

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

PREPARED BY:



LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1;
TRACTS A AND L, BLOCK 1;
LOTS 1, 2, 3 AND 4, BLOCK 2;
TRACTS D, G, H AND J, BLOCK 2;
BRICKYARD FILING NO. 1, AMENDMENT NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT: LOTS 1 AND 2, BLOCK 1; TRACTS A AND L, BLOCK 1; LOTS 1, 2, 3 AND 4, BLOCK 2; TRACTS D, G, H AND J, BLOCK 2; BRICKYARD FILING NO. 1, AMENDMENT NO. 1 INTO 2 BLOCKS, 7 LOTS, 7 TRACTS, AND TO GRANT 2 SIGHT TRIANGLE EASEMENTS, AND TO GRANT 2 WATER LINE EASEMENTS.

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 7 LOTS, 2 BLOCKS, 7 TRACTS, 2 SIGHT TRIANGLE EASEMENTS, AND 2 WATER LINE EASEMENTS, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF BRICKYARD FILING NO. 1, AMENDMENT NO. 2.

THE FOLLOWING TRACTS ARE DEDICATED TO THE BRICKYARD METROPOLITAN DISTRICT (BMD): TRACT A IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS AND DRAINAGE. TRACT D IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, AND DRAINAGE. 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, UTILITIES, AND DRAINAGE. TRACT L IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, UTILITIES, AND DRAINAGE. TRACT Q IS DEDICATED FOR PARKING.

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: Math McBride

SIGNED THIS 20 DAY OF May, 2026

NOTARY BLOCK:

STATE OF Colorado

COUNTY OF Jefferson

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF May, 2026

BY Math McBride AS Manager OF CONFLUENCE COMPANIES, LLC, AS MANAGER OF CD-ACME, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-2027

CANDACE STANGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194042778
MY COMMISSION EXPIRES 11/12/2027

STATEMENT OF THE BRICKYARD METROPOLITAN DISTRICT ACCEPTANCE:

ON BEHALF OF THE BRICKYARD METROPOLITAN DISTRICT, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE BRICKYARD METROPOLITAN DISTRICT.

ATTEST: Math McBride

AUTHORIZED AGENT OF

BRICKYARD METROPOLITAN DISTRICT

05-20-2026

DATE

NOTES:

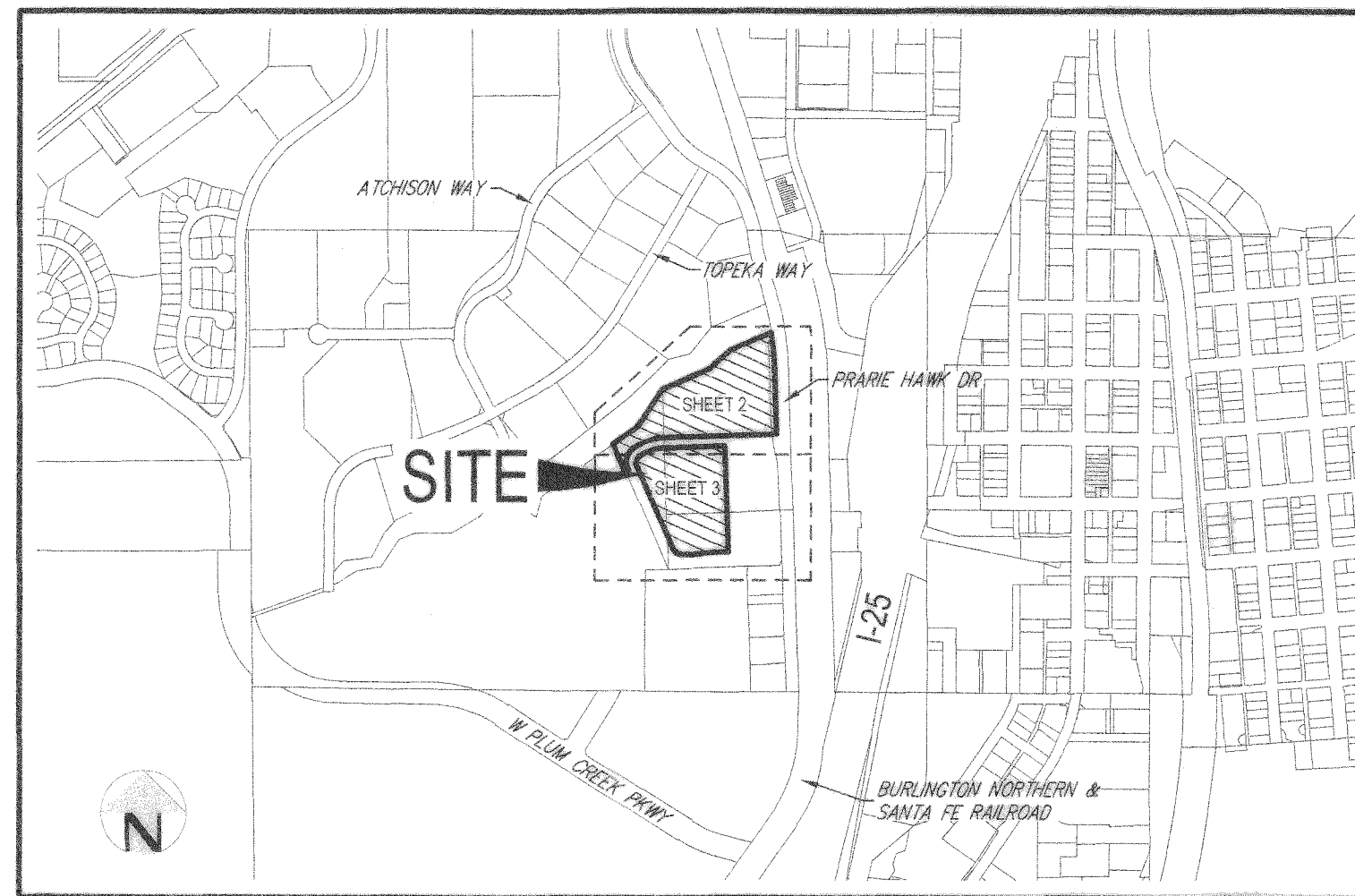
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABC70849089.2 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 27, 2026 AT 5:00 P.M.
- 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.
- 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 BRICKYARD FILING NO. 1.

OWNER:
CD-ACME, LLC
TOWN OF CASTLE ROCK
BRICKYARD APARTMENTS SPE, LLC

SURVEYOR:
HARRIS KOCHER SMITH
1290 BROADWAY, SUITE 800
DENVER, CO 80203

BRICKYARD FILING NO. 1, AMENDMENT NO. 2

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
13.68 ACRES, 2 BLOCKS, 7 LOTS, 7 TRACTS
SHEET 1 OF 4



VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

- 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. 08005003016, 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.
- 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.
- 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 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.
- 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.
- 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.
- 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.
- 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.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- 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.
- TRACTS D, J, AND L AS SHOWN HEREIN ARE 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, RETAINING WALLS, OR SPECIAL PAVING FROM BEING LOCATED AND INSTALLED WITHIN THE TRACTS 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, RETAINING WALLS, AND LIGHTS WITHIN THE TRACTS.
- 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.
- A PERPETUAL BLANKET EASEMENT IS HEREBY DEDICATED ACROSS ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF ALLOWING THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUBSURFACE GEGRID REINFORCEMENT ASSOCIATED WITH RETAINING WALLS. SUCH EASEMENT SHALL PERMIT THE ENCROACHMENT OF GEGRID BEYOND LOT AND TRACT BOUNDARIES AS REQUIRED FOR PROPER RETAINING WALL CONSTRUCTION AND SUPPORT. NO STRUCTURES OR IMPROVEMENTS SHALL BE PLACED WITHIN THE GEGRID INFLUENCE AREA COVERED BY THIS EASEMENT THAT WOULD INTERFERE WITH THE INSTALLATION, MAINTENANCE, OR FUNCTION OF THE GEGRID UNLESS DESIGNED OR REVIEWED BY A STRUCTURAL ENGINEER AND APPROVED BY THE CURRENT LOT/TRACT OWNER.
- 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.
- DATE OF FIELD WORK: NOVEMBER 7, 2025.

TITLE CERTIFICATION:

I, DAN BENNETT, 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 20th DAY OF May, 2026

NOTARY BLOCK:

STATE OF COLORADO

COUNTY OF ARAPAHOE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF May, 2026 BY

Daniel Bennett AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL.

ANDY JOHN STEINMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2004018515
MY COMMISSION EXPIRES 03/02/2028

NOTARY PUBLIC

MY COMMISSION EXPIRES FEBRUARY 10, 2028

SURVEYOR'S CERTIFICATE:

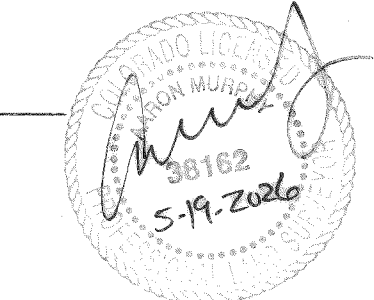
I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.

AARON MURPHY, PLS 38162

FOR AND ON BEHALF OF

HARRIS KOCHER SMITH

DATE



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 20 DAY OF May, 2026

Aaron Murphy

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.

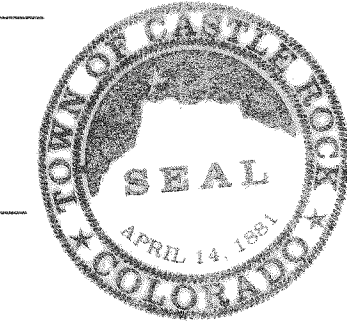
Aaron Murphy

TOWN MANAGER

ATTEST:

Shannon Steel

TOWN CLERK



SHEET INDEX

COVER - SHEET 1

SITE - SHEETS 2-3

COVER

PROJECT NO.: PL26-0007

BRICKYARD FILING NO. 1, AMENDMENT NO. 2 - SHEET 1 OF 4

FILEPATH: P:\2026025032\26SURVEY\REPLAT_AM2026.DWG LAYOUT COVER
PLOT DATE: 05/14/2026 14:15:16 BY: LAMMY-HALEY

PROJECT NUMBER: 2026025032

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

PREPARED BY:
HKS HARRIS
KOCHER
SMITH

BRICKYARD FILING NO. 1, AMENDMENT NO. 2

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
13.68 ACRES, 2 BLOCKS, 7 LOTS, 7 TRACTS
SHEET 2 OF 4

LAND USE SUMMARY TABLE				
LOT/TRACT	AREA (SF)	AREA (AC)	USE	OWNER/MAINTENANCE
BLOCK 1, LOT 1	115,662	2.66	TOWNHOMES, COMMERCIAL, OPEN SPACE	BLOCK 1, LOT 1 OWNER
BLOCK 1, LOT 2	75,450	1.73	ENTERTAINMENT, INDOOR RECREATION	BLOCK 1, LOT 2 OWNER
BLOCK 2, LOT 1	52,504	1.21	MULTIFAMILY	BLOCK 2, LOT 1 OWNER
BLOCK 2, LOT 2	23,317	0.54	MULTIFAMILY	BLOCK 2, LOT 2 OWNER
BLOCK 2, LOT 3	42,306	0.97	PARKING STRUCTURE	BLOCK 2, LOT 3 OWNER
BLOCK 2, LOT 4	50,148	1.15	HOTEL	BLOCK 2, LOT 4 OWNER
BLOCK 2, LOT 5	31,974	0.73	MIXED-USE	BLOCK 2, LOT 5 OWNER
BLOCK 1, TRACT A	69,738	1.60	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE	B.M.D., ASSOCIATION, OR PRIVATE OWNER
BLOCK 2, TRACT D	32,111	0.74	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 2, TRACT G	4,241	0.10	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
BLOCK 2, TRACT H	8,213	0.19	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
BLOCK 2, TRACT J	16,654	0.38	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 1, TRACT Q	37,633	0.86	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 1, TRACT L	36,129	0.83	PARKING	B.M.D.
TOTAL	596,080	13.68		

THERE IS NO TRACT B, TRACT C, TRACT E, TRACT F, TRACT I, TRACT K, TRACT M, TRACT N, TRACT O, OR TRACT P
B.M.D. = BRICKYARD METROPOLITAN DISTRICT

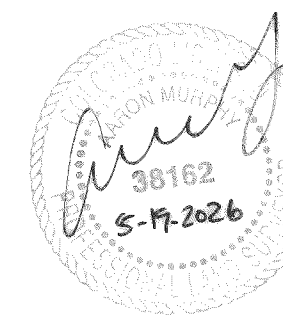
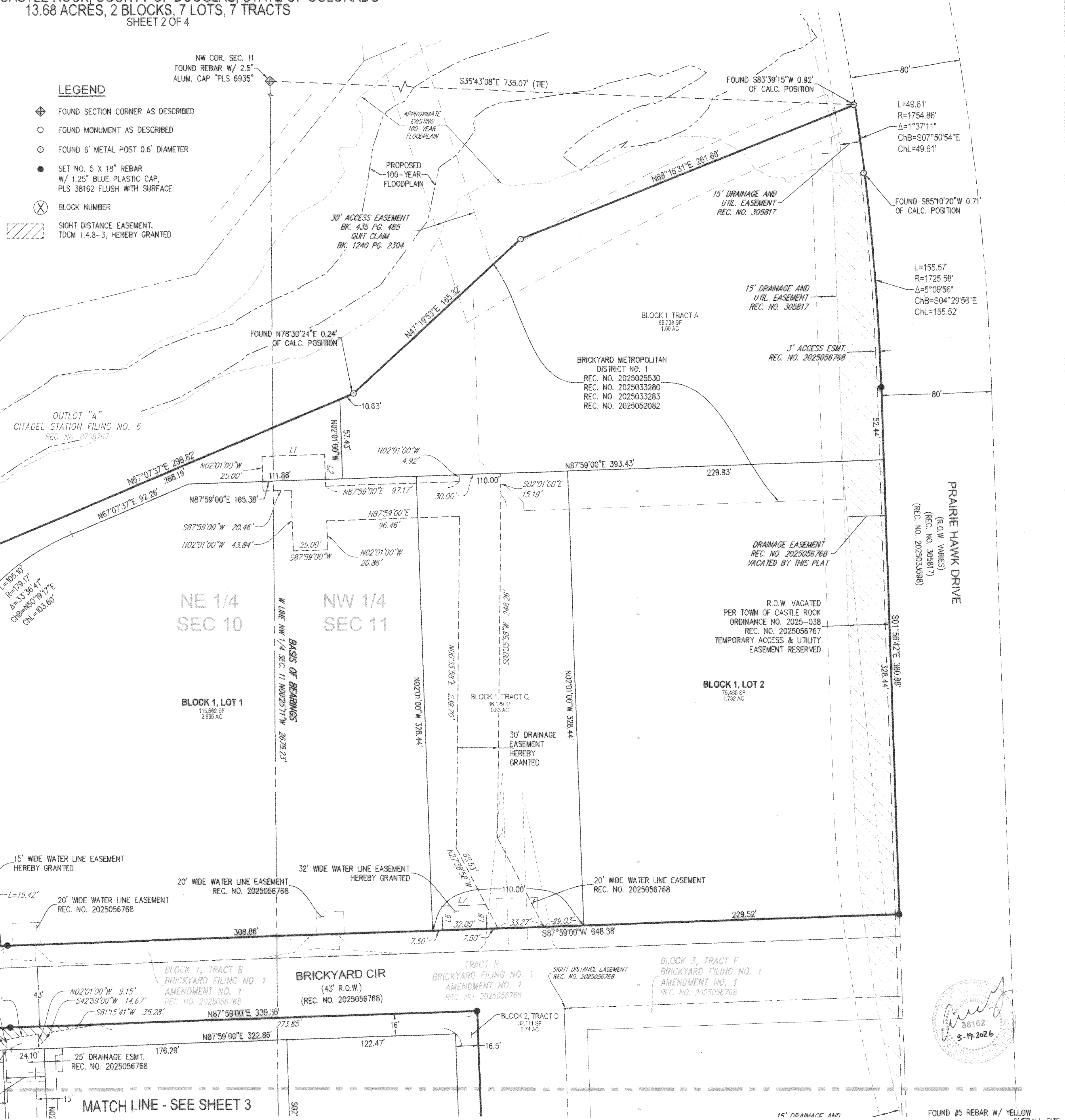
IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH AN HOA AND/OR A BOA TO WHICH THE TOWN IS A PARTY TO.

SUMMARY TABLE		
USE	AREA (SF)	AREA (AC)
LOTS	391,361	8.99
RIGHT-OF-WAY	0	0.00
PUBLIC LAND DEDICATIONS	0	0.00
PRIVATE OPEN SPACE	204,719	4.70

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°59'00"E	45.46'
L2	S02°01'00"E	22.98'
L3	N02°01'00"W	16.16'
L4	N87°59'00"E	15.00'
L5	S02°01'00"E	15.22'
L6	N02°01'01"W	17.50'
L7	N87°58'59"E	32.00'
L8	S02°01'01"E	17.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	367.50'	29°20'49"	188.23'	S73°18'35"W	186.18'
C2	308.50'	30°59'32"	166.87'	N72°29'13"E	164.85'
C3	292.50'	31°05'00"	158.68'	S72°26'29"W	156.74'

- LEGEND**
- FOUND SECTION CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND 6" METAL POST 0.6" DIAMETER
 - SET NO. 5 X 18" REBAR W/ 1.25" BLUE PLASTIC CAP, PLS 38162 FLUSH WITH SURFACE
 - BLOCK NUMBER
 - SIGHT DISTANCE EASEMENT, TDCM 1.4-8-3, HEREBY GRANTED



FILEPATH: P:\2026025032\BRICKYARD FILING NO. 1, AMENDMENT NO. 2.DWG DATE: 2026-05-12 LAYOUT: PLAT
7. XREF: P:\2026025032\BRICKYARD FILING NO. 1, AMENDMENT NO. 2.DWG DATE: 2026-05-12 LAYOUT: PLAT
8. XREF: P:\2026025032\BRICKYARD FILING NO. 1, AMENDMENT NO. 2.DWG DATE: 2026-05-12 LAYOUT: PLAT

PROJECT NUMBER: 0726

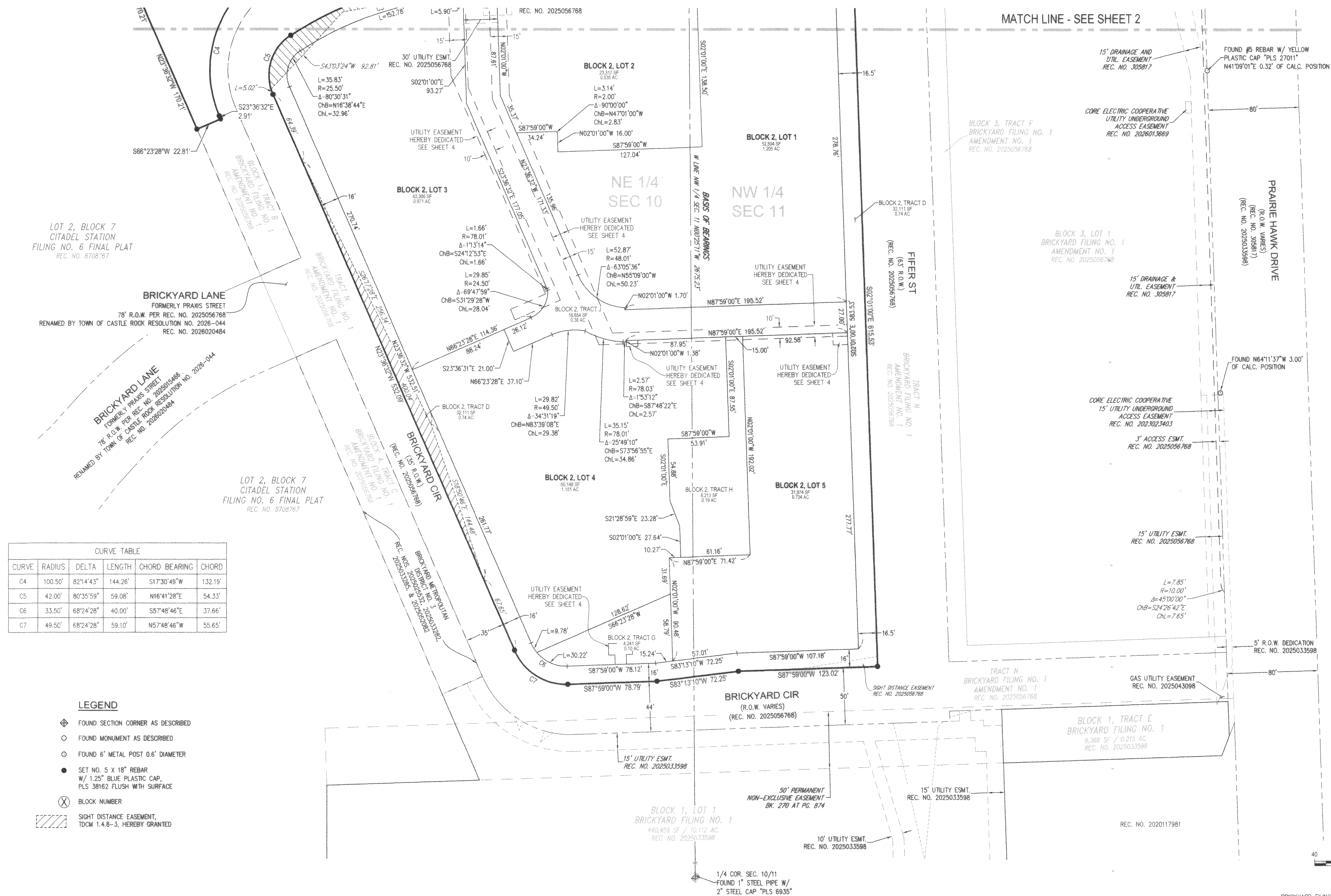
FOUND #5 REBAR W/ YELLOW
OVERALL SITE
PROJECT NO.: PL26-0007
BRICKYARD FILING NO. 1, AMENDMENT NO. 2 - SHEET 2 OF 4



HKS HARRIS
KOCHER
SMITH

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
13.68 ACRES, 2 BLOCKS, 7 LOTS, 7 TRACTS
SHEET 3 OF 4

BLOCKS, 7
SHEET 3 OF 4



OVERALL SITE
PROJECT NO.: PL26-0007
BRICKYARD FILING NO. 1, AMENDMENT NO. 2 - SHEET 3 OF 4

OVERALL SITE
PROJECT NO.: PL26-0007
BRICKYARD FILING NO. 1, AMENDMENT NO. 2 - SHEET 3 OF 4

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

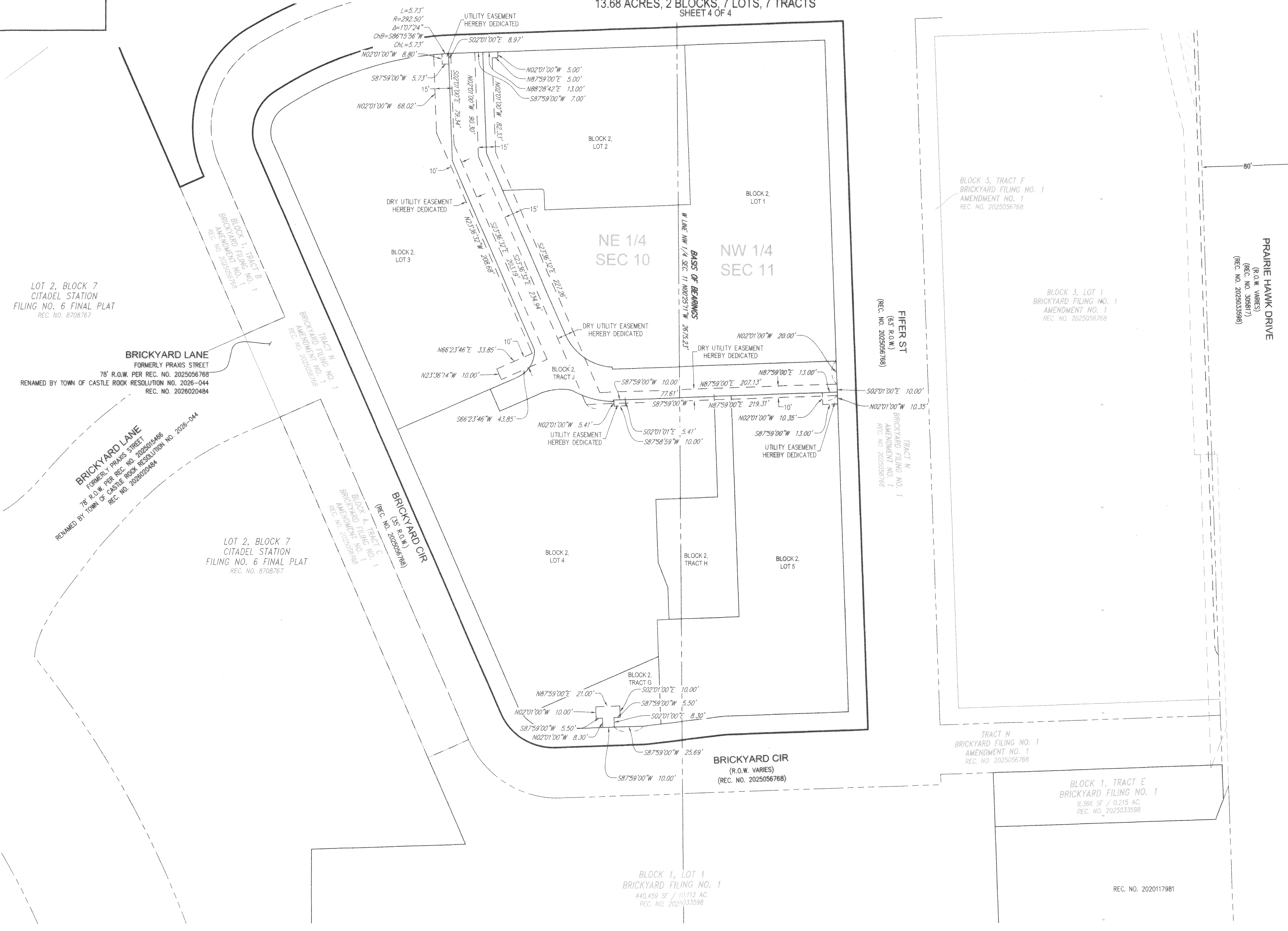
FILEPATH: P:\2026025032\26025032.DWG LAYOUT PLAT 3
PROJECTED: 2026-05-12 14:20:00 BY: JANNY HALEY
PLOTED: 2026-05-12 14:20:00 BY: JANNY HALEY

PREPARED BY:

HKS HARRIS
KOCHER
SMITH

BRICKYARD FILING NO. 1, AMENDMENT NO. 2

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
13.68 ACRES, 2 BLOCKS, 7 LOTS, 7 TRACTS
SHEET 4 OF 4



38162
5-19-2026

SCALE: 1" = 40'

UTILITY EASEMENTS DETAIL
PROJECT NO.: PL26-0007
BRICKYARD FILING NO. 1, AMENDMENT NO. 2 - SHEET 4 OF 4