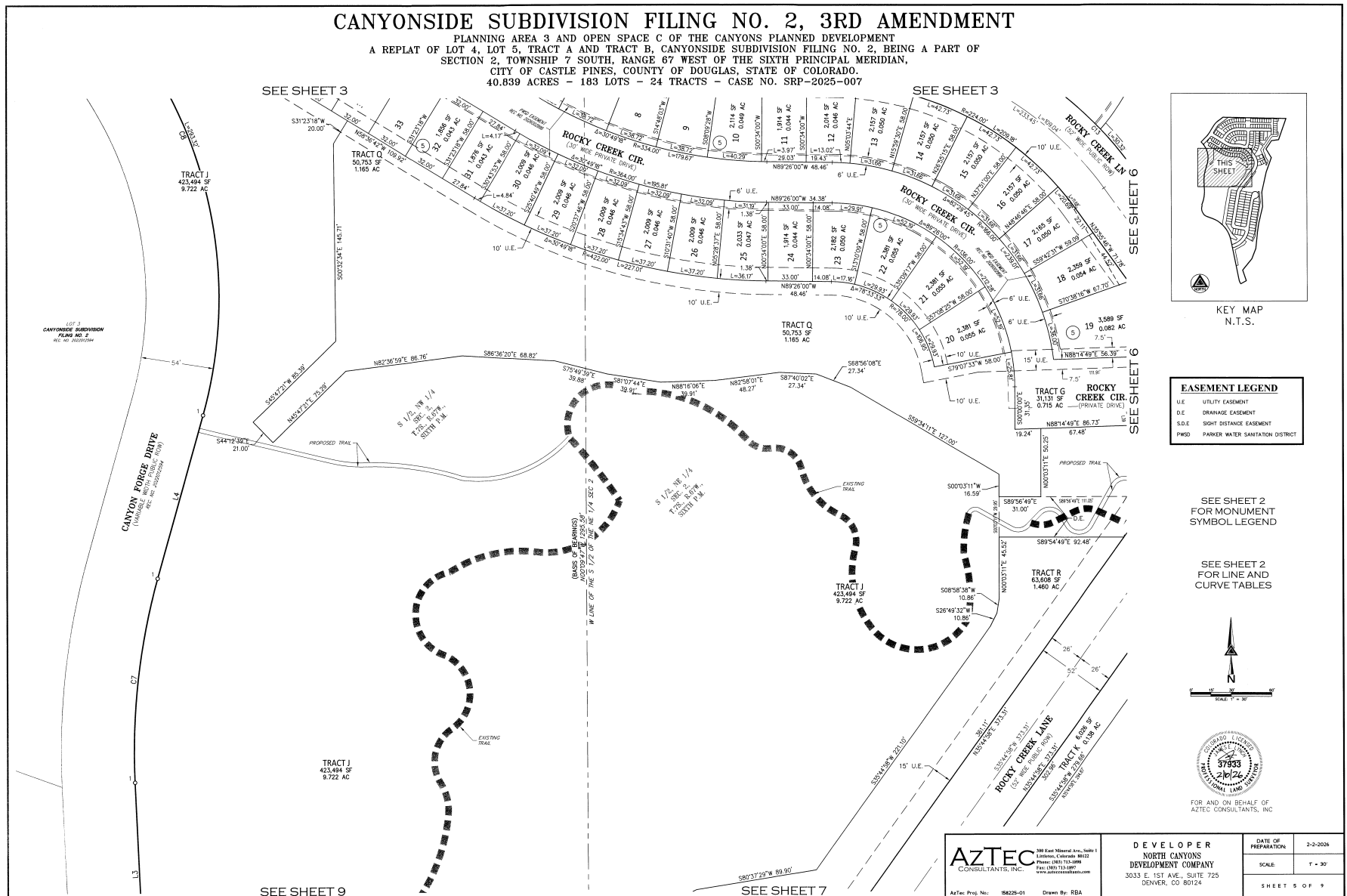
DATE OF PREPARATION:	2-2-2026
SCALE:	T = 150'

SHEET 2 OF 9

PLANNING AREA 3 AND OPEN SPACE C OF THE CANYONS PLANNED DEVELOPMENT
A REPLAT OF LOT 4, LOT 5, TRACT A AND TRACT B, CANYONSIDE SUBDIVISION FILING NO. 2, BEING A PART OF
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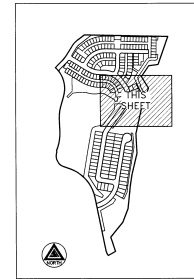
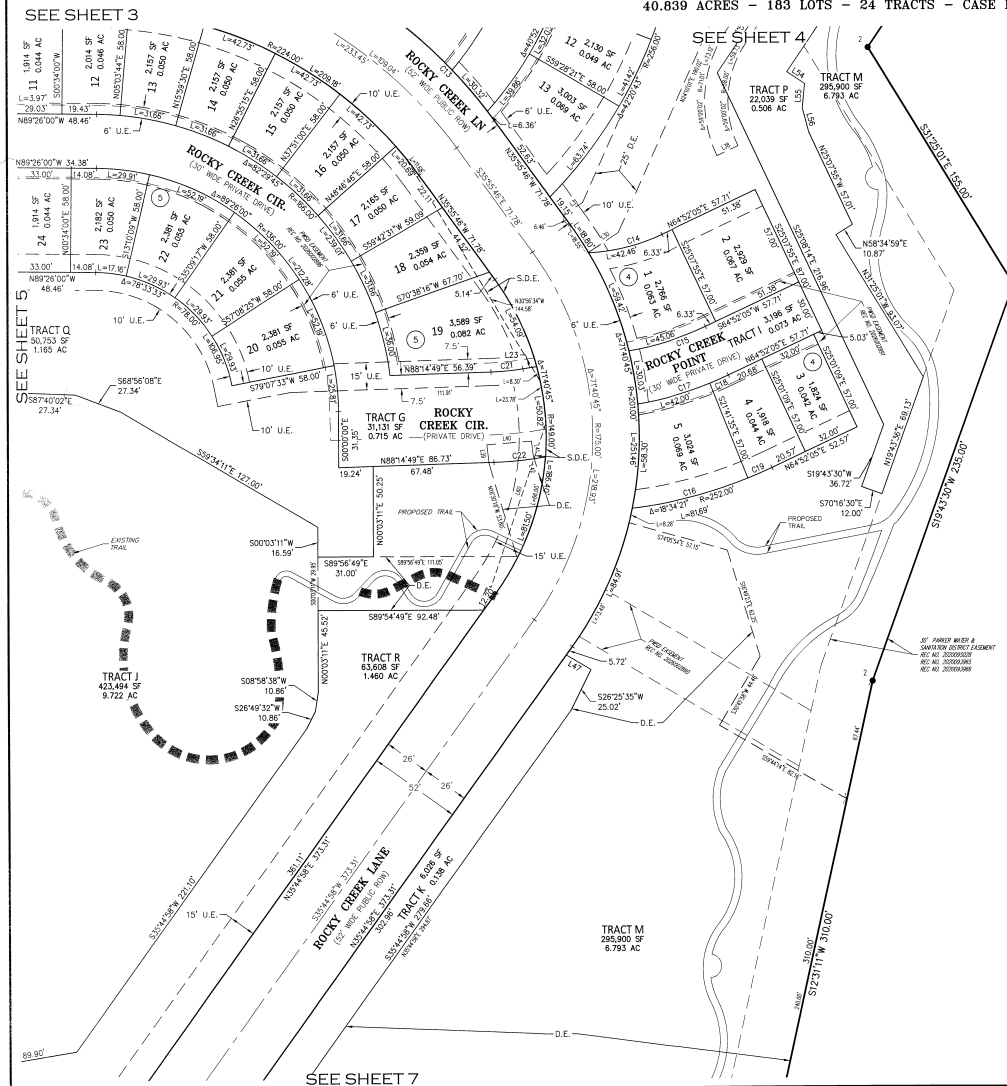






CANYONSIDE SUBDIVISION FILING NO. 2, 3RD AMENDMENT

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KEY MAP
N.T.S.

EASEMENT LEGEND	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
P.W.D.	PARKER WATER SANITATION DISTRICT

SEE SHEET 2
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 2
FOR LINE AND
CURVE TABLES



FOR AND ON BEHALF OF
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AzTec Proj. No.: 180205-01 Drawn By: REA

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DATE OF PREPARATION:	2-2-2026
SCALE:	1" = 30'
SHEET 6 OF 9	

