

Replat Staff Report

Date: October 23, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Eric Pavlinek, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Canyons South Filing 1A, 4th Amendment – Replat**
Project File: **SB2025-018**

Board of County Commissioners Meeting:

November 3, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a replat to vacate and realign a portion of unbuilt Macanta Drive right-of-way in the Canyons South Planned Development (Canyons South PD), to be named Edgerock Boulevard. The project site is generally southeast of the intersection of Crowfoot Valley Road and Macanta Boulevard, along the southern boundary of the Canyons South PD. The replatted public road will connect to adjacent development in the Town of Castle Rock (Town) known as Canyons Far South. No new lots are established with this request. Open space tracts surrounding this roadway will also be amended as part of the request. The realigned road will be deeded to the Town for ownership and maintenance following replat recordation.

The replat area is located in the High Plateau Subarea of the 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Hines
1144 15th Street, Suite 3675
Denver, Colorado 80202

B. Applicant's Representative

Brian Moss, Cover 3 Engineering, Inc.
6966 S Chapparral Circle West
Centennial, Colorado 80016

C. Request

The request is for approval of a replat to vacate and realign a portion of unbuilt Macanta Drive and associated open space tracts.

D. Process

A replat application is processed pursuant to Article 7 of the Douglas County Subdivision Resolution (DCSR). Article 7 states that the intent of the process is “to provide a review process for the replatting of an existing subdivision plat or superblock final plat.”

Section 706.06 of the DCSR states: “The Board shall evaluate the replat request, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the replat request. The Board’s action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

Section 704B of the DCSR provides that roads established by plat, but that have not been used as such, may be vacated and replatted through a replat process.

E. Location

The project area is located in the central portion of the County, northeast of the Town, east of Crowfoot Valley Road, and north of Founders Parkway. More specifically, the replat area is located within the southern portion of the Canyons South PD. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

F. Project Description

The applicant is requesting to vacate and realign an unbuilt portion of Macanta Drive which will provide a connection to the Canyons Far South development in the Town. The realigned road is approximately 1,700 feet in length. The Town will own and maintain this segment of right-of-way after project completion. The County will convey the roadway to the Town via deed following recordation of the replat.

Tracts included in the replat consist of a combination of previously platted tracts and remaining metes and bounds properties within the Canyons South PD. Proposed Tracts A, B, D-1, S-1, and T-1 will be owned and maintained by the Crowfoot Valley Ranch Metropolitan District No. 1 for open space, drainage, trails, and utility purposes. Proposed Tract C will be retained by the developer, and it is expected to be deeded to the Federal Aviation Administration (FAA) as there is an existing FAA communications tower with the tract boundary. This tract is also identified for open space and utility purposes.

III. CONTEXT

A. **Background**

Macanta Drive is platted right-of-way owned by Douglas County. This road was platted with Canyons South Filing 1A in 2008 and was always planned as a connection. This road segment was never constructed as part of the Canyons South Development. It is being realigned and constructed at this time in order to provide a necessary connection to Canyons Far South, annexed into the Town in 2023.

Canyons South has been completely platted at this time. Canyons Far South, owned by the same developer, is currently being platted and developed within the Town.

B. **Adjacent Land Uses and Zoning**

The replat area is located at the southern portion of the Canyons South PD. The site is bounded on the west by Crowfoot Valley Road, by residential development within Canyons South to the north, and property within the Town to the south and east. The following table reflects those zone districts and land uses surrounding the realigned right-of-way.

Zoning and Land Use

Direction	Zoning	Land Use
North	Canyons South PD	Residential Open Space
South	Town	Residential Open Space
East	Town	Residential Open Space
West	Canyons South PD	Residential Open Space

IV. PHYSICAL SITE CHARACTERISTICS

A. **Site Characteristics and Constraints**

No existing physical conditions are present that constrain grading and construction of the realigned roadway. The proposed realignment more closely follows allowable grades per criteria in this portion of the property.

B. **Access**

Two existing access points are provided to the Canyons South PD via Crowfoot Valley Road. One access point from Macanta Boulevard was constructed with Filing 1A and provides access to the southern portion of the development. The second access point from Longstory Avenue was approved with Filing 2 and provides access to the northern portion of the development. No change to these access points are proposed with this replat request. This portion of Macanta Drive will be vacated, realigned, and

renamed “Edgerock Boulevard” as depicted on the replat exhibit. This public road will be deeded to the Town following plat recordation for ownership and maintenance purposes. The road has been designed and reviewed according to the Town’s roadway standards.

C. Soils and Geology

The Class 3 Hazards and Environmental Constrains map as described within the CMP indicates that there are no known hazard areas within the replat area.

D. Drainage and Erosion

Public Works Engineering reviewed the replat request and no impacts to site drainage or erosion are expected.

E. Floodplain

The replat area is not located within a mapped floodplain.

V. PROVISION OF SERVICES

A. Schools

School demand will not be affected as a result of this replat. No new lots are being created. Two school sites were previously dedicated to the County.

B. Fire Protection

Fire protection is provided by Castle Rock Fire and Rescue. The Fire District reviewed the request and had concerns.

C. Sheriff Services

The Douglas County Sheriff’s Office (DCSO) provides police protection services to the area. No responses were received from DCSO and DCSO E911 regarding this replat.

D. Water & Sanitation

Water and sewer services are provided by the Town. No change in water supply or sewer demand is associated with the replat request.

E. Utilities

A referral was sent to utility service providers CenturyLink had no objection to the replat request but has existing infrastructure within the right-of-way area. The applicant will work with CenturyLink on any relocation of existing infrastructure. Xcel Energy provided comments about a potential conflict due to having existing electric transmission lines and related utilities within the project area. The applicant has been working with Xcel Energy, and no impacts are expected. CORE Electric Cooperative (CORE) provided technical comments on the replat exhibit which were addressed by the applicant. Douglas County will accept the 15-foot-wide general-purpose utility easements shown on the replat exhibit. Interest in the easements will also be transferred to the Town following replat recordation.

F. Dedications

Edgerock Boulevard will be public right-of-way and dedicated to Douglas County. It is anticipated that this roadway will be deeded to the Town of Castle Rock after plat recordation for ownership and maintenance purposes. The Town is reviewing the construction plans for this roadway. At the writing of the staff report, the applicant indicates that only minor technical changes to the plans remain and that final approval of all plans will be accomplished prior to the Board meeting on November 3, 2025. The Town will also permit and inspect the improvements related to the construction. As indicated above, interest in the easements will also be transferred to the Town following replat recordation.

G. Parks, Trails, and Open Space

The replat includes 6 tracts accounting for approximately 107 acres which are intended for open space and related purposes.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. Referral agency responses collected during the referral period of June 10, 2025 through July 1, 2025, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Referral responses were standard in nature with the majority having no comment or concern. Public comment was received from two neighbors within Macanta. In general, public comment focused on the realigned roadway shifting closer to existing homes, open space, trail connections, and impacts of the road connection. The applicant has indicated that the road shift is necessary to maintain necessary grades allowable per criteria.

A replat is considered by the Board at a public land use meeting. No specialized public notice of the meeting is required.

VII. STAFF ANALYSIS

Pursuant to Article 704 of the DCSR, a replat may be approved upon the finding by the Board that the following standards have been met:

704.01: Complies with all applicable standards and criteria, and the original conditions of approval.

Staff Comment: The replat complies with all applicable standards, criteria, and original conditions of approval of Canyons South Filing 1A. Section 7B (Road Vacation) of the DCSR provides that "roads that are established by plat, but have not been used as such, may be vacated, and/or replatted though a replat process." This portion of right-of-way was platted with the original final plat in Canyons South and was intended to provide a connection.

704.02: Does not create nonconforming lots, and in the case of nonconforming lots, does not increase the nonconformity.

Staff Comment: No new lots are being created.

704.03: Conforms with this Resolution.

Staff Comment: The replat is in compliance with all the submittal, design, process, and approval standards and criteria as set forth in the DCSR and the Canyons South PD.

704.04: Conforms with the goals and policies of the Master Plan.

Staff Comment: The property is located within the High Plateau Subarea as identified in Section 3 of the CMP where low intensity development is supported. The replat request is not adding additional lots. The roadway provides necessary connectivity between the County and Town developments for emergency services and other purposes. Its realignment will result in fewer impacts to the surrounding open space portions of the project.

704.05: Addresses the design elements established in Article 4, section 404 of this Resolution.

Per Section 404.01 – No lots are proposed with this replat request. Tracts are for open space, drainage, and utility purposes and will be owned by the metro district. A tract is reserved for future conveyance to the FAA for an existing tower.

Per Section 404.02 – There are no known geologic hazards, wildfire or other hazardous conditions located within the realigned roadway. The connection is necessary to ensure emergency service access to both the County and Town developments.

Per Section 404.03 – The applicant has stated that the realigned roadway is necessary due to the road grades. Landscaping will be provided on both sides of the roadway for buffering and screening purposes as it will be subject to review and approval by the Town.

Per Section 404.04 – Grading and drainage designs will be reviewed and accepted by the Town. The Town will permit and inspect this roadway as part of the construction process.

Per Section 404.05 – The Town is reviewing and will approve the construction plans for this roadway to ensure that it will meet all applicable requirements.

Per Section 404.06 – There are no known archaeological or paleontological resources within the new roadway alignment. The 6 proposed tracts provide open space and related uses.

Per Section 404.07 – Appropriate opportunities for vehicular and pedestrian connections are possible via the road and pedestrian network within Canyons South. The proposed replat of the public road will provide a connection to Canyons Far South.

Per Section 404.08 – There were no additional requirements for development reports or technical studies due to the scope and size of the replat.

704.06: Conforms with Section 18A, Water Supply Overlay District of the Zoning Resolution.

Staff Comment: No change to the water demand or supply is proposed as part of the replat request as no residential development is proposed.

704.07: Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.

Staff Comment: No change in sanitary sewer service is associated with this replat request as no residential development is proposed.

704.08: identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.

Staff Comment: There are no known Class 3 geologic hazards within the replat area.

704.09: Provides adequate drainage improvements.

Staff Comment: Engineering reviewed the replat submittal and had no comments regarding drainage. An existing detention pond is located within replatted Tract S-1. Drainage associated with the roadway is currently in review by the Town. The applicant indicates that the Town is reviewing the third submittal of plans and documents and that the comments are technical in nature. Final approval of all plans will be finally approved before the Board meeting on November 3, 2025.

704.10: Provides adequate transportation improvements.

Staff Comment: Engineering reviewed the replat request and found transportation improvements to be adequate. The realignment of this roadway will facilitate a connection between the two residential developments.

704.11: Protects significant cultural, archaeological, natural, and historical resources and unique landforms.

Staff Comment: The replat area does not include significant cultural, archaeological, natural, or historical resources and unique landforms.

704.12: Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.

Staff Comment: The Canyons South PD is served by Castle Rock Fire Rescue, DCSO, CORE, Black Hills Energy, Comcast, and CenturyLink. Roads in the development are public and owned and maintained by the County. The realigned roadway will be a public road to be deeded to the Town for ownership and maintenance.

VIII. STAFF ASSESSMENT

Staff has evaluated the replat request in accordance with Article 7 of the DCSR. Should the Board find that the approval standards for the replat request are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the replat exhibit, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant’s representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
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LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	
PROJECT NAME: <u>Canyons South Filing No. 1, 4th Amendment</u>	PROJECT FILE #: <u>SB2025-018</u>
PROJECT TYPE: <u>Final Plat</u>	SUBMITTAL COMPLETION: _____
MARKETING NAME: <u>Macanta</u>	PLANNING FEES: _____
SITE ADDRESS: <u>4688 Crowfoot Valley Road</u>	ENGINEERING FEES: _____
OWNER(S): <u>See Attached (Crowfoot Valley Ranch Metro District No. 1)</u>	TOTAL FEES: _____
Name(s): <u>Hines (Chad Murphy)</u>	RELATED PROJECTS: _____
Address: <u>1144 15th Street, Suite 3675, Denver, CO 80202</u>	_____
Phone: <u>720-932-0522</u>	_____
Email: <u>[REDACTED]</u>	_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	
Name: <u>Cover 3 Engineering (Brian Moss)</u>	
Address: <u>6966 S. Chapparral Cir. West, Centennial CO 80016</u>	
Phone: <u>303-587-6260</u>	
Email: <u>[REDACTED]</u>	

LEGAL DESCRIPTION:

Subdivision Name: Canyons South
Filing #: _____ Lot #: _____ Block #: _____ Section #: _____ Township: _____ Range: _____

PROPERTY TAX PARCEL #(S): 2351-251-05014

ZONING:

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 110 ac
Gross Site Density (DU per AC): NA # of Lots or Units Proposed: 0

SERVICE PROVIDERS:

Fire District: Castle Rock Metro District: CVRMD Gas: Black Hills Energy
Water: Castle Rock Sewer: Castle Rock Electric: IREA
Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

see attached

Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 06.21.2017

HT CANYONS SOUTH DEVELOPMENT LP,

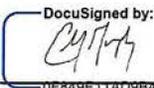
By: HT Canyons South Development LLC, its general partner

By: HT Canyons South LP, its sole member

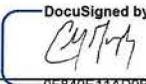
By: Hines Canyons South LLC, its general partner

By: Hines Canyons South Associates LP, its sole member

By: Hines Investment Management Holdings Limited Partnership,
Its general partner

Initial  DocuSigned by: 
By: _____
Name: Chad Murphy
Title: Managing Director

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

DocuSigned by:  Initial 
By: _____

Name: Chad Murphy

Title: President

Crowfoot Valley Ranch MD

405 Urban Street, Suite 310

Lakewood, CO 80228

Phone: 720-213-6621



**CANYONS SOUTH
FILING NO. 1, 4TH AMENDMENT NARRATIVE**

AUGUST 2025

**For:
HT Canyons South Development LP
1144 15th Street, Suite 2600
DENVER, CO 80202**

Crowfoot Valley Ranch Metropolitan District No.1

SUMMARY OF FILING NO. 1, 4TH AMENDMENT

The Canyons South development is a residential development that encompasses 968 lots over approximately 1200 acres in accordance with the 9th Amendment Planned Development (PD). The development of Canyons South was completed with multiple filings.

- The Filing 1A 1st Amendment Final Plat has been recorded which includes 304 lots over 388 acres.
- The Filing 1A 2nd Amendment Final Plat combined two tracts into one for the development of the amenity center.
- Filing 1A 3rd Amendment Final Plat has been recorded which includes 39 lots over 234 acres.
- The Filing 2 Plat has been recorded which includes 200 lots over 819 acres.
- The Filing 3 Plat has been recorded and includes 90 lots over 188 acres.
- The Filing No. 4 Plat has been recorded and included 153 lots over approximately 214 acres with a superblock lot. The superblock lot was replatted as Filing No. 5.
- Filing No. 5 has been recorded and provided 182 lots over approximately 307 acres.

All 968 lots have been platted with the approval of Filing No. 5. The purpose of Filing No. 1, 4th Amendment is to vacate previously dedicated right-of-way (ROW) for Macanta Drive and dedicate new ROW for Macanta Drive. Macanta Drive is necessary for life safety reasons and improving roadway connectivity. This road connection was required with the original PD and has also been a requirement of subsequent PD amendments. Macanta Drive will be renamed to Edgerock Boulevard.

A summary of proposed revisions is provided below.

- Approximately 2 acres of ROW will be vacated.
- Approximately 2.9 acres of ROW will be dedicated.
- No additional lots are proposed with this amendment.
- There will be dry easements dedicated adjacent to the new ROW with this final plat.
- There is no land dedication for schools as this was previously done.
- The Town of Castle Rock will provide water and sanitary sewer service to this proposed development.
- Black Hills Energy will provide gas service.
- CORE Electric Cooperative will provide electric service to the development.
- CenturyLink will provide communications.
- Comcast will provide cable TV.
- Currently there is no planned phasing.

CANYONS SOUTH
FILING NO. 1, 4TH AMENDMENT NARRATIVE
Page 2 of 2



A summary for the overall development is provided below.

- The total residential density for this development is not affected and will remain at 0.47 DU/AC.
- Approximately 800 acres of dedicated open space.
- Approximately 20 acres of local parks.
- Average lot size is 70'x135' with sizes ranging from 50'x110' lots to 100'x150' lots.
- Two points of access are provided into the Site from Crowfoot Valley Road. The first access point is at the intersection of Macanta Blvd. and Crowfoot Valley Road. This intersection was constructed with Filing 1A. The second access point is at the intersection of Crowfoot Valley Road and Longstory Blvd. This intersection was constructed with Filing 2.
- A series of connecting entry streets and urban local roads will branch off the collector roadways to service the residential development.
- Five local parks have been dedicated throughout the development.
- Two school sites have been dedicated with the Canyons South Filing 1A Plat and are to remain as originally dedicated.

The new Edgerock Boulevard ROW will be dedicated to Douglas County. This segment of Edgerock Boulevard will be constructed to Town of Castle Rock roadway standards for a minor collector and landscaping adjacent to the road will meet the intent of roadway landscaping within the Canyons South Development. The Town of Castle Rock will maintain Edgerock Boulevard from Fellswoop Drive to the southern property line and the Crowfoot Valley Ranch Metropolitan District No. 1 will maintain the landscaping with the Edgerock Boulevard ROW and open space tracts shown on this replat.

As the Site lies within unincorporated Douglas County, the County will own and maintain all previously dedicated roads and storm sewer. The Town of Castle Rock will own and maintain both water and sanitary sewer within the Site. The Pinery Water and Wastewater District will receive and treat sanitary flows from the Canyons South development.

Sincerely,

COVER 3 ENGINEERING

A handwritten signature in black ink that reads "Brian Moss".

Brian Moss, P.E.
Principal

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

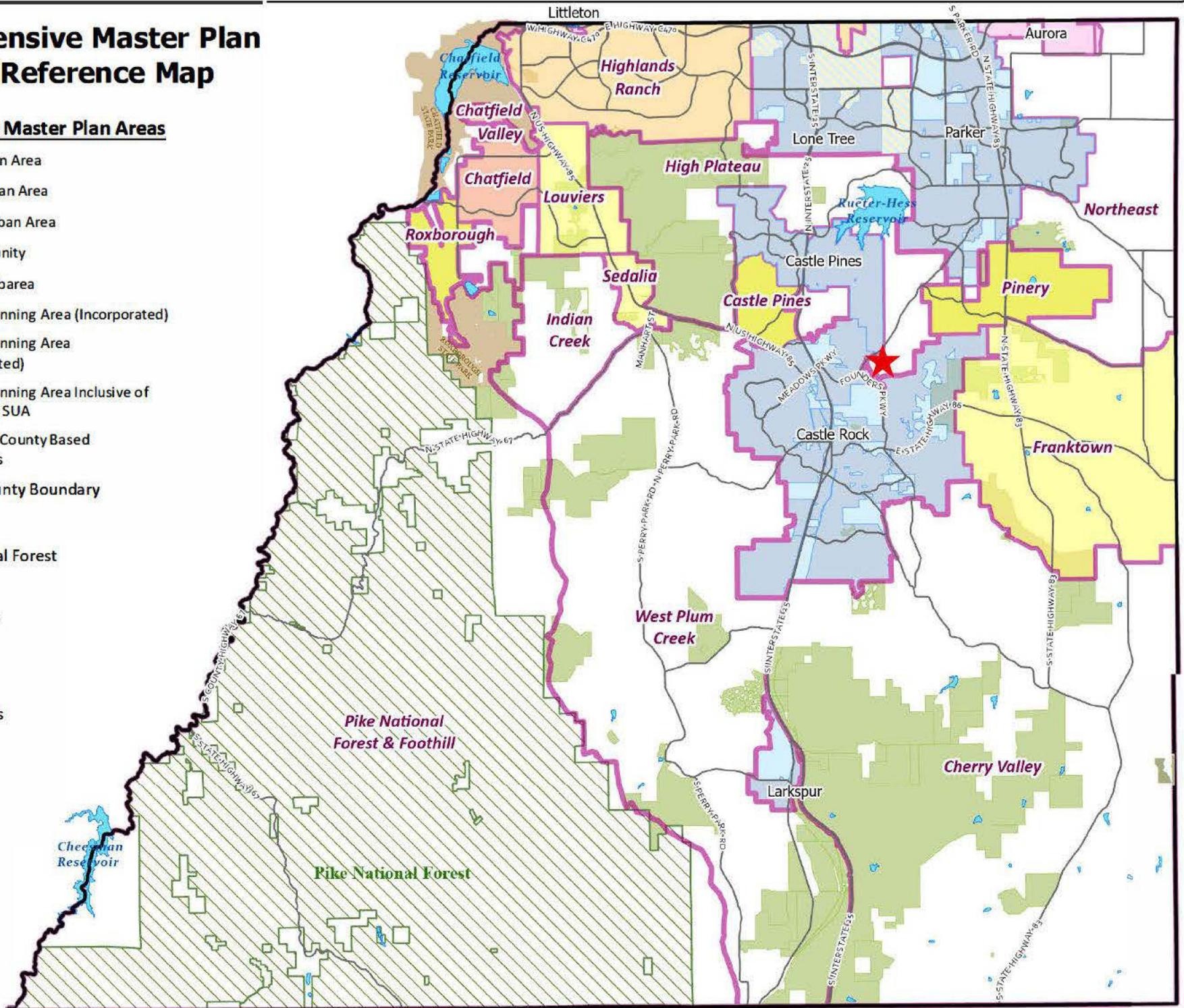
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

Parks

-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

Roadways

-  Major Roads

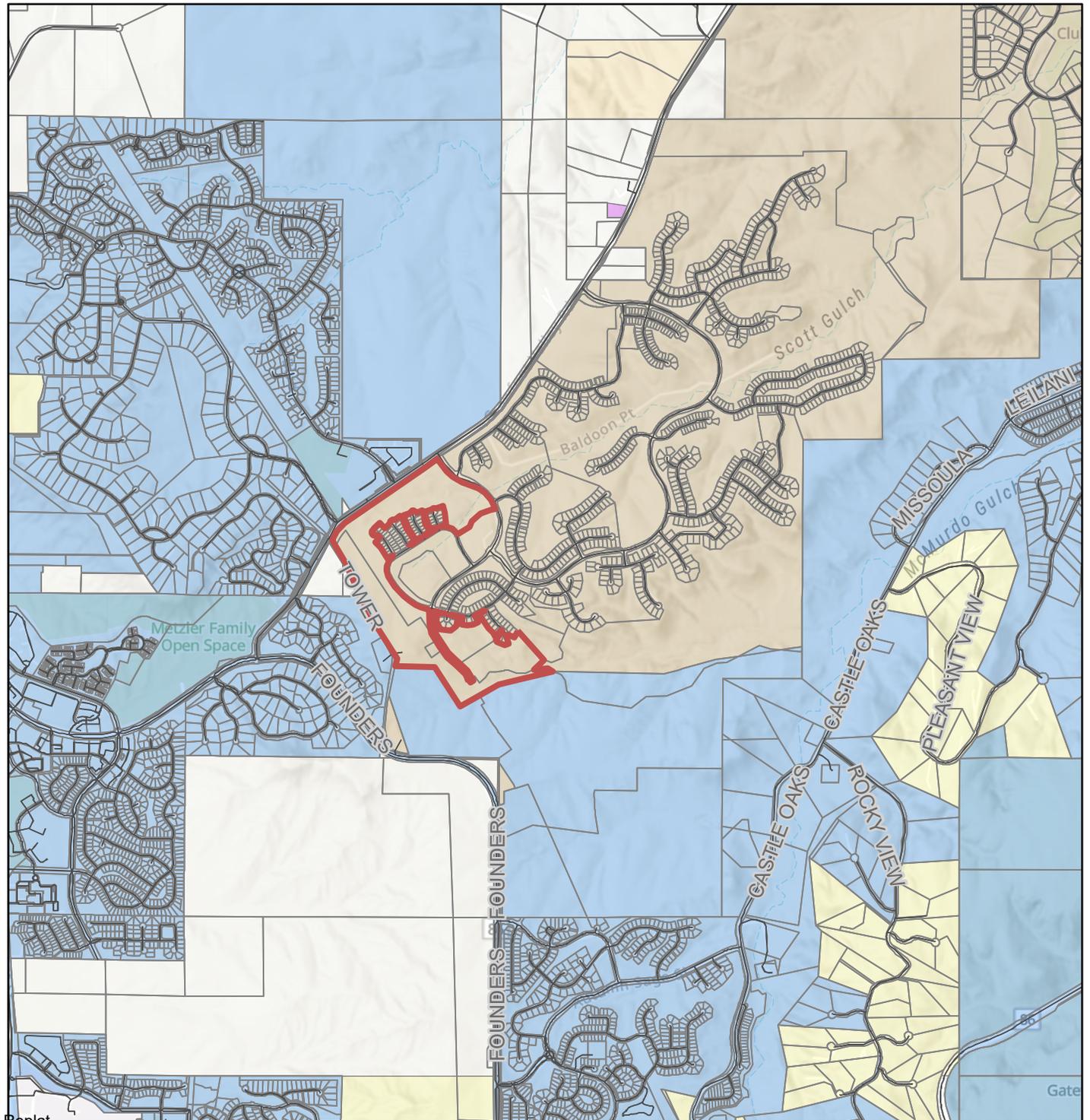


Canyons South Filing 1A, 4th Amendment

SB2025-018 ZONING MAP



- LEGEND**
- Roads
 - Major Roads
 - ▭ Parcels - PARCELS
- ZONE DISTRICT**
- | | |
|---------------------------------|-------------------------------|
| ▭ A1 - AGRICULTURAL ONE | A1 - AGRICULTURAL ONE |
| ▭ LRR - LARGE RURAL RESIDENTIAL | LRR - LARGE RURAL RESIDENTIAL |
| ▭ RR - RURAL RESIDENTIAL | RR - RURAL RESIDENTIAL |
| ▭ CTY | CTY |
| ▭ LI - LIGHT INDUSTRIAL | LI - LIGHT INDUSTRIAL |
| ▭ PD - PLANNED DEVELOPMENT | PD - PLANNED DEVELOPMENT |
- World_Hillshade



Canyons South Filing 1A, 4th Amendment

SB2025-018
AERIAL MAP



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- World_Hillshade



Referral Agency Response Report**Project Name:** Canyons South Filing 1A, 4th Amendment**Project File #:** SB2025-018**Date Sent:** 06/10/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/12/2025	Verbatim Response: With the realignment of Macanta Drive, the street name should be changed. The replat should reflect the new street name of Edgerock Blvd as shown on the Town of Castle Rock plans for Canyons Far South (RE2025-107).	The replat exhibit was updated to reflect the street name of Edgerock Blvd.
Assessor	06/27/2025	Verbatim Response: please be aware of the following comments: None	No action required.
AT&T Long Distance - ROW	06/12/2025	Summary of Response: There should be no conflicts with the AT&T infrastructure.	No action required.
Black Hills Energy		No response received.	No action required.
Building Services	06/11/2025	Verbatim Response: No comment.	No action required.
Castle Rock Fire and Rescue Department	06/24/2025	Verbatim Response: No comments or concerns.	No action required.
CenturyLink	06/22/2025	Summary of Response: CenturyLink has no objection to the replat request. Comments were provided regarding their existing infrastructure within the project area.	The applicant will work with CenturyLink on any relocation of existing facilities as necessary.
City of Castle Pines	06/20/2025	Verbatim Response: No Comment.	No action required.
Comcast		No response received.	No action required.

Referral Agency Response Report

Project Name: Canyons South Filing 1A, 4th Amendment

Project File #: SB2025-018

Date Sent: 06/10/2025

Date Due: 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	07/01/2025	<p>Verbatim Response: CORE Electric Cooperative does not approve the vacation of the existing roadway. CORE has existing underground electric facilities within the existing utility easements along the existing ROW. CORE will require the applicant to dedicate new utility easements along the new ROW and relocate CORE existing underground electric facilities at their expense once the new ROW is established by the developer. Grade within utility easements may not exceed 15%. CORE will require the applicant to revise the proposed replat of lots to remove 10-foot rear lot utility easement and change the front lot utility easement to 15-foot wide.</p>	<p>The applicant addressed the comments provided by CORE. New general purpose utility easements are shown on the replat exhibit.</p>
Crowfoot Valley Ranch Metro #1 & 2		No response received.	No action required.
Engineering Services	07/01/2025	<p>Summary of Response: Engineering requested written confirmation from the Town that they will be responsible for the review and approval of the construction plans related to this segment of Edgerock Blvd.</p>	<p>The Town will administer the construction plan review, plan approval, permitting, and inspection for this segment of Edgerock Blvd as outlined in the Town’s project delegation letter dated September 29, 2025.</p>
Sheriff's Office		No response received.	No action required.
Sheriff's Office E911		No response received.	No action required.
Town of Castle Rock	06/27/2025	<p>Summary of Response: Various departments within the Town reviewed the replat request and provided technical comments regarding the application and replat exhibit.</p>	<p>The applicant updated the replat exhibit accordingly and responded to the questions from the Town.</p>
Xcel Energy-Right of Way & Permits	06/24/2025	<p>Summary of Response: Xcel Energy provided comments that there could be a potential conflict as existing infrastructure is within the area.</p>	<p>The applicant has been in contact with Xcel Energy and there should be no conflicts with Xcel’s electric transmission facilities.</p>

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, June 12, 2025 4:15 PM
To: Eric Pavlinek
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Tower Rd Parker, Colorado Douglas County eReferral #SB2025-018
Attachments: Tower Rd Parker, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Tower Rd Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Tuesday, June 10, 2025 9:08 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2025-018) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: SB2025-018

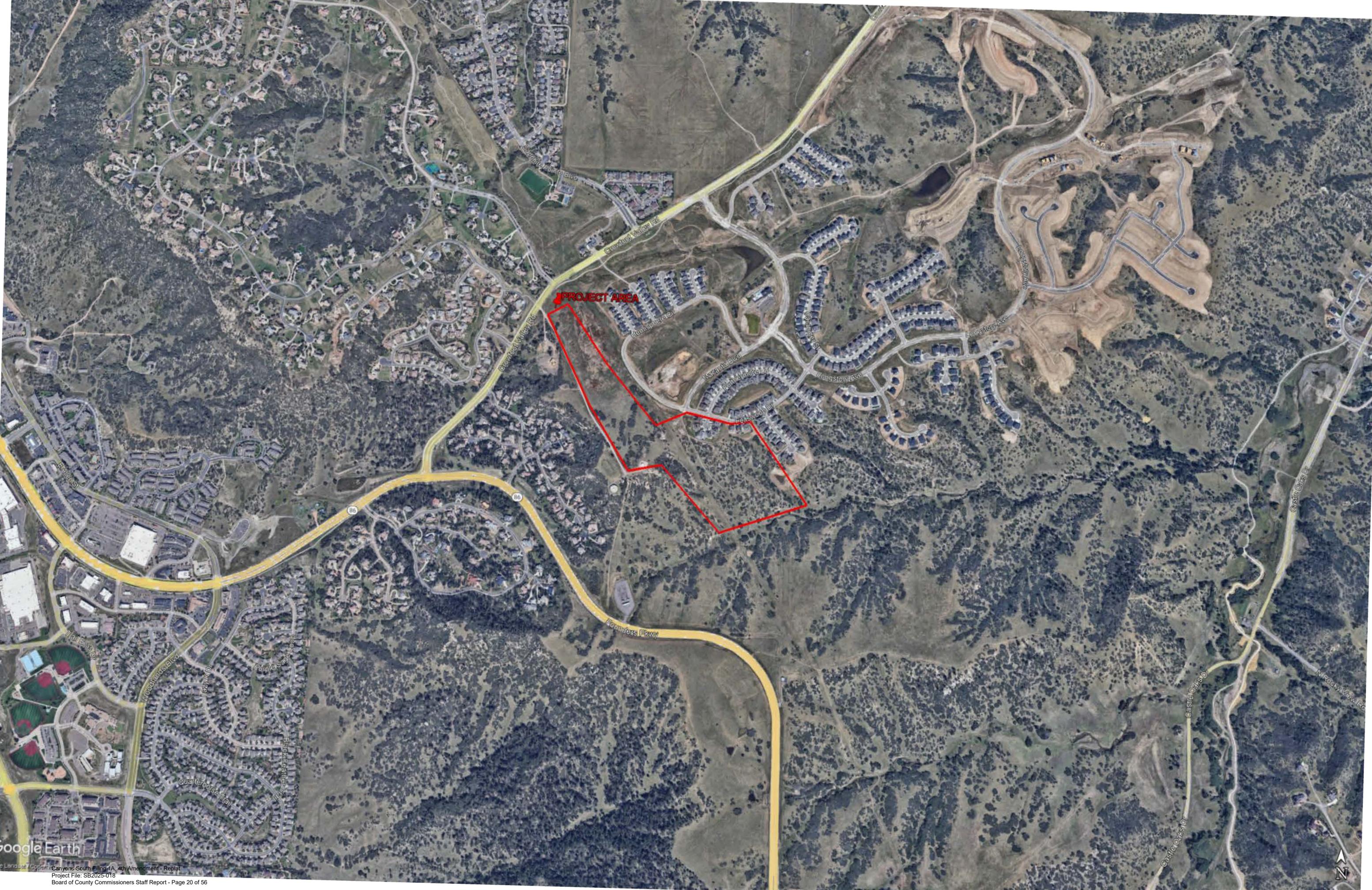
Project Title: Canyons South Filing 1A, 4th Amendment

Project Summary: The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

This referral will close on Tuesday, July 1, 2025.

If you have any questions, please contact me.

Sincerely,



PROJECT AREA

86

86

Founders Pkwy

Crowfoot Valley Pk

Crowfoot Valley Pk

Hemlock Ct

Norwatts Blvd

Front Avenue Ln

Shirley Ln

Kingsley Ave

Kingsley Ave

EMMA ST

Walter St

Woodlands Blvd

Irish Way

Public

Qua Tercesima

Black Feather



From: [Alayna Moore](#)
To: [Eric Pavlinek](#)
Subject: RE: Douglas County eReferral (SB2025-018) Is Ready For Review
Date: Tuesday, June 24, 2025 8:37:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

CRFD has no comments or concerns.

Respectfully,

Alayna Moore, CFM, FA
Fire Plans Examiner



[Form Center • Request a Construction Inspection or Reinspect \(crgov.com\)](#)



Life Safety Division
Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104
303.663.3120 Office
e-mail FPO@crgov.com



An internationally accredited Fire/Rescue agency since 2012

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From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>

Sent: Tuesday, June 10, 2025 9:08 AM

To: Alayna Moore <AMoore@crgov.com>

Subject: Douglas County eReferral (SB2025-018) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: SB2025-018

Project Title: Canyons South Filing 1A, 4th Amendment

Project Summary: The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

This referral will close on Tuesday, July 1, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

REFERRAL RESPONSE REQUEST – REPLAT

Date Sent: June 10, 2025

Comments due by: July 1, 2025

Project Name:	Canyons South Filing 1A, 4 th Amendment
Project File #:	SB2025-018
Project Summary:	The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/>	No Comment
<input checked="" type="checkbox"/>	Please be advised of the following concerns:

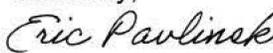
Qwest Corporation d/b/a CENTURYLINK, QC (“CenturyLink”) has reviewed the request for the subject vacation and have determined there are CenturyLink facilities within the ROW area. It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area. This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation (<https://relocation-request.lumen.com/rmpp/#/relocationreq>) and/or repair of said facilities. - P866450

Lumen/ CenturyLink
 VeShon Sheridan - NIS| Right-of-Way Agent II |
 Contractor - Faulk & Foster
VeShon.Sheridan@Lumen.com / nre.easement@lumen.com

Your Signature: 

Date: 6/18/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant’s written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

 Eric Pavlinek, Principal Planner
 Enclosure

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO.
110.476 ACRES - 6 TRACTS - PROJECT NO. SB_____

BENEFICIARY OF DEED OF TRUST:

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: DEBI ENGLAND SENIOR VICE PRESIDENT
TITLE

STATE OF TEXAS)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF TEXAS CAPITAL
BANK, NATIONAL ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST:

SIMMONS BANK, AN ARKANSAS STATE BANK

BY: _____ TITLE

STATE OF TEXAS)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF SIMMONS BANK, AN
ARKANSAS STATE BANK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC OF TEXAS

OWNER AND BENEFICIARY OF DEED OF TRUST:

TOLL SOUTHWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: _____ TITLE

STATE OF COLORADO)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF TOLL
SOUTHWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER AND BENEFICIARY OF DEED OF TRUST:

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: _____ TITLE

STATE OF COLORADO)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF WILLIAM LYON
HOMES, INC., A CALIFORNIA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER AND BENEFICIARY OF DEED OF TRUST:

WEEKLEY HOMES, LLC., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ TITLE

STATE OF _____)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF WEEKLEY
HOMES, LLC., A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER AND BENEFICIARY OF DEED OF TRUST:

LENNAR COLORADO, LLC.

BY: _____ TITLE

STATE OF COLORADO)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF LENNAR
COLORADO LLC.,

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTES:

- 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.
- 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."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON _____.
- BASIS OF BEARINGS: BEARINGS HEREON ARE REFERENCED TO THE NORTHEASTERLY BOUNDARY OF TRACT D, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT RECORDED AT RECEPTION NO. 2021021687, ALONG A COURSE HAVING A BEARING OF NORTH 55°22'12" EAST, A DISTANCE OF 1,808.41 FEET, BEING MONUMENTED AT BOTH ENDS OF SAID COURSE BEING A NO. 5 REBAR WITH A 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256".
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER _____ AT _____ M., WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES MOSTLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. WHILE A PORTION LIES WITHIN ZONE A, DEFINED AS SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATION, PLOTTED HEREON, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
- BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
- TRACT A AND TRACT B SHALL BE OWNED AND MAINTAINED BY HT CANYONS SOUTH DEVELOPMENT LP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND TRAILS.
- TRACT C SHALL BE OWNED AND MAINTAINED BY HT CANYONS SOUTH DEVELOPMENT LP, ITS SUCCESSORS AND ASSIGNS FOR AMENITY.
- TRACT D-1, TRACT S-1 AND TRACT T-1 SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, TRAILS AND RIGHT-OF-WAY.
- THE PURPOSE OF THIS REPLAT IS TO VACATE MACANTA DRIVE AS DEPICTED ON CANYONS SOUTH FILING NO. 1A AND REALIGN THE RIGHT-OF-WAY OF MACANTA DRIVE CONNECTION TO CANYONS FAR SOUTH FILING NO. 1.
- THERE IS A 100-FOOT "NO BUILD AREA" ADJACENT TO THE 225-FOOT POWER LINE EASEMENT. NO STRUCTURES SHALL BE PLACED WITHIN THE 100-FOOT WIDE "NO BUILD AREA" ADJACENT TO THE POWER LINE EASEMENT. IF SETBACKS CONFLICT WITH ANY DESIGNATED "NO BUILD AREA", THE "NO BUILD AREA" TAKES PRECEDENCE.

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT	DATE OF PREPARATION: 04-25-2025
		SCALE: N/A
AzTec Proj. No.: 190523-02	Drawn By: BAM	SHEET 2 OF 8

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB-----



TRACT D-1

TRACT C-1
 CANYONS SOUTH
 FILING NO. 1A,
 2ND AMENDMENT
 REC. NO. 2021021687

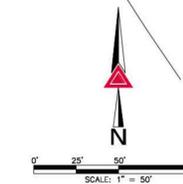
TRACT H
 CANYONS SOUTH
 FILING NO. 1A,
 1ST AMENDMENT
 REC. NO. 2019083879

SCHOOL TRACT SS
 CANYONS SOUTH
 FILING NO. 1A,
 REC. NO. 2008047805

SEE SHEET 7
 FOR LEGENDS

SEE SHEET 8
 FOR LINE &
 CURVE TABLES

**FOR REVIEW
 DO NOT RECORD**



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

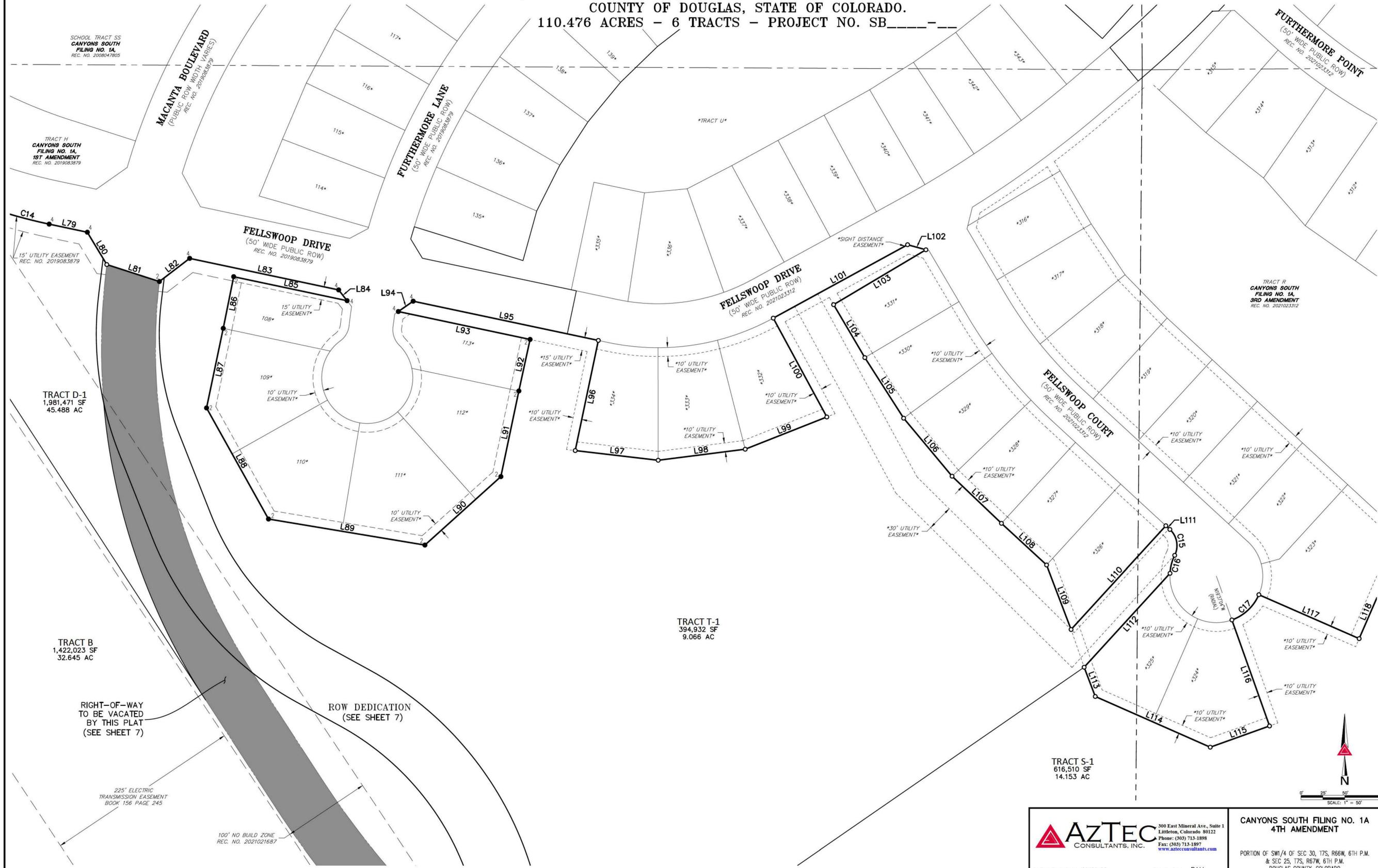
AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT	
DATE OF PREPARATION:	04-25-2025
SCALE:	1" = 50'
PORTION OF SW1/4 OF SEC. 30, T7S, R66W, 6TH P.M. & SEC. 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO	

SHEET 5 OF 8	
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CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

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 COUNTY OF DOUGLAS, STATE OF COLORADO.
 110.476 ACRES - 6 TRACTS - PROJECT NO. SB-----



SEE SHEET 7 FOR LEGENDS

SEE SHEET 8 FOR LINE & CURVE TABLES

FOR REVIEW
DO NOT RECORD

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT	DATE OF PREPARATION: 04-25-2025
	PORTION OF SW1/4 OF SEC. 30, T7S, R66W, 6TH P.M. & SEC. 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO	SCALE: 1" = 50' SHEET 6 OF 8

AzTec Proj. No.: 190523-02 Drawn By: BAM

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

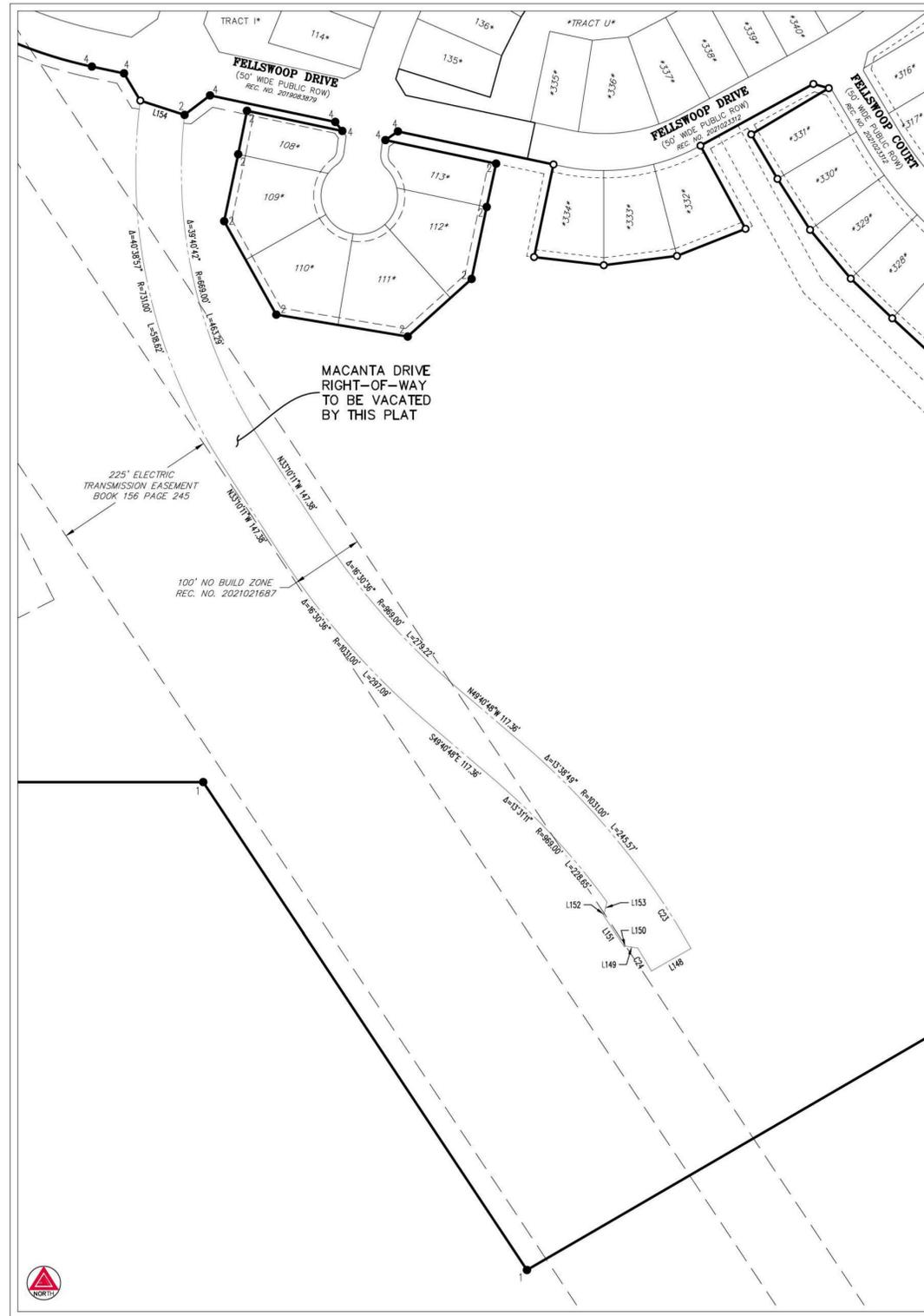
A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT

A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT

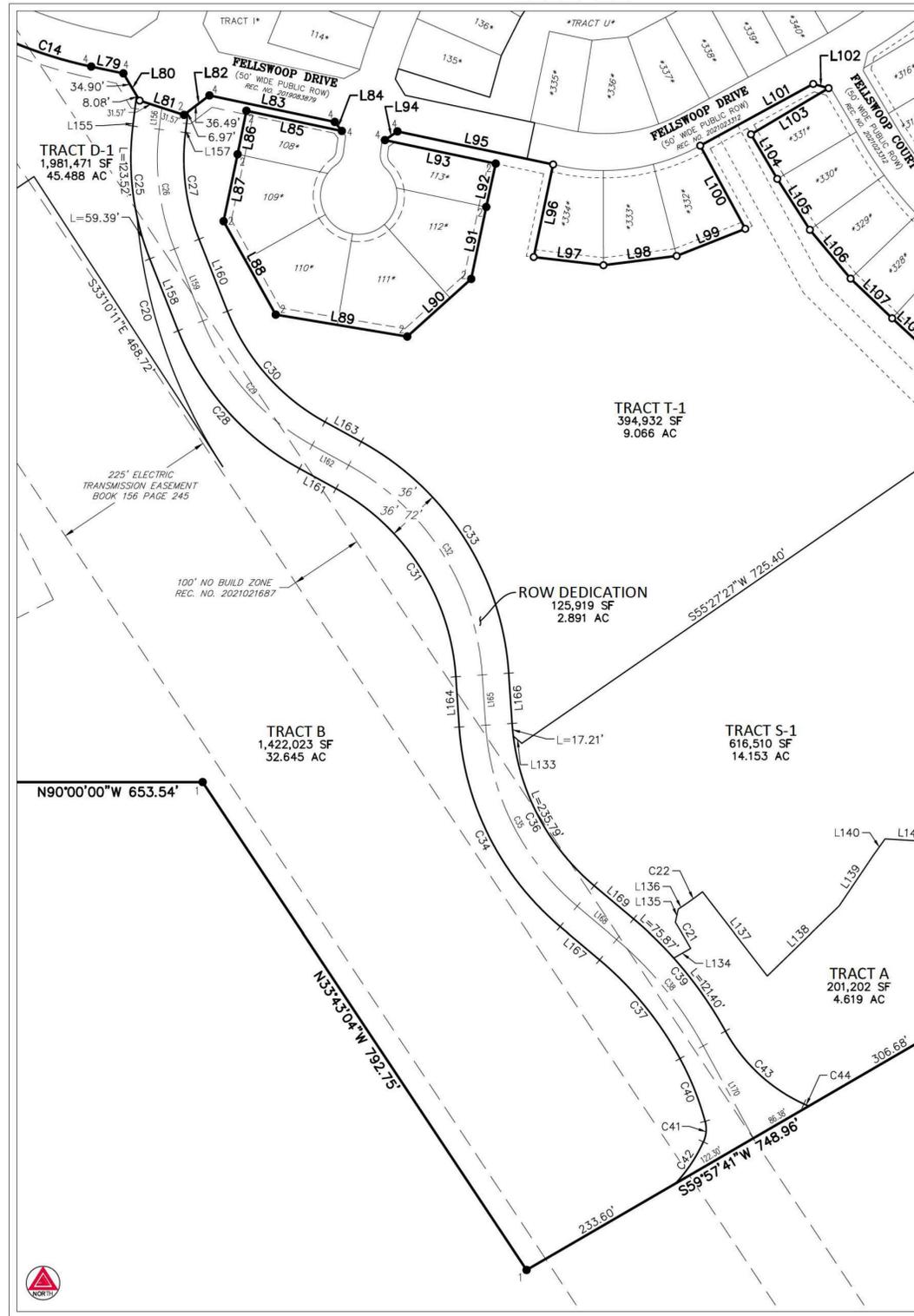
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN & SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH

PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB-----



RIGHT-OF-WAY VACATION
(MACANTA DRIVE)



RIGHT-OF-WAY DEDICATION
(MACANTA DRIVE)

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON (SEE ALIQUOT CORNER STAMPING LEGEND BELOW)
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRX PLS 34977"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT REC. NO. 2021021687
	CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT REC. NO. 2021023312
(ROW)	RIGHT-OF-WAY
	RIGHT-OF-WAY TO BE VACATED BY THIS PLAT

ALIQUOT CORNER LEGEND	
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 25953, 1984" WITH PROPER SECTION STAMPING 0.7' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 2, 1987 BY PLS 24657
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 20, 2006 BY PLS 23515
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1986, LS 6935, ARCHER & ASSOC." WITH PROPER SECTION STAMPING 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 20, 2006 BY PLS 17488
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 10717, 1996" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE AT FENCE CORNER PER MONUMENT RECORD ACCEPTED ON APRIL 30, 2003 BY PLS 10717
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, 1999, L1 17666" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 8, 2000 BY PLS 17666
	FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "ENGINEERING SURVEYS, 1996, PLS 17669" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 9, 1996 BY PLS 17669
	FOUND 1-1/2" BRASS CAP STAMPED "LS 2692" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON JUNE 10, 1998 BY PLS 27609
	FOUND 1" PIPE WITH 2-1/2" BRASS CAP STAMPED "1993, LS 6935, ARCHER & ASSOC." WITH PROPER SECTION STAMPING 0.7' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON JUNE 10, 1998 BY PLS 27609
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1986, 6935" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 2, 1988 BY PLS 6935

SEE SHEET 8
FOR LINE &
CURVE TABLES

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE: 1" = 100'

**FOR REVIEW
DO NOT RECORD**

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT</p>	<p>DATE OF PREPARATION: 04-25-2025</p>
	<p>PORTION OF SW1/4 OF SEC. 30, T7S, R66W, 6TH P.M. & SEC. 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO</p>	<p>SCALE: 1" = 100'</p>
<p>AzTec Proj. No.: 190523-02 Drawn By: BAM</p>	<p>SHEET 7 OF 8</p>	

From: [Brooks Kaufman](#)
To: [Eric Pavlinek](#)
Cc: [Cross, Richard](#)
Subject: RE: re-submittal - Canyons South Filing 1A, 4th Amd
Date: Wednesday, August 6, 2025 9:10:37 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Replat Exhibit - 8-4-25.pdf](#)

Good morning Eric

CORE Electric Cooperative approves the resubmittal SB2025-018 Canyons South Filing 1A, 4th Amendment.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



[Book time to meet with me](#)

From: Eric Pavlinek <epavlinek@douglas.co.us>
Sent: Tuesday, August 5, 2025 8:36 AM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: re-submittal - Canyons South Filing 1A, 4th Amd

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Good morning, Brooks,

The applicant provided a re-submittal for review for project SB2025-018, Canyons South Filing 1A, 4TH Amendment.

Attached are the following documents:

- Applicant response to your redlines
- Revised replat exhibit

Below is the verbatim response to your referral comments:

CORE Electric Cooperative

1. Add note to page 2.
Response: The note was added to page 2.
2. Vacate rear yard easements as shown page 6.
Response: This plat does not have the ability to vacate the easements as requested. The lots were platted with Filing 1, Amd. 1 and are not a part of this amendment.
3. CORE has existing UG facilities within the existing utility easement as shown on page 6.
Response: The existing UG utilities will have to be relocated at the owner/applicants expense.

Please let me know if your referral comments have been addressed or if you have additional comments.

Thanks,

Eric Pavlinek | Principal Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460
Email epavlinek@douglas.co.us



REFERRAL RESPONSE REQUEST – REPLAT

Date Sent: June 10, 2025

Comments due by: July 1, 2025

Project Name: Canyons South Filing 1A, 4th Amendment

Project File #: SB2025-018

Project Summary: The request is for approval of a replat application to vacate and realign the right-of-way for Macanta Boulevard. The tracts adjacent to this realigned road will be adjusted with this request.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Please be advised of the following concerns: _____
<input checked="" type="checkbox"/>	See letter attached for detail.
Agency: <u>ENGINEERING</u>	Phone #: <u>4318</u>
Your Name: <u>AL PETERSON</u> <i>(please print)</i>	Your Signature: <u><i>Al Peterson</i></u>
	Date: <u>7/1/2025</u>

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Principal Planner
Enclosure



DOUGLAS COUNTY GOVERNMENT

*Public Works Department
Engineering Division*

MEMORANDUM

DATE: July 1, 2025

DV 25-234

TO: Eric Pavlinek, Douglas County Planning

FROM: Al Peterson, Douglas County Engineering

SUBJ: Canyons South Filing No. 1A, 4th Amendment

A handwritten signature in blue ink, appearing to be 'Al Peterson', written over the 'FROM' line.

Eric, the following is Engineering's comments for the Macanta Dr. Replat:

1. Engineering will require written confirmation from the Town of Castle Rock that once the County has conveyed this portion of replatted ROW to the Town of Castle Rock, they will be responsible for the review and approval of the Construction Documents for this future roadway and will execute the appropriate Improvements Agreement.
2. Please provide an acceptable Street Name for this portion of ROW.

If you have any questions regarding these comments, I may be contacted at 303-660-7490 or apeterso@douglas.co.us

AP

C: Brad Jackson, P.E., Development Review Supervisor
DV File



Project Written Comments

Town of Castle Rock

Project Number: COU25-0014

Description: **Canyons South**

Applied: **6/10/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **<NONE>**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

Request to adjust road and tract boundaries

LIST OF REVIEWS

TYPE	CONTACT	STATUS	REMARKS
Review Group: 1ST REVIEW 18 DAY			
CRW-DRAINAGE DAVID V	DAVID VAN DELLEN	GREEN APPROVED W/COND	See notes
Notes: D1. Please contact David Van Dellen, Sr. Plan Review Engineer with questions. dvandellen@crgov.com or 720-733-2474 D2. It appears that Tract A would have a "Drainage" use as well. Please clarify.			
CRW-WATER/SAN-KEN T	KEN TORRES	GREEN APPROVED W/COND	See Notes and Attachment
Notes: U1. Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. ktorres@crgov.com or 720-733-6072 or (303) 319-0766. U2. The review is rated Approved with Conditions. Only minor comments remain that can be quickly checked by the technical review team or project coordinator. Note: This rating is specific to this discipline and may not be the overall rating for this review. U3. Please see attached redline comments.			
PARKS - MATT	MATT ROTH	GREEN - NEED REVISIONS	See Notes
Notes: PK1. Please contact Matt Roth with questions at mroth@crgov.com or 720-786-1313 PK2. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review. PK3. Based on Canyons Far South's SDP and CDs, streetscape landscaping is being proposed on Crowfoot Valley Ranch Metro District 1 Tracts A, B, S-1, T-1. To confirm, Crowfoot Valley Ranch Metro District will be maintaining and irrigating that streetscaping per the plat tract table? Or is that maintained by Canyons Far South's Metro District? A note to the tract table would be recommended to clarify.			
PL - BRIANNA	BRIANNA GRANDY	GREEN APPROVED W/COND	See notes.
Notes: PL1. Please contact Planning, BrieAnna Simon with questions at 720.733.3566 or bsimon@crgov.com . PL2. Please clarify ownership and maintenance obligations. This should match discussions that have occurred with Town staff. PL3. All plans should match the SDP and CDs currently under review with the Town. If any changes occur all plan sheets should be updated and match.			



Project Written Comments

Town of Castle Rock

PW - JAY	JAY JENSMA	GREEN APPROVED W/COND	See Notes and PW attachment
----------	------------	--------------------------	-----------------------------

Notes:

PW1. Please contact Jay Jensma with questions, JJensma@crgov.com or 720-733-2264

PW2. Applicant narrative indicates that the re-platted ROW will be dedicated to Douglas County. Douglas County Planning comments state that the Town of Castle Rock will be taking ownership of the re-platted road segment.

PW3. Re-platted segment should remain "Macanta Blvd."

PW4. If the re-platted ROW is dedicated to the Town, should it also be annexed?

PW5. If dedicated to DC and maintained by the Town an Intergovernmental Agreement (IGA) may be needed.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

June 24, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: Canyons South Filing 1A, 4th Amendment, Case # SB2025-018

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com



Canyons South Filing No. 1A, 4th Amendment

Project File: SB2025-018

Douglas County Addressing Analyst Comments

1. With the realignment of Macanta Drive, the street name should be changed. The replat should reflect the new street name of Edgerock Blvd as shown on the Town of Castle Rock plans for Canyons Far South (RE2025-107).

The street name has been revised.

CORE Electric Comments

1. CORE Electric Cooperative does not approve the vacation of the existing roadway. CORE has existing underground electric facilities within the existing utility easements along the existing ROW. CORE will require the applicant to dedicate new utility easements along the new ROW and relocate CORE existing underground electric facilities at their expense once the new ROW is established by the developer. Grade within utility easements may not exceed 15%. CORE will require the applicant to revise the proposed replat of lots to remove 10-foot rear lot utility easement and change the front lot utility easement to 15-foot wide.

The developer understands that the existing facilities will have to be relocated with the vacation of the existing ROW and 15' utility easements and relocated into the new 15' utility easements. This replat will dedicate ROW and 15' utility easements adjacent to the new ROW. The grading within the new easements will not exceed 15%. The 10' utility easements in the existing lots are not a part of the replat and the easements will not be vacated.

Douglas County Engineering Comments

1. Engineering will require written confirmation from the Town of Castle Rock that once the County has conveyed this portion of replatted ROW to the Town of Castle Rock, they will be responsible for the review and approval of the Construction Documents for this future roadway and will execute the appropriate Improvements Agreement.

The Town is reviewing the construction plans, and the roadway is included in an SIA agreement. The Town has provided written confirmation.

2. Please provide an acceptable Street Name for this portion of ROW.

The street name (Edgerock Blvd.) has been added and approved by DC Addressing.

CenturyLink

1. CenturyLink has reviewed the request for the subject vacation and have determined there are CenturyLink facilities within the ROW area. It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area. This No objection response is submitted with the stipulation that if CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation and or repair of said facilities.

The developer understands that the existing facilities will have to be relocated with the vacation of the existing ROW and 15' utility easements and relocated into the new 15' utility easements. This replat will dedicate ROW and 15' utility easements adjacent to the new ROW. The grading within the new easements will not exceed 15%.

Town of Castle Rock Comments

CRW-Drainage

D1. Please contact David Van Dellen, Sr. Plan Review Engineer with questions. dvandellen@crgov.com or 720-733-2474

D2. It appears that Tract A would have a "Drainage" use as well. Please clarify.
The drainage use was added for Tract.

CRW-Water

U1. Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. ktorres@crgov.com or 720-733-6072 or (303) 319-0766.

U2. The review is rated Approved with Conditions. Only minor comments remain that can be quickly checked by the technical review team or project coordinator. Note: This rating is specific to this discipline and may not be the overall rating for this review.

U3. Please see attached redline comments.

There were no redline comments to address.

Parks

PK1. Please contact Matt Roth with questions at mroth@crgov.com or 720-786-1313

PK2. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review.

PK3. Based on Canyons Far South's SDP and CDs, streetscape landscaping is being proposed on Crowfoot Valley Ranch Metro District 1 Tracts A, B, S-1, T-1. To confirm, Crowfoot Valley Ranch Metro District will be maintaining and irrigating that streetscaping per the plat tract table? Or is that maintained by Canyons Far South's Metro District? A note to the tract table would be recommended to clarify.

Crowfoot Valley Ranch Metro District will be maintaining and irrigating the streetscape.



Planning

PL1. Please contact Planning, BrieAnna Simon with questions at 720.733.3566 or bsimon@crgov.com.

PL2. Please clarify ownership and maintenance obligations. This should match discussions that have occurred with Town staff.

Crowfoot Valley Ranch Metro District will own and maintain tracts A, B, D-1, S-1, & T-1.

PL3. All plans should match the SDP and CDs currently under review with the Town. If any changes occur all plan sheets should be updated and matched.

Noted, the plat will be updated if needed.

Public Works

PW1. Please contact Jay Jensma with questions, JJensma@crgov.com or 720-733-2264

PW2. Applicant narrative indicates that the re-platted ROW will be dedicated to Douglas County. Douglas County Planning comments state that the Town of Castle Rock will be taking ownership of the re-platted road segment.

The ROW will be dedicated to the County, and the County will deed the ROW to the Town.

PW3. Re-platted segment should remain "Macanta Blvd."

The street has been renamed as Edgerock Blvd., per DC addressing comments.

PW4. If the re-platted ROW is dedicated to the Town, should it also be annexed?

Annexation of the road is not a part of this replat.

PW5. If dedicated to DC and maintained by the Town an Intergovernmental Agreement (IGA) may be needed.

The ROW will be dedicated to the County, and the County will deed the ROW to the Town.

Xcel Energy

1. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property



owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

We have been in contact with the assigned land rights agent and have received a no conflict letter. See attached.

The following agencies had no comment

Assessor, AT&T Long Distance-ROW, Black Hills Energy, Building Services, Castle Rock Fire and Rescue Department, City of Castle Pines, Comcast, Crowfoot Valley Ranch Metro 1 & 2, Sheriff's Office, Sheriff's Office E911.



Siting and Land Rights
1800 Larimer St., Suite 400
Denver, CO 80202

June 23, 2023

Dear Mr. Cross/Hines,

The electric transmission department of Xcel Energy reviewed the documentation and site plans you submitted in regard to the Canyons Far South development, along the east side of Founders Parkway north of Crimson Sky Drive, Castle Rock, CO.

Xcel Energy's electric transmission engineer has reviewed applicant's documentation and approved of the perpendicular road crossing only. The attached approved road plan and clearance requirements are to be followed and maintained. Any lighting, trails, sidewalks, utilities, elevation changes, landscaping, etc. that encroach upon the Xcel ROW need to be submitted for review and are not approved at this time.

Applicant must maintain clearance of at least 20' in any direction to the energized transmission lines or conductors when working. PSCo's High Voltage Transmission Line Clearance Standards (attached) to be followed and maintained.

PSCo does not believe that applicant's proposed improvements generate a current conflict with PSCo's electric transmission facilities since it appears that the construction provides adequate clearance to our powerlines. Therefore, PSCo does not object to the applicant's construction or installation per the site plan submitted, attached herewith. Should there be additional modifications other than what is shown in the said site plan provided, applicant agrees to present plans to Xcel Energy for review.

Thank you,

Tyler J. Swanson

Xcel Energy

Contract Agent, Siting & Land Rights

1800 Larimer Street, Suite 400, Denver, CO 80202

P: 303.571.7294 C: 303.889.9505

E: tyler.j.swanson@xcelenergy.com

Eric Pavlinek

From: Jason Rohlfig <jason@jmrbr.com>
Sent: Monday, June 16, 2025 8:46 PM
To: Eric Pavlinek
Subject: Project SB2025-018 Concerns

Hello,

I received a courtesy notification letter regarding project file SB2025-018. I pulled up the filing and must admit that I don't really know what I'm looking at. However, it *looks* like they are attempting to move the road closer to homes and impede on the neighborhood open space, including the allocation of additional land to road development. If I'm viewing the maps correctly, this space includes trail locations that were advertised and promised by the developer as part of the initial Macenta neighborhood planning.

Is there a compelling reason for the change? I understand that things change and this road connection is important for health and safety, but is this just a matter of developer convenience? Is there no other way to impede on our promised open space? They've already moved significant parts of their development closer to our home and added development density when compared to the original Canyons South design.

Will anything be done to separate the Macenta open space from this road, which I assume will have moderate levels of traffic? Our kids play on these trails frequently.

Thank you for listening to my concerns.

Sincerely,
Jason Rohlfig
3382 Fellswoop Ct
303-517-0435

August 13, 2025

Douglas County Board of Commissioners
100 Third Street, Castle Rock, CO 80104

RE: Canyons South Filing 1A

Dear Douglas County Commissioners,

I am writing to express my concerns about the construction of Macanta Road (connecting to the existing Macanta Blvd. at Fellswoop Drive) as part of Canyons South Filing No. 1A. As a resident at 2839 Furthermore Lane, this proposed road will pass immediately behind my property and the property of other homeowners in the Furthermore Lane cul-de-sac. When our properties were initially purchased, we were told the only development behind our homes would be a service road for the power lines, which seemed consistent with the community rendering (see Attachment 1). The "Future Road" sign (see Attachment 2) was not added until long after the nearby lots were sold, built and residents moved in. Lots in our cul-de-sac also sold with higher lot premiums due to the "green space" behind our properties. For instance, my lot premium was \$60,000 compared to nearby lots selling for \$10,000.

Now, given that a road is planned, we would like to ensure that this road creates minimal intrusion on those of us currently living in the area. Specifically, I would request:

- 1) *The replat of the road, as described in Filing 1A, 4th Amendment, not be granted.* The change in the Right-of-Way passes even closer to the properties on the cul-de-sac of Furthermore Lane, without any apparent rationale for doing so.
- 2) *The developers be required to meet with the impacted property owners of Furthermore Lane to provide input into roadway design.* For instance, a roadway dug into the hillside would create a visual and auditory buffer between the road and the homes (similar to Attachment 3). This meeting should happen before any project approvals by the county and/or the City of Castle Rock.
- 3) *If a meeting between developers and property owners is not feasible, the developer should be required to construct the roadway using cuts as described in #2 and illustrated in Attachment #3 to minimize the impact on property values.*

Thank you for your attention to this matter.

Sincerely,



Aaron Tilden
2839 Furthermore Lane, Castle Rock, CO 80108

Attachment 1



Attachment 2



Attachment 3

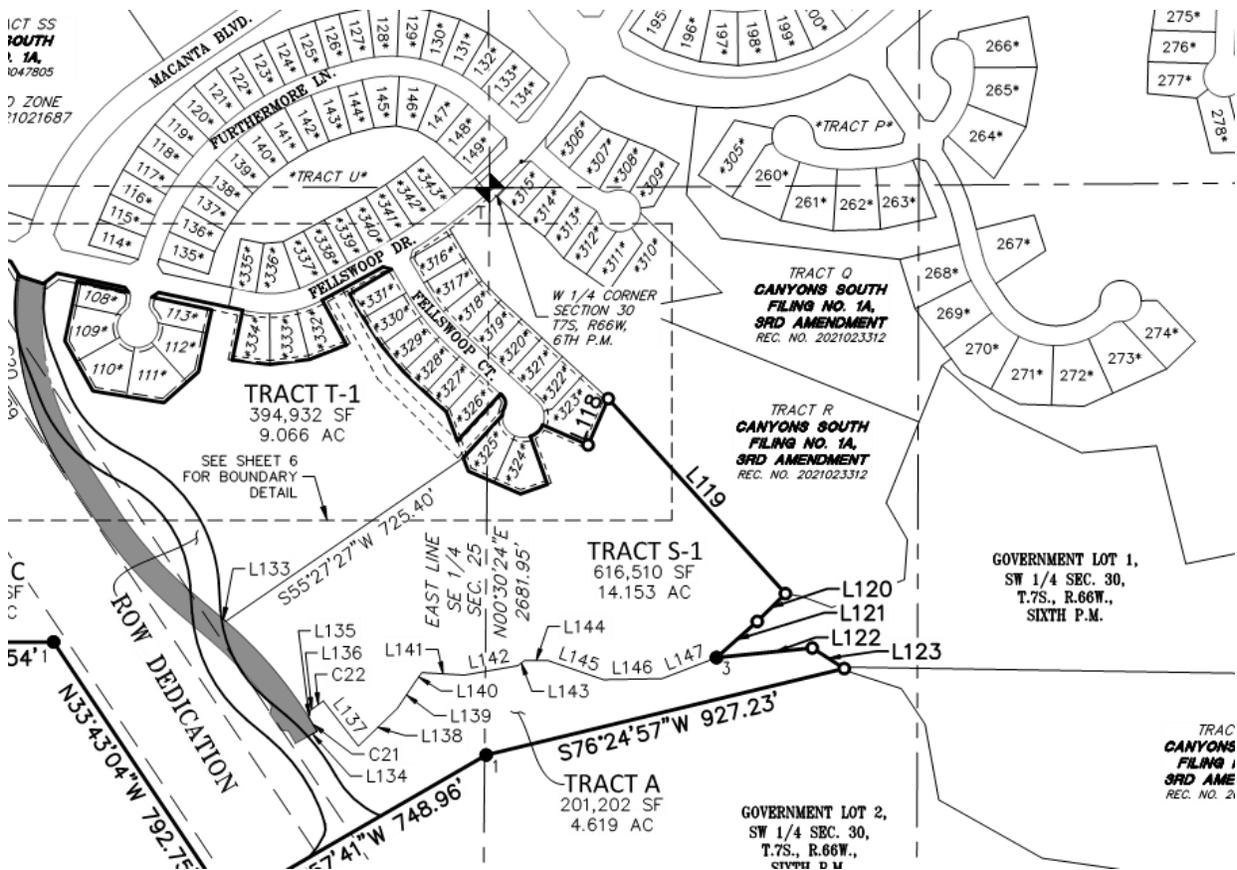


From: [REDACTED]
To: jason@jmrbr.com
Cc: [Eric Pavlinek](#); [Brian Moss](#)
Subject: Canyons South Roadway / Replat
Date: Thursday, June 19, 2025 1:12:01 PM
Attachments: [image001.png](#)
[Public Comment - Rohlfig.pdf](#)

Jason,

Thank you for reaching out regarding the roadway between Macanta and Canyons Far South. The future road that ties into Canyons Far South has been a life safety requirement since the original PD was approved in 2000. That said, we are processing a replat to realign the Right-of-Way as there are several constraints never considered when the PD was approved.

- The PD didn't take into account engineering or maximum road grades which is why the road is meandering more within the replat
- There's a 30" waterline that wasn't installed in 2000 that's indicated by the dashed line below.



I would anticipate this road to be constructed by the end of 2026 and any trails impacted by the realignment will be modified accordingly.

Thanks,

Richard Cross

Hines

1144 15th Street | Suite 2600 | Denver, CO 80202
M 720 951 4644

Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

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September 29, 2025

Janet Herman, PE
Director of Public Works
Douglas County
100 Third Street
Castle Rock, CO 80104

Subject: Canyons South Filing No. 1A, 4th Amendment (SB2025-018) – Edgerock Blvd.
Project Delegation

Dear Janet,

The Town of Castle Rock is requesting that the Town administer the construction plan review, plan approval, permitting, and inspection for the proposed Edgerock Boulevard improvements within the Canyons South Filing No. 1A, 4th Amendment.

The Canyons South Filing No. 1A, 4th Amendment replat proposes to vacate a portion of Macanta Drive, which will be realigned and renamed as Edgerock Boulevard. Edgerock Boulevard proposes to connect to the Canyons Far South Filing No. 1, which is within the Town of Castle Rock. The owner intends to deed the portion of Edgerock Boulevard that is within Douglas County to the Town of Castle Rock, following recordation of the Canyons South Filing No. 1A, 4th Amendment plat.

Please note that as part of the Canyons Far South Filing No. 1 plat, the Town of Castle Rock will require the applicant to execute a Subdivision Improvements Agreement with the Town, which will detail any obligations required of the owner, etc.

This request also includes granting MS4 jurisdictional authority to the Town in accordance with the Town's Temporary Erosion and Sediment Control program requirements.

With the signed approval of this letter, the Douglas County Department of Public Works Engineering delegates the construction and erosion control permitting and enforcement for the following:

Town of Castle Rock Project Numbers:

- Construction: CD25-0011
- Temporary Erosion and Sediment Control: TES24-0008

100 North Wilcox Street, Castle Rock, CO 80104 P: (720)733-2200 F: (720)733-2231 www.crgov.com

Please feel free to reach out to me with any questions or concerns.

Sincerely,

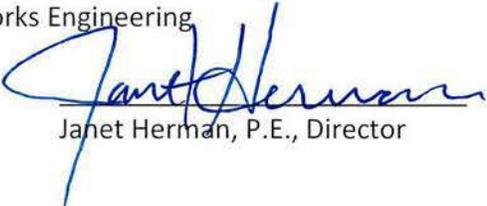


Julie Kirkpatrick, PLA
Plan Review Project Coordinator, Development Services

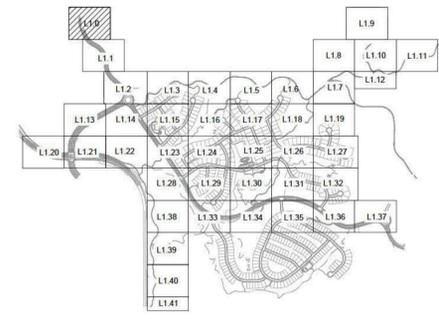
CC:

TJ Kucewesky, Assistant Director of Development Services, Town of Castle Rock
BrieAnna Simon, Senior Planner, Town of Castle Rock
Eric Pavlinek, Principal Planner, Douglas County
Al Peterson, Development Review Engineer, Douglas County
Richard Cross, Hines
Brian Moss, PE, Cover 3 Engineering

Construction Plan Review, Construction Plan Approvals, Permitting, and
Inspections concurrence, on behalf of Douglas County, Department of Public
Works Engineering

By:  Date: 10/01/25
Janet Herman, P.E., Director

STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT: ALAN CUNNINGHAM
 STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA-399
 COMPANY: PCS GROUP
 ADDRESS: 200 KALAMATH ST. DENVER, CO 80223
 PHONE: 720-259-8247
 EMAIL: AL@PCSGROUPCO.COM
 DATE: 12/04/2023



KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
- LOW GROW NATIVE SEED MIX TEMPORARY IRRIGATION

MULCH

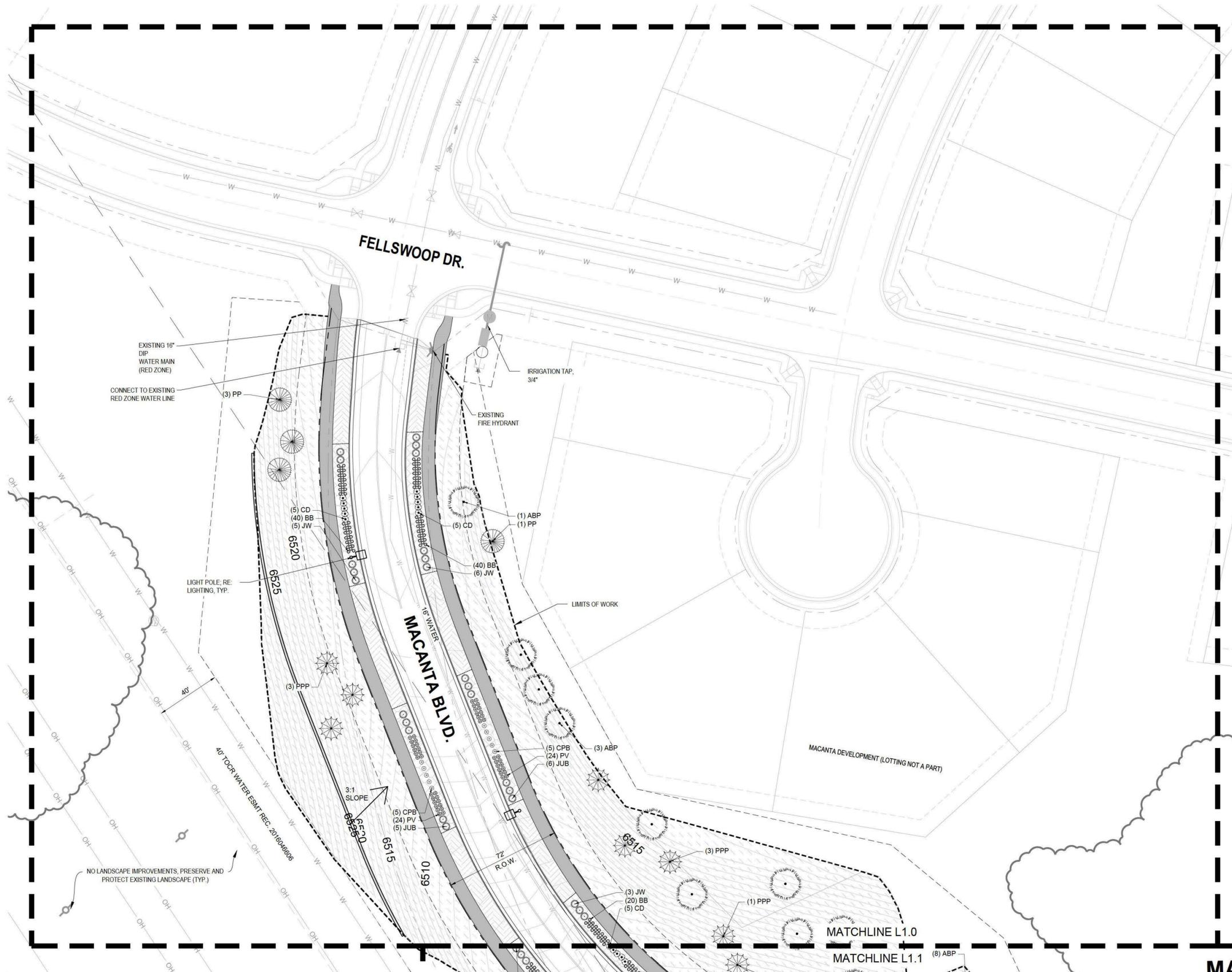
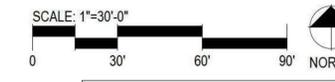
- ROCK MULCH, 3/4"-1.5", DIA., ANGULAR GRANITE, 4" DPTH.
- ROCK MULCH, 4"-8", DIA., COBBLE BLEND
- WOOD MULCH "GORILLA HAIR", 4" DPTH.

SURFACE

- CRUSHER FINES, GRAY COLOR, 4" DPTH.
- FIBAR

- FENCING
- STEEL EDGING
- LIMITS OF SEEDING
- EXISTING VEGETATION
- EXISTING TREES
- CONCRETE TRAIL / SIDEWALK
- TREE PLANTING SYMBOL
- SHRUB & GRASS PLANTING SYMBOL

NOTE:
SEE PLANT SCHEDULE FOR PLANTING DETAILS.



1 LANDSCAPE PLAN
 Scale: 1"= 30'-0"

TOWN OF CASTLE ROCK APPROVAL
 PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
 DATE OF DEVELOPMENT SERVICES APPROVAL
 Approved By: _____
 Development Services Date

Prepared For

Hines

HINES
 1144 15TH ST, SUITE 2600
 DENVER, CO 80202

Landscape Architecture

pcs group inc. www.pcsgroupco.com
 p.o. box 18287
 denver, co 80218
 1 303 531 4905 • 1 303 531 4908

CANYONS FAR SOUTH
 TOWN OF CASTLE ROCK, COLORADO
 LANDSCAPE AND IRRIGATION
 CONSTRUCTION DOCUMENTS
 FILING 1

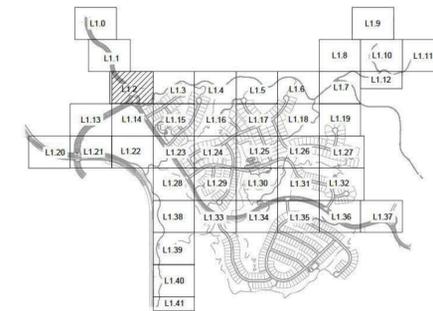


Drawn by: JT/MLH/ML
 Checked by: AC
 Issue Date: 07.11.2025
 Revisions:

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.0
 218 OF 337

All 14, 2025, 3:27 PM - 10/20/2025
 Vision/Landscape Architecture/CD/Case Property, L1.0 Sheets, Theme 1.dwg



KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX
TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED
NO IRRIGATION
- LOW GROW NATIVE SEED MIX
TEMPORARY IRRIGATION

MULCH

- ROCK MULCH, 3/4"-1.5", DIA.,
ANGULAR GRANITE, 4" DPTH.
- ROCK MULCH, 4"-8", DIA.,
COBBLE BLEND
- WOOD MULCH
"GORILLA HAIR", 4" DPTH.

SURFACE

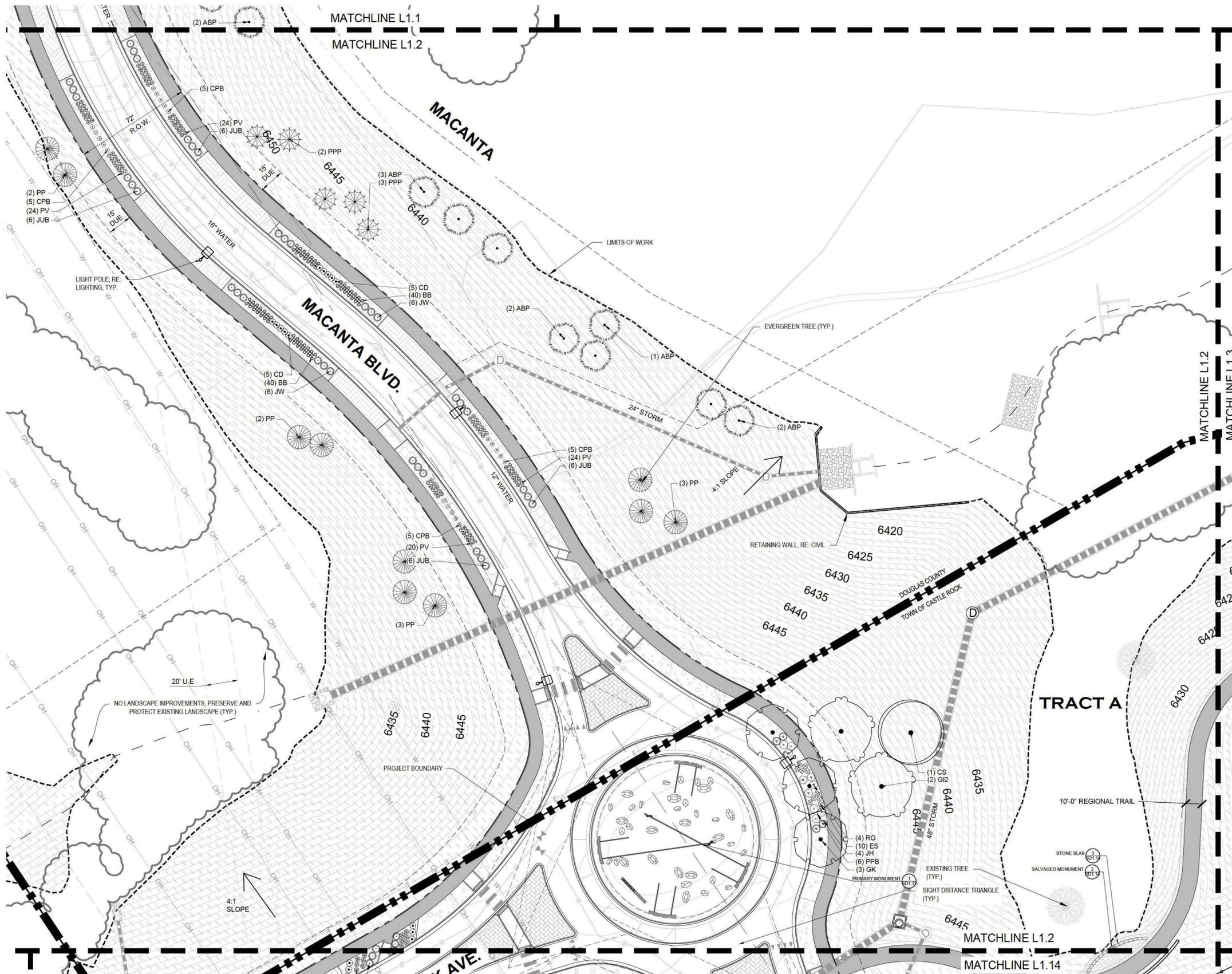
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- EXISTING VEGETATION
- EXISTING TREES
- CONCRETE TRAIL /
SIDEWALK
- TREE PLANTING
SYMBOL
- SHRUB & GRASS
PLANTING SYMBOL

NOTE:
SEE PLANT SCHEDULE FOR PLANTING DETAILS.



TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: _____
Development Services Date _____



1 LANDSCAPE PLAN

Scale: 1"= 30'-0"

CANYONS FAR SOUTH

TOWN OF CASTLE ROCK, COLORADO

LANDSCAPE AND IRRIGATION

CONSTRUCTION DOCUMENTS

FILING 1



Drawn by: JT/MLH/ML
Checked by: AC
Issue Date: 07.11.2025
Revisions:

Sheet Name

LANDSCAPE PLAN

Sheet Number

L1.2

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.
 110.476 ACRES – 6 TRACTS – PROJECT NO. SB2025-018

SHEET INDEX

SHEET 1 COVER SHEET, SIGNATURE SHEET, GENERAL NOTES
 SHEET 2 LEGAL DESCRIPTION
 SHEET 3 OVERALL LAYOUT
 SHEETS 4-5 SUPPLEMENTARY OVERALL LAYOUT DETAILS
 SHEET 6 ROW VACATION/DEDICATION
 SHEET 7 LINE & CURVE TABLES

LEGAL DESCRIPTION

SEE SHEET 2

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE 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. EDGEROCK BOULEVARD AND 15' WIDE UTILITY EASEMENTS, SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

HT CANYONS SOUTH DEVELOPMENT LP

BY: _____
 TITLE: _____

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

 AS SECRETARY/TREASURER, HT CANYONS SOUTH DEVELOPMENT LP, A DELAWARE LIMITED PARTNERSHIP

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____
 TITLE: _____

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS.

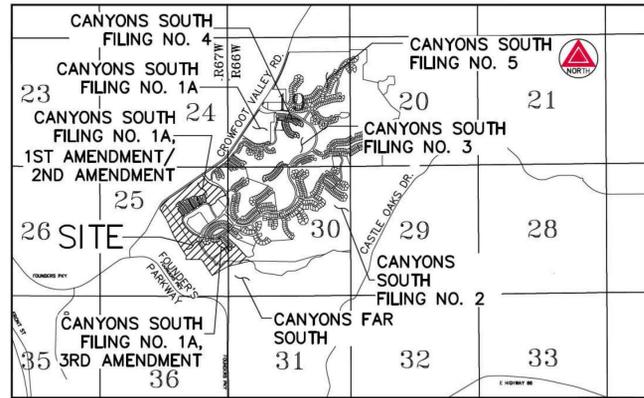
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____ AS _____

MY COMMISSION EXPIRES: _____

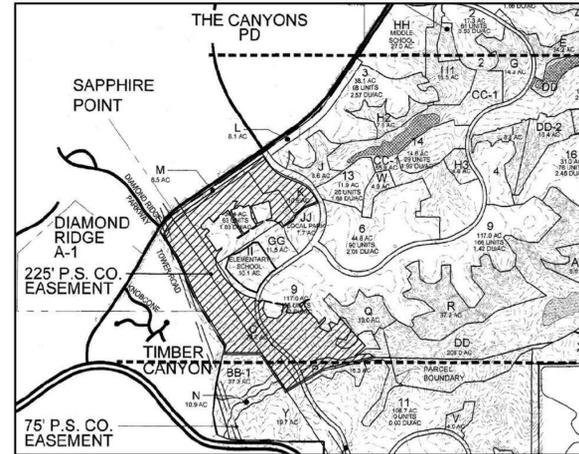
WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

 AS SECRETARY/TREASURER, CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, A DELAWARE LIMITED PARTNERSHIP



VICINITY MAP
 SCALE 1" = 3500'



PLANNED DEVELOPMENT
 SCALE 1" = 1500'

GENERAL NOTES:

- 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.
- 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."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON AUGUST 30, 2024.
- BASIS OF BEARINGS: BEARINGS HEREON ARE REFERENCED TO THE NORTHEASTERLY BOUNDARY OF TRACT D, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT RECORDED AT RECEPTION NO. 2021021687, ALONG A COURSE HAVING A BEARING OF NORTH 55°22'12" EAST, A DISTANCE OF 1,808.41 FEET, BEING MONUMENTED AT BOTH ENDS OF SAID COURSE BEING A NO. 5 REBAR WITH A 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256".
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER NCS0000612-DK, WITH AN EFFECTIVE DATE OF APRIL 18, 2025 AT 8:00 A.M., WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES MOSTLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, WHILE A PORTION LIES WITHIN ZONE A, DEFINED AS SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATION, PLOTTED HEREON, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
- BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
- TRACT A SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METRO DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, TRAILS, DRAINAGE, & UTILITIES.
- TRACT B SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METRO DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, TRAILS & UTILITIES.
- TRACT D-1, TRACT S-1 AND TRACT T-1 SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METRO DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, TRAILS, & UTILITIES.
- THE PURPOSE OF THIS REPLAT IS TO VACATE MACANTA DRIVE AS DEPICTED ON CANYONS SOUTH FILING NO. 1A AND REALIGN AND RENAME THE RIGHT-OF-WAY OF MACANTA DRIVE CONNECTION TO CANYONS FAR SOUTH FILING NO. 1 WITHIN THE TOWN OF CASTLE ROCK. MACANTA DRIVE WILL BE RENAMED TO EDGEROCK BOULEVARD AND IS INTENDED TO BE DEEDED TO THE TOWN FOLLOWING THE RECORDATION OF THE REPLAT.
- THERE IS A 100-FOOT "NO BUILD AREA" ADJACENT TO THE 225-FOOT POWER LINE EASEMENT. NO STRUCTURES SHALL BE PLACED WITHIN THE 100-FOOT WIDE "NO BUILD AREA" ADJACENT TO THE POWER LINE EASEMENT. IF SETBACKS CONFLICT WITH ANY DESIGNATED "NO BUILD AREA", THE "NO BUILD AREA" TAKES PRECEDENCE.
- 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, 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 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). 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.
- TRACT C SHALL BE OWNED AND MAINTAINED BY HT CANYONS SOUTH DEVELOPMENT LP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, AND UTILITIES. THE TRACT IS INTENDED TO BE DEEDED TO THE FEDERAL AVIATION ADMINISTRATION.

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	201,202	4.619	OPEN SPACE/TRAILS/DRAINAGE/UTILITIES	CVRMD1	CVRMD1
TRACT B	1,422,023	32.645	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TRACT C	70,299	1.614	OPEN SPACE/UTILITIES	HTCSD	HTCSD
TRACT D-1	1,981,471	45.488	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TRACT S-1	616,510	14.153	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TRACT T-1	394,932	9.066	OPEN SPACE/TRAILS/UTILITIES	CVRMD1	CVRMD1
TOTAL	4,686,437	107.585			

HTCSD = HT CANYONS SOUTH DEVELOPMENT LP

CVRMD1 = CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
TRACTS (6)	4,686,437	107.585	97%
ROW	125,919	2.891	3%
TOTALS	4,812,356	110.476	100%

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A, B, D-1, S-1 AND T-1 ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY:

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____
 TITLE: _____

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____ AS _____ OF CROWFOOT

VALLEY RANCH METROPOLITAN DISTRICT NO. 1.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

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;

FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE: _____

DATE: _____

BY: _____

STATE OF COLORADO)

COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY REPUBLIC _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. NOFFSINGER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 30, 2024, BY ME OR 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 DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

**FOR REVIEW
 DO NOT RECORD**

MICHAEL J. NOFFSINGER
 LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38362
 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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF EDGEROCK BOULEVARD AND 15' WIDE UTILITY EASEMENTS ARE HEREBY ACCEPTED.

MACANTA DRIVE, CANYONS SOUTH FILING NO. 1A IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2008047805. TRACT D, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2021021687. TRACT S AND TRACT T, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2021023312.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

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

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

LAST REVISED: 10/02/2025



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AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS SOUTH FILING NO. 1A
 4TH AMENDMENT

PORTION OF SW1/4 OF SEC. 30, 17S, R66W, 6TH P.M.
 & SEC. 25, 17S, R67W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION: 04-25-2025

SCALE: N/A

SHEET 1 OF 7

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO.
110.476 ACRES – 6 TRACTS – PROJECT NO. SB2025-018

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MACANTA DRIVE, CANYONS SOUTH FILING NO. 1A, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT D, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, SAID COUNTY AND STATE, PER PLAT RECORDED FEBRUARY 22, 2021 AT RECEPTION NO. 2021021687, TRACT S AND TRACT T, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT, SAID COUNTY AND STATE, PER PLAT RECORDED FEBRUARY 24, 2021 AT RECEPTION NO. 2021023312 AND THAT CERTAIN UNPLATED PARCEL OF LAND, SAID COUNTY AND STATE, PER SPECIAL WARRANTY DEED RECORDED FEBRUARY 19, 2021 AT RECEPTION NO. 2021021039, ALL RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE MOST NORTHERLY CORNER OF SAID TRACT D, BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSES SHOWN AS HAVING A BEARING OF NORTH 55°22'12" EAST, A DISTANCE OF 1,808.41 FEET, AS SHOWN ON SAID CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING 94 COURSES:

1. SOUTH 34°53'00" EAST, A DISTANCE OF 161.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 688.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°14'26", AN ARC LENGTH OF 411.16 FEET;
3. SOUTH 69°07'26" EAST, A DISTANCE OF 232.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'19", AN ARC LENGTH OF 353.19 FEET;
5. SOUTH 31°05'08" EAST, A DISTANCE OF 83.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 644.25 FEET;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°46'11", AN ARC LENGTH OF 76.12 FEET;
7. NON-TANGENT TO SAID CURVE, SOUTH 80°16'12" WEST, A DISTANCE OF 51.69 FEET;
8. SOUTH 69°03'14" WEST, A DISTANCE OF 211.25 FEET;
9. SOUTH 46°26'35" WEST, A DISTANCE OF 106.84 FEET;
10. SOUTH 51°11'23" WEST, A DISTANCE OF 81.19 FEET;
11. SOUTH 26°54'55" WEST, A DISTANCE OF 104.28 FEET;
12. SOUTH 58°51'25" WEST, A DISTANCE OF 232.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°51'25" WEST;
13. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°23'53", AN ARC LENGTH OF 311.53 FEET;
14. NORTH 62°51'00" WEST, A DISTANCE OF 22.77 FEET;
15. NORTH 67°57'54" EAST, A DISTANCE OF 108.72 FEET;
16. NORTH 06°16'46" WEST, A DISTANCE OF 62.34 FEET;
17. NORTH 06°12'56" WEST, A DISTANCE OF 62.36 FEET;
18. NORTH 05°48'28" WEST, A DISTANCE OF 61.46 FEET;
19. NORTH 12°15'18" WEST, A DISTANCE OF 65.75 FEET;
20. NORTH 20°55'41" WEST, A DISTANCE OF 55.00 FEET;
21. SOUTH 69°04'19" WEST, A DISTANCE OF 105.65 FEET;
22. SOUTH 36°59'15" WEST, A DISTANCE OF 15.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 38°01'21" WEST;
23. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°14'21", AN ARC LENGTH OF 96.42 FEET;
24. NORTH 65°30'46" WEST, A DISTANCE OF 15.08 FEET;
25. SOUTH 73°00'14" WEST, A DISTANCE OF 111.68 FEET;
26. SOUTH 16°59'46" EAST, A DISTANCE OF 60.00 FEET;
27. SOUTH 18°20'02" EAST, A DISTANCE OF 55.10 FEET;
28. SOUTH 20°58'47" EAST, A DISTANCE OF 54.51 FEET;
29. SOUTH 22°02'06" EAST, A DISTANCE OF 150.00 FEET;
30. NORTH 67°57'54" EAST, A DISTANCE OF 110.00 FEET;
31. SOUTH 22°02'06" EAST, A DISTANCE OF 3.99 FEET;
32. SOUTH 16°54'56" WEST, A DISTANCE OF 24.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 31°18'29" EAST;
33. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'42", AN ARC LENGTH OF 6.16 FEET;
34. SOUTH 57°16'49" WEST, A DISTANCE OF 207.20 FEET;
35. NORTH 77°43'11" WEST, A DISTANCE OF 25.46 FEET;
36. NORTH 32°43'11" WEST, A DISTANCE OF 1.65 FEET;
37. NORTH 57°16'49" EAST, A DISTANCE OF 110.00 FEET;
38. NORTH 32°43'11" WEST, A DISTANCE OF 150.00 FEET;
39. NORTH 09°58'07" WEST, A DISTANCE OF 59.16 FEET;
40. NORTH 09°48'24" WEST, A DISTANCE OF 57.28 FEET;

LEGAL DESCRIPTION

41. NORTH 06°50'47" WEST, A DISTANCE OF 56.49 FEET;
42. NORTH 24°41'33" WEST, A DISTANCE OF 65.00 FEET;
43. SOUTH 65°18'27" WEST, A DISTANCE OF 111.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°14'26" WEST;
44. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 152°40'56", AN ARC LENGTH OF 141.23 FEET;
45. NON-TANGENT TO SAID CURVE, NORTH 79°52'24" WEST, A DISTANCE OF 14.00 FEET;
46. SOUTH 69°51'52" WEST, A DISTANCE OF 105.28 FEET;
47. SOUTH 21°10'26" EAST, A DISTANCE OF 53.64 FEET;
48. SOUTH 23°15'02" EAST, A DISTANCE OF 53.64 FEET;
49. SOUTH 25°19'38" EAST, A DISTANCE OF 53.64 FEET;
50. SOUTH 27°24'14" EAST, A DISTANCE OF 53.64 FEET;
51. SOUTH 29°28'50" EAST, A DISTANCE OF 53.64 FEET;
52. SOUTH 31°33'27" EAST, A DISTANCE OF 53.64 FEET;
53. SOUTH 32°42'56" EAST, A DISTANCE OF 50.21 FEET;
54. SOUTH 32°43'11" EAST, A DISTANCE OF 100.00 FEET;
55. NORTH 57°16'49" EAST, A DISTANCE OF 110.00 FEET;
56. SOUTH 32°43'11" EAST, A DISTANCE OF 2.00 FEET;
57. SOUTH 12°16'49" WEST, A DISTANCE OF 25.46 FEET;
58. SOUTH 57°16'49" WEST, A DISTANCE OF 214.00 FEET;
59. NORTH 77°43'11" WEST, A DISTANCE OF 25.46 FEET;
60. NORTH 32°43'11" WEST, A DISTANCE OF 2.00 FEET;
61. NORTH 57°16'49" EAST, A DISTANCE OF 110.00 FEET;
62. NORTH 32°43'11" WEST, A DISTANCE OF 100.00 FEET;
63. NORTH 32°43'25" WEST, A DISTANCE OF 50.21 FEET;
64. NORTH 33°52'55" WEST, A DISTANCE OF 53.64 FEET;
65. NORTH 35°57'31" WEST, A DISTANCE OF 53.64 FEET;
66. NORTH 23°31'39" WEST, A DISTANCE OF 55.67 FEET;
67. NORTH 24°22'34" WEST, A DISTANCE OF 62.03 FEET;
68. NORTH 22°46'55" WEST, A DISTANCE OF 62.51 FEET;
69. NORTH 39°13'54" WEST, A DISTANCE OF 60.00 FEET;
70. SOUTH 50°55'35" WEST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 26°15'29" WEST;
71. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 124°14'11", AN ARC LENGTH OF 114.92 FEET;
72. NON-TANGENT TO SAID CURVE, SOUTH 45°30'41" WEST, A DISTANCE OF 121.50 FEET;
73. NORTH 45°49'10" WEST, A DISTANCE OF 23.97 FEET;
74. NORTH 43°49'09" WEST, A DISTANCE OF 100.00 FEET;
75. SOUTH 46°10'51" WEST, A DISTANCE OF 126.69 FEET;
76. SOUTH 05°55'13" EAST, A DISTANCE OF 18.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°00'05" EAST;
77. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 210°36'21", AN ARC LENGTH OF 194.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 180.00 FEET;
78. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°44'31", AN ARC LENGTH OF 25.05 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,040.00 FEET;
79. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'11", AN ARC LENGTH OF 54.21 FEET;
80. NON-TANGENT TO SAID CURVE, SOUTH 45°07'16" WEST, A DISTANCE OF 110.00 FEET;
81. SOUTH 43°21'47" EAST, A DISTANCE OF 49.20 FEET;
82. SOUTH 40°19'54" EAST, A DISTANCE OF 49.20 FEET;
83. SOUTH 37°18'00" EAST, A DISTANCE OF 49.20 FEET;
84. SOUTH 34°16'07" EAST, A DISTANCE OF 49.20 FEET;
85. SOUTH 32°43'11" EAST, A DISTANCE OF 149.99 FEET;
86. NORTH 57°16'49" EAST, A DISTANCE OF 109.66 FEET;
87. SOUTH 11°23'55" WEST, A DISTANCE OF 24.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°37'33" EAST;

LEGAL DESCRIPTION

88. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°05'37", AN ARC LENGTH OF 371.29 FEET;
89. SOUTH 30°43'11" EAST, A DISTANCE OF 55.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,125.00 FEET;
90. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°06'20", AN ARC LENGTH OF 453.68 FEET;
91. SOUTH 53°49'30" EAST, A DISTANCE OF 70.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600.00 FEET;
92. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°16'15", AN ARC LENGTH OF 254.16 FEET;
93. SOUTH 78°05'46" EAST, A DISTANCE OF 44.56 FEET;
94. SOUTH 31°10'18" EAST, A DISTANCE OF 42.98 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 72°10'34" EAST, A DISTANCE OF 63.14 FEET TO THE NORTHERLY BOUNDARY OF TRACT T, SAID CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT T, THE FOLLOWING 33 COURSES:

1. NORTH 52°41'46" EAST, A DISTANCE OF 43.46 FEET;
2. SOUTH 78°05'46" EAST, A DISTANCE OF 174.00 FEET;
3. SOUTH 38°09'08" EAST, A DISTANCE OF 15.58 FEET;
4. NORTH 78°05'46" WEST, A DISTANCE OF 132.42 FEET;
5. SOUTH 11°28'25" WEST, A DISTANCE OF 60.00 FEET;
6. SOUTH 11°54'14" WEST, A DISTANCE OF 92.50 FEET;
7. SOUTH 29°16'25" EAST, A DISTANCE OF 144.80 FEET;
8. SOUTH 80°34'59" EAST, A DISTANCE OF 181.12 FEET;
9. NORTH 48°06'26" EAST, A DISTANCE OF 116.63 FEET;
10. NORTH 11°54'14" EAST, A DISTANCE OF 99.52 FEET;
11. NORTH 12°20'24" EAST, A DISTANCE OF 60.00 FEET;
12. NORTH 78°05'46" WEST, A DISTANCE OF 153.83 FEET;
13. NORTH 55°17'17" EAST, A DISTANCE OF 20.64 FEET;
14. SOUTH 78°05'46" EAST, A DISTANCE OF 216.21 FEET;
15. SOUTH 11°54'14" WEST, A DISTANCE OF 128.00 FEET;
16. SOUTH 83°21'27" EAST, A DISTANCE OF 95.41 FEET;
17. NORTH 82°48'11" EAST, A DISTANCE OF 100.19 FEET;
18. NORTH 68°31'21" EAST, A DISTANCE OF 100.18 FEET;
19. NORTH 28°33'16" WEST, A DISTANCE OF 128.00 FEET;
20. NORTH 61°26'44" EAST, A DISTANCE OF 174.68 FEET;
21. SOUTH 74°35'17" EAST, A DISTANCE OF 21.72 FEET;
22. SOUTH 59°22'41" WEST, A DISTANCE OF 122.52 FEET;
23. SOUTH 30°37'19" EAST, A DISTANCE OF 70.00 FEET;
24. SOUTH 32°45'28" EAST, A DISTANCE OF 81.92 FEET;
25. SOUTH 39°58'29" EAST, A DISTANCE OF 86.10 FEET;
26. SOUTH 46°27'26" EAST, A DISTANCE OF 77.85 FEET;
27. SOUTH 47°26'02" EAST, A DISTANCE OF 70.00 FEET;
28. SOUTH 20°54'46" EAST, A DISTANCE OF 78.38 FEET;
29. NORTH 42°33'58" EAST, A DISTANCE OF 160.00 FEET;
30. SOUTH 47°26'02" EAST, A DISTANCE OF 6.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET;
31. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°37'02", AN ARC LENGTH OF 32.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 53.00 FEET;
32. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'27", AN ARC LENGTH OF 21.11 FEET;
33. NON-TANGENT TO SAID CURVE, SOUTH 42°33'58" WEST, A DISTANCE OF 145.00 FEET TO THE NORTHERLY BOUNDARY OF TRACT S, SAID CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT S, THE FOLLOWING 10 COURSES:

1. SOUTH 20°54'46" EAST, A DISTANCE OF 35.61 FEET;
2. SOUTH 66°17'10" EAST, A DISTANCE OF 143.43 FEET;
3. NORTH 70°22'56" EAST, A DISTANCE OF 71.90 FEET;

LEGAL DESCRIPTION

4. NORTH 19°37'04" WEST, A DISTANCE OF 128.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 53.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°37'04" WEST;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°49'01", AN ARC LENGTH OF 43.31 FEET;
6. NON-TANGENT TO SAID CURVE, SOUTH 66°26'05" EAST, A DISTANCE OF 125.00 FEET;
7. NORTH 23°33'55" EAST, A DISTANCE OF 126.96 FEET;
8. SOUTH 42°14'51" EAST, A DISTANCE OF 662.88 FEET;
9. SOUTH 45°19'27" WEST, A DISTANCE OF 99.61 FEET;
10. SOUTH 48°24'41" WEST, A DISTANCE OF 137.01 FEET TO THE WESTERLY BOUNDARY OF TRACT W, SAID CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT W, THE FOLLOWING 2 COURSES:

1. NORTH 84°17'35" EAST, A DISTANCE OF 242.10 FEET;
2. SOUTH 57°15'36" EAST, A DISTANCE OF 95.66 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021021039;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING 4 COURSES:

1. SOUTH 76°24'57" WEST, A DISTANCE OF 927.23 FEET;
2. SOUTH 59°57'41" WEST, A DISTANCE OF 748.96 FEET;
3. NORTH 33°43'04" WEST, A DISTANCE OF 792.75 FEET;
4. NORTH 90°00'00" WEST, A DISTANCE OF 653.54 FEET TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD RECORDED AT RECEPTION NO. 2008079259;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID TOWER ROAD, THE FOLLOWING 4 COURSES:

1. NORTH 11°53'16" EAST, A DISTANCE OF 138.71 FEET;
2. NORTH 32°10'12" WEST, A DISTANCE OF 949.84 FEET;
3. NORTH 24°10'42" WEST, A DISTANCE OF 757.47 FEET;
4. NORTH 32°05'40" WEST, A DISTANCE OF 538.10 FEET TO THE NORTHERLY BOUNDARY OF TRACT D, SAID CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING 3 COURSES:

1. NORTH 27°59'53" EAST, A DISTANCE OF 96.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 730.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°22'19", AN ARC LENGTH OF 348.74 FEET;
3. NORTH 55°22'12" EAST, A DISTANCE OF 1,808.41 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 110.476 ACRES, (4,812,356 SQUARE FEET), MORE OR LESS.

**FOR REVIEW
DO NOT RECORD**

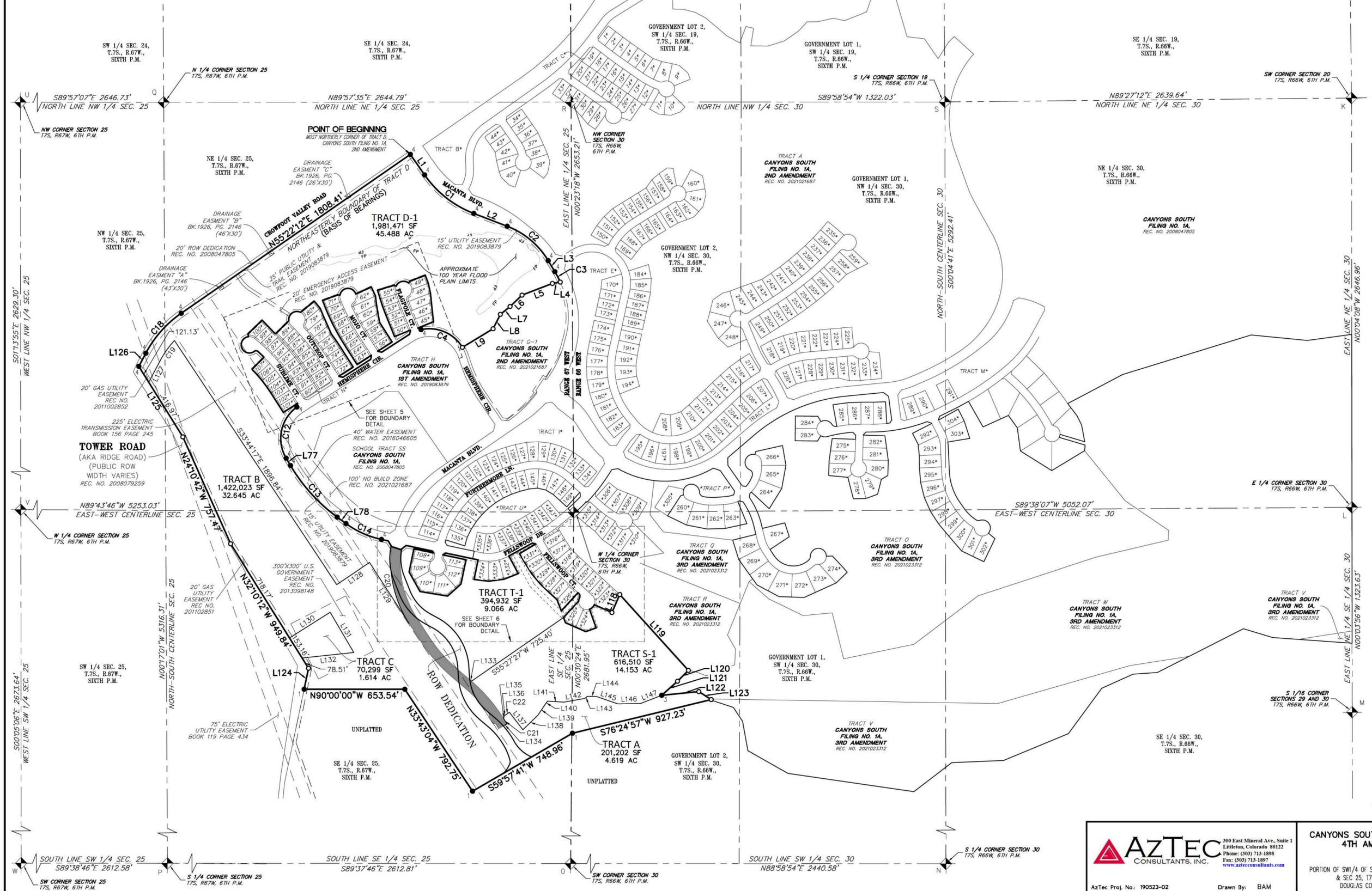
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT	DATE OF PREPARATION:	04-25-2025
		SCALE:	N/A
AzTec Proj. No.: 190523-02	Drawn By: BAM	PORTION OF SW1/4 OF SEC. 30, T7S, R66W, 6TH P.M. & SEC. 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO	
		SHEET 2 OF 7	

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018



SEE SHEET 6 FOR LEGENDS

SEE SHEET 7 FOR LINE & CURVE TABLES

FOR REVIEW
DO NOT RECORD

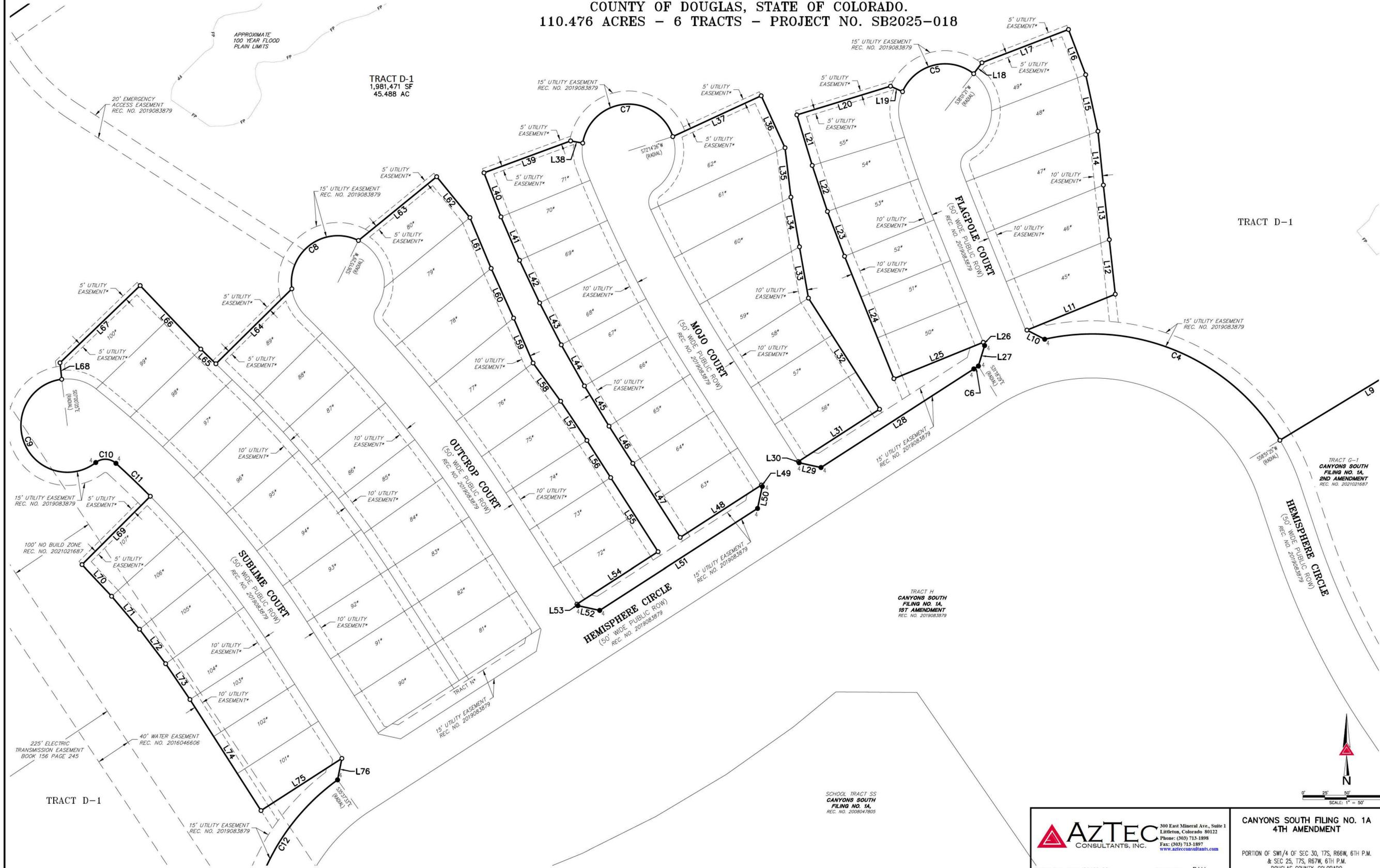
FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.
 SCALE: 1" = 300'

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT		DATE OF PREPARATION: 04-25-2025
	PORTION OF SW 1/4 OF SEC. 30, T7S., R.66W., 6TH P.M. & SEC. 25, T7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE: 1" = 300'
	AzTec Proj. No.: 190523-02 Drawn By: BAM		SHEET 3 OF 7

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018



TRACT D-1

TRACT C-1
 CANYONS SOUTH
 FILING NO. 1A,
 2ND AMENDMENT
 REC. NO. 2021021687

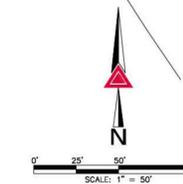
TRACT H
 CANYONS SOUTH
 FILING NO. 1A,
 1ST AMENDMENT
 REC. NO. 2019083879

SCHOOL TRACT SS
 CANYONS SOUTH
 FILING NO. 1A,
 REC. NO. 2008047805

SEE SHEET 6
 FOR LEGENDS

SEE SHEET 7
 FOR LINE &
 CURVE TABLES

**FOR REVIEW
 DO NOT RECORD**



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

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

**CANYONS SOUTH FILING NO. 1A
 4TH AMENDMENT**
 PORTION OF SW1/4 OF SEC. 30, T7S, R66W, 6TH P.M.
 & SEC. 25, T7S, R67W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

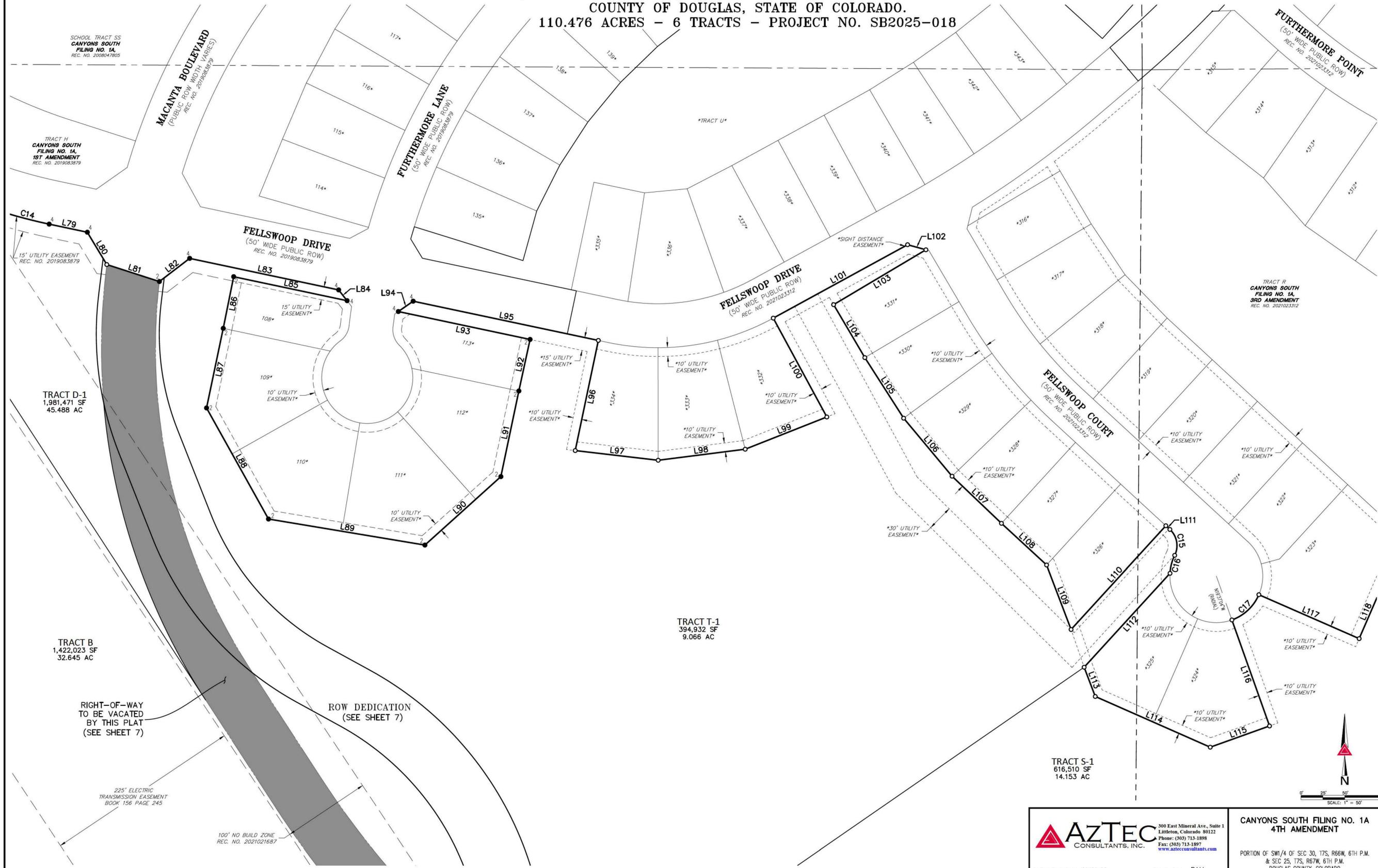
DATE OF PREPARATION:	04-25-2025
SCALE:	1" = 50'
SHEET 4 OF 7	

AzTec Proj. No.: 190523-02 Drawn By: BAM

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018



SEE SHEET 6 FOR LEGENDS

SEE SHEET 7 FOR LINE & CURVE TABLES

**FOR REVIEW
DO NOT RECORD**

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT	DATE OF PREPARATION: 04-25-2025
	PORTION OF SW1/4 OF SEC. 30, T7S, R66W, 6TH P.M. & SEC. 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO	SCALE: 1" = 50' SHEET 5 OF 7

AzTec Proj. No.: 190523-02 Drawn By: BAM

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

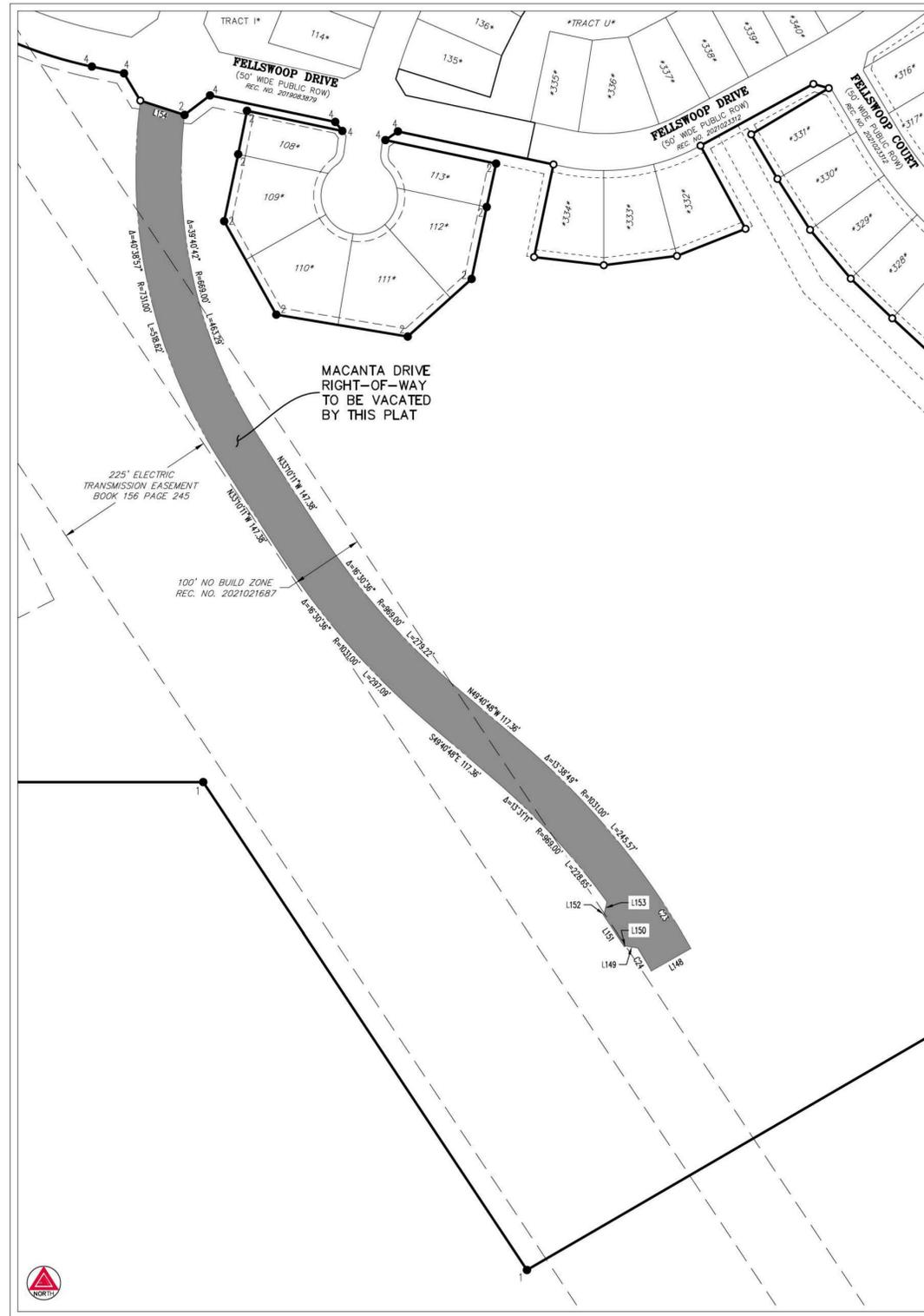
A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT

A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT

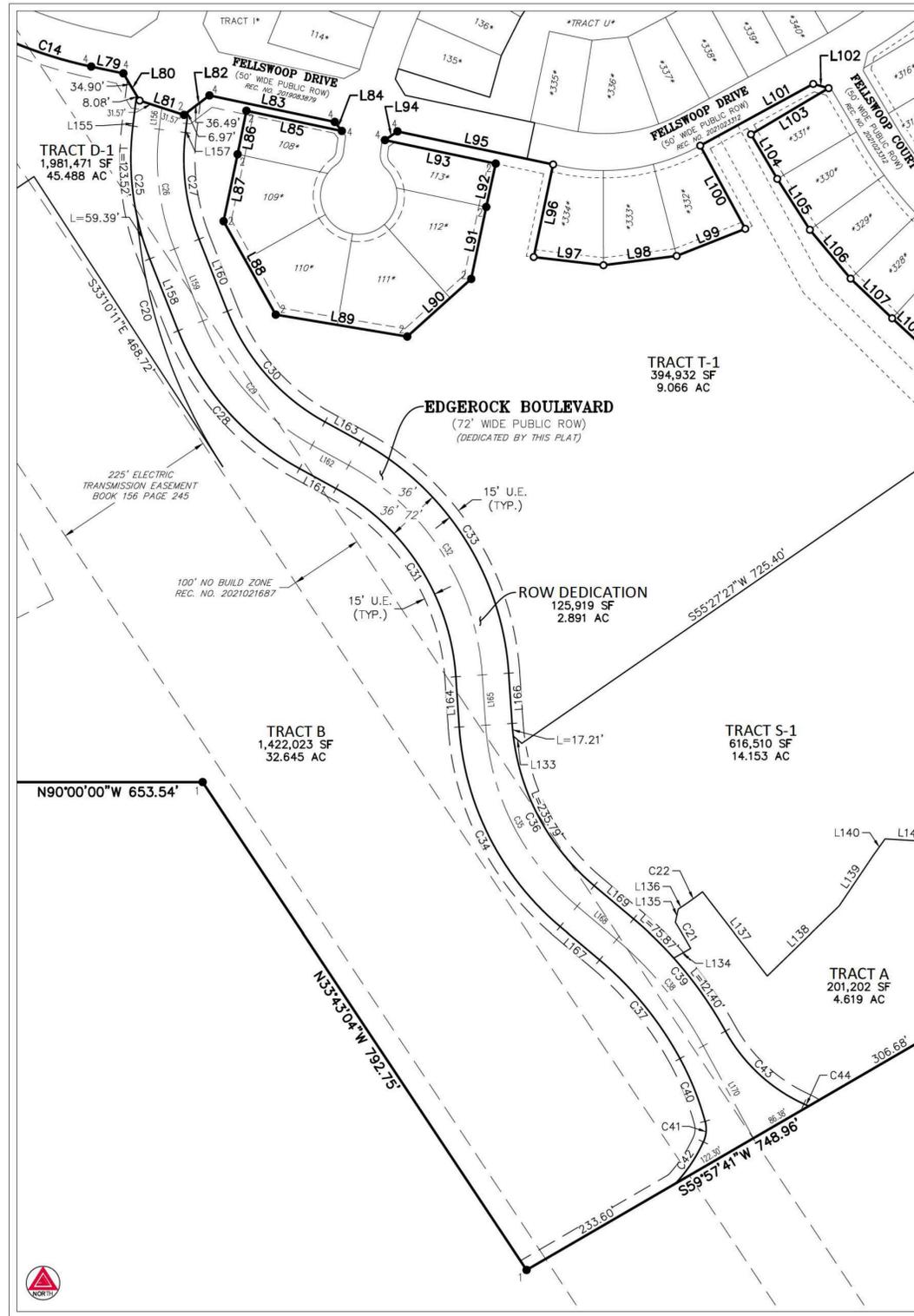
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN & SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH

PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018



**RIGHT-OF-WAY VACATION
(MACANTA DRIVE)**

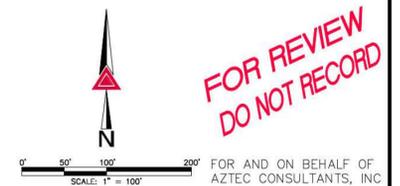


**RIGHT-OF-WAY DEDICATION
(EDGEROCK BOULEVARD)**

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON (SEE ALIQUOT CORNER STAMPING LEGEND BELOW)
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 34977"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT REC. NO. 2021021687
	CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT REC. NO. 2021023312
	U.E. UTILITY EASEMENT
	(ROW) RIGHT-OF-WAY
	RIGHT-OF-WAY TO BE VACATED BY THIS PLAT

ALIQUOT CORNER LEGEND	
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 25953, 1984" WITH PROPER SECTION STAMPING 0.7' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 2, 1987 BY PLS 24657
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 20, 2006 BY PLS 23515
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1986, LS 6935, ARCHER & ASSOC." WITH PROPER SECTION STAMPING 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 20, 2006 BY PLS 17488
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 10717, 1996" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE AT FENCE CORNER PER MONUMENT RECORD ACCEPTED ON APRIL 30, 2003 BY PLS 10717
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, 1999, L1 17666" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 8, 2000 BY PLS 17666
	FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "ENGINEERING SURVEYS, 1996, PLS 17669" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON DECEMBER 9, 1996 BY PLS 17669
	FOUND 1-1/2" BRASS CAP STAMPED "LS 2692" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON JUNE 10, 1998 BY PLS 27609
	FOUND 1" PIPE WITH 2-1/2" BRASS CAP STAMPED "1993, LS 6935, ARCHER & ASSOC." WITH PROPER SECTION STAMPING 0.7' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON JUNE 10, 1998 BY PLS 27609
	FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1986, 6935" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 2, 1988 BY PLS 6935

SEE SHEET 7
FOR LINE &
CURVE TABLES



**FOR REVIEW
DO NOT RECORD**

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT	DATE OF PREPARATION: 04-25-2025
	AzTec Proj. No.: 190523-02 Drawn By: BAM	PORTION OF SW1/4 OF SEC. 30, T7S, R66W, 6TH P.M. & SEC. 25, T7S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO	SCALE: 1" = 100'

CANYONS SOUTH FILING NO. 1A, 4TH AMENDMENT

A PORTION OF PLANNING AREAS 7, 9, K, O, P AND Q OF THE CANYONS SOUTH PLANNED DEVELOPMENT, 9TH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT & CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO.
 110.476 ACRES - 6 TRACTS - PROJECT NO. SB2025-018

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°53'00"E	161.75'
L2	S69°07'26"E	232.57'
L3	S31°05'08"E	83.15'
L4	S80°16'12"W	51.69'
L5	S69°03'14"W	211.25'
L6	S46°26'35"W	106.84'
L7	S51°11'23"W	81.19'
L8	S26°54'55"W	104.28'
L9	S58°51'25"W	232.95'
L10	N62°51'00"W	22.77'
L11	N67°57'54"E	108.72'
L12	N06°16'46"W	62.34'
L13	N06°12'56"W	62.36'
L14	N05°48'28"W	61.46'
L15	N12°15'18"W	65.75'
L16	N20°55'41"W	55.00'
L17	S69°04'19"W	105.65'
L18	S36°59'15"W	15.69'
L19	N65°30'46"W	15.08'
L20	S73°00'14"W	111.68'
L21	S16°59'46"E	60.00'
L22	S18°20'02"E	55.10'
L23	S20°58'47"E	54.51'
L24	S22°02'06"E	150.00'
L25	N67°57'54"E	110.00'
L26	S22°02'06"E	3.99'
L27	S16°54'56"W	24.31'
L28	S57°16'49"W	207.20'
L29	N77°43'11"W	25.46'
L30	N32°43'11"W	1.65'
L31	N57°16'49"E	110.00'
L32	N32°43'11"W	150.00'
L33	N09°58'07"W	59.16'
L34	N09°48'24"W	57.28'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N06°50'47"W	56.49'
L36	N24°41'33"W	65.00'
L37	S65°18'27"W	111.00'
L38	N79°52'24"W	14.00'
L39	S69°51'52"W	105.28'
L40	S21°10'26"E	53.64'
L41	S23°15'02"E	53.64'
L42	S25°19'38"E	53.64'
L43	S27°24'14"E	53.64'
L44	S29°28'50"E	53.64'
L45	S31°33'27"E	53.64'
L46	S32°42'56"E	50.21'
L47	S32°43'11"E	100.00'
L48	N57°16'49"E	110.00'
L49	S32°43'11"E	2.00'
L50	S12°16'49"W	25.46'
L51	S57°16'49"W	214.00'
L52	N77°43'11"W	25.46'
L53	N32°43'11"W	2.00'
L54	N57°16'49"E	110.00'
L55	N32°43'11"W	100.00'
L56	N32°43'25"W	50.21'
L57	N33°52'55"W	53.64'
L58	N35°57'31"W	53.64'
L59	N23°31'39"W	55.67'
L60	N24°22'34"W	62.03'
L61	N22°46'55"W	62.51'
L62	N39°13'54"W	60.00'
L63	S50°55'35"W	115.00'
L64	S45°30'41"W	121.50'
L65	N45°49'10"W	23.97'
L66	N43°49'09"W	100.00'
L67	S46°10'51"W	126.69'
L68	S05°55'13"E	18.85'

LINE TABLE		
LINE	BEARING	LENGTH
L69	S45°07'16"W	110.00'
L70	S43°21'47"E	49.20'
L71	S40°19'54"E	49.20'
L72	S37°18'00"E	49.20'
L73	S34°16'07"E	49.20'
L74	S32°43'11"E	149.99'
L75	N57°16'49"E	109.66'
L76	S11°23'55"W	24.90'
L77	S30°43'11"E	55.38'
L78	S53°49'30"E	70.56'
L79	S78°05'46"E	44.56'
L80	S31°10'18"E	42.98'
L81	S72°10'34"E	63.14'
L82	N52°41'46"E	43.46'
L83	S78°05'46"E	174.00'
L84	S38°09'08"E	15.58'
L85	N78°05'46"W	132.42'
L86	S11°28'25"W	60.00'
L87	S11°54'14"W	92.50'
L88	S29°16'25"E	144.80'
L89	S80°34'59"E	181.12'
L90	N48°06'26"E	116.63'
L91	N11°54'14"E	99.52'
L92	N12°20'24"E	60.00'
L93	N78°05'46"W	153.83'
L94	N55°17'17"E	20.64'
L95	S78°05'46"E	216.21'
L96	S11°54'14"W	128.00'
L97	S83°21'27"E	95.41'
L98	N82°48'11"E	100.19'
L99	N68°31'21"E	100.18'
L100	N28°33'16"W	128.00'
L101	N61°26'44"E	174.68'
L102	S74°35'17"E	21.72'

LINE TABLE		
LINE	BEARING	LENGTH
L103	S59°22'41"W	122.52'
L104	S30°37'19"E	70.00'
L105	S32°45'28"E	81.92'
L106	S39°58'29"E	86.10'
L107	S46°27'26"E	77.85'
L108	S47°26'02"E	70.00'
L109	S20°54'46"E	78.38'
L110	N42°33'58"E	160.00'
L111	S47°26'02"E	6.23'
L112	S42°33'58"W	145.00'
L113	S20°54'46"E	35.61'
L114	S66°17'10"E	143.43'
L115	N70°22'56"E	71.90'
L116	N19°37'04"W	128.00'
L117	S66°26'05"E	125.00'
L118	N23°33'55"E	126.96'
L119	S42°14'51"E	662.88'
L120	S45°19'27"W	99.61'
L121	S48°24'41"W	137.01'
L122	N84°17'35"E	242.10'
L123	S57°15'36"E	95.66'
L124	N11°53'16"E	138.71'
L125	N32°05'40"W	538.10'
L126	N27°59'53"E	96.66'
L127	N27°59'53"E	157.06'
L128	N56°15'43"E	256.05'
L129	S33°10'11"E	468.72'
L130	N57°49'48"E	311.82'
L131	S30°32'23"E	302.08'
L132	S83°58'05"W	337.77'
L133	N49°40'48"W	15.13'
L134	N60°21'15"E	26.52'
L135	S12°07'38"W	18.16'
L136	S56°03'25"W	8.92'

LINE TABLE		
LINE	BEARING	LENGTH
L137	N37°45'24"W	143.73'
L138	S45°56'08"W	135.93'
L139	S34°07'53"W	82.97'
L140	S35°45'25"W	26.92'
L141	N86°36'20"W	106.81'
L142	S80°00'17"W	137.20'
L143	S51°13'38"W	21.19'
L144	N89°29'45"W	59.35'
L145	N70°55'56"W	147.25'
L146	S88°58'22"W	147.25'
L147	S68°52'40"W	147.25'
L148	N60°21'15"E	61.99'
L149	S81°04'33"E	16.86'
L150	N57°36'57"E	1.72'
L151	S33°56'36"E	51.95'
L152	S54°29'51"W	1.71'
L153	S13°11'35"W	16.86'
L154	S72°10'34"E	63.14'
L155	S07°00'56"W	41.65'
L156	S07°00'56"W	29.38'
L157	S07°00'56"W	28.33'
L158	N21°37'05"W	104.63'
L159	N21°37'05"W	104.63'
L160	N21°37'05"W	104.63'
L161	N61°21'31"W	56.46'
L162	N61°21'31"W	56.46'
L163	N61°21'31"W	56.46'
L164	N03°51'40"W	68.10'
L165	N03°51'40"W	68.10'
L166	S03°51'40"E	68.10'
L167	N50°01'30"W	69.79'
L168	N50°01'30"W	69.79'
L169	S50°01'30"E	69.79'
L170	S28°36'33"E	142.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	34°14'26"	688.00'	411.16'
C2	38°02'19"	532.00'	353.19'
C3	6°46'11"	644.25'	76.12'
C4	71°23'53"	250.00'	311.53'
C5	104°14'21"	53.00'	96.42'
C6	1°24'42"	250.00'	6.16'
C7	152°40'56"	53.00'	141.23'
C8	124°14'11"	53.00'	114.92'
C9	210°36'21"	53.00'	194.82'
C10	79°44'31"	18.00'	25.05'
C11	2°59'11"	1040.00'	54.21'
C12	85°05'37"	250.00'	371.29'
C13	23°06'20"	1125.00'	453.68'
C14	24°16'15"	600.00'	254.16'
C15	73°37'02"	25.00'	32.12'
C16	22°49'27"	53.00'	21.11'
C17	46°49'01"	53.00'	43.31'
C18	27°22'19"	730.00'	348.74'
C19	14°48'21"	625.00'	161.51'
C20	28°17'56"	731.00'	361.05'
C21	2°15'47"	1031.00'	40.72'
C22	3°48'49"	475.00'	31.62'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	6°29'44"	1022.66'	115.94'
C24	2°08'21"	969.00'	36.18'
C25	28°38'01"	366.00'	182.91'
C26	28°38'01"	330.00'	164.92'
C27	28°38'01"	294.00'	146.93'
C28	39°44'26"	366.00'	253.86'
C29	39°44'26"	330.00'	228.89'
C30	39°44'26"	294.00'	203.92'
C31	57°29'51"	314.00'	315.11'
C32	57°29'51"	350.00'	351.23'
C33	57°29'51"	386.00'	387.36'
C34	46°09'50"	386.00'	311.00'
C35	46°09'50"	350.00'	282.00'
C36	46°09'50"	314.00'	252.99'
C37	21°24'57"	464.00'	173.43'
C38	21°25'12"	500.00'	186.89'
C39	21°05'16"	536.00'	197.28'
C40	13°24'56"	391.00'	91.55'
C41	39°53'17"	41.00'	28.54'
C42	18°30'17"	211.00'	68.15'
C43	36°36'09"	231.00'	147.57'
C44	3°53'49"	103.00'	7.01'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 1A 4TH AMENDMENT	DATE OF PREPARATION: 04-25-2025
	AzTec Proj. No.: 190523-02 Drawn By: BAM	PORTION OF SW1/4 OF SEC. 30, 17S, R66W, 6TH P.M. & SEC. 25, 17S, R67W, 6TH P.M. DOUGLAS COUNTY, COLORADO	SCALE: N/A