

CANYONSIDE SUBDIVISION FILING NO. 1, 3RD AMENDMENT

A PORTION OF PLANNING AREAS 3, C, AND F OF THE CANYONS PLANNED DEVELOPMENT
A REPLAT OF LOT 3, CANYONSIDE SUBDIVISION FILING NO. 1 AND TRACT A CANYONSIDE SUBDIVISION FILING NO. 1, 2ND AMENDMENT
BEING A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.
26.033 ACRES - 69 LOTS - 7 TRACTS - CASE NO. PFP-2026-001

PROPERTY DESCRIPTION

PARCEL 1:

TRACT A, CANYONSIDE SUBDIVISION FILING NO. 1, 2ND AMENDMENT, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2026 AT RECEPTION NO. 2026007821, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

LOT 3, CANYONSIDE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2021 AT RECEPTION NO. 2021054776, COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNERSHIP AND DEDICATION STATEMENT

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN CASTLE PINES, COLORADO, DESCRIBED HEREON AND INCLUDED IN THE BOUNDARIES OF THIS PLAT, AND BY THIS PLAT, AS APPLICABLE: (1) HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF **CANYONSIDE SUBDIVISION FILING NO. 1, 3RD AMENDMENT** ("FINAL PLAT"); (2) HEREBY DEDICATES TO THE CITY OF CASTLE PINES ("CITY"), IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, ALL STREETS, ROADWAYS, AND ADDITIONS THERETO DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (UNLESS OF PRIOR RECORD OR DESIGNATED HEREON AS "PRIVATE"), FOR PUBLIC RIGHTS-OF-WAY (ROW) AND ASSOCIATED PURPOSES; (3) FURTHER DEDICATES AND GRANTS UNTO THE CITY SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS, INCLUDING, AS APPLICABLE, THE INSTALLATION, OPERATION, MAINTENANCE, REPLACEMENT, AND REMOVAL OF UTILITY LINES, FACILITIES, AND SERVICES CONSISTENT WITH EACH EASEMENT'S PURPOSE; AND (4) ACKNOWLEDGES THE FOLLOWING: A) NOTATIONS OR REFERENCES TO "R.O.W.," "ROW," OR "RIGHT-OF-WAY," WITH REGARD TO STREETS AND ROADWAYS ARE NOT INTENDED TO IMPLY AN EASEMENT OR OTHER INTEREST LESS THAN FEE SIMPLE, AND ALL STREETS, ROADS, LANES, DRIVES, COURTS, AND SIMILARLY-DESIGNATED WAYS INTENDED TO BE DEDICATED BY THIS PLAT ARE DEDICATED IN FEE SIMPLE; B) THE CITY DOES NOT ACCEPT ANY DUTY OF MAINTENANCE OF THE EASEMENTS OR IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY, AND FURTHER RESERVES ITS RIGHTS TO REMOVE OR REQUIRE THE OWNER(S) TO REMOVE, AT THE EXPENSE OF THE OWNER(S), ANY OBJECTS IN THE CITY'S EASEMENTS THAT INTERFERE WITH THE USE AND ENJOYMENT OF THE EASEMENTS FOR THEIR INTENDED PURPOSE; C) THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AGENTS, LICENSEES, PERMITEES, AND ASSIGNS; D) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS AND RUN WITH THE LAND SO AS TO BE BINDING ON THE HEIRS, SUCCESSORS, AND ASSIGNS OF THE OWNER(S); AND E) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THE FINAL PLAT CONTAINS 26.033 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND OF PUBLIC RECORD.

EXECUTED THIS _____ DAY OF _____ 2026.

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

BY: ALPERT DEVELOPMENT MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY _____
LELAND J. ALPERT, MANAGER

STATE OF COLORADO)
COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY LELAND J. ALPERT AS MANAGER OF ALPERT DEVELOPMENT MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF NORTH CANYONS DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF LIENHOLDER, DEED OF TRUST HOLDER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST BENEFICIARY AS TO THE REAL PROPERTY DESCRIBED IN THIS FINAL PLAT, AND DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS FINAL PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS FINAL PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS HEREBY PROVIDED TO THE CITY OF CASTLE PINES, COLORADO.

NORTH CANYONS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

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

BY _____
LELAND J. ALPERT, MANAGER

STATE OF COLORADO)
COUNTY OF _____ } SS

THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY LELAND J. ALPERT AS MANAGER OF ALPERT CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF NORTH CANYONS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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."
- BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF LOT 1, CANYONSIDE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2021054776, T7S, R67W, 6TH P.M. BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 08°22'38" WEST, A DISTANCE OF 474.48 FEET.
- FLOODPLAIN:** BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) (FIRM) NO. 08035C0180G WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2020, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS-ZONE "X". "ZONE X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND SPECIAL FLOOD HAZARD AREA ZONE A, AREAS WITHOUT BASE FLOOD ELEVATION.
- THE LAND AREA OF THE SUBJECT PROPERTY IS **26.033 ACRES (1,134,006 SQUARE FEET)**, MORE OR LESS.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON MARCH 25, 2026.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-1304625-CO, COMMITMENT DATE: APRIL 23, 2026 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY OF CASTLE PINES, ITS OFFICERS, EMPLOYEES AND AGENTS RELATING TO, OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.
- EACH OF THE EASEMENTS DEDICATED OR GRANTED BY THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS EXPENSE SHALL, AFTER ANY CONSTRUCTION, REPAIR, REPLACEMENT, ENLARGEMENT OR OTHER WORK FOR ANY IMPROVEMENTS OR FACILITIES INSTALLED PURSUANT TO SUCH EASEMENT, RESTORE THE SURFACE OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION AND ANY IMPROVEMENTS THEREON, TO THE GENERAL CONDITION IT WAS IN PRIOR TO ANY SUCH CONSTRUCTION.
- THE PROPERTY IN THIS PLAT REMAINS SUBJECT TO ALL ENCUMBRANCES OF RECORD, INCLUDING THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, AND NOTES ON THE CANYONSIDE SUBDIVISION FILING NO. 1, RECORDED ON FEBRUARY 17, 2022, AT RECEPTION NO. 2022012594, AND THE CANYONSIDE SUBDIVISION FILING NO. 1, 2ND AMENDMENT, RECORDED ON FEBRUARY 20, 2026, AT RECEPTION NO. 2026007821, UNLESS EXPRESSLY AMENDED BY THIS PLAT OR SEPARATE INSTRUMENT OF RECORD.
- THE CITY OF CASTLE PINES IS NOT RESPONSIBLE FOR THE CONTENT, CREATION, OR ENFORCEMENT OF ANY COVENANTS, CONDITIONS AND RESTRICTIONS (CCRS), INCLUDING ANY CURRENT AND FUTURE CCRS, THAT ENCUMBER THE LAND THAT IS THE SUBJECT OF THIS PLAT, AND ANY SUCH CCRS SHALL NOT BE CONSTRUED TO IMPOSE ANY OBLIGATIONS OR DUTIES ON THE CITY OF CASTLE PINES.

TRACT SUMMARY TABLE					
	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	FUTURE OWNER & MAINTENANCE
TRACT A	343,491	7.885	OPEN SPACE	NORTH CANYONS	CITY OF CASTLE PINES
TRACT B	23,980	0.550	RETAINING WALL	NORTH CANYONS	NORTH CANYONS
TRACT C	2,148	0.049	RETAINING WALL	NORTH CANYONS	NORTH CANYONS
TRACT D	3,000	0.069	DRAINAGE/LS/PA/UTILITIES	NORTH CANYONS	CITY OF CASTLE PINES
TRACT E	6,045	0.139	DRAINAGE/LS/PA/UTILITIES	NORTH CANYONS	NORTH CANYONS
TRACT F	12,076	0.277	RETAINING WALL	NORTH CANYONS	NORTH CANYONS
TRACT G	136,862	3.142	OPEN SPACE	NORTH CANYONS	CITY OF CASTLE PINES
TOTAL	527,506	12.111			

LS = LANDSCAPE
OS = OPEN SPACE
PA = PRIVATE ACCESS
NORTH CANYONS = NORTH CANYONS DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (69)	455,220	10.451	40.12
TRACTS (7)	527,602	12.111	46.52
DEDICATED RIGHT-OF-WAY	151,184	3.471	13.36
TOTAL	1,134,006	26.033	100.00

EASEMENTS, USE, OWNERSHIP, MAINTENANCE CHART

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

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

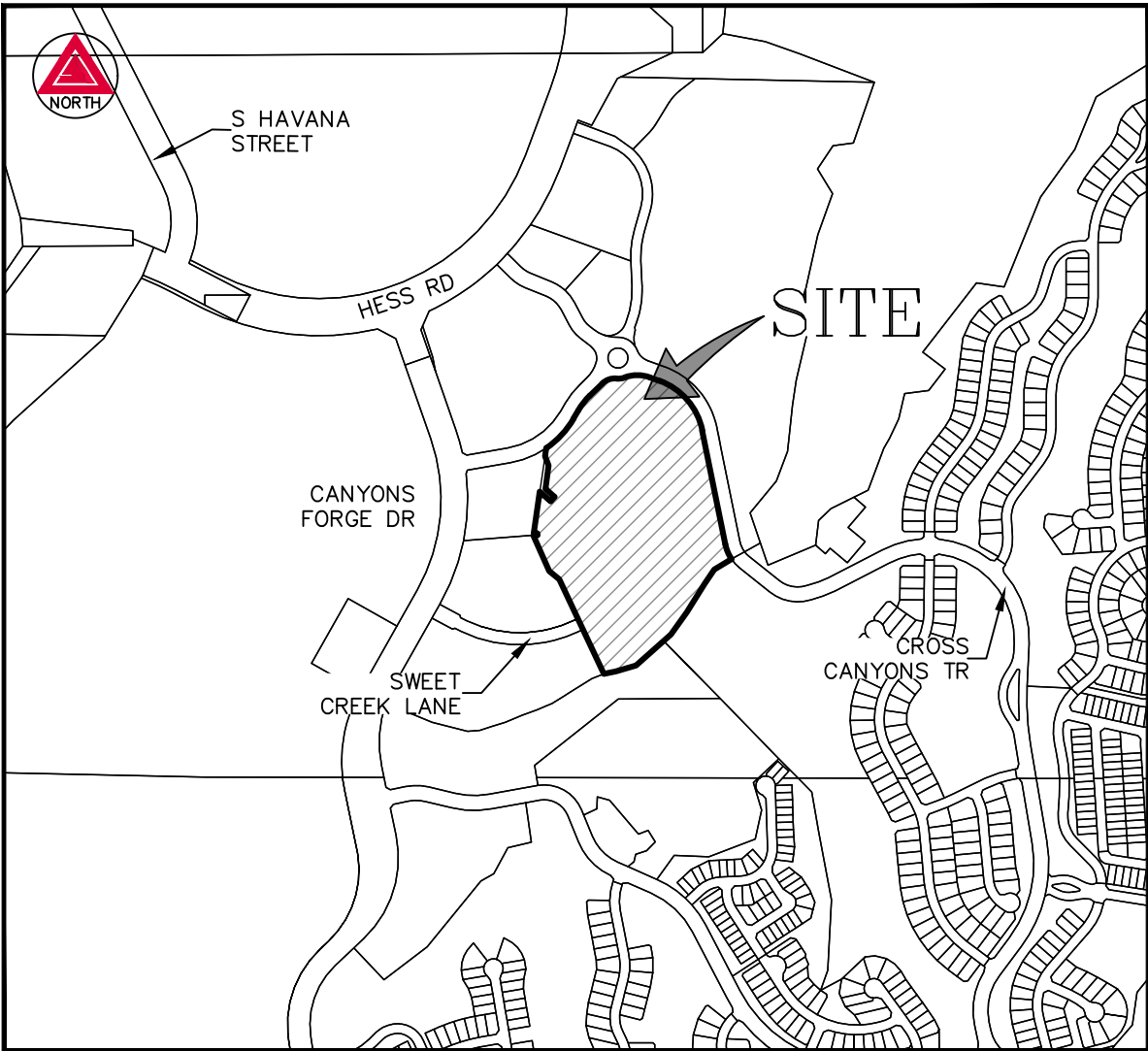
CCP = CITY OF CASTLE PINES

SHEET INDEX

- SHEET 1 COVER SHEET
SHEET 2 OVERALL SHEET & BOUNDARY
SHEET 3-4 LOT, ROW & EASEMENT DETAIL

NOTES

- NO STRUCTURE REQUIRING A BUILDING PERMIT MAY BE ERECTED, PLACED UPON OR EXTENDED IN AN EASEMENT GRANTED OR DEDICATED ON THIS PLAT UNLESS APPROVED IN WRITING BY THE AGENCY OR AGENCIES WHICH ARE THE BENEFICIARIES OF SUCH EASEMENTS. A COPY OF SUCH APPROVAL SHALL BE SUBMITTED TO THE CITY OF CASTLE PINES BUILDING DIVISION PRIOR TO BUILDING PERMIT ISSUANCE.
- THE MAINTENANCE AND REPAIR OF UTILITY, DRAINAGE, TRAILS AND OTHER FACILITIES NOT DEDICATED TO OR MAINTAINED BY THE CITY LOCATED IN THE SUBDIVISION AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY THE CITY OR ON THE PLAT FOR THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF THE CITY OF CASTLE PINES, THEN THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE THE CITY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE THE CITY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, THE CITY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY THE CITY OF CASTLE PINES.
- 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.
- SIGHT DISTANCE EASEMENTS HEREON LABELED "SIGHT DISTANCE EASEMENT" ARE HEREBY GRANTED TO THE CITY OF CASTLE PINES OVER AND ACROSS THOSE CERTAIN PORTIONS OF LAND AS SHOWN HEREON FOR LINE OF SIGHT TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN THIRTY-SIX (36) INCHES ABOVE THE FLOW LINE OF THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, VEGETATION, FILL MATERIAL, UTILITY CABINETS, WALLS, SIGNS, ETC.
- TRAIL EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE USE OF THE PUBLIC ACROSS PROPOSED TRAILS DEPICTED ON THIS PLAT. THE AS-BUILT ALIGNMENT OF SUCH TRAILS WILL BE IN GENERAL CONFORMANCE WITH THIS PLAT BUT ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. NO AMENDMENTS TO THE PLAT WILL BE REQUIRED TO CHANGE ANY TRAIL ALIGNMENT AS SHOWN ON THIS PLAT.
- 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.
- THIS PLAT, INCLUDING ALL DEDICATIONS OF LAND AND IMPROVEMENTS TO THE CITY, IS SUBJECT TO THE TERMS AND CONDITIONS IN THE SUBDIVISION IMPROVEMENT AGREEMENT APPROVED BY THE CITY ON _____, WITH A COPY THEREOF BEING RECORDED WITH THIS PLAT IN THE DOUGLAS COUNTY RECORDS.
- THIS PLAT IS SUBJECT TO THE AVIGATION NOTICE RECORDED AT RECEPTION NUMBER 2021054777 ON APRIL 28, 2021, IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY, COLORADO.
- THE TRACTS MARKED FOR FUTURE OWNERSHIP BY THE CITY OF CASTLE PINES AS SHOWN IN THE TRACT SUMMARY CHART SHALL BE CONVEYED TO THE CITY OF CASTLE PINES BY SEPARATE WARRANTY DEED, UPON WRITTEN REQUEST OF THE CITY OF CASTLE PINES, AND TITLE THERETO SHALL BE FREE AND CLEAR OF ALL LIENS AND MONETARY ENCUMBRANCES, INCLUDING REAL PROPERTY TAXES PRORATED TO THE TIME OF CONVEYANCE. THE OWNER SHALL PROVIDE A TITLE INSURANCE POLICY IN THE CITY'S NAME AT THE TIME OF CONVEYANCE. EACH TRACT SHALL BE MAINTAINED BY THE OWNER, AND ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THAT THE TRACT IS ACCEPTED FOR OWNERSHIP BY THE CITY OF CASTLE PINES.



VICINITY MAP
SCALE 1" = 1000'

PURPOSE

THE PURPOSE OF THIS REPLAT, CASE NO. PFP-2026-001, IS TO REPLAT LOT 3, CANYONSIDE FILING NO. 1, AND TRACT A, CANYONSIDE FILING NO. 1, 2ND AMENDMENT, TO CREATE 69 NEW LOTS AND 7 TRACTS FOR RESIDENTIAL DEVELOPMENT, RESULTING IN AN INCREASE IN 68 LOTS AND 6 TRACTS.

OWNERS/APPLICANTS/DEVELOPER:

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

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES; EXCEPT AS FOLLOWS: AS SET FORTH IN THAT CERTAIN FIRST AMERICAN TITLE COMMITMENT EFFECTIVE APRIL 23, 2026 AND DESIGNATED AS FILE NO. NCS-1304625-CO.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____

TITLE: _____

DATE: _____

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE JUNE 6, 2023 UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY OF CASTLE PINES SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2026.

JAMES E. LYNCH
LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY COUNCIL

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF CASTLE PINES, COLORADO, ON THE ____ DAY OF _____, 2026.

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

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

MAYOR _____

8/7/2026	JEL	PER CITY COMMENTS
7/15/2026	JEL	PER CITY COMMENTS
DATE	BY	
REVISION TABLE		



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AzTec Proj. No.: 158226-01

Drawn By: BMB

DEVELOPER
NORTH CANYONS
DEVELOPMENT COMPANY
3033 E. 1ST AVENUE, SUITE 725
DENVER, CO 80206
(303) 287-0690

DATE OF PREPARATION:	5/7/2026
SCALE:	N/A
SHEET 1 OF 4	

CANYONSIDE SUBDIVISION FILING NO. 1, 3RD AMENDMENT

A PORTION OF PLANNING AREAS 3, C, AND F OF THE CANYONS PLANNED DEVELOPMENT

A REPLAT OF LOT 3, CANYONSIDE SUBDIVISION FILING NO. 1 AND TRACT A,
CANYONSIDE SUBDIVISION FILING NO. 1, 2ND AMENDMENT

BEING A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.
26.033 ACRES - 69 LOTS - 7 TRACTS - CASE NO. PFP-2026-001

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
 - 1 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 38151"
 - 2 FOUND NO. 5 REBAR X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
 - 3 FOUND NO. 5 REBAR
 - 4 FOUND NO. 5 REBAR X 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 38281"
- (-/+###) INDICATES MONUMENT RELATIVE TO GROUND

- (R) RECORDED BEARING AND DISTANCE
(M) MEASURED BEARING AND DISTANCE
- BOUNDARY LINE
 - TRACT LINE
 - RIGHT-OF-WAY DEDICATED BY THIS PLAT
 - EASEMENT DEDICATED BY THIS PLAT
 - EXISTING EASEMENT LINE

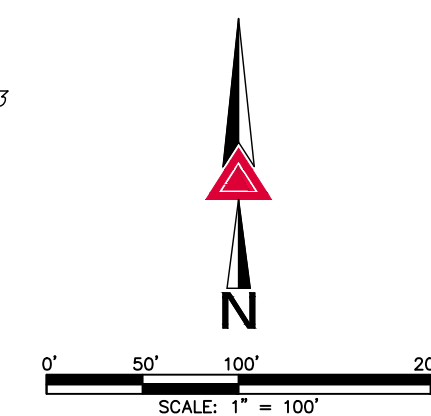
LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°19'44"W	33.93'
L2	N62°30'46"W	33.93'
L3	N49°41'48"W	33.93'
L4	N36°52'50"W	33.93'
L5	N30°28'21"W	25.43'
L6	N56°28'37"W	19.80'
L7	S52°06'01"E	4.19'
L8	S52°06'01"E	27.49'
L9	S52°06'01"E	23.30'
L10	S33°31'23"W	19.80'
L11	S48°41'51"W	19.58'
L12	S48°41'51"W	19.58'
L13	N41°18'09"W	27.00'
L14	S48°41'51"W	30.33'
L15	S08°53'27"E	23.69'
L16	S00°01'12"W	25.39'
L17	S23°10'20"W	23.03'
L18	S36°13'10"W	33.49'
L19	N56°28'37"W	19.80'
L20	N33°31'23"E	19.80'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S48°45'37"W	9.00'
L22	N44°50'25"W	42.20'
L23	N52°02'29"W	42.20'
L24	N59°14'33"W	42.20'
L25	N66°26'37"W	42.23'
L26	N70°02'39"W	59.20'
L27	N18°18'01"E	8.93'
L28	S70°07'01"E	59.49'
L29	N78°31'23"E	16.03'
L30	N45°00'00"W	7.87'
L31	S00°00'00"E	37.89'
L32	S03°01'26"W	39.32'
L33	S05°04'12"W	48.27'
L34	S15°04'16"W	45.60'
L35	S55°59'12"W	36.53'
L36	N86°16'31"W	26.68'
L37	S70°44'23"W	17.87'
L38	S51°49'20"W	19.21'
L39	S26°10'13"W	60.30'
L40	S31°37'07"W	48.98'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S26°47'48"W	18.34'
L42	S03°23'15"E	22.46'
L43	S26°01'33"E	30.86'
L44	S63°58'27"W	9.00'
L45	N26°01'33"W	17.69'
L46	S63°58'27"W	8.44'
L47	N26°01'33"W	16.27'
L48	N03°23'15"W	30.98'
L49	N26°47'48"E	25.29'
L50	N31°37'07"E	47.32'
L51	N26°10'13"E	62.93'
L52	N51°49'20"E	37.52'
L53	N89°39'26"E	38.97'
L54	N55°59'12"E	14.61'
L55	N11°28'37"W	22.70'
L56	N09°29'25"W	22.46'
L57	N05°53'11"W	18.29'
L58	N01°34'36"W	30.44'
L59	N03°00'59"E	21.49'
L60	N06°49'04"E	21.49'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N09°13'35"E	5.75'
L62	N11°53'25"E	24.37'
L63	N16°12'00"E	24.37'
L64	N20°01'49"E	18.94'
L65	N23°01'21"E	14.90'
L66	N25°39'27"E	14.90'
L67	N28°54'15"E	21.82'
L68	N32°45'47"E	21.82'
L69	N35°08'36"E	5.10'
L70	N37°50'32"E	25.41'
L71	N40°05'24"E	32.32'
L72	S26°24'54"W	24.21'
L73	S77°00'17"E	24.21'
L74	N15°58'19"W	29.06'
L75	N40°05'24"E	19.22'
L76	N40°05'24"E	19.22'
L77	N40°05'24"E	19.22'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	65°23'05"	52.00'	59.34'
C2	90°00'00"	52.00'	81.68'
C3	30°25'23"	174.00'	92.39'
C4	7°36'20"	226.00'	30.00'
C5	30°25'23"	226.00'	120.00'
C6	90°00'00"	13.00'	20.42'
C7	65°23'05"	13.00'	14.84'



PLANNING AREA TABLE - OPEN SPACE

PLANNED			PROVIDED			
PLANNING AREA	ZONING	PD ACREAGE	PREVIOUSLY PROVIDED	ACREAGE	WITH THIS PLAT	TOTAL ACREAGE
C	OPEN SPACE LIMITED	31.20	R.O.W. (CANYONS SUPER BLOCK PLAT NO.2), R.O.W. (CANYONSIDE F2), TRACTS B,C (CANYONSIDE F1 AMENDMENT 2), TRACTS A,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X (CANYONSIDE F2 AMENDMENT 3)	25.666	TRACTS A,B,C,D,E	34.358
F	OPEN SPACE LIMITED	84.10	TRACT A (CANYONS F1), TRACTS A,B (CANYONS F1, AMENDMENT 3), TRACTS B,D,E (CANYONS F2, AMENDMENT 1)	105.581	TRACT F, G	109.000

FOR REVIEW
DO NOT RECORD



AzTec Proj. No.: 158226-01

Drawn By: BMB

DEVELOPER
NORTH CANYONS
DEVELOPMENT COMPANY
3033 E 1ST AVENUE, SUITE 725
DENVER, CO 80206
(303) 287-0690

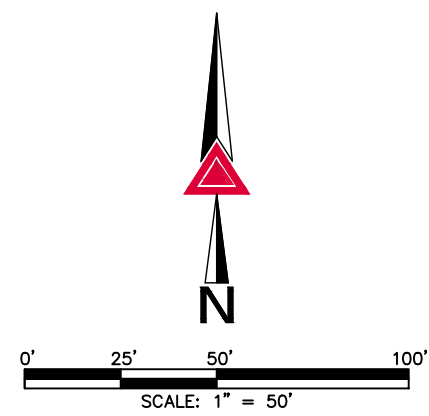
DATE OF PREPARATION: 5/7/2026
SCALE: 1" = 100'
SHEET 2 OF 4

CANYONSIDE SUBDIVISION FILING NO. 1, 3RD AMENDMENT

A PORTION OF PLANNING AREAS 3, C, AND F OF THE CANYONS PLANNED DEVELOPMENT
A REPLAT OF LOT 3, CANYONSIDE SUBDIVISION FILING NO. 1 AND TRACT A CANYONSIDE SUBDIVISION FILING NO. 1, 2ND AMENDMENT
BEING A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.
26.033 ACRES - 69 LOTS - 7 TRACTS - CASE NO. PFP-2026-001

SEE SHEET 2
FOR LINE &
CURVE TABLES

LOT 1
THE CANYONS
SUBDIVISION FILING NO. 3
REC. NO. 2022031788



SW 1/4 SEC. 2,
T.7S., R.67W.,
SIXTH P.M.

CANYON FORCE DRIVE
(80' WIDE PUBLIC ROW)
REC. NO. 2018040799

(BASIS OF BEARINGS)
S08°22'38"W 474.48'
S07°40'55"E 125.52'

TRACT B
CANYONSIDE
SUBDIVISION
FILING NO. 1,
2ND AMENDMENT
REC. NO. 2026007821

N08°22'38"E
227.60'

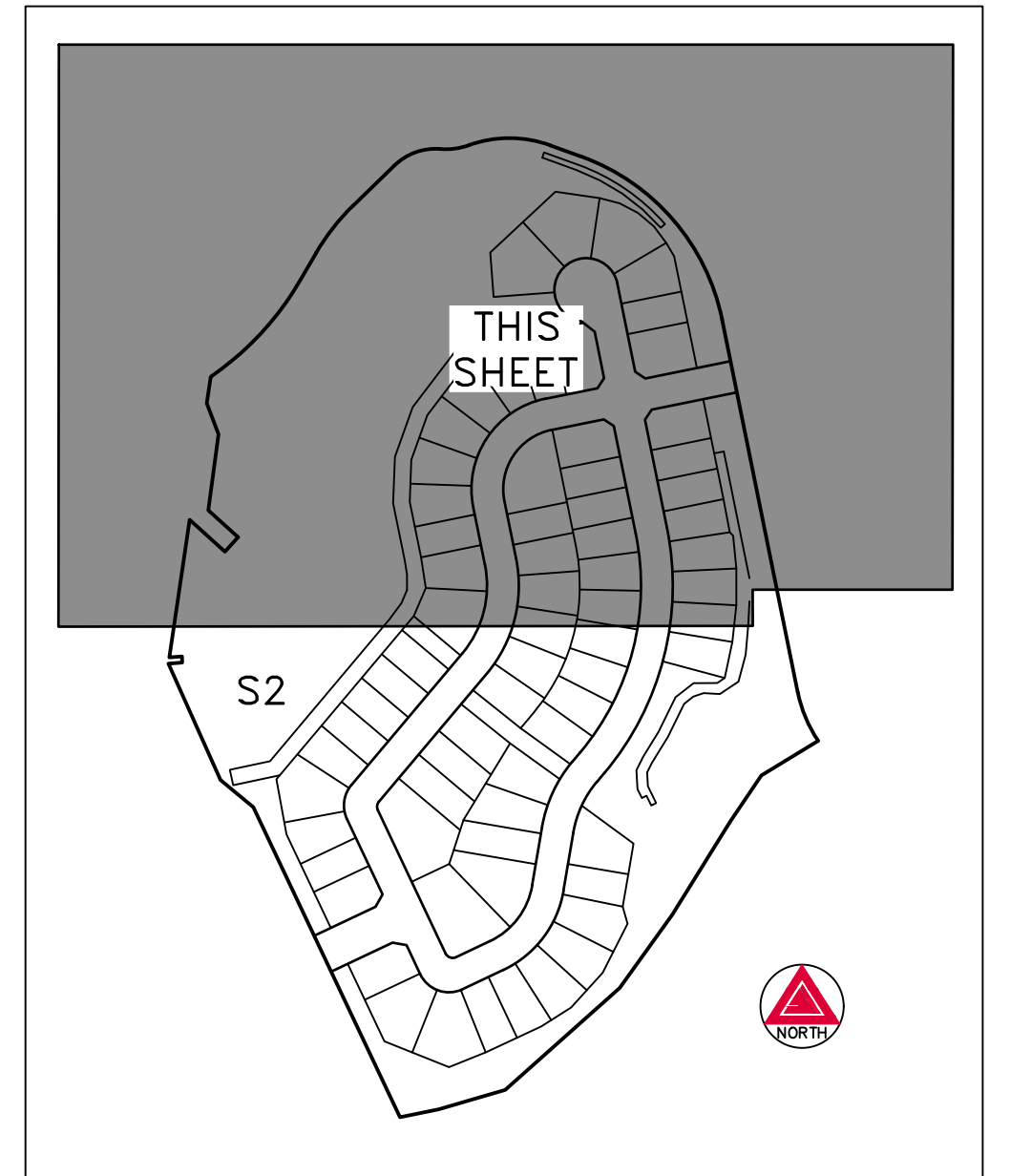
LOT 1
CANYONSIDE
SUBDIVISION
FILING NO. 1
REC. NO. 2021054776

SEE SHEET 4

TRACT J
CANYONSIDE
SUBDIVISION
FILING NO. 2, 3RD
AMENDMENT
REC. NO. 2026008487

TRACT C
2,148 SF
0.049 AC

CANYONSIDE
SUBDIVISION
FILING NO. 2, 3RD
AMENDMENT
REC. NO. 2026008487



KEY MAP
N.T.S.

EASEMENT LEGEND

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

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 38151"
- 2 FOUND NO. 5 REBAR X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
- 3 FOUND NO. 5 REBAR
- 4 FOUND NO. 5 REBAR X 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 38281"
- (-/+##) INDICATES MONUMENT RELATIVE TO GROUND
- (R) RECORDED BEARING AND DISTANCE
- (M) MEASURED BEARING AND DISTANCE
- BOUNDARY LINE
- TRACT LINE
- RIGHT-OF-WAY DEDICATED BY THIS PLAT
- EASEMENT DEDICATED BY THIS PLAT
- - - EXISTING EASEMENT LINE

TRACT M
CANYONSIDE
SUBDIVISION
FILING NO. 2, 3RD
AMENDMENT
REC. NO. 2026008487

SW 1/4 SEC. 2,
T.7S., R.67W.,
SIXTH P.M.

CANYON FORCE DRIVE
(80' WIDE PUBLIC ROW)
REC. NO. 2018040799

SEE SHEET 4

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Drawn By: BMB

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DENVER, CO 80206
(303) 287-0690

DATE OF
PREPARATION: 5/7/2026
SCALE: 1" = 50'
SHEET 3 OF 4

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

A PORTION OF PLANNING AREAS 3, C, AND F OF THE CANYONS PLANNED DEVELOPMENT
A REPLAT OF LOT 3, CANYONSIDE SUBDIVISION FILING NO. 1 AND TRACT A CANYONSIDE SUBDIVISION FILING NO. 1, 2ND AMENDMENT
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