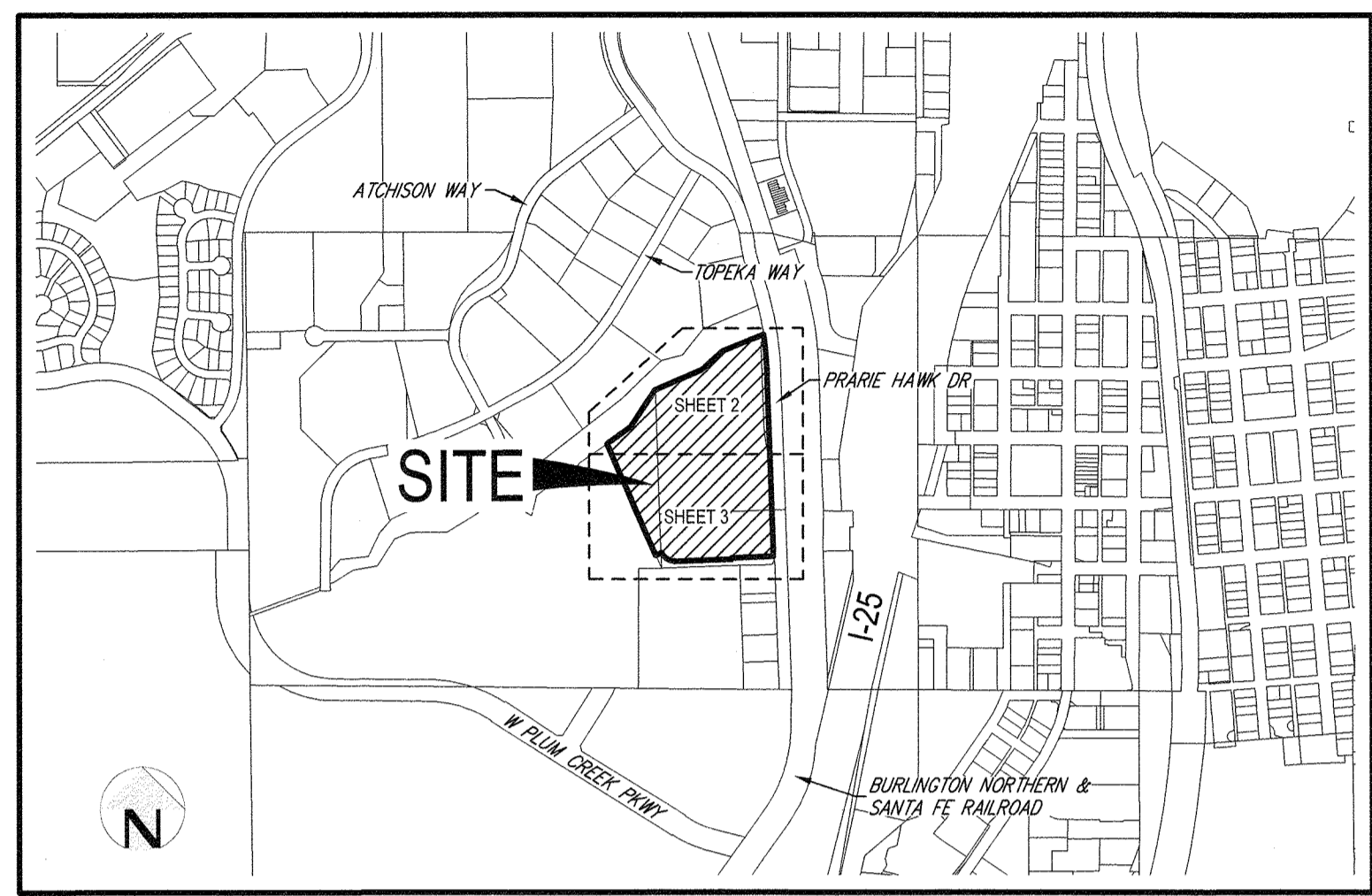




BRICKYARD FILING NO. 1, AMENDMENT NO. 1

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
20.88 ACRES, 4 BLOCKS, 7 LOTS, 10 TRACTS
SHEET 1 OF 3



VICINITY MAP
SCALE: 1" = 1,000'

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACT A, BLOCK 1, BRICKYARD FILING NO. 1, AND A PORTION OF PRAIRIE HAWK DRIVE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE SOUTH 35°43'08" EAST, A DISTANCE OF 735.07 FEET TO THE WEST RIGHT OF WAY LINE OF SAID PRAIRIE HAWK DRIVE, THE NORTHEAST CORNER OF SAID TRACT A, A POINT OF NON-TANGENT CURVATURE, AND THE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY AND THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.61 FEET, SAID CURVE HAVING A RADIUS OF 1,754.86 FEET, A CENTRAL ANGLE OF 01°37'11", AND A CHORD WHICH BEARS SOUTH 07°50'54" EAST A CHORD DISTANCE OF 49.61 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 155.57 FEET, SAID CURVE HAVING A RADIUS OF 1,725.58 FEET, A CENTRAL ANGLE OF 05°09'56", AND A CHORD WHICH BEARS SOUTH 04°29'56" EAST A CHORD DISTANCE OF 155.52 FEET;
THENCE SOUTH 01°56'42" EAST, A DISTANCE OF 1,096.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;
THENCE ALONG THE PERIMETER OF SAID TRACT A THE FOLLOWING ELEVEN (11) COURSES:
1) SOUTH 87°59'00" WEST, A DISTANCE OF 246.12 FEET;
2) SOUTH 02°01'00" EAST, A DISTANCE OF 9.00 FEET;
3) SOUTH 87°59'00" WEST, A DISTANCE OF 332.25 FEET TO A POINT OF NON-TANGENT CURVATURE;
4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 100.89 FEET, SAID CURVE HAVING A RADIUS OF 84.50 FEET, A CENTRAL ANGLE OF 68°24'33", AND A CHORD WHICH BEARS NORTH 57°48'45" WEST A CHORD DISTANCE OF 95.00 FEET;
5) SOUTH 68°23'28" WEST, A DISTANCE OF 38.81 FEET;
6) NORTH 23°36'32" EAST, A DISTANCE OF 710.70 FEET;
7) NORTH 53°48'14" WEST, A DISTANCE OF 172.00 FEET;
8) NORTH 33°30'56" EAST, A DISTANCE OF 259.56 FEET;
9) NORTH 67°07'37" EAST, A DISTANCE OF 298.82 FEET;
10) NORTH 47°19'53" EAST, A DISTANCE OF 165.32 FEET;
11) NORTH 68°16'31" EAST, A DISTANCE OF 261.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 909,409 SQUARE FEET OR 20.88 ACRES, MORE OR LESS.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT: TRACT A, BLOCK 1, BRICKYARD FILING NO. 1 INTO 4 BLOCKS, 7 LOTS, AND 10 TRACTS, TO DEDICATE RIGHT-OF-WAY, AND TO GRANT 7 SIGHT TRIANGLE EASEMENTS, 3 DRAINAGE 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 7 LOTS, 4 BLOCKS, 10 TRACTS, 1 STREET, 8 SIGHT TRIANGLE EASEMENTS, 3 DRAINAGE EASEMENTS, AN ACCESS EASEMENT, AND A UTILITY EASEMENT AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF BRICKYARD FILING NO. 1, AMENDMENT NO. 1, THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE THE STREETS AS PLATTED (TRACT N) AS DESCRIBED AND SHOWN HEREON.

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 B IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, AND DRAINAGE. TRACT C IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, AND DRAINAGE. TRACT D IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, AND DRAINAGE. TRACT E IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS. TRACT F IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS. 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 I IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS. TRACT J IS DEDICATED AS OPEN SPACE WITH A BLANKET EASEMENT FOR ACCESS.

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: Anthony De Simone

SIGNED THIS 11th DAY OF November, 2025

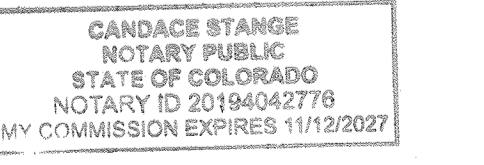
NOTARY BLOCK:

STATE OF Colorado)
)SS
COUNTY OF Jefferson)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF November, 2025

BY Anthony De Simone AS Manager OF CONFLUENCE COMPANIES, LLC, AS MANAGER OF CD-ACME, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.



C S
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-12-2027

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.

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
1290 BROADWAY, SUITE 800
DENVER, CO 80203

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 00°25'11" 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 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 LIMITED 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 FEES 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 B, C, D, F, AND J 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 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.

TITLE CERTIFICATION:

I, Scott Bennetts, 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.

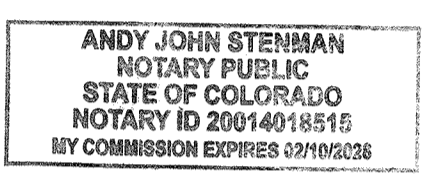
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY
SIGNED THIS 11th DAY OF November, 2025

NOTARY BLOCK:

STATE OF COLORADO)
)SS
COUNTY OF ARAPAHOE)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF NOVEMBER, 2025 BY
SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL.



Andy John Stenman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014018516
MY COMMISSION EXPIRES FEBRUARY 19, 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.

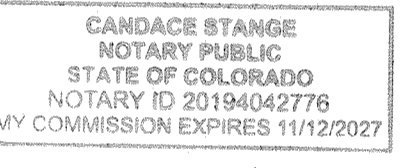
Firstbank
SIGNED THIS 11th DAY OF November, 2025

NOTARY BLOCK:

STATE OF Colorado)
)SS
COUNTY OF Jefferson)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF November, 2025 BY
Tyler Perry AS AUTHORIZED REPRESENTATIVE OF Firstbank

WITNESS MY HAND AND OFFICIAL SEAL.



C S
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-12-2027

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



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 12 DAY OF November, 2025
Anthony De Simone
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.

Scott Fisher
TOWN MANAGER

ATTEST:
Sharon J. Smith
TOWN CLERK



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILEPATH: P:\20250707\25SURVEY\REP\AT_2025.DWG LAYOUT COVER
PLOTTED: MON 11/25/2025 11:28:44 AM BY: AARON MURPHY



BRICKYARD FILING NO. 1, AMENDMENT 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
20.88 ACRES, 4 BLOCKS, 7 LOTS, 10 TRACTS
SHEET 2 OF 3

LOT/TRACT	AREA (SF)	AREA (AC)	USE	OWNER/MAINTENANCE
BLOCK 1, LOT 1	83,833	1.92	TOWNHOMES, COMMERCIAL, OPEN SPACE	BLOCK 1, LOT 1 OWNER
BLOCK 1, LOT 2	124,421	2.86	ENTERTAINMENT, INDOOR RECREATION	BLOCK 1, LOT 2 OWNER
BLOCK 2, LOT 1	52,790	1.21	MULTIFAMILY	BLOCK 2, LOT 1 OWNER
BLOCK 2, LOT 2	23,502	0.54	MULTIFAMILY	BLOCK 2, LOT 2 OWNER
BLOCK 2, LOT 3	102,227	2.35	HOTEL, PARKING STRUCTURE	BLOCK 2, LOT 3 OWNER
BLOCK 2, LOT 4	31,004	0.71	MIXED-USE	BLOCK 2, LOT 4 OWNER
BLOCK 3, LOT 1	133,662	3.07	MIXED-USE	BLOCK 3, LOT 1 OWNER
BLOCK 1, TRACT A	67,094	1.54	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE	B.M.D., ASSOCIATION, OR PRIVATE OWNER
BLOCK 1, TRACT B	20,921	0.48	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 4, TRACT C	12,520	0.29	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 2, TRACT D	32,111	0.74	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 3, TRACT F	16,996	0.39	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 2, TRACT G	4,754	0.11	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
BLOCK 2, TRACT H	9,922	0.23	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
BLOCK 2, TRACT J	5,159	0.12	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
BLOCK 1, TRACT L	59,263	1.36	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
TRACT N	129,231	2.97	RIGHT-OF-WAY	TOWN OF CASTLE ROCK
TOTAL	909,410	20.88		

THERE IS NO TRACT E, TRACT I, TRACT K, OR TRACT M.
B.M.D. = BRICKYARD METROPOLITAN DISTRICT

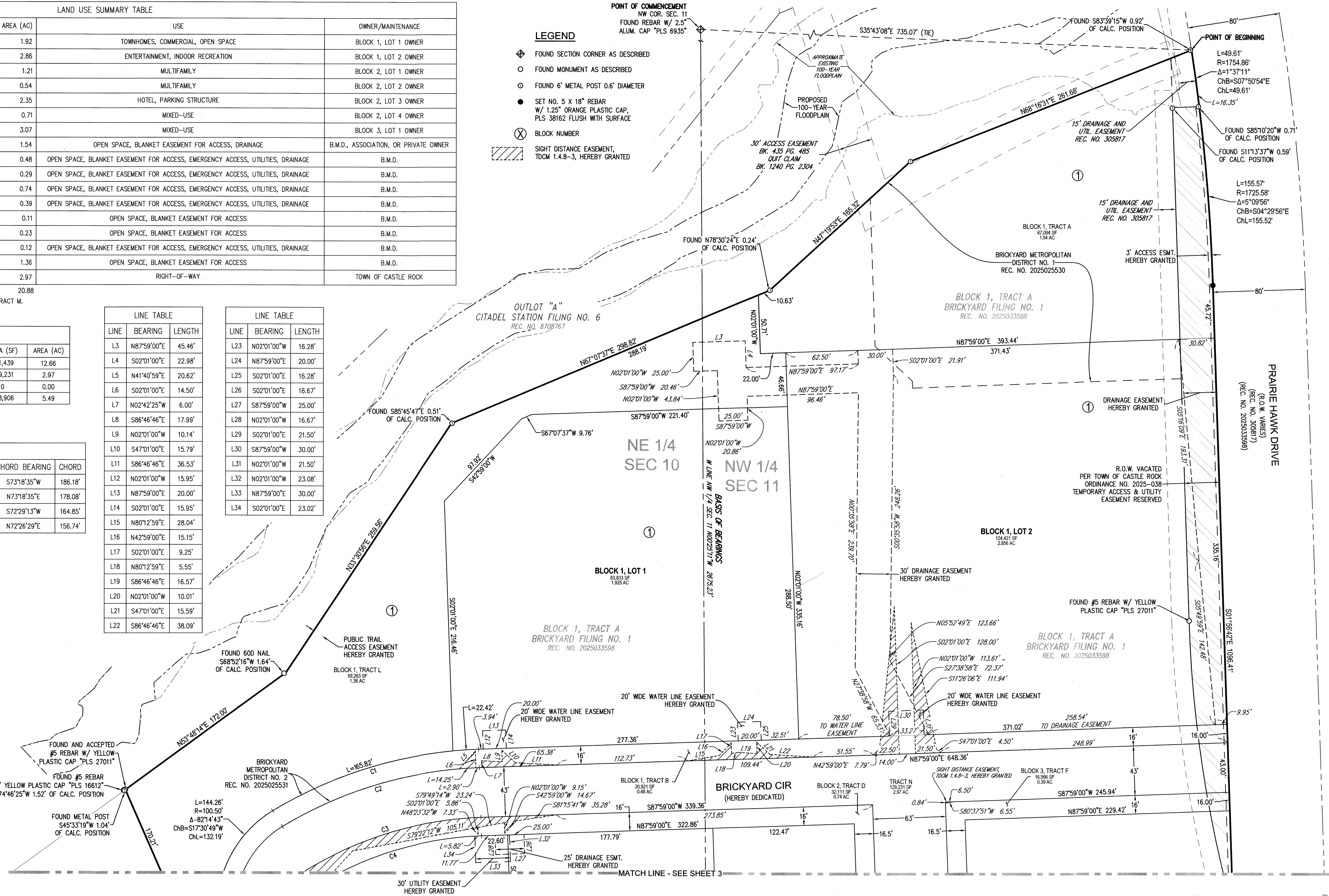
USE	AREA (SF)	AREA (AC)
LOTS	551,439	12.66
RIGHT-OF-WAY	129,231	2.97
PUBLIC LAND DEDICATIONS	0	0.00
PRIVATE OPEN SPACE	238,906	5.49

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'	N73°18'35"E	178.08'
C3	308.50'	30°59'32"	166.87'	S72°29'13"W	164.85'
C4	292.50'	31°05'00"	158.68'	N72°26'29"E	156.74'

LINE	BEARING	LENGTH
L3	N87°59'00"E	45.46'
L4	S02°01'00"E	22.98'
L5	N41°40'59"E	20.62'
L6	S02°01'00"E	14.50'
L7	N02°42'25"W	6.00'
L8	S86°46'46"E	17.99'
L9	N02°01'00"W	10.14'
L10	S47°01'00"E	15.79'
L11	S86°46'46"E	36.53'
L12	N02°01'00"W	15.95'
L13	N87°59'00"E	20.00'
L14	S02°01'00"E	15.95'
L15	N80°12'59"E	28.04'
L16	N42°59'00"E	15.15'
L17	S02°01'00"E	9.25'
L18	N80°12'59"E	5.55'
L19	S86°46'46"E	16.57'
L20	N02°01'00"W	10.01'
L21	S47°01'00"E	15.59'
L22	S86°46'46"E	38.09'

LINE	BEARING	LENGTH
L23	N02°01'00"W	16.28'
L24	N87°59'00"E	20.00'
L25	S02°01'00"E	16.28'
L26	S02°01'00"E	16.67'
L27	S87°59'00"W	25.00'
L28	N02°01'00"W	16.67'
L29	S02°01'00"E	21.50'
L30	S87°59'00"W	30.00'
L31	N02°01'00"W	21.50'
L32	N02°01'00"W	23.08'
L33	N87°59'00"E	30.00'
L34	S02°01'00"E	23.02'

- 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" ORANGE PLASTIC CAP, PLS 38162 FLUSH WITH SURFACE
 - ⊗ BLOCK NUMBER
 - ▨ SIGHT DISTANCE EASEMENT, TDCM 1.4.8-3, HEREBY GRANTED



FILE PATH: P:\20250507\2505056768\REV\PLAT_2025\DWG_LAYOUT.PLT
 PLOTTER: HP DesignJet 2550C
 PLOTTED: MON, 11/11/2025 11:28:45 AM BY: AARON MULLER

PREPARED BY: **HKS** HARRIS KOCHER SMITH

BRICKYARD FILING NO. 1, AMENDMENT NO. 1

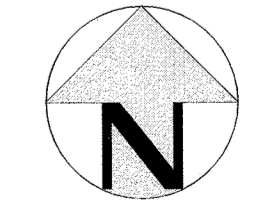
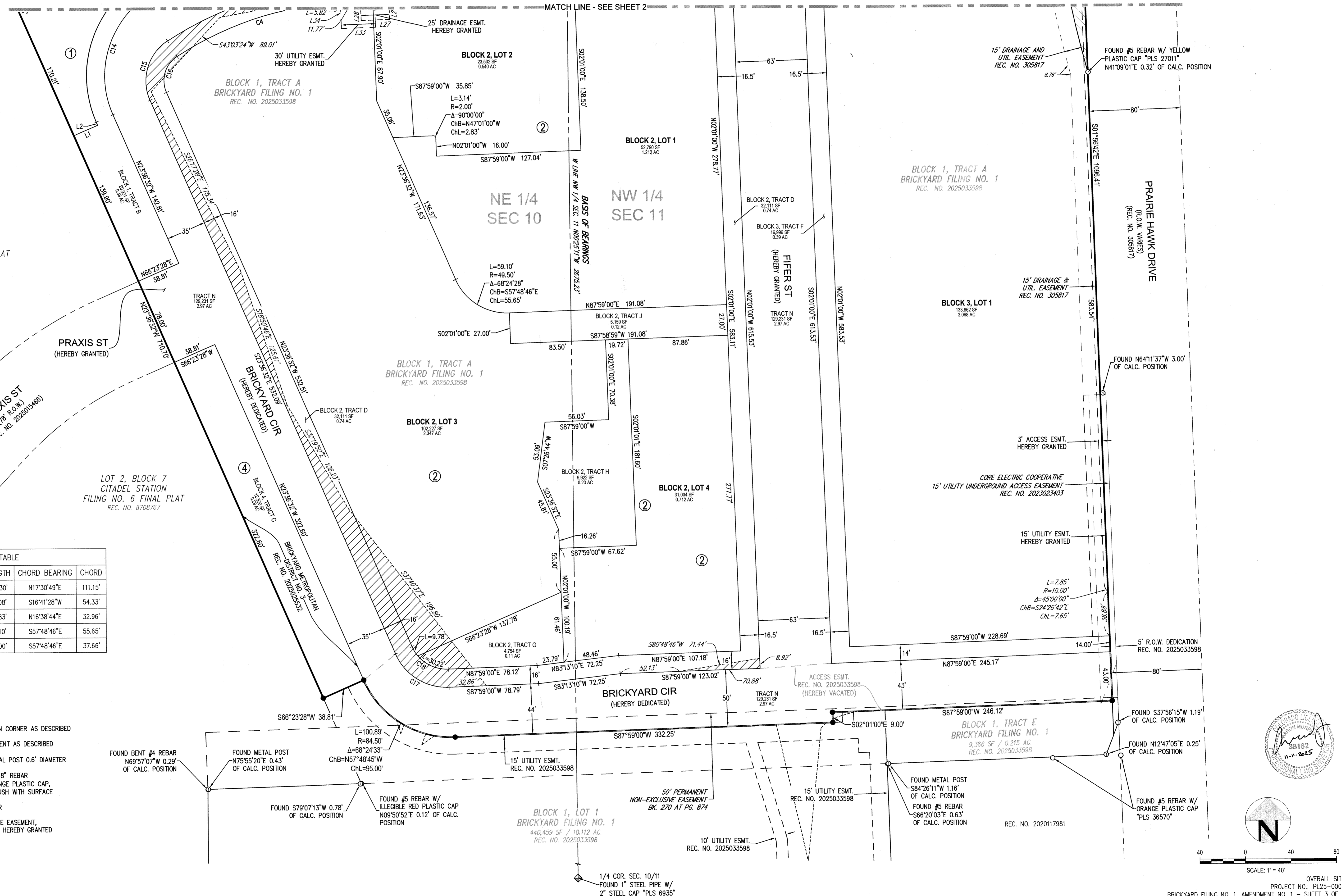
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
20.88 ACRES, 4 BLOCKS, 7 LOTS, 10 TRACTS
SHEET 3 OF 3

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
C14	84.50'	82°14'43"	121.30'	N17°30'49"E	111.15'
C15	42.00'	80°35'59"	59.08'	S16°41'28"W	54.33'
C16	25.50'	80°30'31"	35.83'	N16°38'44"E	32.96'
C17	49.50'	68°24'28"	59.10'	S57°48'46"E	55.65'
C18	33.50'	68°24'28"	40.00'	S57°48'46"E	37.66'

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" ORANGE PLASTIC CAP, PLS 38162 FLUSH WITH SURFACE
- ⊗ BLOCK NUMBER
- ▨ SIGHT DISTANCE EASEMENT, TDCM 1.4-8-3, HEREBY GRANTED



SCALE: 1" = 40'

OVERALL SITE PROJECT NO.: PL25-0009
BRICKYARD FILING NO. 1, AMENDMENT NO. 1 - SHEET 3 OF 3

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

PROJECT NUMBER: 200726