

# DESCRIPTION

SITUATED IN 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

A PARCEL OF LAND BEING A PORTION OF PRAIRIE HAWK DRIVE RIGHT OF WAY DEDICATED AS SANTA FE BOULEVARD BY THE PLAT OF CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NO. 305817, SITUATED THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 11;  
 THENCE SOUTH 32°33'14" EAST, A DISTANCE OF 767.27 FEET TO A NORTHERLY CORNER OF TRACT A, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, BEING THE **POINT OF BEGINNING**;  
 THENCE NORTH 88°03'18" EAST ALONG A NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 23.07 FEET TO AN EASTERLY CORNER OF SAID TRACT A AND A POINT OF NON-TANGENT 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 543.12 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE EAST LINE OF SAID TRACT A;  
 THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:  
 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 255.15 FEET, SAID CURVE HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 13°32'10", AND A CHORD WHICH BEARS NORTH 08°42'47" WEST A CHORD DISTANCE OF 254.56 FEET;  
 2) NORTH 01°56'42" WEST, A DISTANCE OF 445.70 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 18,084 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

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, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED: PLS 6935, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 1" STEEL PIPE WITH A 2" STEEL CAP, STAMPED: PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF BRICKYARD FILING NO. 1.

PREPARED BY: AARON MURPHY  
 PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH  
 1290 BROADWAY, SUITE 800  
 DENVER, CO 80203  
 303.623.6300



Plotted: THU 10/02/25 1:41:19P By: Aaron Murphy Filepath: p:\2020\200726\survey\row\_vaca\_200726.dwg Layout: layout(1)

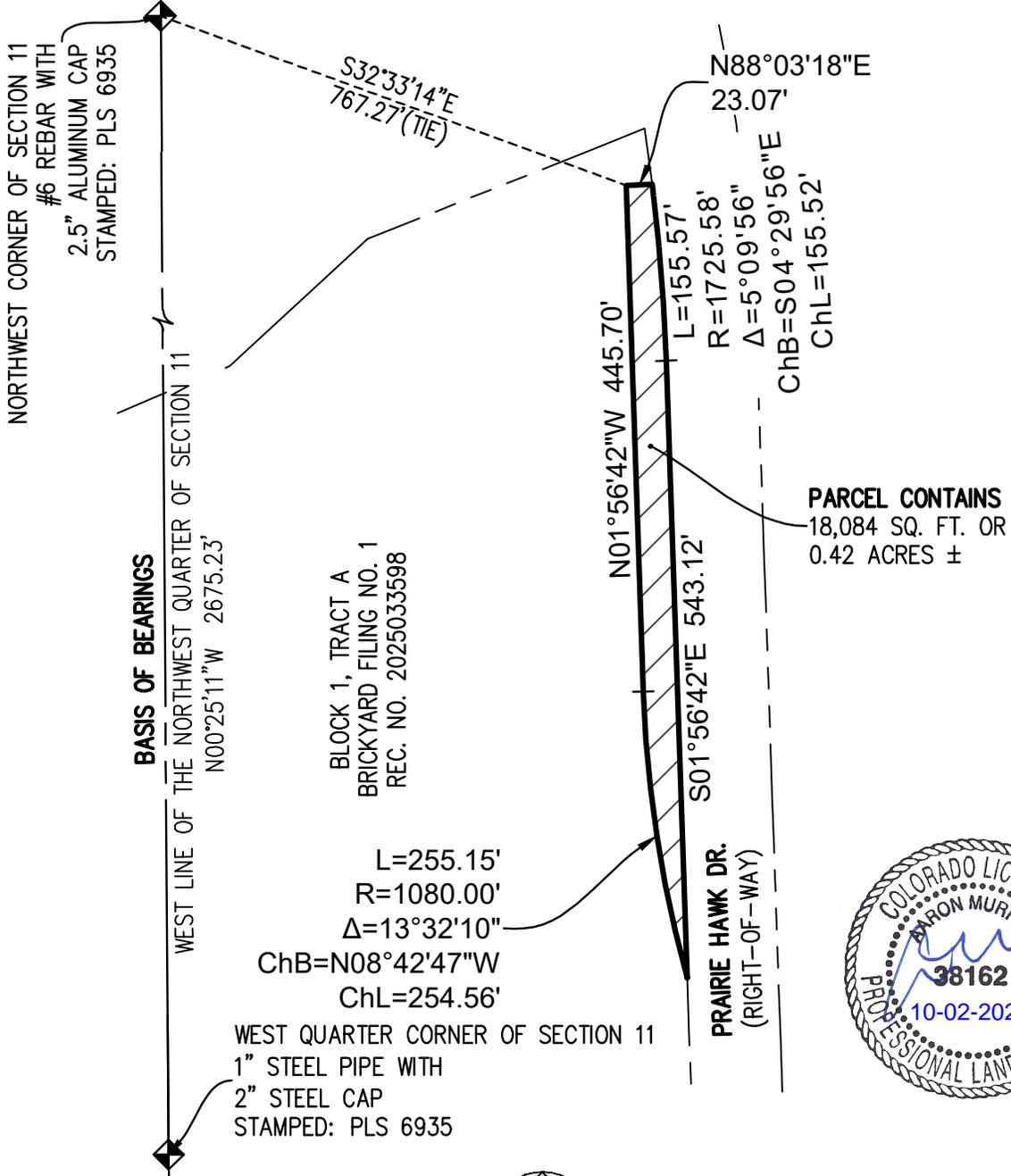


DESCRIPTION
RIGHT-OF-WAY VACATION

PROJECT #: 200726
CHECKED BY: AWM
DRAWN BY: CD
SHEET NUMBER
1
1 OF 2

# ILLUSTRATION

SITUATED IN 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



SCALE: 1" = 150'

**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

**HKS HARRIS KOCHER SMITH**  
1290 Broadway, Suite 800  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

ILLUSTRATION  
RIGHT-OF-WAY  
VACATION

PROJECT #: 200726  
CHECKED BY: AWM  
DRAWN BY: CD  
SHEET NUMBER  
**2**  
2 OF 2

Plotted: THU 10/02/25 1:41:21P By: Aaron Murphy Filepath: p:\2020\200726\survey\row\_vaca\_200726.dwg Layout: layout(2)