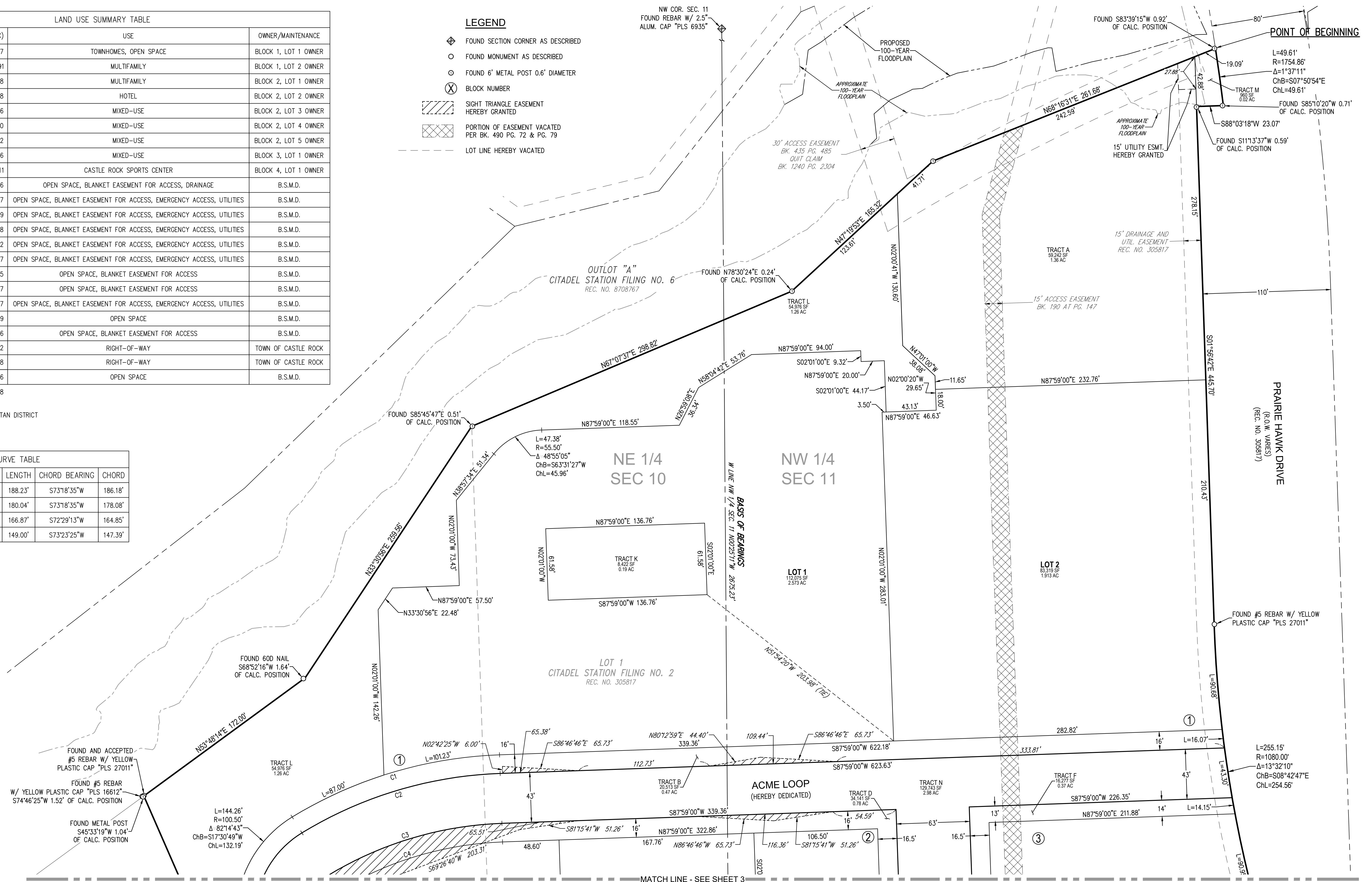
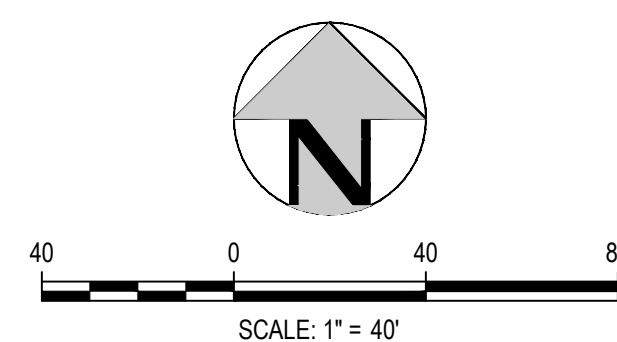


SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 2 OF 4

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'

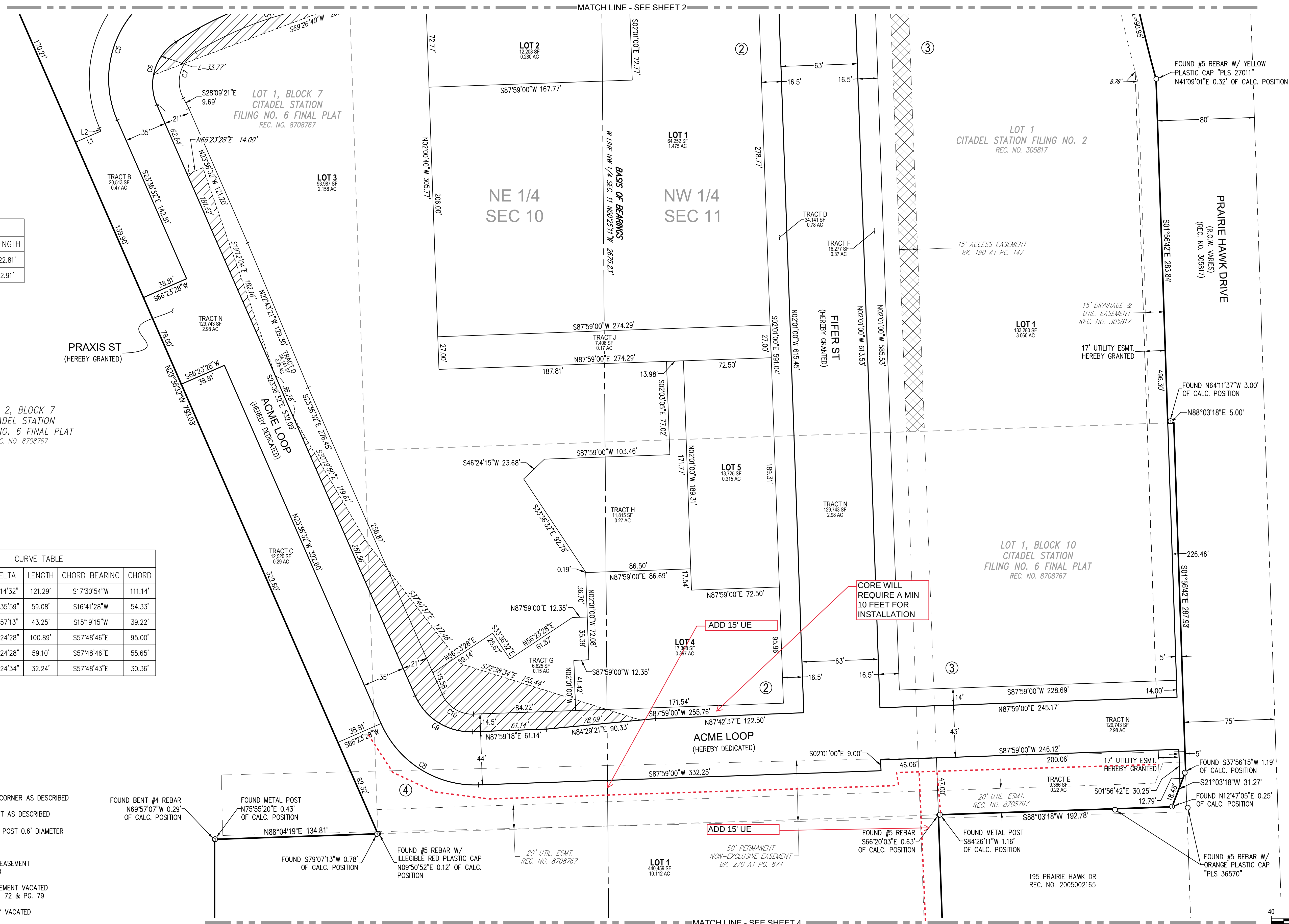
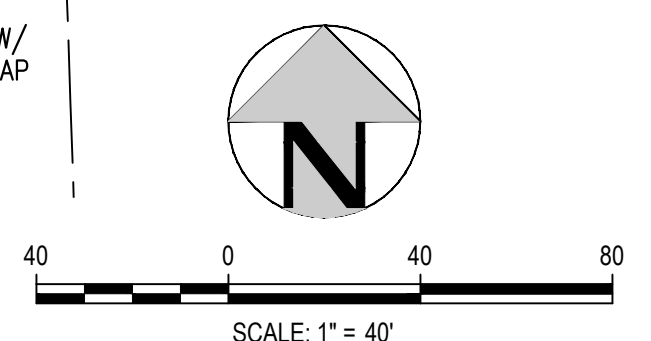


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31.18 ACRES, 4 BLOCKS, 9 LOTS, 14 TRACTS
SHEET 3 OF 4

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	49.00'	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



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

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SHEET 4 OF 4

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

FILEPATH: P:\2020\200726\SURVEY\PLAT_200726.DWG LAYOUT: PLAT 3
5 XREFs: p-base-ph1[U], p-base-ph2[U], p-base-ph3[U], p-base-ph4[U], p-base[U], p-lega[U]
NOTED: THU/25/24 7:44:25A RV: TOM GR/RESIC

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

