

THE CANYONS SUPERBLOCK PLAT NO. 3

PLANNING AREAS 10, 12-19, I, L, M, N, O

A REPLAT OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1

LOCATED IN PORTIONS OF SECTIONS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

1,441.089 ACRES – CASE NO.

SRP-2025-009

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 OVERALL BOUNDARY SHEET
SHEETS 3-13 BOUNDARY AND LOT DETAIL SHEETS

PURPOSE

THE PURPOSE OF THIS REPLAT, CASE NO. **SRP-2025-009**, IS TO SUBDIVIDE THE PROPERTY INTO TEN (10) LOTS AND RIGHTS-OF-WAY FOR FUTURE DEVELOPMENT.

DEDICATION STATEMENT

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

KNOW ALL MEN BY THESE PRESENTS, THAT NORTH CANYONS LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP BEING THE OWNER, MORTGAGEE, OR LIEN HOLDER OF CERTAIN LANDS IN THE CITY OF CASTLE PINES, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1, AS PER THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AT RECEPTION NO. 2015090038, COUNTY OF DOUGLAS, STATE OF COLORADO;

CONTAINING 1,441.089 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUPERVISION OF THE CANYONS SUPERBLOCK PLAT NO. 3, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF CASTLE PINES, COLORADO, IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE RIGHTS-OF-WAY SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF CASTLE PINES, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON FOR USE BY THE CITY AND UTILITY COMPANIES ON BEHALF OF APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS _____ DAY OF _____ A.D., 2026

OWNER

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 INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026,

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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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

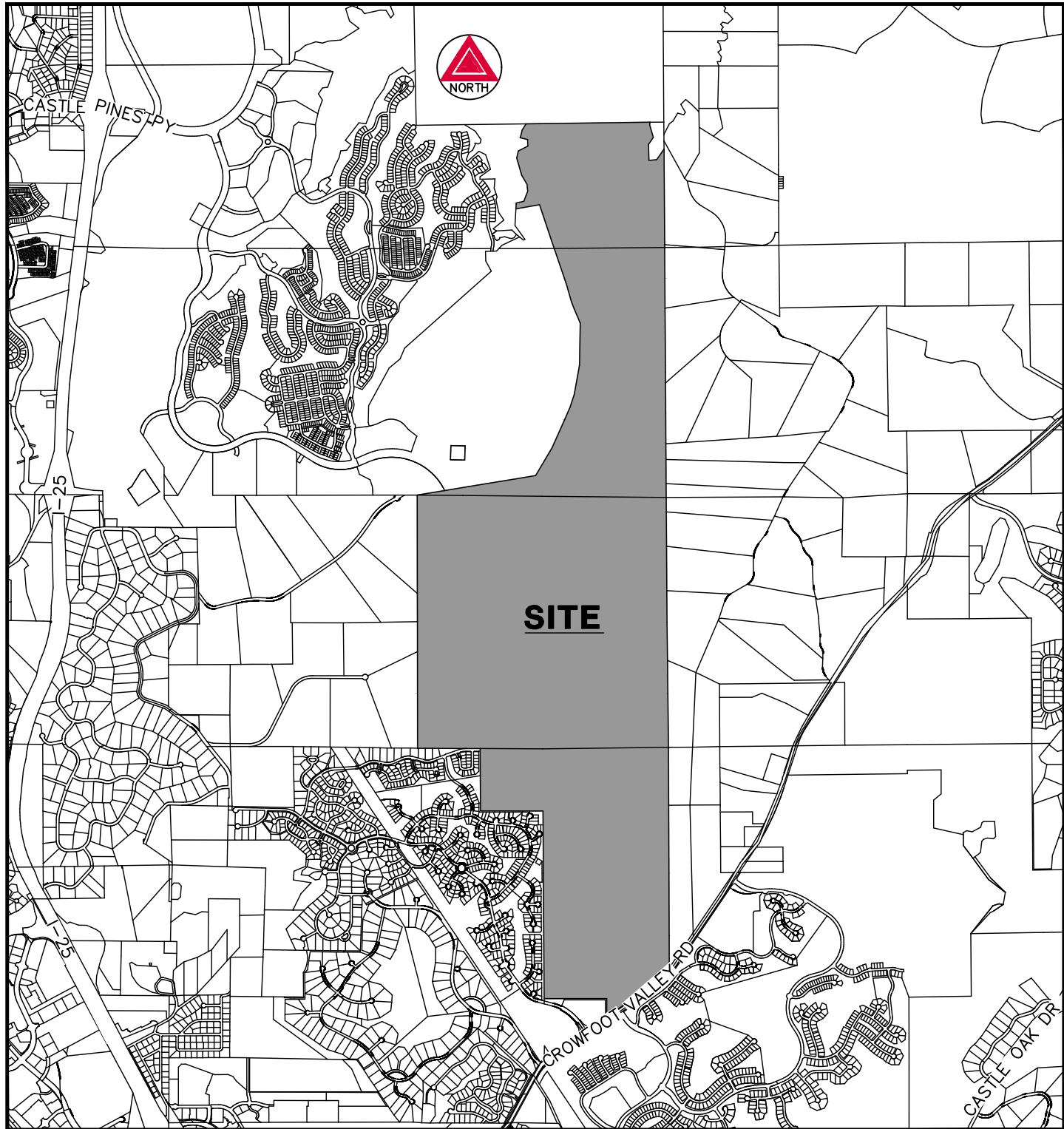
EFFECTIVE July 07, 2026 AND DESIGNATED AS FILE NO. NCS-1275803-CO

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____

TITLE: _____

DATE: _____



VICINITY MAP

SCALE 1" = 3000'

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
FUTURE DEVELOPMENT LOT 1	13,213,240	303.334	21.05
FUTURE DEVELOPMENT LOT 2	5,774,464	132.563	9.20
FUTURE DEVELOPMENT LOT 3	11,654,546	267.552	18.57
FUTURE DEVELOPMENT LOT 4	8,962,312	205.746	14.28
FUTURE DEVELOPMENT LOT 5	3,353,342	76.982	5.34
FUTURE DEVELOPMENT LOT 6	9,910,422	227.512	15.79
FUTURE DEVELOPMENT LOT 7	1,950,739	44.783	3.11
FUTURE DEVELOPMENT LOT 8	2,697,855	61.934	4.30
FUTURE DEVELOPMENT LOT 9	3,645,686	83.686	5.81
FUTURE DEVELOPMENT LOT 10	87,120	2.000	0.14
SUBTOTAL	61,249,403	1,406.092	97.57
RIGHT-OF-WAY	1,524,489	34.997	2.43
TOTAL	62,773,892	1,441.089	100.00

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 REVISER 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 ASSUMED BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°06'11" EAST, A DISTANCE OF 2674.89 FEET.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN SPECIAL FLOOD HAZARD AREAS – ZONE A, WITHOUT BASE FLOOD ELEVATION (BFE), OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OTHER AREAS OF FLOOD HAZARD – ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0177H, MAP REVISED DECEMBER 2, 2021, 08035C0180G, MAP REVISED SEPTEMBER 4, 2020, 08035C0187G, MAP REVISED MARCH 16, 2016, 08035C0186G, MAP REVISED MARCH 16, 2016.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON 10-08-2024.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-1275803-CO REVISION NO. 2, COMMITMENT DATE: JULY 07, 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, REVISES, 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.
- THIS PLAT IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS AND NOTES ON THE CANYONS SUPERBLOCK PLAT NO. 1 RECORDED UNDER RECEPTION NO. 2015090038.
- 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.
- NO ABOVE-GROUND UTILITY CABINETS SHALL BE ALLOWED TO BE PLACED OR CONSTRUCTED WITHIN THE DEDICATED RIGHTS-OF-WAY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY.
- 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.
- EACH OF THE EASEMENTS DEDICATED OR GRANTED ON THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS EXPENSE SHALL, AFTER ANY CONSTRUCTION, REPAIR, REPLACEMENT, ENLARGEMENT OR OTHER WORK FOR ANY IMPROVEMENTS OR FACILITIES INSTALLED PURSUANT TO SUCH EASEMENT, RESTORE THE SURFACE OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION AND ANY IMPROVEMENTS THEREON, TO THE GENERAL CONDITION IT WAS IN PRIOR TO ANY SUCH CONSTRUCTION.
- THIS PLAT AND THE DEVELOPMENT OF THE LOTS CREATED HEREBY, INCLUDING THE APPROVAL OF FUTURE REPLATS THEREOF, ARE SUBJECT TO THAT CERTAIN CANYONS-PRELIMINARY PLAN NO. 3, APPROVED BY CITY COUNCIL ON FEBRUARY 11, 2025, A COPY THEREOF BEING ON FILE IN THE CITY OF CASTLE PINES COMMUNITY DEVELOPMENT DEPARTMENT, UNLESS OTHERWISE AMENDED BY A PRELIMINARY PLAN AMENDMENT THAT IS APPROVED BY THE CITY OF CASTLE PINES.

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PELL, 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 IN OCTOBER 08, 2024 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.

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

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

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

CITY COUNCIL

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

OF _____, 2026.

THE DEDICATION OF PUBLIC RIGHTS-OF-WAY SHOWN HEREON ARE ACCEPTED. ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER 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 _____

SCALE N.T.S.	DATE 09/17/2025
REVISED LOTS 1-4 AND REMOVED ROW	TP
ADDRESS CITY COMMENTS	TP
ADDRESS CITY COMMENTS	TP
REVISION DESCRIPTION	BY
DATE	DATE
300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
AZTEC CONSULTANTS, INC.	
FINAL PLAT THE CANYONS SUPERBLOCK PLAT NO. 3 DOUGLAS COUNTY, COLORADO	210325-01
PREPARED FOR NORTH CANYONS LLLP 3033 E. 18TH AVENUE, SUITE 726, DENVER, CO 80124	1 OF 13 SHEETS
	JOB NO.

THE CANYONS SUPERBLOCK PLAT NO. 3

PLANNING AREAS 10, 12-19, I, L, M, N, O

A REPLAT OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1

LOCATED IN PORTIONS OF SECTIONS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

2 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"

3 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38151"

4 FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPED "WSSI 35597"

5 FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPING ILLEGIBLE

6 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 17666"

FOUND SECTION CORNER AS SHOWN HEREON

FP FLOODPLAIN LINE

(NR) = NON RADIAL

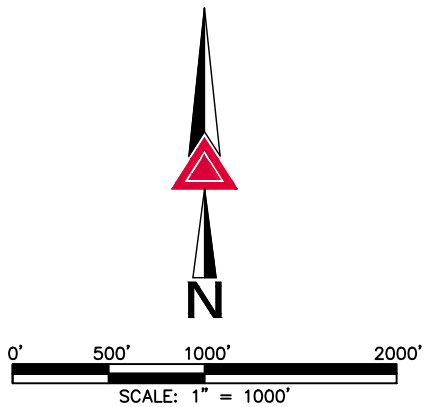
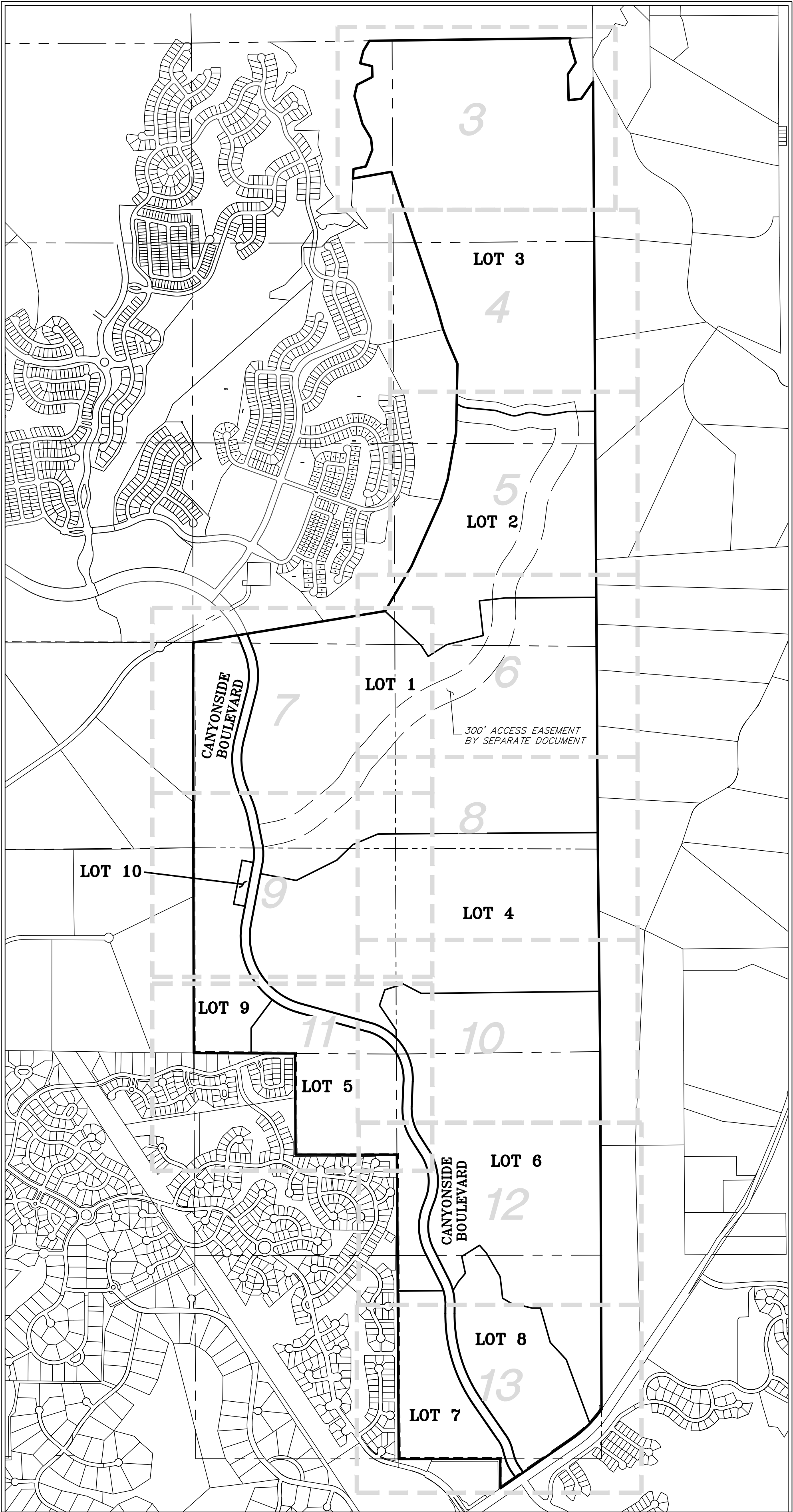
(M) = MEASURED BEARING AND DISTANCES

(R) = RECORD BEARING AND DISTANCE PER "THE CANYONS SUPERBLOCK PLAT NO. 1" REC. NO. 2015090038

COR. = CORNER

SEC. = SECTION

KEY MAP



FOR REVIEW
DO NOT RECORD

COLORADO LICENSE
38636
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE 1"=1000'		DATE	BY	REVISION DESCRIPTION
		8/17/2025	TP	REVISED LOTS 1-4 AND REMOVED ROW
		4/23/2025	TP	ADDRESSED CITY COMMENTS
		3/22/2025	TP	ADDRESSED CITY COMMENTS
		DATE	BY	REVISION DESCRIPTION
300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com				
AZTEC CONSULTANTS, INC.				
FINAL PLAT THE CANYONS SUPERBLOCK PLAT NO. 3 DOUGLAS COUNTY, COLORADO				
PREPARED FOR NORTH CANYONS LLLP 3033 E. 1ST AVENUE, SUITE 726, DENVER, CO 80124				
SHEET 2 OF 13 SHEETS				
210325-01 JOB NO.				

PLANNING AREAS 10, 12-19, I, L, M, N, O

LOCATED IN PORTIONS OF SECTIONS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

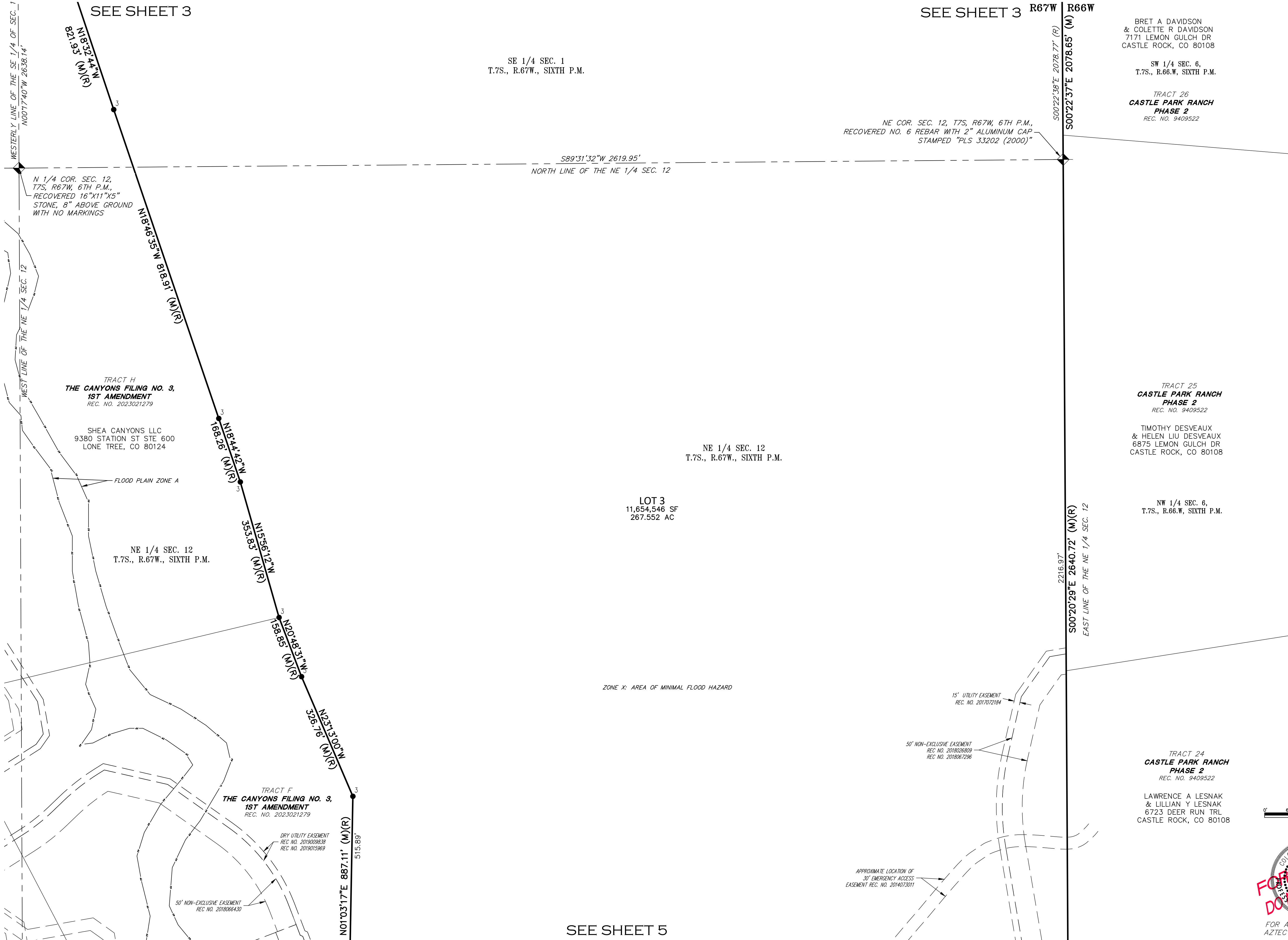
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THE CANYONS SUPERBLOCK PLAT NO. 3

PLANNING AREAS 10, 12-19, I, L, M, N, O

A REPLAT OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1

LOCATED IN PORTIONS OF SECTIONS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

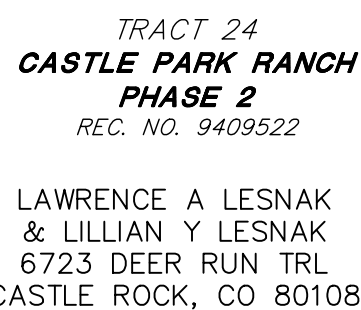


SCALE 1"=120'		DATE 09/17/2025	
REVISED LOTS 1-4 AND REMOVED ROW		TP	
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PLANNING AREAS 10, 12-19, I, L, M, N, O

NS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO



NW 1/4 SEC. 7,
T.7S., R.66.W, SIXTH P.M.

TRACT 23
CASTLE PARK RANCH
PHASE 2
REC. NO. 9409522

HAPPY LIFE TRUST
6907 DEER RUN TRL
CASTLE ROCK, CO 8010

TRACT 18
CASTLE PARK RANCH
PHASE 1
REC. NO. 9339982

JOHN W MCPEEK
& DIONNE E MCPEEK
6235 LEMON GULCH
CASTLE ROCK, CO 80101

FOR AND ON BEHALF
AZTEC CONSULTANTS,

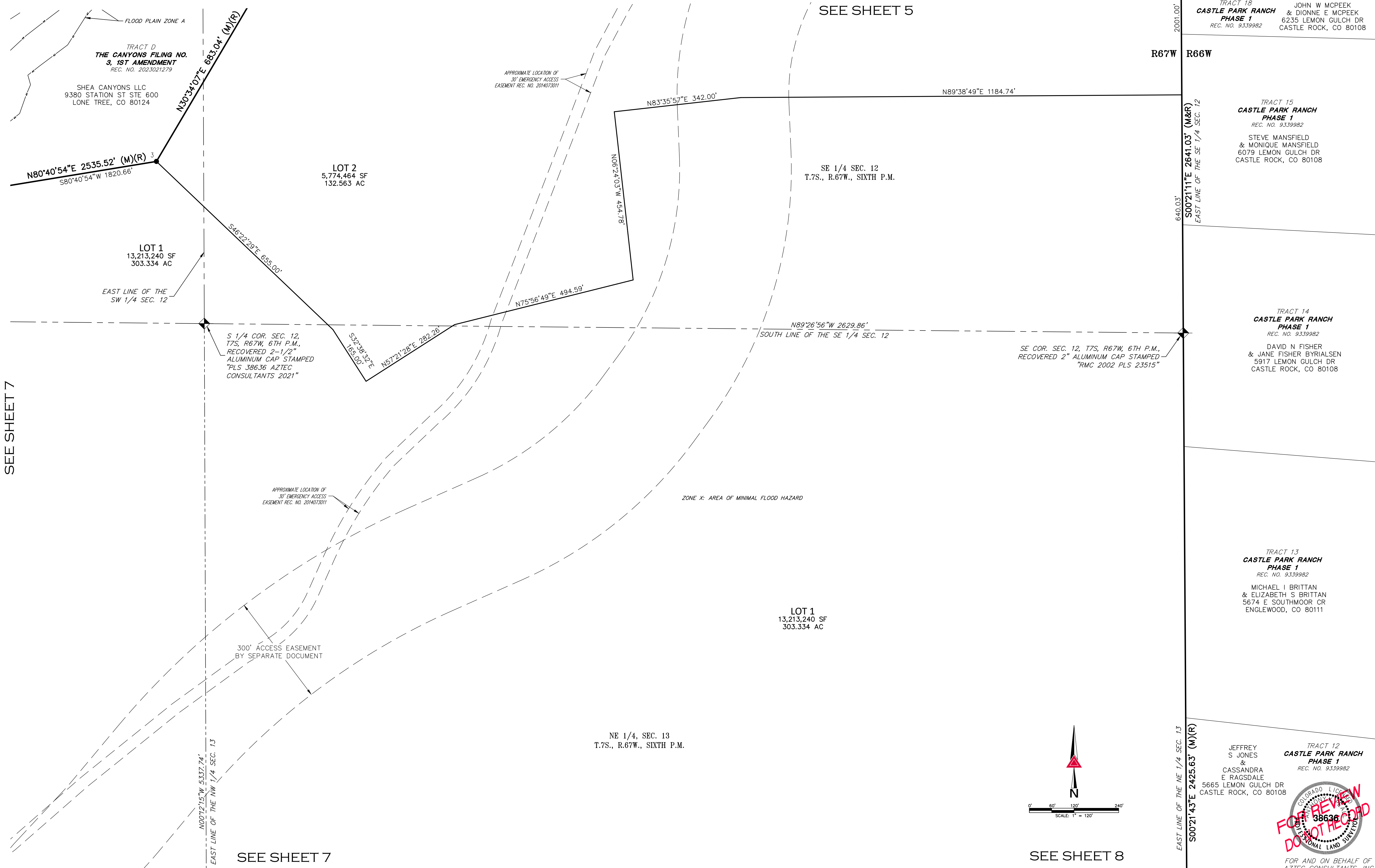
210325-01		JOB NO.																					
OF 13 SHEETS		SHEET 5																					
FINAL PLAT THE CANYONS SUPERBLOCK PLAT NO. 3 DOUGLAS COUNTY, COLORADO		PREPARED FOR NORTH CANYONS LLP 3033 E. 1ST AVENUE, SUITE 725, DENVER, CO 80124																					
 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SCALE 1"=120' <table><thead><tr><th colspan="2">CAD</th><th>TP</th><th>DATE</th></tr></thead><tbody><tr><td colspan="2">REVISED LOTS T-4 AND REMOVED ROW</td><td>TP</td><td>09/17/2025</td></tr><tr><td colspan="2">ADRESSED CITY COMMENTS</td><td>TP</td><td></td></tr><tr><td colspan="2">ADRESSED CITY COMMENTS</td><td>TP</td><td></td></tr><tr><td colspan="2">REVISION DESCRIPTION</td><td>BY</td><td></td></tr></tbody></table>		CAD		TP	DATE	REVISED LOTS T-4 AND REMOVED ROW		TP	09/17/2025	ADRESSED CITY COMMENTS		TP		ADRESSED CITY COMMENTS		TP		REVISION DESCRIPTION		BY	
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THE CANYONS SUPERBLOCK PLAT NO. 3

PLANNING AREAS 10, 12-19, I, L, M, N, O

A REPLAT OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1

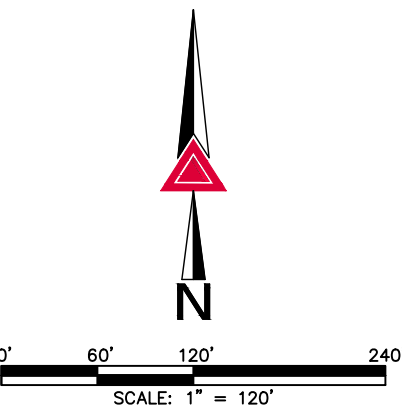
LOCATED IN PORTIONS OF SECTIONS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO



SEE SHEET 7

SEE SHEET 7

SEE SHEET 5



SEE SHEET 8

SCALE 1"=120'		DATE 09/17/2025	
REVISION DESCRIPTION		BY	
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4/23/2025 TP		TP	
3/2/2025 TP		TP	
DATE		DATE	
AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com			
FINAL PLAT THE CANYONS SUPERBLOCK PLAT NO. 3 DOUGLAS COUNTY, COLORADO		SHEET OF 13 SHEETS	
PREPARED FOR NORTH CANYONS LLLP 3033 E. 18TH AVENUE, SUITE 726, DENVER, CO 80124		JOB NO. 210325-01	

THE CANYONS SUPERBLOCK PLAT NO. 3

PLANNING AREAS 10, 12-19, I, L, M, N, O

A REPLAT OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1

LOCATED IN PORTIONS OF SECTIONS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO



SCALE 1"=120'		DATE 09/17/2025	
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FINAL PLAT
THE CANYONS SUPERBLOCK PLAT NO. 3
DOUGLAS COUNTY, COLORADO

PREPARED FOR
NORTH CANYONS LLP
3033 E. 1ST AVENUE, SUITE 726, DENVER, CO 80124

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Littleton, Colorado 80122
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www.aztecconsultants.com

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SHEET
7
OF 13 SHEETS

210325-01
JOB NO.

PLANNING AREAS 10, 12-19, I, L, M, N, O
A REPLAT OF PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1
LOCATED IN PORTIONS OF SECTIONS 1, 12, 13, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

NE 1/4, SEC. 13
T.7S., R.67W., SIXTH P.M.

TRACT 12
CASTLE PARK RANCH
PHASE 1
 REC. NO. 9339982

JEFFREY S JONES
 & CASSANDRA E RAGSDALE
 5665 LEMON GULCH DR
 CASTLE ROCK, CO 80108

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

FINAL PLAT
THE CANYONS SUPERBLOCK PLAT NO. 3
DOUGLAS COUNTY, COLORADO

NORTH CANYONS LLLP
30333 E. 1ST AVENUE, SUITE 725, DENVER, CO 80124

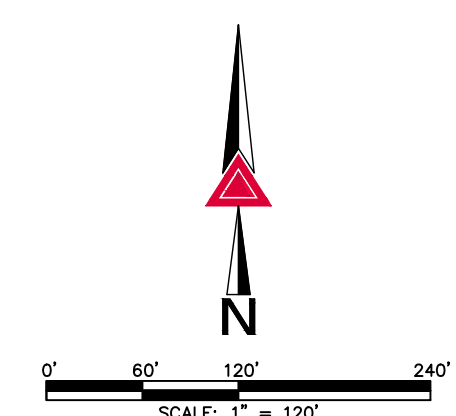
SHEET
8
OF 13 SHEETS

210325-01
JOB NO.

TRACT 11
CASTLE PARK RANCH
PHASE 1
REC. NO. 9339982

SMITH FAMILY TRUST
5435 LEMON GULCH RD
CASTLE ROCK, CO 80108

SMITH FAMILY TRUST
5435 LEMON GULCH RD
CASTLE ROCK, CO 80108



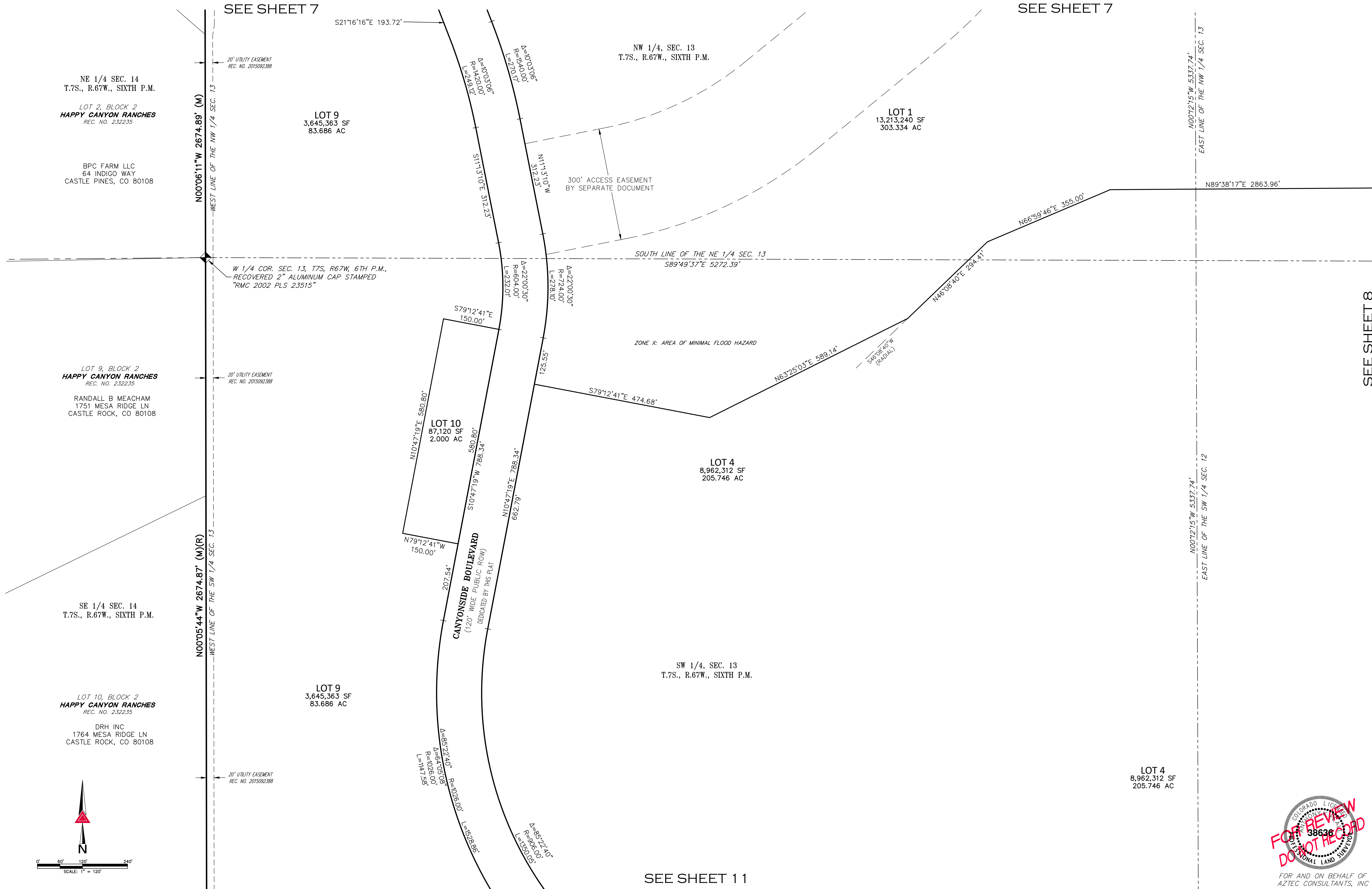
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SEE SHEET 11

SEE SHEET 8

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DOUGLAS COUNTY, COLORADO

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9/17/2025

SHEET
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OF 13

210325-01
JOB NO.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

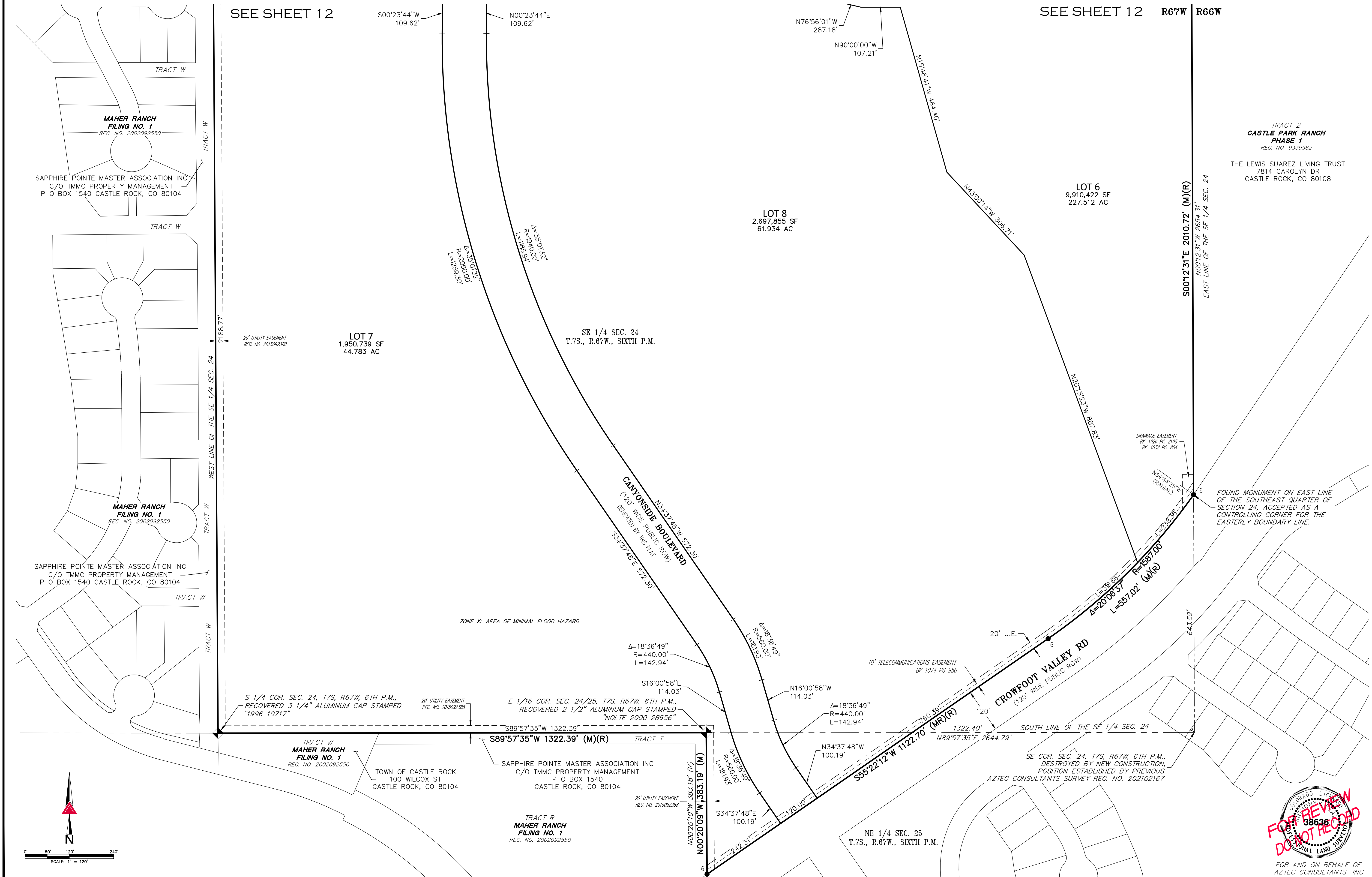
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