NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PREPARED BY:

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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.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 1 OF 4

SHEET INDEX
COVER - SHEET 1
SITE - SHEETS 2-4

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1, CITADEL STATION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:
LOT 1, BLOCK 10, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:
A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION; THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:
LOT 1, BLOCK 7, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT: LOT 1, CITADEL STATION FILING NO. 2; LOT 1, BLOCK 7, AND LOT 1, BLOCK 10, CITADEL STATION, FILING NO. 6; AND UNPLATTED PORTIONS OF SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN INTO 4 BLOCKS, 9 LOTS, AND 14 TRACTS, TO DEDICATE RIGHT-OF-WAY, AND TO GRANT 6 SIGHT TRIANGLE EASEMENTS AND A UTILITY EASEMENT.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 9 LOTS, 4 BLOCKS, 14 TRACTS, 4 STREETS, 6 SIGHT TRIANGLE EASEMENTS, AND A UTILITY EASEMENT AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF **BRICKYARD FILING NO. 1**, THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE THE STREETS AS PLATTED (TRACTS N AND M) AS DESCRIBED AND SHOWN HEREON.

THE FOLLOWING TRACTS ARE DEDICATED TO THE BRICKYARD SPECIAL METROPOLITAN DISTRICT (BSMD): TRACT A IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS AND DRAINAGE. TRACT B IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, AND UTILITIES. TRACT C IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, AND UTILITIES. TRACT D IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, AND UTILITIES. TRACT E IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, AND UTILITIES. TRACT F IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, AND UTILITIES. TRACT G IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS. TRACT H IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS. TRACT J IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, AND UTILITIES. TRACT K IS DEDICATED AS OPEN SPACE. TRACT L IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS. TRACT P IS DEDICATED AS OPEN SPACE.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLE SERVICE PROVIDER THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER:

CD-ACME, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS: _____

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK:

STATE OF _____)
)SS
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____

BY _____ AS _____ OF **CD-ACME, LLC**

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

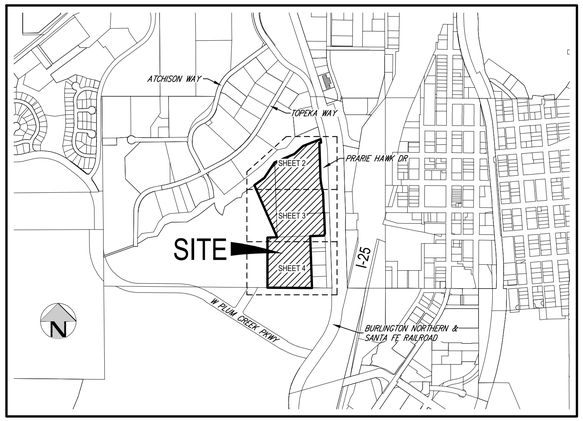
MY COMMISSION EXPIRES: _____.

OWNER:
CD-ACME, LLC
430 INDIANA ST., SUITE 200
GOLDEN, CO 80401

LIENHOLDER:
FIRSTBANK
12345 WEST COLFAX AVE.
LAKEWOOD, CO 80215

SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

PROJECT NUMBER: 200726



VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABC70683746.1-2 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF OCTOBER 14, 2024 AT 5:00 P.M.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUMINUM CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL PIPE W/ 2" GALVANIZED CAP PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.
4. SURVEYED PROPERTY FALLS WITHIN ZONE X – OTHER AREAS AND FLOODWAY AREAS IN ZONE AE OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08005003O1G, DATED MARCH 16, 2016, AND IS SUBJECT TO LETTER OF MAP REVISION EFFECTIVE JUNE 24, 2016 UNDER CASE NO. 16-08-0265P. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN AND FLOODWAY AREAS IN ZONE AE IS DEFINED AS THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
5. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
6. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
7. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
8. 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.
9. 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).
10. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, FIBER, AND OTHER PURPOSES AS SHOWN HEREON.
11. 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.
12. WATER RIGHTS: THIS PROPERTY IS LOCATED WITHIN THE IMPLIED CONSENT AREA PER ORDINANCE 97-17 AND PURSUANT TO THE IMPLIED CONSENT PROVISION OF MUNICIPAL CODE, SECTION 13.16.010.
13. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
14. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1. THE FOLLOWING RECORDED DOCUMENTS AFFECT THE SURVEYED PROPERTY BUT COULD NOT BE PLOTTED: BOOK H, PAGE 551; BOOK X, PAGE 44; BOOK 447, PAGE 1136; BOOK 451, PAGE 612; BOOK 759, PAGE 385; BOOK 879, PAGE 30; BOOK 690, PAGE 47; BOOK 905, PAGE 1104; AND BOOK 954, PAGE 525.

TITLE CERTIFICATION:

I, _____ AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK:

STATE OF _____)
)SS
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____ BY

_____ AS AUTHORIZED REPRESENTATIVE OF_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 16, 2020 AT RECEPTION NO. 2020124739; MODIFICATION RECORDED DECEMBER 19, 2022 AT RECEPTION NO. 2022077403; AND MODIFICATION RECORDED DECEMBER 20, 2023 AT RECEPTION NO. 2023052871; AND RECORDED OCTOBER 7, 2024 AT RECEPTION NO. 2024042755; DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
FIRSTBANK

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK:

STATE OF _____)
)SS
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____ BY

_____ AS AUTHORIZED REPRESENTATIVE OF_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
AARON MURPHY, PLS 38162 DATE
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO

ON THE _____ DAY OF _____, 20_____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT, ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

_____
TOWN MANAGER

ATTEST:

_____
TOWN CLERK

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PLOTTED: FRI 12/6/24 12:37:16 PM BY: DANNY HALEY

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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.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 2 OF 4

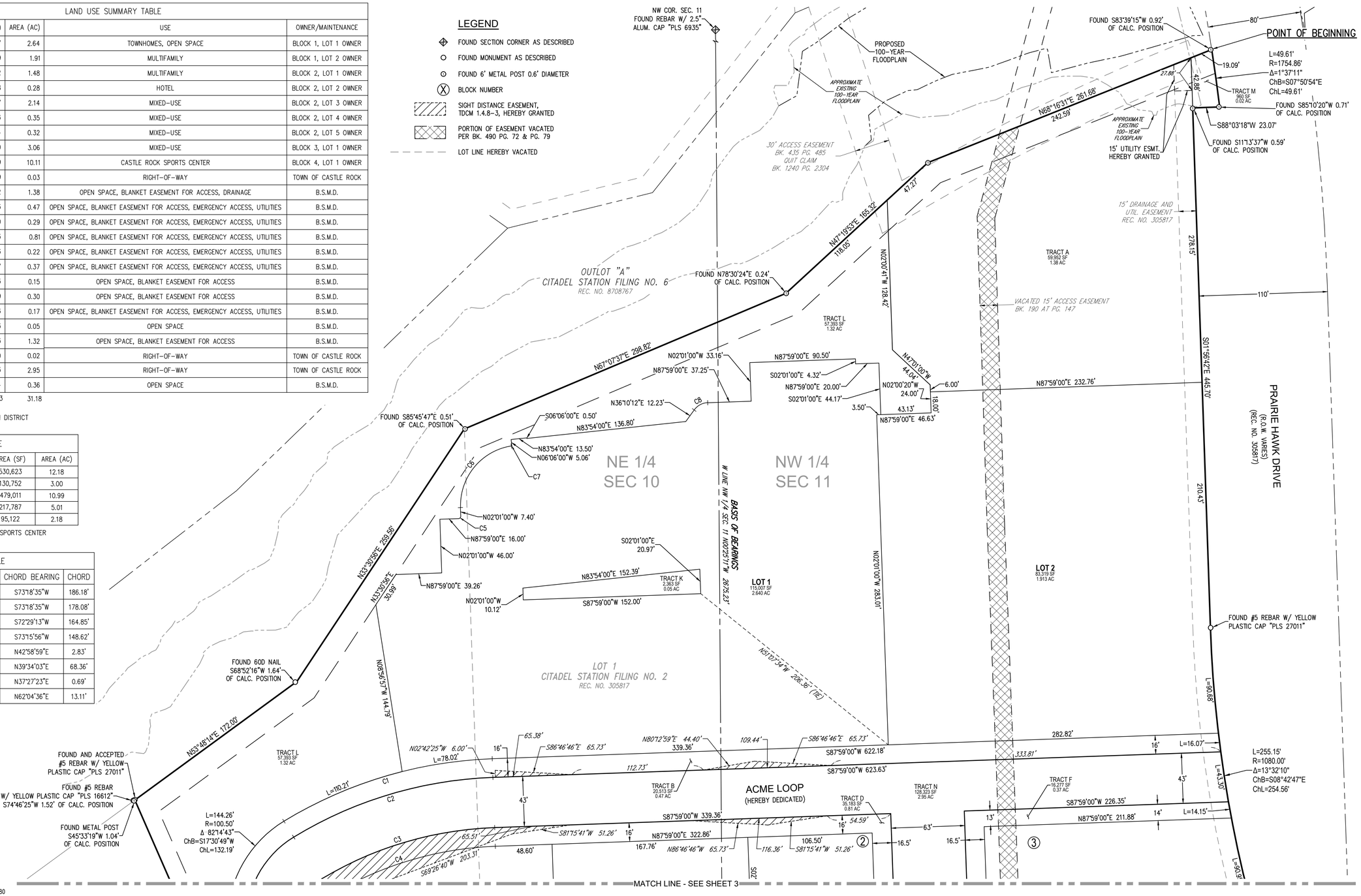
LAND USE SUMMARY TABLE				
LOT/TRACT	AREA (SF)	AREA (AC)	USE	OWNER/MAINTENANCE
BLOCK 1, LOT 1	115,007	2.64	TOWNHOMES, OPEN SPACE	BLOCK 1, LOT 1 OWNER
BLOCK 1, LOT 2	83,319	1.91	MULTIFAMILY	BLOCK 1, LOT 2 OWNER
BLOCK 2, LOT 1	64,252	1.48	MULTIFAMILY	BLOCK 2, LOT 1 OWNER
BLOCK 2, LOT 2	12,208	0.28	HOTEL	BLOCK 2, LOT 2 OWNER
BLOCK 2, LOT 3	93,207	2.14	MIXED-USE	BLOCK 2, LOT 3 OWNER
BLOCK 2, LOT 4	15,416	0.35	MIXED-USE	BLOCK 2, LOT 4 OWNER
BLOCK 2, LOT 5	13,934	0.32	MIXED-USE	BLOCK 2, LOT 5 OWNER
BLOCK 3, LOT 1	133,280	3.06	MIXED-USE	BLOCK 3, LOT 1 OWNER
BLOCK 4, LOT 1	440,459	10.11	CASTLE ROCK SPORTS CENTER	BLOCK 4, LOT 1 OWNER
PRAIRIE HAWK R.O.W. DEDICATION	1,469	0.03	RIGHT-OF-WAY	TOWN OF CASTLE ROCK
TRACT A	59,952	1.38	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE	B.S.M.D.
TRACT B	20,513	0.47	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT C	12,520	0.29	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT D	35,183	0.81	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT E	9,366	0.22	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT F	16,277	0.37	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT G	6,583	0.15	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.S.M.D.
TRACT H	13,229	0.30	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.S.M.D.
TRACT J	7,406	0.17	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES	B.S.M.D.
TRACT K	2,363	0.05	OPEN SPACE	B.S.M.D.
TRACT L	57,393	1.32	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.S.M.D.
TRACT M	960	0.02	RIGHT-OF-WAY	TOWN OF CASTLE ROCK
TRACT N	128,323	2.95	RIGHT-OF-WAY	TOWN OF CASTLE ROCK
TRACT P	15,554	0.36	OPEN SPACE	B.S.M.D.
TOTAL	1,358,173	31.18		

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

SUMMARY TABLE		
USE	AREA (SF)	AREA (AC)
LOTS*	530,623	12.18
RIGHT-OF-WAY	130,752	3.00
PUBLIC LAND DEDICAITONS	479,011	10.99
PRIVATE OPEN SPACE	217,787	5.01
PUBLIC OPEN SPACE	95,122	2.18

*TOTAL DOES NOT INCLUDE CASTLE ROCK SPORTS CENTER

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	294.95'	29°11'08"	150.24'	S73°15'56"W	148.62'
C5	2.00'	90°00'00"	3.14'	N42°58'59"E	2.83'
C6	51.57'	83°02'13"	74.73'	N39°34'03"E	68.36'
C7	0.50'	87°23'25"	0.76'	N37°27'23"E	0.69'
C8	15.00'	51°48'48"	13.56'	N62°04'36"E	13.11'



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PLOTTED: FRI 12/06/24 12:37 HP BY: DANNY HALEY

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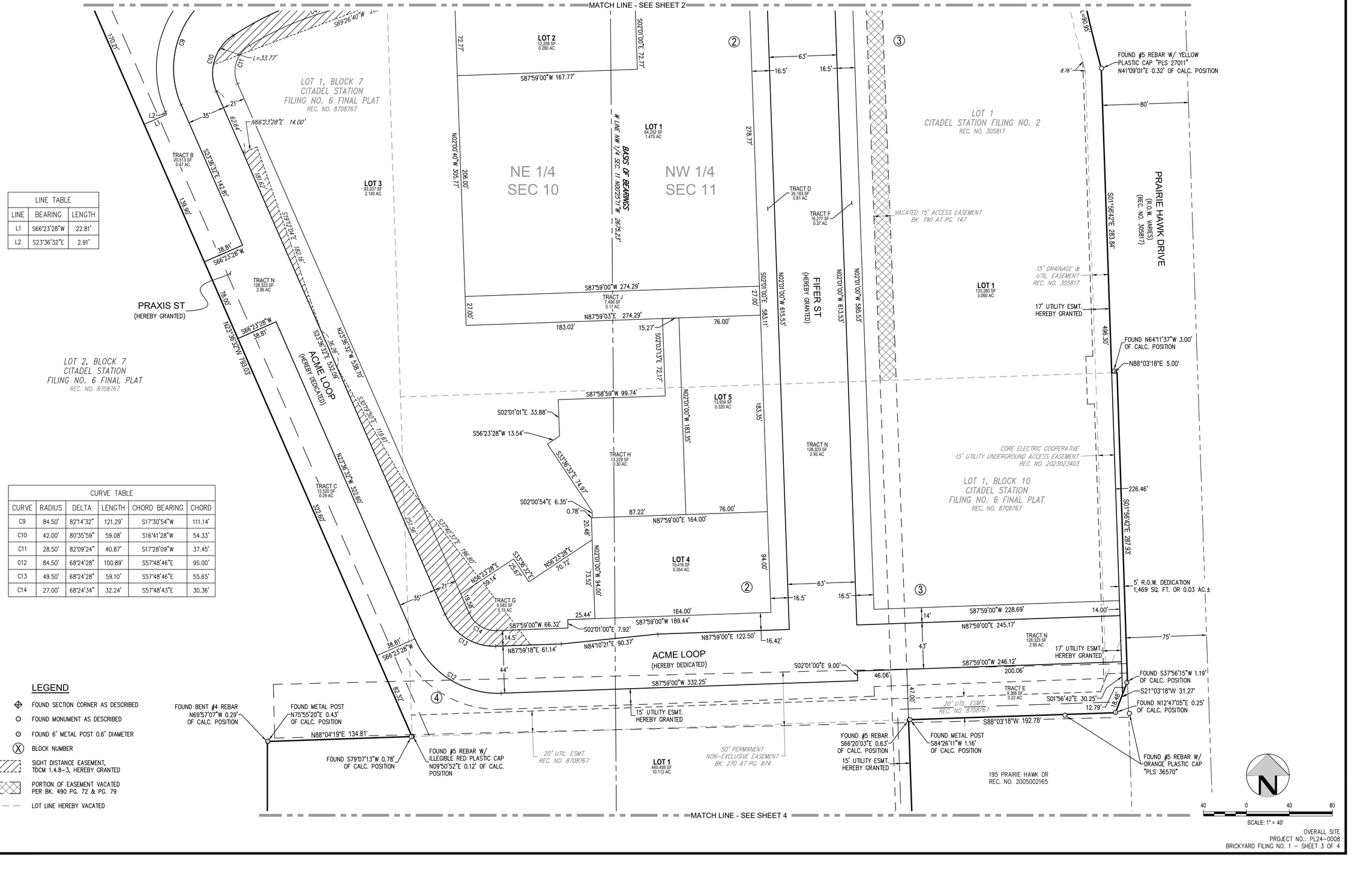

LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°23'28"W	22.81'
L2	S23°36'32"E	2.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C9	84.50'	82°14'32"	121.29'	S17°30'54"W	111.14'
C10	42.00'	80°35'59"	59.08'	S16°41'28"W	54.33'
C11	28.50'	82°09'24"	40.87'	S17°28'09"W	37.45'
C12	84.50'	68°24'28"	100.89'	S57°48'46"E	95.00'
C13	49.50'	68°24'28"	59.10'	S57°48'46"E	55.65'
C14	27.00'	68°24'34"	32.24'	S57°48'43"E	30.36'

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 6" METAL POST 0.6" DIAMETER
- (X) BLOCK NUMBER
- SIGHT DISTANCE EASEMENT, TDCM 1.4.8-3, HEREBY GRANTED
- PORTION OF EASEMENT VACATED PER BK. 490 PG. 72 & PG. 79
- LOT LINE HEREBY VACATED

FILEPATH: P:\2020\200726\SURVEY\PLAT_200726.DWG LAYOUT: PLAT 2
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PROJECT NUMBER: 200726

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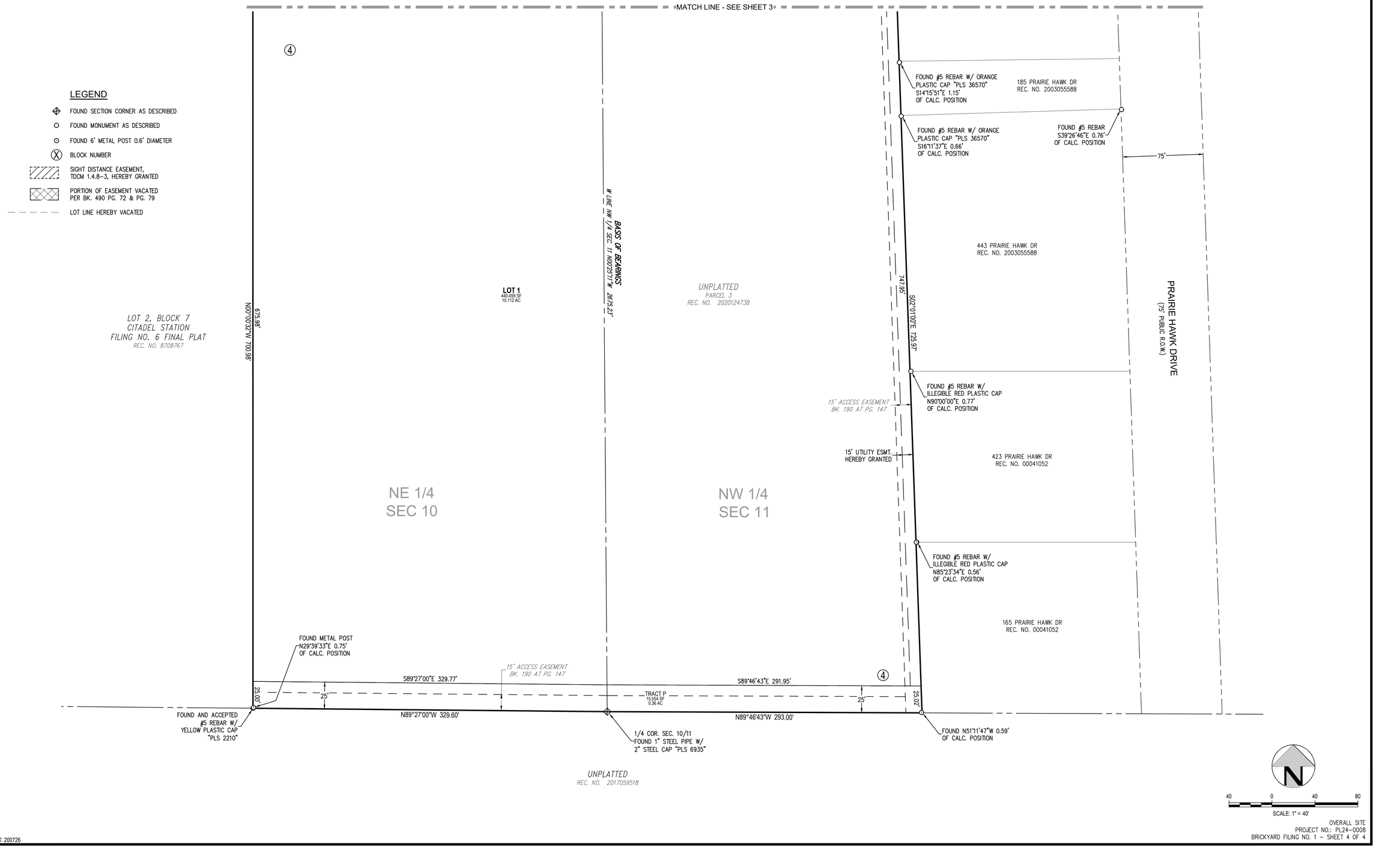
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 4 OF 4



PROJECT NUMBER: 200726

OVERALL SITE
PROJECT NO.: PL24-0008
BRICKYARD FILING NO. 1 – SHEET 4 OF 4

FILEPATH: P:\2020\200726\SURVEY\PLAT_200726.DWG LAYOUT: PLAT 3
USER: danny.hale@hksmith.com
PLOTTED: FRI 12/06/24 12:37:28P BY: DANNY HALEY