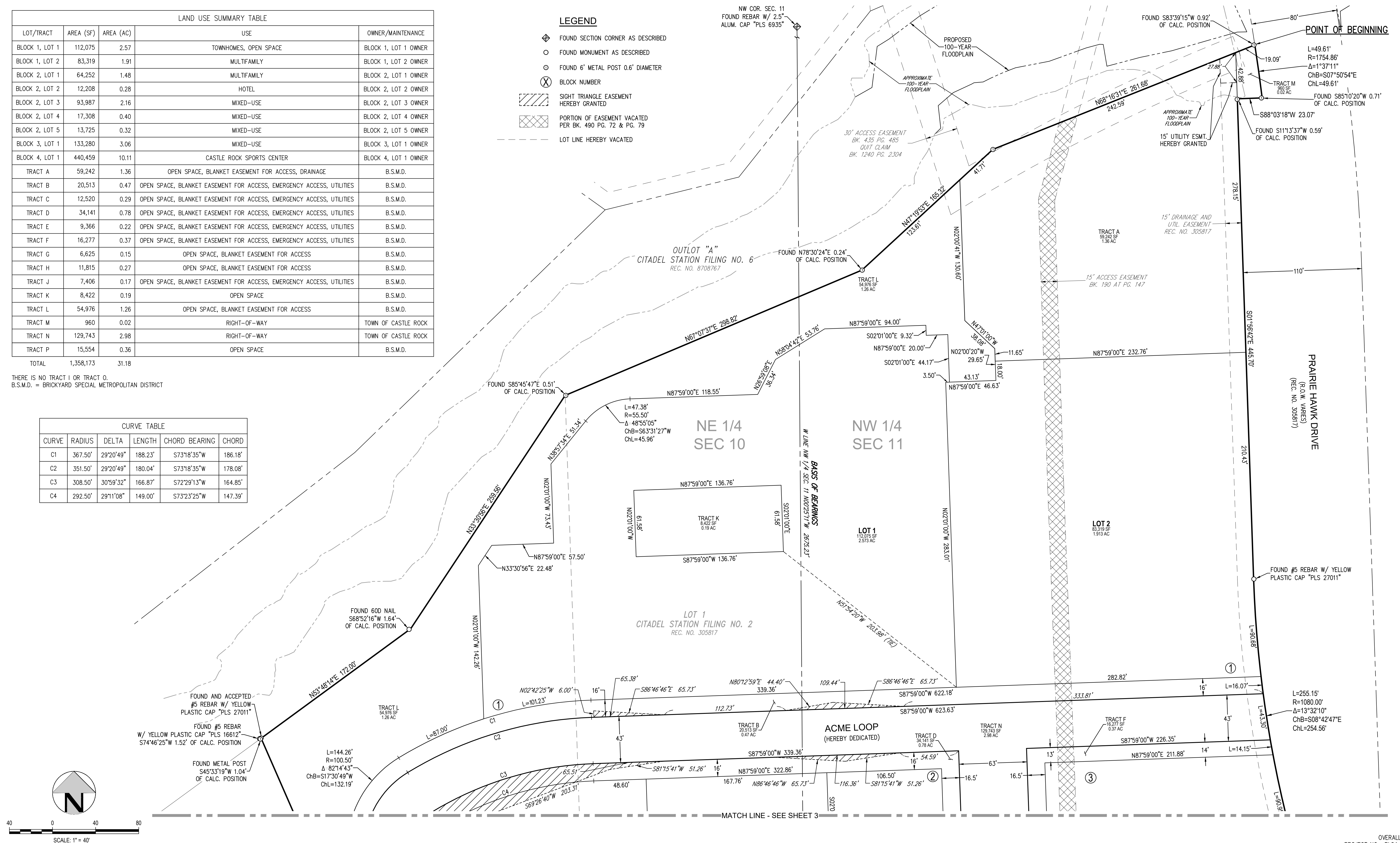


SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 2 OF 4

LAND USE SUMMARY TABLE			
LOT/TRACT	AREA (SF)	AREA (AC)	OWNER/MAINTENANCE
BLOCK 1, LOT 1	112,075	2.57	TOWNHOMES, OPEN SPACE
BLOCK 1, LOT 2	83,319	1.91	MULTIFAMILY
BLOCK 2, LOT 1	64,252	1.48	MULTIFAMILY
BLOCK 2, LOT 2	12,208	0.28	HOTEL
BLOCK 2, LOT 3	93,987	2.16	MIXED-USE
BLOCK 2, LOT 4	17,308	0.40	MIXED-USE
BLOCK 2, LOT 5	13,725	0.32	MIXED-USE
BLOCK 3, LOT 1	133,280	3.06	MIXED-USE
BLOCK 4, LOT 1	440,459	10.11	CASTLE ROCK SPORTS CENTER
TRACT A	59,242	1.36	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE
TRACT B	20,513	0.47	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES
TRACT C	12,520	0.29	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES
TRACT D	34,141	0.78	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES
TRACT E	9,366	0.22	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES
TRACT F	16,277	0.37	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES
TRACT G	6,625	0.15	OPEN SPACE, BLANKET EASEMENT FOR ACCESS
TRACT H	11,815	0.27	OPEN SPACE, BLANKET EASEMENT FOR ACCESS
TRACT J	7,406	0.17	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES
TRACT K	8,422	0.19	OPEN SPACE
TRACT L	54,976	1.26	OPEN SPACE, BLANKET EASEMENT FOR ACCESS
TRACT M	960	0.02	RIGHT-OF-WAY
TRACT N	129,743	2.98	RIGHT-OF-WAY
TRACT P	15,554	0.36	OPEN SPACE
TOTAL	1,358,173	31.18	

THERE IS NO TRACT I OR TRACT O.
B.S.M.D. = BRICKYARD SPECIAL METROPOLITAN DISTRICT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	367.50'	29°20'49"	188.23'	S73°18'35"W	186.18'
C2	351.50'	29°20'49"	180.04'	S73°18'35"W	178.08'
C3	308.50'	30°59'32"	166.87'	S72°29'13"W	164.85'
C4	292.50'	29°11'08"	149.00'	S73°23'25"W	147.39'



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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°23'28"W	22.81'
L2	S23°36'32"E	2.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C5	84.50'	82°14'32"	121.29'	S17°30'54"W	111.14'
C6	42.00'	80°35'59"	59.08'	S16°41'28"W	54.33'
C7	28.50'	86°57'13"	43.25'	S15°19'15"W	39.22'
C8	84.50'	68°24'28"	100.89'	S57°48'46"E	95.00'
C9	49.50'	68°24'28"	59.10'	S57°48'46"E	55.65'
C10	68.24'34"	32.24'	S57°48'43"E	30.36'	

 FOUND SECTION CORNER AS DESCRIBED
 FOUND MONUMENT AS DESCRIBED
 FOUND 6" METAL POST 0.6" DIAMETER
 BLOCK NUMBER
 SIGHT TRIANGLE EASEMENT HEREBY GRANTED
 PORTION OF EASEMENT VACATED PER BK. 490 PG. 72 & PG. 79
 LOT LINE HEREBY VACATED

FOUND BENT #4 REBAR
N69°57'07"W 0.29'
OF CALC. POSITION

FOUND METAL POST
N75°55'20"E 0.43'
OF CALC. POSITION

FOUND S79°07'1
OF CALC.

FOUND #5 REBAR W/
ILLEGIBLE RED PLASTIC CAP
N09°50'52"E 0.12' OF CALC.
POSITION

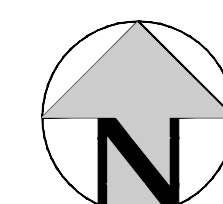
20' UTIL. ESMT.
REC. NO. 8708767

50' PERMANENT
NON-EXCLUSIVE EASEMENT
BK 270 AT PG 874

FOUND #5 REBAR
S66°20'03"E 0.63'
OF CALC. POSITION

FOUND METAL POST
S84°26'11"W 1.16'
OF CALC. POSITION

FOUND #5 REBAR W
ORANGE PLASTIC CA
"PLS 36570"



40 0 40 80

OVERALL SITE
PROJECT NO.: PL24-XXXX
BRICKYARD FILING NO. 1 - SHEET 3 OF 4

BRICKYARD FILING NO. 1

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 4 OF 4

PREPARED BY:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

LEGEND

- ◆ FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 6" METAL POST 0.6" DIAMETER
- ⊗ BLOCK NUMBER
- ▨ SIGHT TRIANGLE EASEMENT
HEREBY GRANTED
- ▤ PORTION OF EASEMENT VACATED
PER BK. 490 PG. 72 & PG. 79
- - - LOT LINE HEREBY VACATED

LOT 2, BLOCK 7
CITADEL STATION
FILING NO. 6 FINAL PLAT
REC. NO. 8708767

LOT 1
440,499 SF
10.112 AC

UNPLATTED
PARCEL 3
REC. NO. 2020124738

NE 1/4
SEC 10

NW 1/4
SEC 11

PRAIRIE HAWK DRIVE
(75' PUBLIC R.O.W.)

FOUND #5 REBAR W/ ORANGE
PLASTIC CAP "PLS 36570"
S14°15'51"E 1.15'
OF CALC. POSITION

185 PRAIRIE HAWK DR
REC. NO. 2003055588

FOUND #5 REBAR W/ ORANGE
PLASTIC CAP "PLS 36570"
S16°11'37"E 0.66'
OF CALC. POSITION

FOUND #5 REBAR
S39°26'46"E 0.76'
OF CALC. POSITION

185 PRAIRIE HAWK DR
REC. NO. 2003055588

443 PRAIRIE HAWK DR
REC. NO. 2003055588

FOUND #5 REBAR W/
ILLEGIBLE RED PLASTIC CAP
N90°00'00"E 0.77'
OF CALC. POSITION

443 PRAIRIE HAWK DR
REC. NO. 2003055588

423 PRAIRIE HAWK DR
REC. NO. 00041052

FOUND #5 REBAR W/
ILLEGIBLE RED PLASTIC CAP
N85°23'34"E 0.56'
OF CALC. POSITION

165 PRAIRIE HAWK DR
REC. NO. 00041052

FOUND METAL POST
N29°39'33"E 0.75'
OF CALC. POSITION

S89°27'00"E 329.77'

15' ACCESS EASEMENT
BK. 190 AT PG. 147

S89°46'43"E 291.95'

TRACT P
15,554 SF
0.36 AC

N89°27'00"W 329.60'

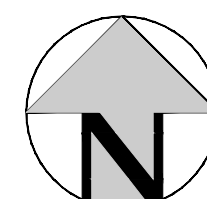
N89°46'43"W 293.00'

1/4 COR. SEC. 10/11
FOUND 1" STEEL PIPE W/
2" STEEL CAP "PLS 6935"

FOUND AND ACCEPTED
#5 REBAR W/
YELLOW PLASTIC CAP
"PLS 2210"

FOUND N51°11'47"W 0.59'
OF CALC. POSITION

UNPLATTED
REC. NO. 2017059518



40 0 40 80
SCALE: 1" = 40'

OVERALL SITE
PROJECT NO.: PL24-XXXX
BRICKYARD FILING NO. 1 - SHEET 4 OF 4