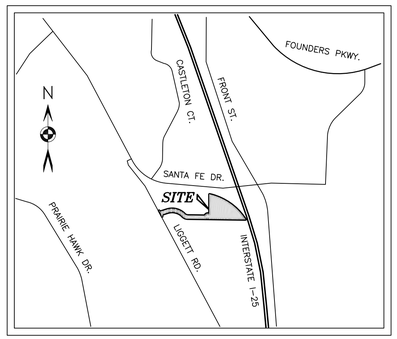
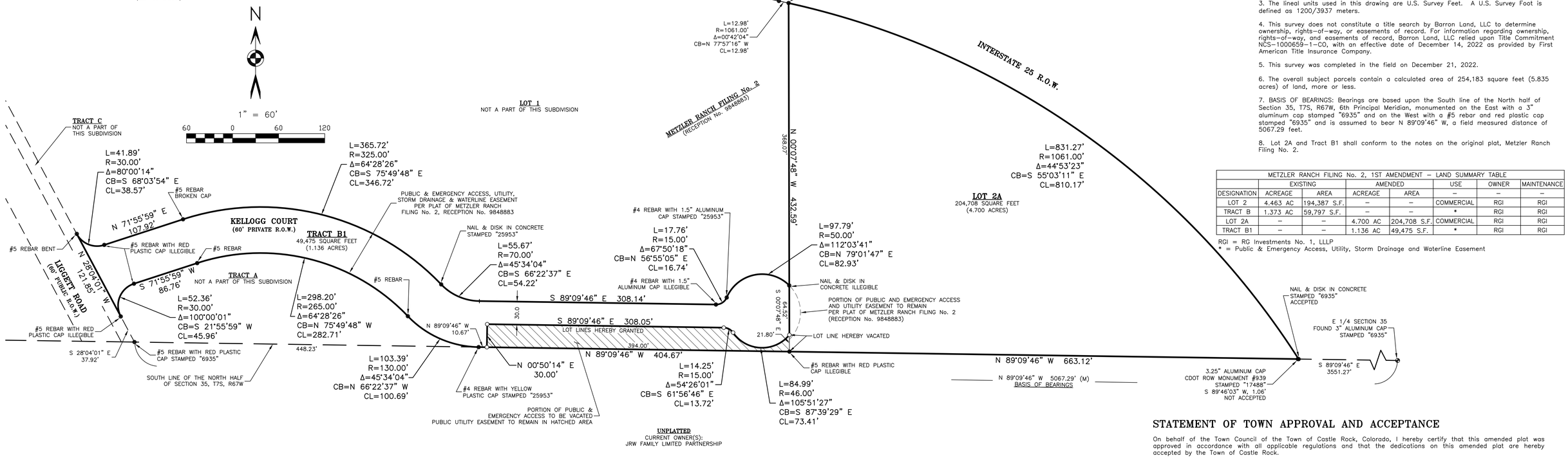
METZLER RANCH FILING No. 2, 1st AMENDMENT

A REPLAT OF LOT 2 AND TRACT B, METZLER RANCH FILING No. 2,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)



PURPOSE STATEMENT

The purpose of this plat is to reconfigure Lot 2 and Tract B, Metzler Ranch Filing No. 2, as recorded in the records of the Douglas County Clerk and Recorder on June 25, 1998 at Reception No. 9848883, taking a portion of Tract B and adding it to Lot 2, to allow for the parking of vehicles.

PROPERTY DESCRIPTION

Lot 2 and Tract B, Metzler Ranch Filing No. 2, as recorded in the records of the Douglas County Clerk and Recorder on June 25, 1998 at Reception No. 9848883.

SURVEYOR'S NOTES

1. 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.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment NCS-1000659-1-CO, with an effective date of December 14, 2022 as provided by First American Title Insurance Company.

5. This survey was completed in the field on December 21, 2022.

6. The overall subject parcels contain a calculated area of 254,183 square feet (5.835 acres) of land, more or less.

7. BASIS OF BEARINGS: Bearings are based upon the South line of the North half of Section 35, T7S, R67W, 6th Principal Meridian, monumented on the East with a 3" aluminum cap stamped "6935" and on the West with a #5 rebar and red plastic cap stamped "6935" and is assumed to bear N 89°09'46" W, a field measured distance of 5067.29 feet.

8. Lot 2A and Tract B1 shall conform to the notes on the original plat, Metzler Ranch Filing No. 2.

METZLER RANCH FILING No. 2, 1ST AMENDMENT – LAND SUMMARY TABLE

	EXISTING		AMENDED		USE	OWNER	MAINTENANCE
DESIGNATION	ACREAGE	AREA	ACREAGE	AREA	–	–	–
LOT 2	4.463 AC	194,387 S.F.	–	–	COMMERCIAL	RGI	RGI
TRACT B	1.373 AC	59,797 S.F.	–	–	*	RGI	RGI
LOT 2A	–	–	4.700 AC	204,708 S.F.	COMMERCIAL	RGI	RGI
TRACT B1	–	–	1.136 AC	49,475 S.F.	*	RGI	RGI

RGI = RG Investments No. 1, LLLP
* = Public & Emergency Access, Utility, Storm Drainage and Waterline Easement

CERTIFICATE OF DEDICATION AND OWNERSHIP:

The undersigned, being all the owners, mortgagees and lienholders of certain lands in the Town of Castle Rock, County of Douglas, State of Colorado, described herein, have laid out, platted and subdivided the same into a Lot and easements as shown on this amended plat, under the name and style of **"METZLER RANCH FILING No. 2, 1ST AMENDMENT"**. The undersigned does hereby dedicate to the Town of Castle Rock for the purposes of ownership and maintenance of all utility easements as described and shown hereon.

The undersigned hereby further dedicates to the public utilities and cablevision the right to install, maintain and operate mains, transmission lines, service lines, 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 these utility easements as described and identified for specific uses hereon.

OWNERSHIP CERTIFICATION

The undersigned are the owners of certain lands known herein as Lot 2 and Tract B, Metzler Ranch Filing No. 2, as recorded in the records of the Douglas County Clerk and Recorder on June 25, 1998 at Reception No. 9848883.

RG Investments No. 1, LLLP, a Colorado Limited Liability Partnership

_____
Owner

Signed this _____ day of _____, 20_____

Notary Block:

Subscribed and sworn before me this _____ day of_____ 20_____ by

_____.

Witness my hand and official seal.

_____
Notary Public

My commission expires:_____.

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 September 16, 2020 AT RECEPTION NO. 2020088151, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
Wells Fargo Bank

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

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

20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATE

I, _____, an authorized representative of First American Title Insurance 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 Ownership and Lienholder Subordinate Certificate.

_____.
Authorized Representative
First American Title Insurance Company

Signed this _____ day of _____, 20_____

Notary Block:

Subscribed and sworn before me this _____ day of_____ 20_____ by

_____ as Authorized Representative of First American Title Insurance Company.

Witness my hand and official seal.

_____
Notary Public

My commission expires:_____.

STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This amended plat was approved by the Director of Development Services of the Town of Castle Rock, Colorado this

_____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 amended plat are hereby accepted by the Town of Castle Rock.

_____
Town Manager

Attest:

_____
Town Clerk

SURVEYOR'S CERTIFICATION

I, Spencer J. Barron, a duly 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.

_____
Spencer J. Barron
Colorado registered Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

PROJECT No. PL24-0006

DATE: 11/13/2023 REVISIONS			
No.	Remarks	Date	By
1	ADDRESS COMMENTS	6/19/24	KPB
2	ADDRESS COMMENTS	8/21/24	SJB

BARRON LAND
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Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

PROJECT No.: 22-056 SHEET 1 OF 1