Ref #2025033598, Date: 7/21/2025 10:59 AM, Pages: 1 of 4 ,RECORDING $43.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

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

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

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, 1 BLOCK, 1 LOT, 3 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 1 BLOCK, 1 LOT, AND 3 TRACTS, TO DEDICATE RIGHT-OF-WAY, AND TO GRANT 4 SIGHT DISTANCE EASEMENTS, AN ACCESS EASEMENT, 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 1 LOT, 1 BLOCK, 3 TRACTS, 4 SIGHT TRIANGLE EASEMENTS, AN ACCESS EASEMENT, 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 AS DESCRIBED AND SHOWN HEREON.

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: **CONFLUENCE COMPANIES, LLC, ITS MANAGER**

AS: Matthew McBride, Vice President
Matthew McBride, Vice President

SIGNED THIS 18 DAY OF July, 2025

NOTARY BLOCK:

STATE OF Colorado)
)SS
COUNTY OF Jefferson)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF July, 2025

BY Matthew McBride AS Vice President OF CONFLUENCE COMPANIES, LLC, AS MANAGER OF **CD-ACME, LLC.**

WITNESS MY HAND AND OFFICIAL SEAL.

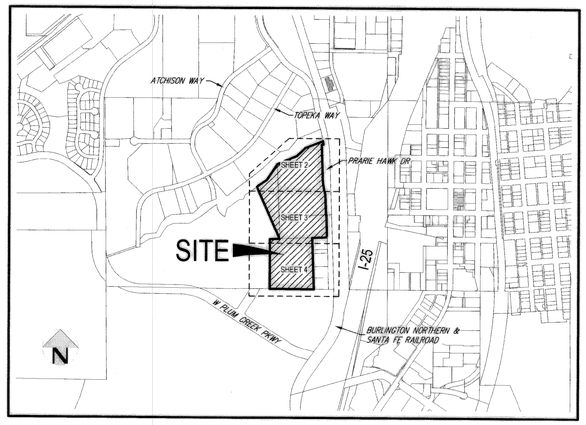
MATTHEW BISCHOFF
Notary Public
State of Colorado
Notary ID # 20244018438
My Commission Expires 06-14-2029

NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-14-2029

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. ABC70849089.1 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF JUNE 20, 2025 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.



VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

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. 08005C0301G, 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 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 190, PAGE 147; 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.
15. TRACT E AS SHOWN HEREIN IS HEREBY DEDICATED FOR DRAINAGE AND FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, FIBER, WET UTILITIES, AND OTHER PURPOSES AS SHOWN HEREON IN THE SITE DEVELOPMENT PLAN AND CIVIL CONSTRUCTION PLANS. THIS DOES NOT PROHIBIT THE INSTALLATION OF TREES, LANDSCAPING, BENCHES OR OTHER PEDESTRIAN AMENITIES, LIGHTING, MONUMENT SIGNS, OR SPECIAL PAVING FROM BEING LOCATED AND INSTALLED WITHIN THE TRACT AS LONG AS ADEQUATE CLEARANCES ARE MAINTAINED IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS. AN ENCROACHMENT LETTER FROM CORE ELECTRIC COOPERATIVE IS REQUIRED FOR APPROVAL FOR ANY STRUCTURES, BENCHES, MONUMENT SIGNS, AND LIGHTS WITHIN THE TRACT.
16. THE ACCESS EASEMENT GRANTED BY THIS PLAT WILL TERMINATE UPON DEDICATION OF RIGHT OF WAY OVER THE EASEMENT AREA.
17. PLEASE NOTE: PLAT REVISION MAY BE REQUIRED UPON ASSOCIATED FINAL DEVELOPMENT AGREEMENT AND/OR SDP APPROVAL. ADDITIONAL DRAINAGE AND UTILITY EASEMENTS MAY BE RECORDED BY SEPARATE DOCUMENT, WHERE APPLICABLE.
18. THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRICKYARD METROPOLITAN DISTRICT NOS. 1, 2, AND 3, AS ESTABLISHED BY INSTRUMENTS RECORDED ON JUNE 4, 2025, UNDER RECEPTION NUMBERS 2025025530, 2025025531, AND 2025025532, RESPECTIVELY, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. SAID INCLUSION MAY RESULT IN TAXES, LIENS, FEES, OR ASSESSMENTS.

TITLE CERTIFICATION:

I, Jeff Kelly, 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 21st DAY OF July, 2025.

NOTARY BLOCK:

STATE OF Colorado)
)SS
COUNTY OF Arapahoe)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF July, 2025 BY Scott Bennetts AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL.

ANDY JOHN STENGAH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031744
MY COMMISSION EXPIRES FEBRUARY 10, 2028

NOTARY PUBLIC

MY COMMISSION EXPIRES FEBRUARY 10, 2028

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 18 DAY OF July, 2025.

NOTARY BLOCK:

STATE OF Colorado)
)SS
COUNTY OF Jefferson)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF July, 2025 BY Tyler Parry AS AUTHORIZED REPRESENTATIVE OF FirstBank.

WITNESS MY HAND AND OFFICIAL SEAL.

GINA CHERVINO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234031744
MY COMMISSION EXPIRES 11/26/2026

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/26/2026

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
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

DATE

COLORADO LICENSED LAND SURVEYOR AARON MURPHY 38162 7-18-2025

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 21 DAY OF July, 2025

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

TOWN OF CASTLE ROCK SEAL APRIL 14, 1981 COLORADO

ATTEST:

TOWN CLERK

OWNER:	LIENHOLDER:	SURVEYOR:
CD-ACME, LLC	FIRSTBANK	HARRIS KOCHER SMITH
430 INDIANA ST., SUITE 200	12345 WEST COLFAX AVE.	1120 LINCOLN STREET, SUITE 1000
GOLDEN, CO 80401	LAKEWOOD, CO 80215	DENVER, CO 80203

PROJECT NUMBER: 200726

FILEPATH: P:\200\00\25\SURVEY\PLAT 200726.DWG LAYOUT: COVER
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PLOTTED: THU 07/17/25 3:35:20P BY DANNY HALEY

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

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

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, 1 BLOCK, 1 LOT, 3 TRACTS
SHEET 2 OF 4

LAND USE SUMMARY TABLE				
LOT/TRACT	AREA (SF)	AREA (AC)	USE	OWNER/MAINTENANCE
BLOCK 1, LOT 1	440,459	10.11	CASTLE ROCK SPORTS CENTER	BLOCK 1, LOT 1 OWNER
PRAIRIE HAWK R.O.W. DEDICATION	1,468	0.03	RIGHT-OF-WAY	TOWN OF CASTLE ROCK
BLOCK 1, TRACT A	891,326	20.46	FUTURE DEVELOPMENT	BLOCK 1, TRACT A OWNER
BLOCK 1, TRACT E	9,366	0.22	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 1, TRACT P	15,554	0.36	OPEN SPACE	B.M.D.
TOTAL	1,358,173	31.18		

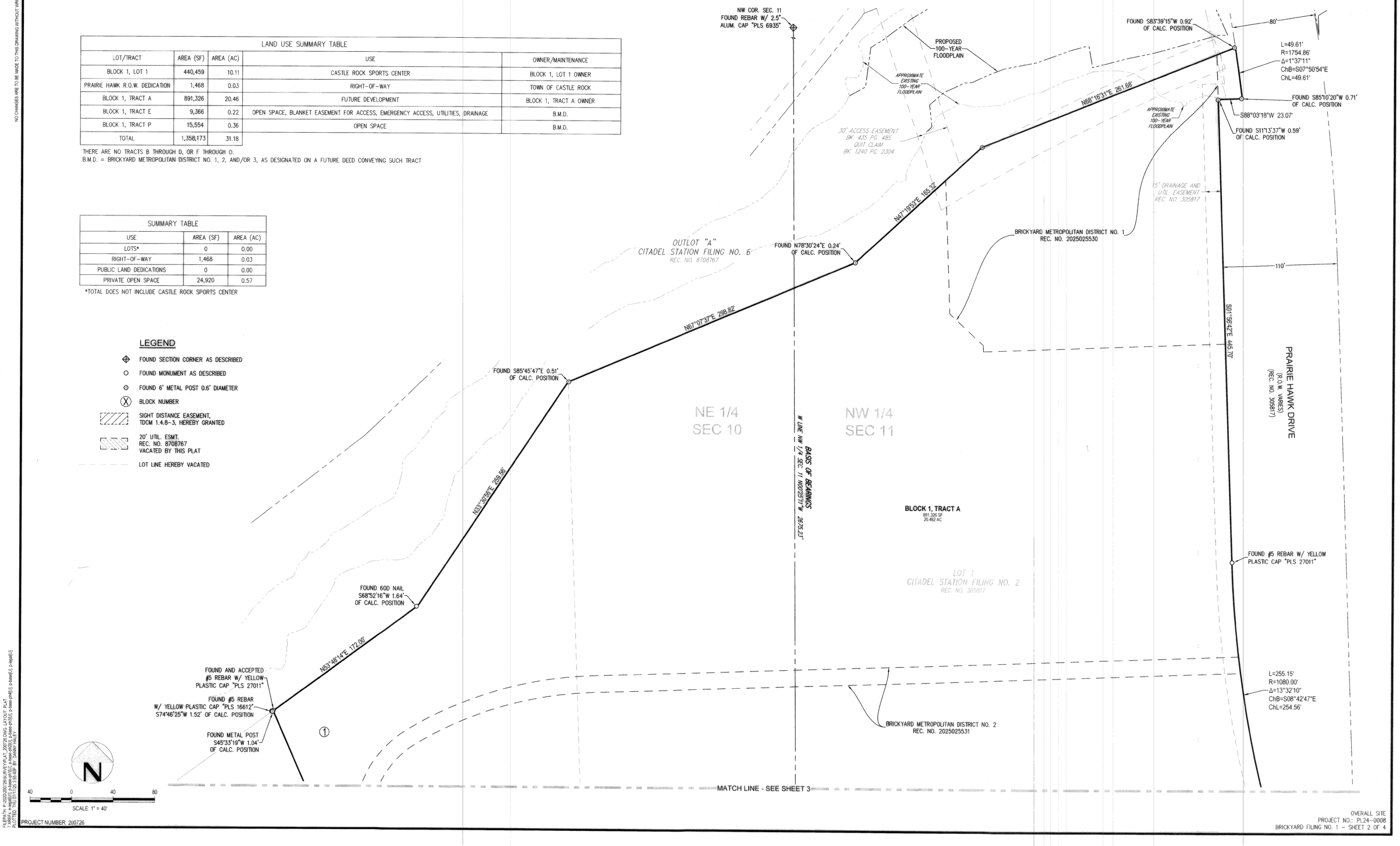
THERE ARE NO TRACTS B THROUGH D, OR F THROUGH O.
B.M.D. = BRICKYARD METROPOLITAN DISTRICT NO. 1, 2, AND/OR 3, AS DESIGNATED ON A FUTURE DEED CONVEYING SUCH TRACT

SUMMARY TABLE		
USE	AREA (SF)	AREA (AC)
LOTS*	0	0.00
RIGHT-OF-WAY	1,468	0.03
PUBLIC LAND DEDICATIONS	0	0.00
PRIVATE OPEN SPACE	24,920	0.57

*TOTAL DOES NOT INCLUDE CASTLE ROCK SPORTS CENTER

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
- 20' UTIL. ESMT. REC. NO. 8708767 VACATED BY THIS PLAT
- LOT LINE HEREBY VACATED



PROJECT NUMBER: 200726

OVERALL SITE
PROJECT NO.: PL24-0008
BRICKYARD FILING NO. 1 – SHEET 2 OF 4

FILEPATH: P:\2020\200726\SURVEY\PLAT_200726.DWG LAYOUT: PLAT
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PLOTTED: THU 01/16/25 3:53 AM BY: DANNY HALEY

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

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

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, 1 BLOCK, 1 LOT, 3 TRACTS
SHEET 3 OF 4

MATCH LINE - SEE SHEET 2

LOT 1, BLOCK 7
CITADEL STATION
FILING NO. 6 FINAL PLAT
REC. NO. 8708767

NE 1/4
SEC 10

NW 1/4
SEC 11

BASIS OF BEARINGS
W LINE NW 1/4 SEC. 11 N00°25'17"W 2675.23'

LOT 1
CITADEL STATION FILING NO. 2
REC. NO. 305817

15' DRAINAGE AND UTIL EASEMENT REC. NO. 305817

FOUND #5 REBAR W/ YELLOW PLASTIC CAP "PLS 27011" N41°09'01"E 0.32' OF CALC. POSITION

80'

PRAIRIE HAWK DRIVE
(R.O.W. VARIES)
(REC. NO. 305817)

S01°56'42"E 283.84'

15' DRAINAGE & UTIL EASEMENT REC. NO. 305817

FOUND N64°11'37"W 3.00' OF CALC. POSITION

N88°03'18"E 5.00'

553.30'

BLOCK 1, TRACT A
851,326 SF
20.462 AC

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

710.70'
N23°36'24"W 791.03'

BRICKYARD METROPOLITAN DISTRICT NO. 3
REC. NO. 2025025532

CORE ELECTRIC COOPERATIVE
15' UTILITY UNDERGROUND ACCESS EASEMENT
REC. NO. 2023023403

LOT 1, BLOCK 10
CITADEL STATION
FILING NO. 6 FINAL PLAT
REC. NO. 8708767

S01°56'42"E 282.83'

299.70'

5' R.O.W. DEDICATION
1,468 SQ. FT. OR 0.03 AC.±

43.00'

75'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°59'00"W	8.50'
L2	S02°01'00"E	9.00'
L3	S02°01'00"E	9.00'
L4	N87°59'00"E	11.31'
L5	S02°00'58"E	5.00'
L6	N87°59'00"E	16.25'
L7	S02°01'00"E	12.33'
L8	N87°59'00"E	9.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	84.50'	68°24'28"	100.89'	S57°48'46"E	95.00'

S66°23'28"W 38.81'
N55°55'52"E 36.31'

L=59.10'
R=49.50'
Δ=68°24'28"
ChB=S57°48'46"E
ChL=55.65'

N87°59'00"E 78.79'
N83°13'10"E 72.25'
N87°59'00"E 123.02'
N86°09'54"E 63.03'
N87°59'00"E 245.17'

ACCESS ESMT. HEREBY GRANTED

N16°58'07"W 12.55'
L=7.74'
S19°58'58"W 8.34'
L=7.73'
L=18.39'
L=21.08'
N19°58'58"E 10.45'
S53°58'59"W 13.72'

44'
50'
4.3'

S02°01'00"E 9.00'
10.00'
25.11'
3.66'
6.00'
S42°59'00"W 6.52'
43.74'
88.32'

S87°59'00"W 332.25'
S87°59'00"W 246.12'
200.06'

20' UTIL. ESMT. REC. NO. 8708767 VACATED BY THIS PLAT

BLOCK 1, TRACT E
9,399 SF
0.215 AC

30.25'
18.66'
12.79'
47.00'

FOUND S37°56'15"W 1.19' OF CALC. POSITION
S21°03'18"W 31.27'
FOUND N12°47'05"E 0.25' OF CALC. POSITION

S88°03'18"W 192.78'

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

N88°04'19"E 134.81'

FOUND S79°07'13"W 0.78' OF CALC. POSITION

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

15' UTILITY ESMT. HEREBY GRANTED

255.24'

20' UTIL. ESMT. REC. NO. 8708767 VACATED BY THIS PLAT

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

N10°46'56"W 90.27'
S16°46'56"E
N12°55'14"W 88.50'
12.47.5
N10°46'56"W 410.95'

BLOCK 1, LOT 1
440,459 SF
10.112 AC

10' UTILITY ESMT. HEREBY GRANTED

15' UTILITY ESMT. HEREBY GRANTED

265.65'

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

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

REC. NO. 2005002165

FOUND #5 REBAR W/ ORANGE PLASTIC CAP "PLS 36570"

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
- 20' UTIL. ESMT. REC. NO. 8708767 VACATED BY THIS PLAT
- LOT LINE HEREBY VACATED

COLORADO
JOHN MUSE
38162
7-18-2025
REGISTERED PROFESSIONAL LAND SURVEYOR

N

40 0 40 80
SCALE: 1" = 40'

MATCH LINE - SEE SHEET 4

OVERALL SITE
PROJECT NO.: PL24-0008
BRICKYARD FILING NO. 1 – SHEET 3 OF 4

PROJECT NUMBER: 200726

FILEPATH: P:\200\200726\SURVEY\PLAT_200726.DWG LAYOUT: PLAT 2
PLOTTED: THU 07/17/25 3:55:47PM BY: DANNY HALEY

Ref # 2025033598, Pages: 4 of 4

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

PREPARED BY:
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Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

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, 1 BLOCK, 1 LOT, 3 TRACTS
SHEET 4 OF 4

MATCH LINE - SEE SHEET 3

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
- 20' UTIL. ESMT. REC. NO. 8708767 VACATED BY THIS PLAT
- LOT LINE HEREBY VACATED

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

675.98'
N00°00'32"W 700.98'

BLOCK 1, LOT 1
440,459 SF
10.112 AC

BASIS OF BEARINGS
W. LINE NW 1/4 SEC. 11 N02°01'W 2675.23'

UNPLATTED
PARCEL 3
REC. NO. 2020124738

S02°01'00"E 4.00'
N02°01'00"W 124.51'
S02°01'00"E 125.80'
265.65'
10' UTILITY ESMT. HEREBY GRANTED
N87°59'00"E 41.39'
S87°59'00"W 10.00'
N02°01'00"W 20.00'
S87°59'00"W 41.39'
20' UTILITY ESMT. HEREBY GRANTED
15' UTILITY ESMT. HEREBY GRANTED

FOUND #5 REBAR W/ ORANGE PLASTIC CAP "PLS 36570" S14°15'51"E 1.15' OF CALC. POSITION
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
75'
REC. NO. 2003055588
747.95'
S02°01'00"E 725.97'
FOUND #5 REBAR W/ ILLEGIBLE RED PLASTIC CAP N90°00'00"E 0.77' OF CALC. POSITION
510.40'
REC. NO. 00041052
FOUND #5 REBAR W/ ILLEGIBLE RED PLASTIC CAP N85°23'34"E 0.56' OF CALC. POSITION
REC. NO. 00041052

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

NE 1/4
SEC 10

NW 1/4
SEC 11

FOUND METAL POST N29°39'33"E 0.75' OF CALC. POSITION
S89°27'00"E 329.77'
S89°46'43"E 291.95'
25.00'
25'
BLOCK 1, TRACT P
15,554 SF
0.357 AC
25'
25.02'
N89°27'00"W 329.60'
N89°46'43"W 293.00'
FOUND AND ACCEPTED #5 REBAR W/ YELLOW PLASTIC CAP "PLS 2210"
1/4 COR. SEC. 10/11 FOUND 1" STEEL PIPE W/ 2" STEEL CAP "PLS 6935"
FOUND N51°11'47"W 0.59' OF CALC. POSITION

UNPLATTED
REC. NO. 2017059518

7-18-2025

40 0 40 80
SCALE: 1" = 40'

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

PROJECT NUMBER: 200726

FILEPATH: P:\2020\2007\26SURVEY\PLAT_200726.DWG LAYOUT: PLAT 3
XREFS: x-legal(F) p-base.ctb(S) p-base.ctb(U) p-base-pNO(U) p-base-pNO(S) p-base(U) p-legal(U)
PLOTTED: 7/17/2025 8:54:08 AM BY DAVID LEE