

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

FILEPATH: P:\2024\00708\SURVEY\REF\PLAT_202726.DWG LAYOUT: COVER
X REF: p-harris@hks.com p-hks.com p-hks.com p-hks.com p-hks.com p-hks.com p-hks.com p-hks.com p-hks.com p-hks.com
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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 1 OF 4

SHEET INDEX

COVER - SHEET 1

SITE - SHEETS 2-3

LEGAL DESCRIPTION:

BLOCK 1, LOT 1; BLOCK 1, LOT 2; BLOCK 1, TRACT A; BLOCK 1, TRACT L; BLOCK 2, LOT 1; BLOCK 2, LOT 2; BLOCK 2, LOT 3; BLOCK 2, LOT 4; BLOCK 2, TRACT G; BLOCK 2, TRACT H; BLOCK 2, TRACT J; BRICKYARD FILING NO. 1, AMENDMENT NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT: BLOCK 1, LOT 1; BLOCK 1, LOT 2; BLOCK 1, TRACT A; BLOCK 1, TRACT L; BLOCK 2, LOT 1; BLOCK 2, LOT 2; BLOCK 2, LOT 3; BLOCK 2, LOT 4; BLOCK 2, TRACT G; BLOCK 2, TRACT H; BLOCK 2, TRACT J; 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: _____

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK:

STATE OF _____)
COUNTY OF _____)SS

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

BY _____ AS _____ OF CONFLUENCE COMPANIES, LLC, AS MANAGER OF **CD-ACME, LLC**.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES:

CORE will require the following language be added to the plat notes.

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.

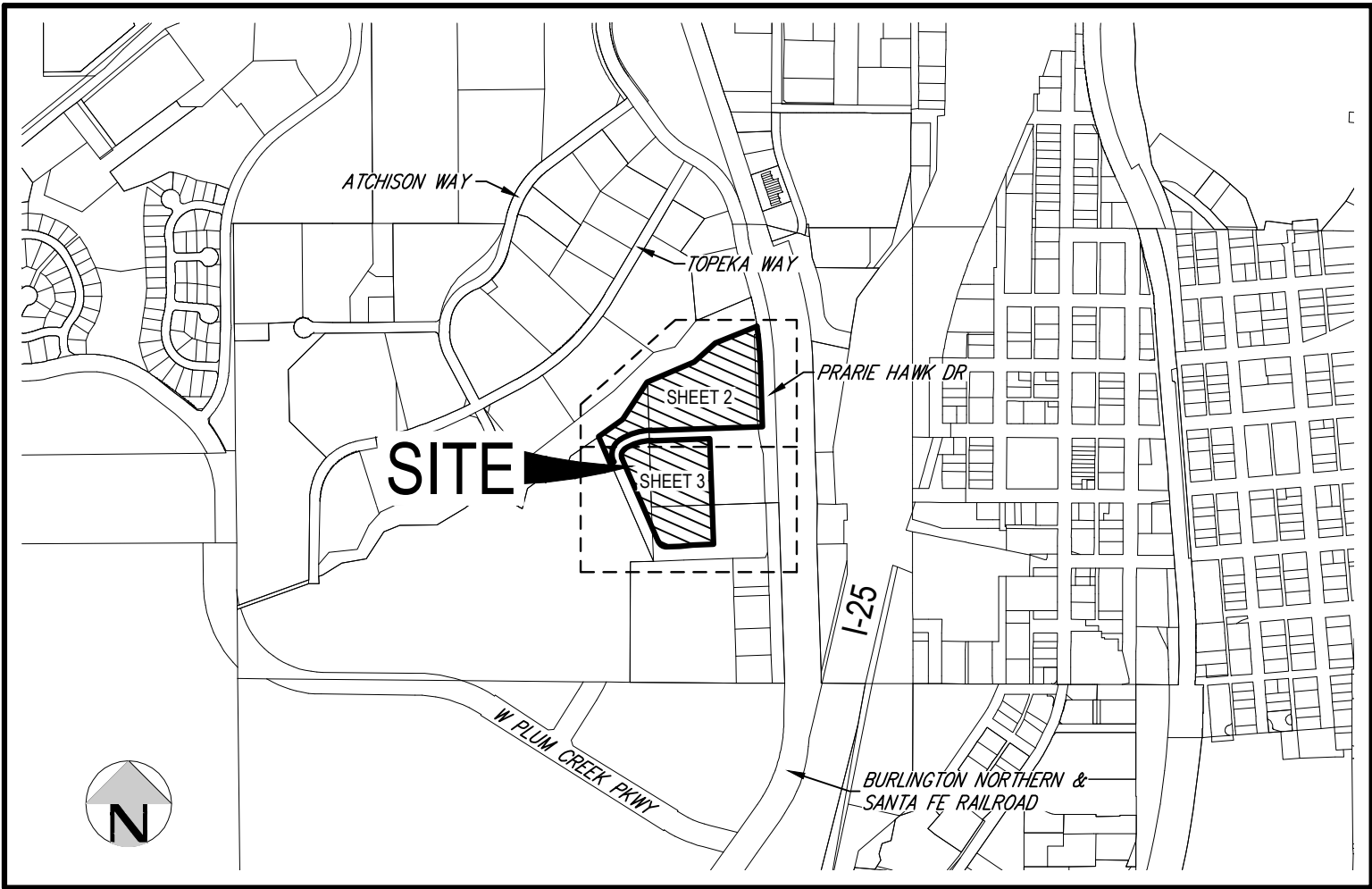
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON A DEFECT IN THIS PLAT WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CORE DOES NOT AGREE WITH THE PROPOSED BLANKET EASEMENT FOR RETAINING WALLS

THIS SURVEY WITHIN THREE YEARS MAY BE COMMENCED MORE THAN TEN

17- 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 GEOGRID REINFORCEMENT ASSOCIATED WITH RETAINING WALLS. SUCH EASEMENT SHALL PERMIT THE ENCROACHMENT OF GEOGRID BEYOND LOT AND TRACT BOUNDARIES AS REQUIRED FOR PROPER RETAINING WALL CONSTRUCTION AND SUPPORT. NO STRUCTURES OR IMPROVEMENTS SHALL BE PLACED WITHIN THE GEOGRID INFLUENCE AREA COVERED BY THIS EASEMENT THAT WOULD INTERFERE WITH THE INSTALLATION, MAINTENANCE, OR FUNCTION OF THE GEOGRID UNLESS DESIGNED OR REVIEWED BY A STRUCTURAL ENGINEER AND APPROVED BY THE CURRENT LOT/TRACT OWNER.

18. DATE OF FIELD WORK: NOVEMBER 7, 2025.



VICINITY MAP

SCALE: 1" = 1,000'

NOTES:

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 0025°11" WEST, AS SHOWN ON THE PLAT OF BRICKYARD FILING NO. 1.

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. 0800500301G, 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 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. 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, 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, AND LIGHTS WITHIN THE TRACTS.

16. 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.

17- 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 GEOGRID REINFORCEMENT ASSOCIATED WITH RETAINING WALLS. SUCH EASEMENT SHALL PERMIT THE ENCROACHMENT OF GEOGRID BEYOND LOT AND TRACT BOUNDARIES AS REQUIRED FOR PROPER RETAINING WALL CONSTRUCTION AND SUPPORT. NO STRUCTURES OR IMPROVEMENTS SHALL BE PLACED WITHIN THE GEOGRID INFLUENCE AREA COVERED BY THIS EASEMENT THAT WOULD INTERFERE WITH THE INSTALLATION, MAINTENANCE, OR FUNCTION OF THE GEOGRID UNLESS DESIGNED OR REVIEWED BY A STRUCTURAL ENGINEER AND APPROVED BY THE CURRENT LOT/TRACT OWNER.

18. DATE OF FIELD WORK: NOVEMBER 7, 2025.

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 _____)
COUNTY OF _____)SS

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 IS A LIENHOLDER OF A PORTION OF THE LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO DESCRIBED HEREON, SAID PORTION BEING LOCATED WITHIN LOT 1, BLOCK 3, BRICKYARD FILING NO. 1, AMENDMENT NO. 1. THE UNDERSIGNED, AS BENEFICIARY OF THE LIEN CREATED BY THAT CERTAIN DEED OF TRUST RECORDED DECEMBER 15, 2025 AT RECEPTION NO. 2025059868, AND ANY AND ALL DOCUMENTS RECORDED IN CONNECTION THEREWITH, DOUGLAS COUNTY, COLORADO, HEREBY SUBORDINATES SAID LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK:

STATE OF _____)
COUNTY OF _____)SS

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

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

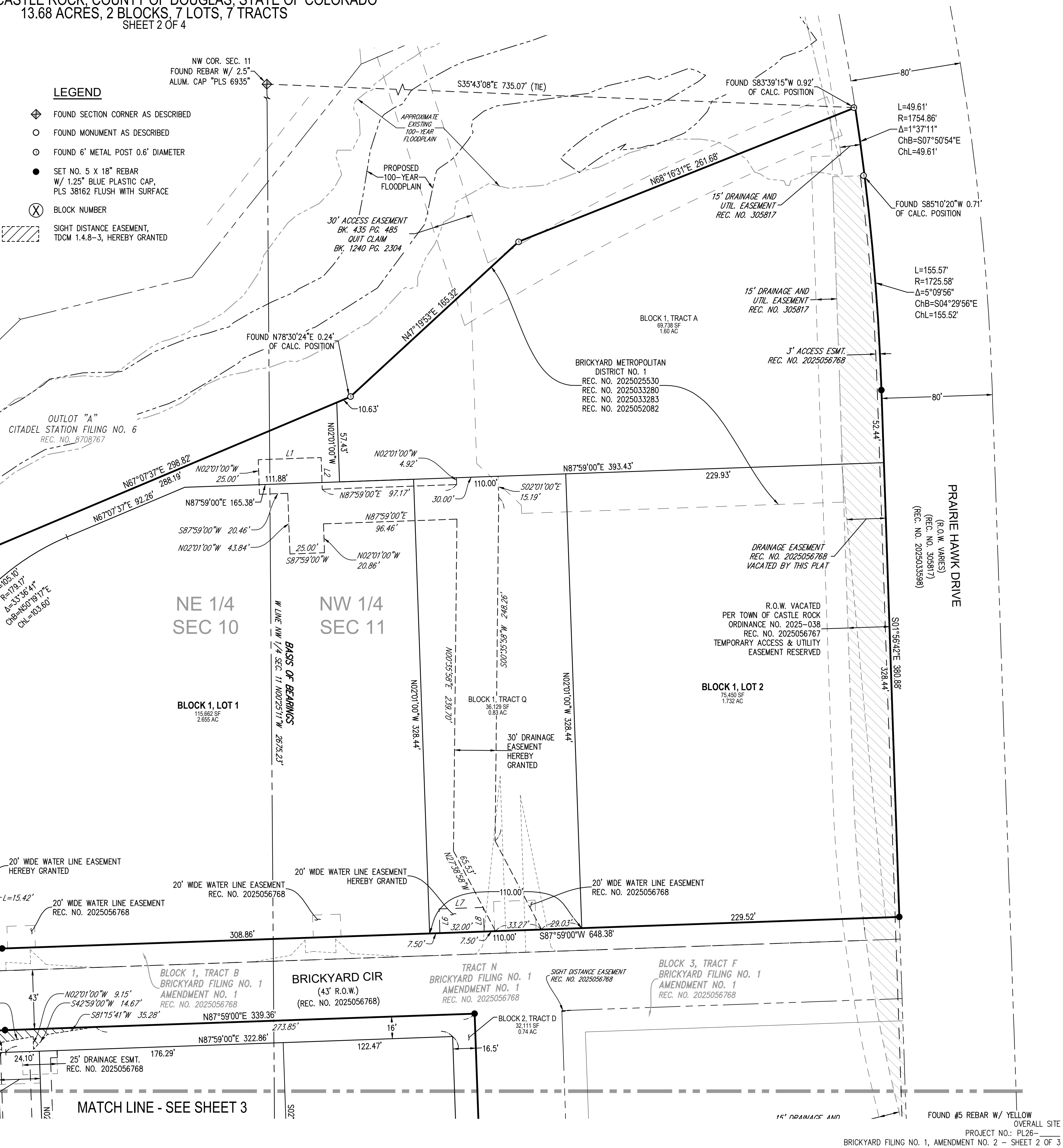
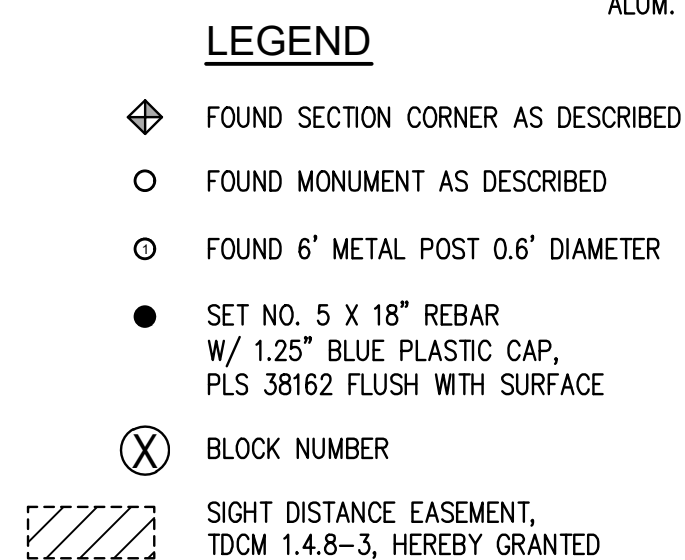
LAND USE SUMMARY TABLE				
LOT/TRACT	AREA (SF)	AREA (AC)	USE	OWNER/MAINTENANCE
BLOCK 1, LOT 1	115,662	2.66	TOWNHOMES, COMMERCIAL, OPEN SPACE	BLOCK 1, LOT 1 OWNER
BLOCK 1, LOT 2	75,450	1.73	ENTERTAINMENT, INDOOR RECREATION	BLOCK 1, LOT 2 OWNER
BLOCK 2, LOT 1	52,504	1.21	MULTIFAMILY	BLOCK 2, LOT 1 OWNER
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 L	37,633	0.86	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 1, TRACT Q	36,129	0.83	PARKING	B.M.D.

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

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

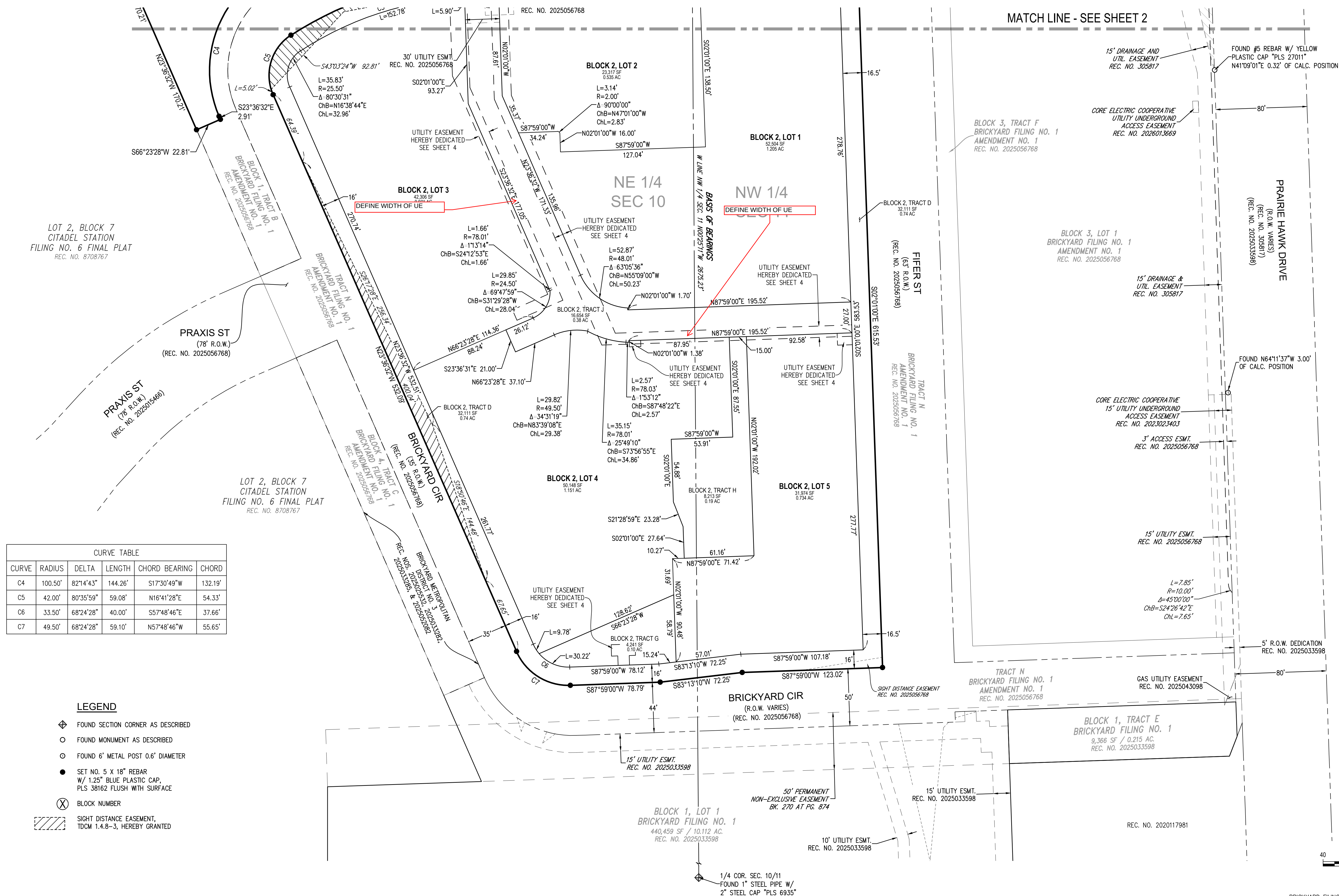
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	367.50'	29°20'49"	188.23'	S73°18'35"W	186.18'
C2	308.50'	30°59'32"	166.87'	N72°29'13"E	164.85'
C3	292.50'	31°05'00"	158.68'	S72°26'29"W	156.74'

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'



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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SHEET 3 OF 4

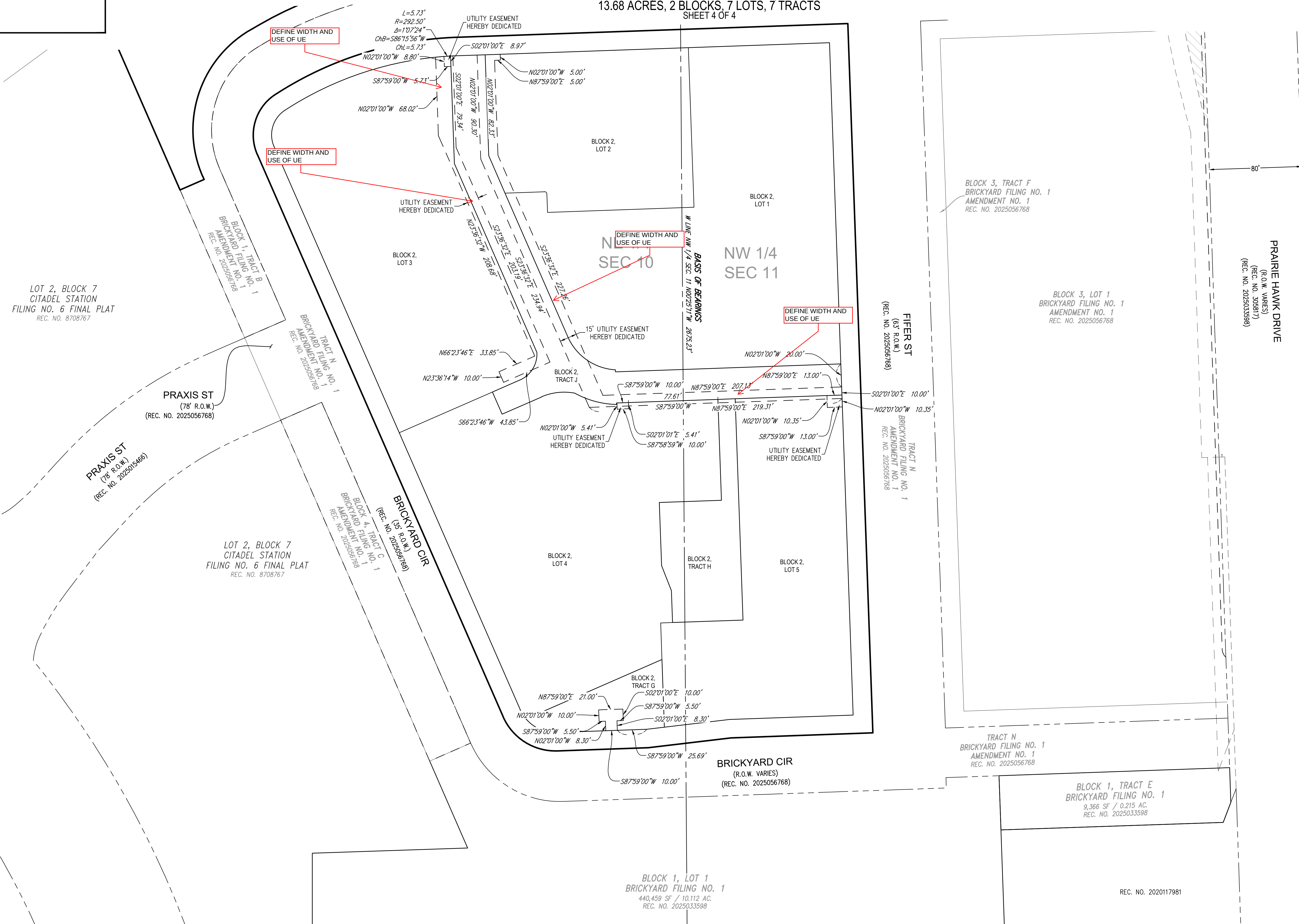
SHEET 3 OF 4



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

SHEET 4 OF 4



PRAIRIE HAWK DRIVE
(R.O.W. VARIES)
(REC. NO. 305817)
(REC. NO. 2025035598)

BLOCK 3, LOT 1
BRICKYARD FILING NO. 1
AMENDMENT NO. 1
REC. NO. 2025056768

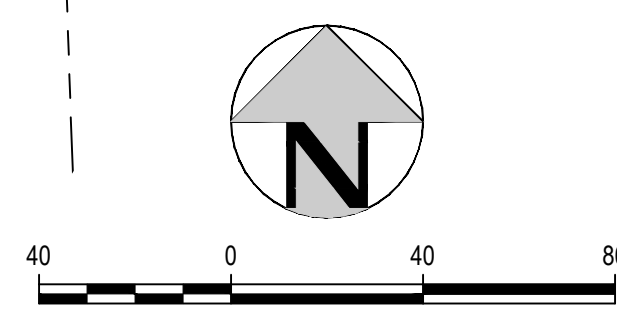
REC. NO. 2025056768

TRACT N
BRICKYARD FILING NO. 1
AMENDMENT NO. 1
REC. NO. 2025056768

BLOCK 1, TRACT E
BRICKYARD FILING NO. 1
9,366 SF / 0.215 AC.
REC. NO. 2025033598

BLOCK 1, LOT 1
BRICKYARD FILING NO. 1
440,459 SF / 10.112 AC.
REC. NO. 2025033598

REC. NO. 2020117981



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