

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9836530

DATE: 5-13-98

TIME: 15:37

FEE: \$ 80.⁰⁰ (8 Pages)

GRANTOR:
(OWNER/SIGNER)

Town of Castle Rock

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Metzler Ranch #1

LEGAL:

(SECTION-TOWNSHIP-RANGE)

(35, 26). 7-67

METZLER RANCH FILING NO. 1

A PART OF THE NORTH ONE-HALF OF SECTION 35, AND THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 8

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED TRACTS A, O, P, Q, R, AND S, AND ALL SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE 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 PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNERS: TOWN OF CASTLE ROCK

ATTEST: BY: *Donald K. Jones*
MAYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF April, 1998
BY: *Donald K. Jones*, as Mayor of the Town of Castle Rock.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-31-98
Judy Hostetler
NOTARY PUBLIC

VISTA VILLAGE LLC, A COLORADO LIMITED LIABILITY CO.

JUDY HOSTETLER
NOTARY PUBLIC
STATE OF COLORADO

ATTEST: BY: *Klemstein* TITLE: Manager

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF April, 1998

BY: *Michelle L. McCordy*
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/25/01

TITLE CERTIFICATE

I, *Eric Stearns*, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 23rd DAY OF April, 1998

Eric Stearns
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE
TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 27th DAY OF OCTOBER, A.D., 1997.

John J. ... CHAIRMAN
... PLANNING DIRECTOR

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11th DAY OF DECEMBER, 1997.

Donald K. Jones 4-27-98
Judy A. ... 4-27-98
MAYOR TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 13th DAY OF May, 1998 AT 10:57 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9836530

William ...
DOUGLAS COUNTY CLERK AND RECORDER



METZLER RANCH
FILING NO. 1
FINAL PLAT
SHEET 1 OF 8



LEGAL DESCRIPTION

A parcel of land being a part of the Southeast one-quarter of Section 26 and the North one-half of Section 35, Township 7 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

BEGINNING at the corner common to Sections 25, 26, 35 and 36. Thence, along the East line of the Northeast one-quarter of Section 35, South 00°24'42" West, a distance of 2679.55 feet to the Southeast corner of said Northeast one-quarter; Thence, along the South line of said Northeast one-quarter, North 89°09'20" West, a distance of 1857.93 feet to a point on a curve; Thence along the arc of said curve to the right through a central angle of 24°30'56" an arc distance of 449.27 feet, having a radius of 1050.00 feet and a chord bearing North 10°20'32" West, a distance of 445.85 feet; Thence North 01°54'56" East, a distance of 209.58 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing North 43°05'04" West, a distance of 35.36 feet; Thence North 88°05'04" West, a distance of 881.01 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 04°04'02" an arc distance of 42.59 feet, having a radius of 600.00 feet and a chord bearing South 89°52'55" West, a distance of 42.58 feet to a point on the Easterly right-of-way line of Interstate Highway 25; Thence, along said Easterly right-of-way line, North 39°10'04" East, a distance of 78.16 feet; Thence, continuing along said Easterly right-of-way line, North 44°08'34" East, a distance of 53.07 feet to a point on the Southerly line of that parcel of land described in Book 1396 at Page 1834 of said Douglas County records; Thence, along the Southerly and Easterly lines of said parcel of land the following six (6) courses:

- 1) South 88°05'04" East, a distance of 840.59 feet to a point of curve;
- 2) Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing North 46°54'56" East, a distance of 35.36 feet;
- 3) Thence North 01°54'56" East, a distance of 809.47 feet;
- 4) Thence North 88°05'04" West, a distance of 7.02 feet to a point of curve;
- 5) Thence along the arc of said curve to the right through a central angle of 79°27'02" an arc distance of 832.00 feet, having a radius of 600.00 feet and a chord bearing North 48°21'33" West, a distance of 766.93 feet;
- 6) Thence North 08°38'02" West, a distance of 229.64 feet to a point on the Southerly line of that parcel of land described in Book 1214 at Page 230 of said Douglas County records; Thence, along the Southerly and Easterly lines of said parcel of land the following two (2) courses:

- 1) North 81°21'08" East, a distance of 285.96 feet;
 - 2) Thence North 00°00'23" West, a distance of 248.04 feet;
- Thence North 89°59'34" East, a distance of 675.44 feet; Thence South 18°14'13" West, a distance of 53.11 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 62°24'05" an arc distance of 223.27 feet, having a radius of 205.00 feet and a chord bearing South 12°57'49" East, a distance of 212.40 feet; Thence South 44°09'52" East, a distance of 57.50 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing South 89°09'52" East, a distance of 35.36 feet; Thence North 45°50'08" East, a distance of 239.78 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 49°24'40" an arc distance of 388.07 feet, having a radius of 450.00 feet and a chord bearing North 21°07'48" East, a distance of 376.16 feet; Thence North 03°34'32" West, a distance of 94.15 feet to a point on a curve, said point being on the Southwesterly right-of-way line of Miller Blvd. (a.k.a. Founder's Pkwy.); Thence along said right-of-way line the following two (2) courses:

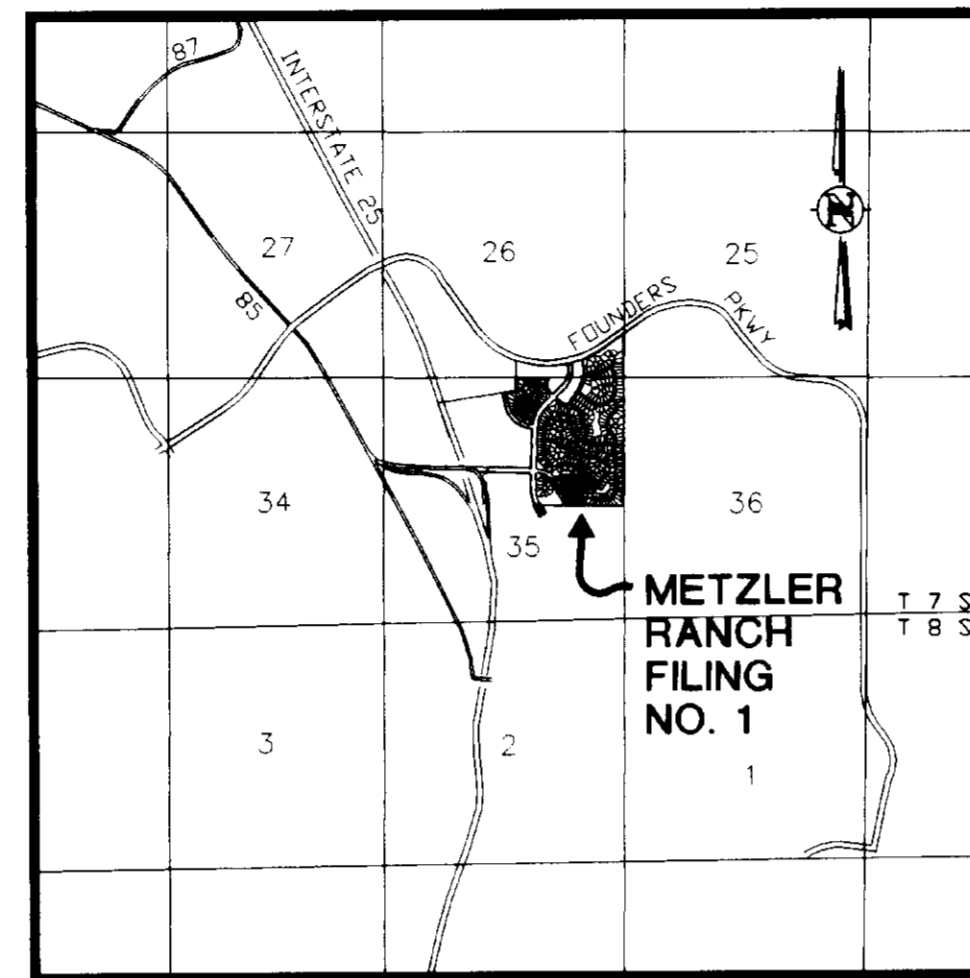
- 1) along the arc of said curve to the right through a central angle of 74°18'48" an arc distance of 32.42 feet, having a radius of 25.00 feet and a chord bearing South 50°44'58" East, a distance of 30.20 feet;
- 2) Thence North 76°24'26" East, a distance of 79.06 feet;

Thence South 03°34'32" East, a distance of 87.37 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 49°24'40" an arc distance of 474.31 feet, having a radius of 550.00 feet and a chord bearing South 21°07'48" West, a distance of 459.75 feet; Thence South 45°50'08" West, a distance of 239.78 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing South 00°50'08" West, a distance of 35.36 feet; Thence South 44°09'52" East, a distance of 53.41 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 27°34'28" an arc distance of 122.72 feet, having a radius of 255.00 feet and a chord bearing South 57°57'06" East, a distance of 121.54 feet; Thence South 71°44'20" East, a distance of 95.75 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 85°31'09" an arc distance of 22.39 feet, having a radius of 15.00 feet and a chord bearing North 65°30'06" East, a distance of 20.37 feet to a point of reverse curve; Thence along the arc of said curve to the right through a central angle of 03°34'13" an arc distance of 38.95 feet, having a radius of 625.00 feet and a chord bearing North 24°31'38" East, a distance of 38.94 feet; Thence North 26°18'44" East, a distance of 85.85 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 10°17'55" an arc distance of 94.37 feet, having a radius of 525.00 feet and a chord bearing North 31°27'41" East, a distance of 94.24 feet; Thence North 36°36'39" East, a distance of 91.94 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 53°15'12" an arc distance of 696.85 feet, having a radius of 749.75 feet and a chord bearing North 09°59'03" East, a distance of 672.04 feet to a point on a curve, said point being on said right-of-way line of Miller Blvd.; Thence along said right-of-way line the following two (2) courses:

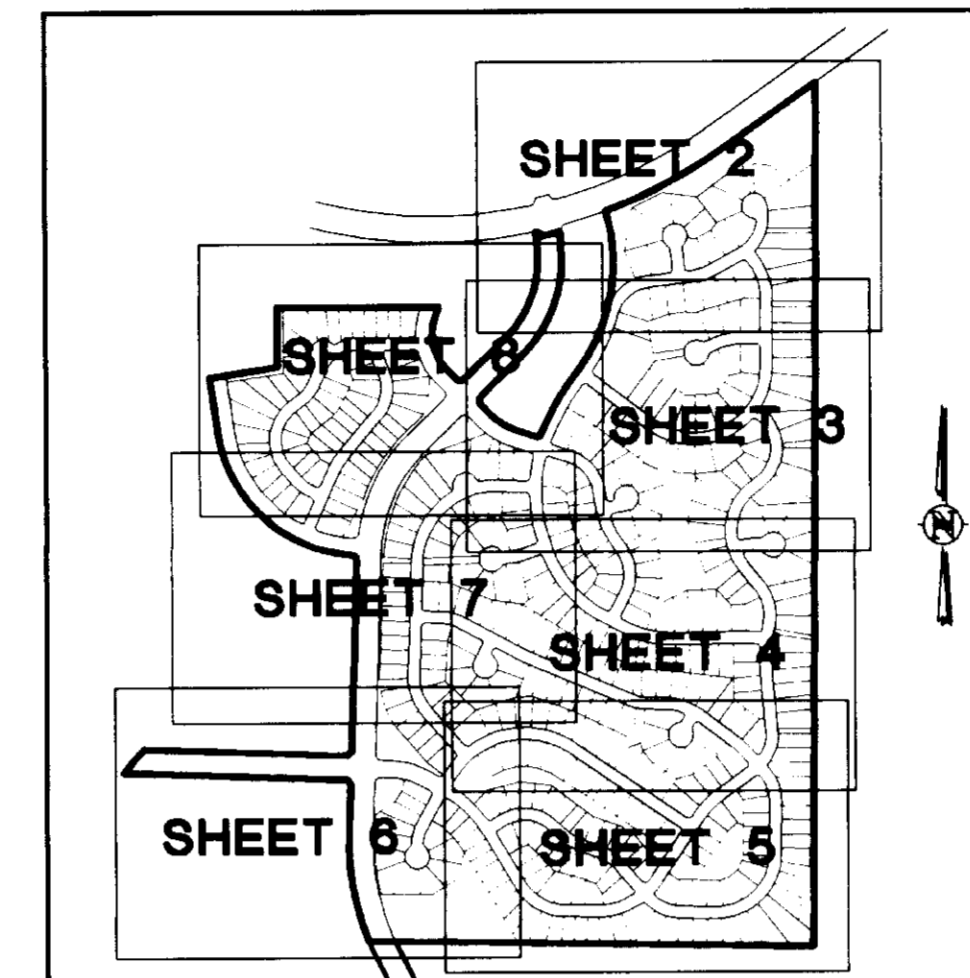
- 1) along the arc of said curve to the left through a central angle of 14°56'46" an arc distance of 541.98 feet, having a radius of 2077.69 feet and a chord bearing North 62°13'09" East, a distance of 540.45 feet;
- 2) Thence North 54°44'46" East, a distance of 489.79 feet to a point on the East line of said Southeast one-quarter of Section 26;

Thence, along said East line, South 00°13'54" West, a distance of 915.30 feet to the POINT OF BEGINNING.

Said parcel of land contains 6,000,767 square feet or 137.759 acres, more or less.



VICINITY MAP
SCALE 1" = 4000'



KEY MAP
NOT TO SCALE

NOTES:

- 1) BOUNDARY CORNERS SET BY R.M.C., INC. ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY
- 2) DATE OF SURVEY: JANUARY, 1997
- 3) BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING SOUTH 00°24'42" WEST.
- 4) THERE ARE 435 SINGLE FAMILY LOTS IN THIS SUBDIVISION.
- 5) ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 7'; SIDE LOT AT R.O.W. 5'; SIDE LOT BETWEEN LOTS 5', EXCEPT THOSE NOTED AS UNDERDRAIN EASEMENTS AS SHOWN ON THIS PLAT; REAR LOT 10'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- 6) TRACTS A, O, P, Q, R AND S ARE LANDS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK.
- 7) RIGHT-OF-WAY AND EASEMENTS OF RECORD ARE SHOWN AS INDICATED IN TITLE COMMITMENT NO. PC399618 ISSUED BY LAND TITLE GUARANTEE COMPANY ON MAY 08, 1997.
- 8) TRACTS B THROUGH N ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR METZLER RANCH FILING NO. 1 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 9) A PRIVATE UNDERDRAIN SYSTEM WILL BE INCORPORATED INTO THE PORTION OF THIS SUBDIVISION WHERE "I" PRIVATE UNDERDRAIN EASEMENTS ARE PROVIDED AT FRONT OR BACK LOT LINES. THE PURPOSE OF THE UNDERDRAIN SYSTEM IS TO COLLECT INDIVIDUAL HOUSE FOUNDATION UNDERDRAINS IN A GRAVITY DISCHARGE (NON-PUMPED) MANNER AND CONVEY THE GROUNDWATER TO AN OFFSITE DISCHARGE POINT. THE UNDERDRAINS WILL BE 6" PVC SOLID WALL PIPE WITH CLEANOUTS SPACED APPROPRIATELY FOR MAINTENANCE OF THE PIPES. THE CLEANOUTS SHALL BE KEPT CLEAN OF VEGETATION SO THAT THEY COULD BE EASILY ACCESSED WITH A FIRE HOSE OR OTHER MAINTENANCE EQUIPMENT. THIS PRIVATE UNDERDRAIN SYSTEM WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 10) ALL BLOCK CORNER RADII ARE 15.00' UNLESS NOTED.
- 11) N/R INDICATES A NON-RADIAL LINE
- 12) INDICATES A FOUND PIN & CAP BEARING REGISTRATION NO. 6935
- 13) LOTS 14 THROUGH 30 AND 37 THROUGH 48, BLOCK 1, CONTAIN A PRESERVATION EASEMENT AS DELINEATED ON SHEETS 2-5. THE INTENT OF THIS EASEMENT IS TO PRESERVE AN OPEN SPACE BUFFER ALONG THE PORTION OF THE EASTERLY BOUNDARY OF THE METZLER RANCH FILING NO. 1 SUBDIVISION. NO STRUCTURES ARE ALLOWED IN THE EASEMENT AREA. PRIVATELY MAINTAINED LANDSCAPE IS ENCOURAGED IN THIS AREA. ALLOWABLE FENCE TYPE ALONG THE EASTERLY PROPERTY LINE FRONTAGE OF THE SUBJECT LOTS SHALL BE LIMITED TO A 4 FOOT HIGH SPLIT RAIL FENCE. NO FENCES ARE ALLOWED ALONG THE WESTERLY EDGE OF THE PRESERVATION WITHIN THE SUBJECT LOTS. THE LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE AREA WITHIN THEIR LOT.
- 14) THE EASEMENT AND RIGHT-OF-WAY AS GRANTED TO COLORADO TELEPHONE CO. IN BOOK 38 AT PAGE 361 IN WHICH THE SPECIFIC LOCATION IS NOT DEFINED AFFECTS THE NW1/4 OF SECTION 35.
- 15) WATER RIGHTS DEDICATION AGREEMENT: THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 24, 1996 AT RECEPTION NO. 9672147 AND ACCORDINGLY 437 SEE ARE DEBITED FROM THE WATER BANK.
- 16) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 17) NOTICE: "ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFLECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFLECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFLECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING JANUARY, 1997 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN THE JURISDICTION OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

I ATTEST THE ADOPTION OF THIS PLAT ON THE 20th DAY OF APRIL, 1998

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329
8301 E. PRENTICE AVENUE, SUITE 101 ENGLEWOOD, COLORADO 80111

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

OWNER

VISTA VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY
305 MADISON STREET
DENVER, CO 80206

DEVELOPER/APPLICANT

BRE \ METZLER, LLC
7000 E. BELLEVIEW AVE.
SUITE 360
GREENWOOD VILLAGE, CO 80111

PLANNER

STALLER AND HENRY
1950 LAWRENCE STREET
SUITE 100
DENVER, CO 80204

FINAL PLAT METZLER RANCH FILING NO. 1

A PART OF THE NORTH ONE - HALF OF SECTION 35
AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 8



KEYMAP

EAST 1/4 CORNER
OF SECTION 26
T. 7 S., R. 67 W., 6th P.M.
FND. 2.5" ALUM. CAP
LS #6935

SEE 1/4
SEC 26

EAST LINE OF THE SOUTHEAST 1/4 SECTION 26
132.44'

TRACT C
147830 SF

BOOK 1388
PAGE 1717

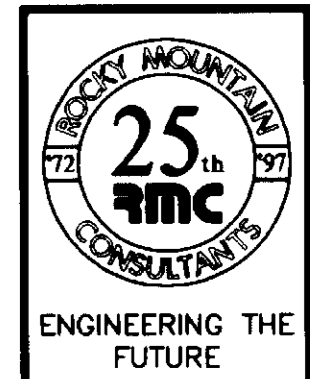
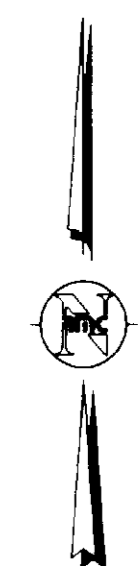
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SW 1/4
SEC 26

STORM DRAINAGE EASEMENT

SHADED AREA REPRESENTS
PRESERVATION EASEMENT
AREA (SEE NOTE 13)

SCALE: 1" = 50'



POINT OF BEGINNING
NORTH EAST CORNER
OF SECTION 35
T. 7 S., R. 67 W., 6th P.M.
FND. 2.5" ALUM. CAP
LS #6935



ROCKY MOUNTAIN CONSULTANTS, INC.
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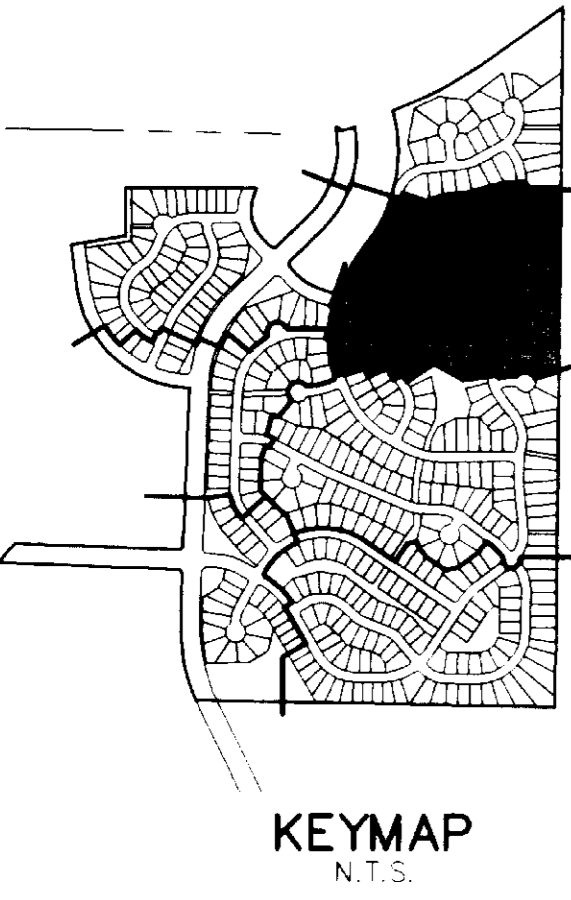
METZLER RANCH
FILING NO. 1
FINAL PLAT
SHEET 2 OF 8

FINAL PLAT METZLER RANCH FILING NO. 1

A PART OF THE NORTH ONE - HALF OF SECTION 35
AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 8

MATCHLINE SEE SHEET 2 OF 8

MATCHLINE SEE SHEET 2 OF 8



NUMBER	DELTA	RADIUS	LENGTH
C1	85°31'09"	15.00'	22.39'
C2	03°34'13"	625.00'	38.95'

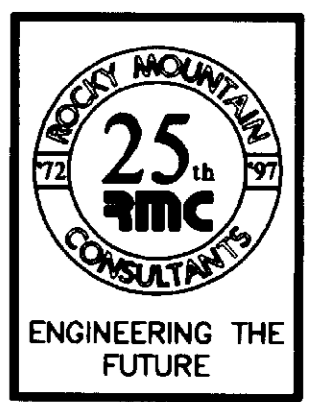
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BOOK 1898
PAGE 1717

SHADED AREA REPRESENTS
PRESERVATION EASEMENT
AREA (SEE NOTE 13)

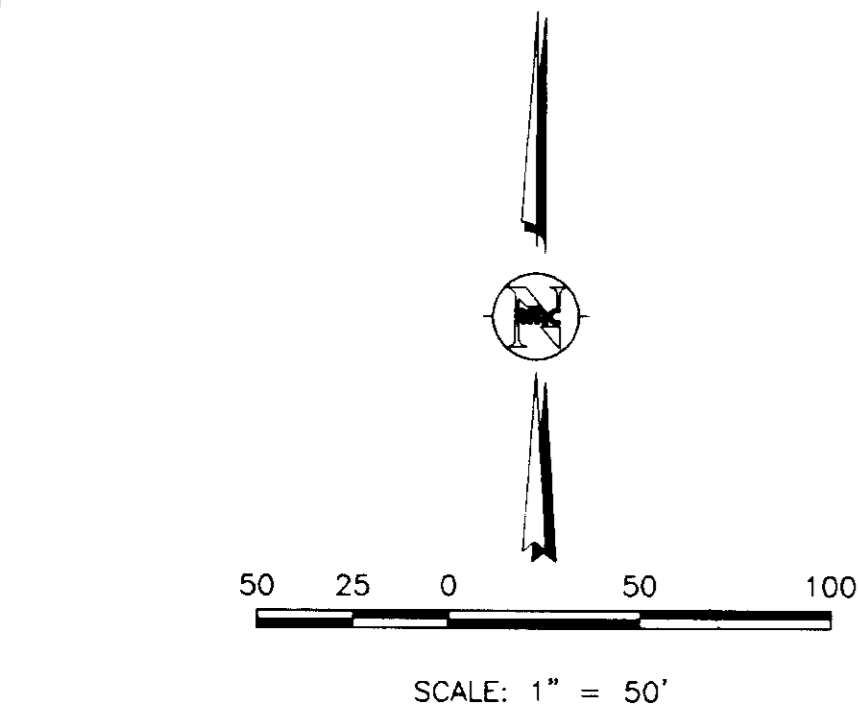
BOOK 1892
PAGE 908
BOOK 1892
PAGE 911

UNPLATTED

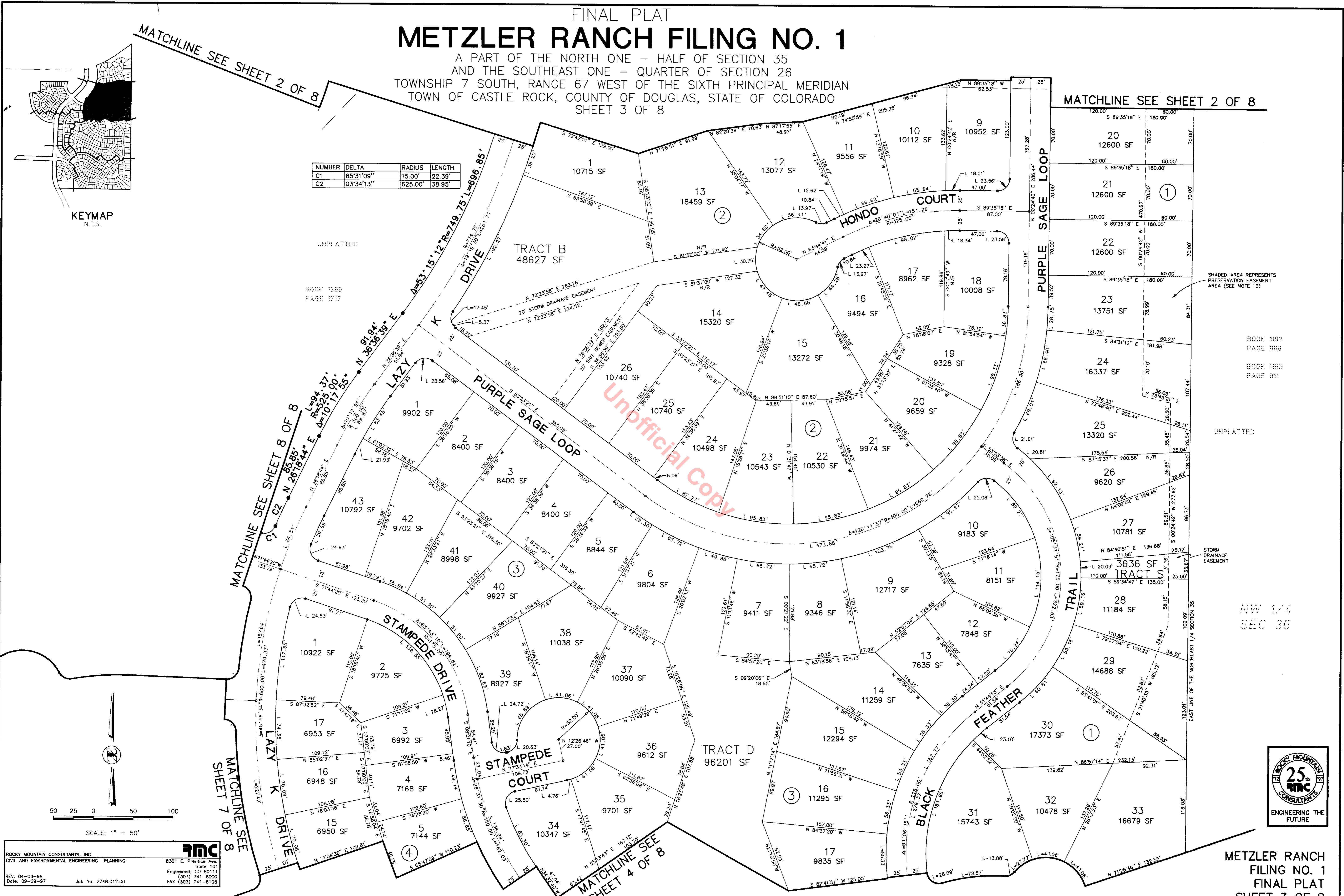
NW 1/4
SEC 36



METZLER RANCH
FILING NO. 1
FINAL PLAT
SHEET 3 OF 8



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING PLANNING
3301 E. Prentice Ave.
Suite 101
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(303) 741-6000
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REV. 04-06-98
Date: 09-29-97
Job No. 2748.012.00

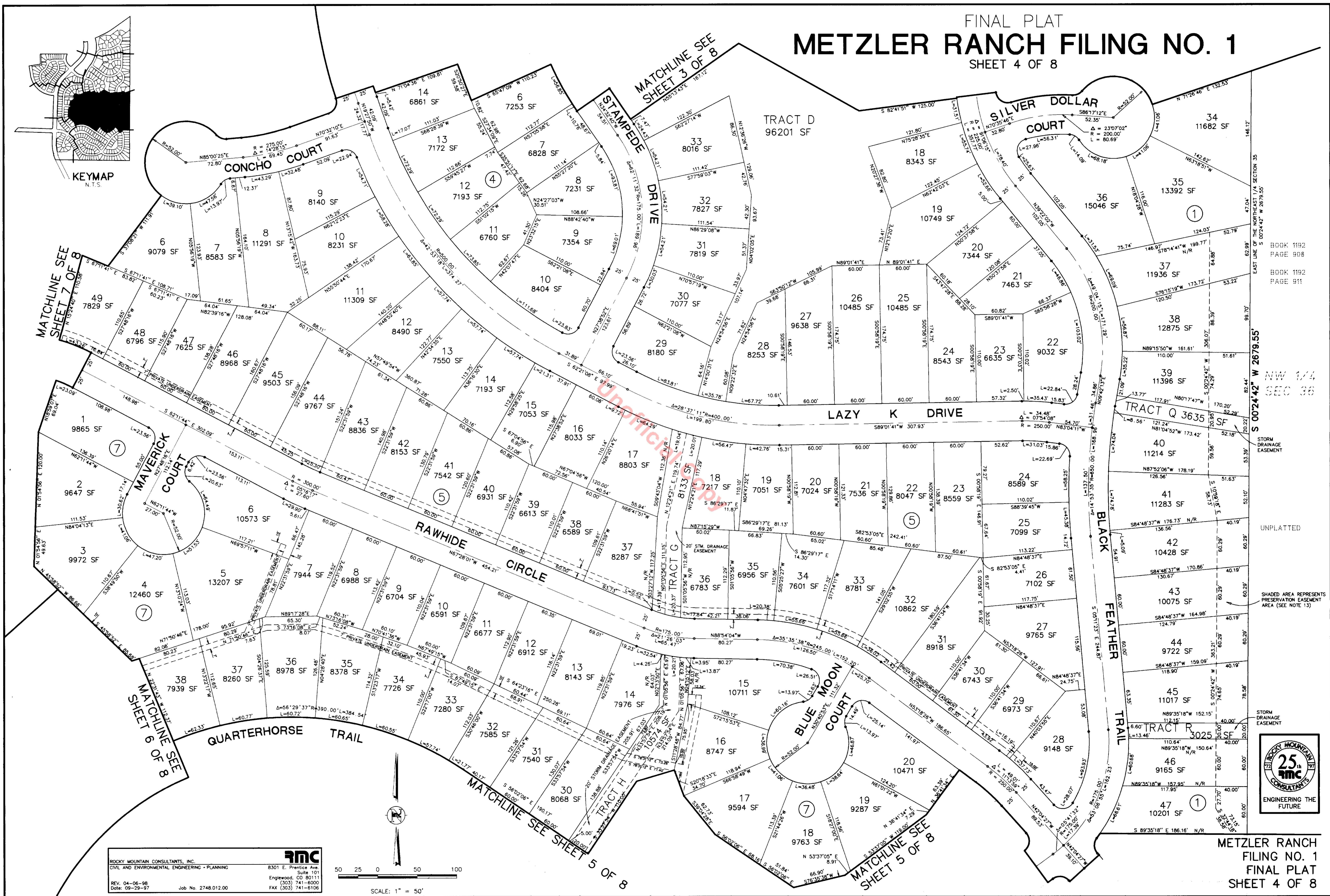
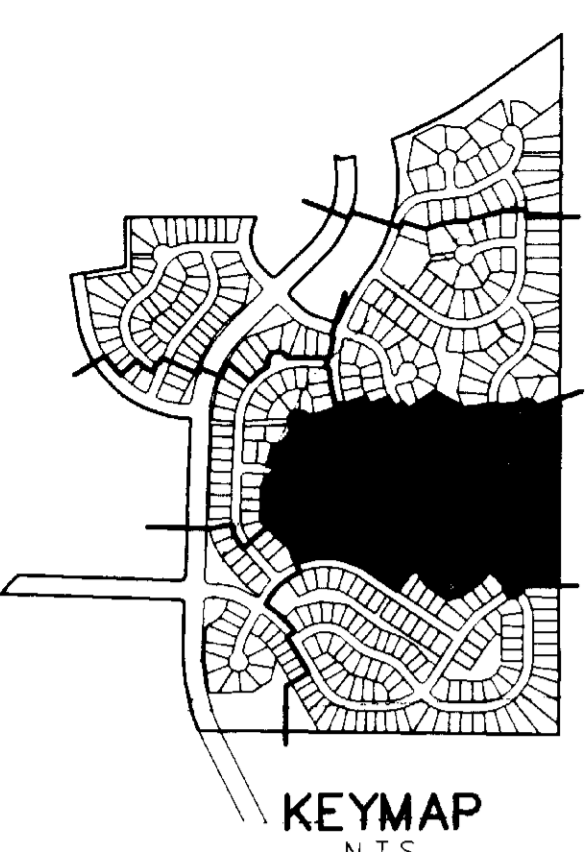


MATCHLINE SEE SHEET 8 OF 8

MATCHLINE SEE SHEET 7 OF 8

MATCHLINE SEE SHEET 4 OF 8

FINAL PLAT METZLER RANCH FILING NO. 1 SHEET 4 OF 8



BOOK 192
PAGE 908

BOOK 192
PAGE 911

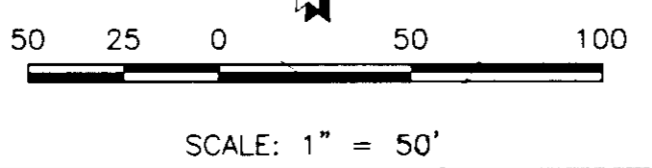
NW 1/4
SEC 36

UNPLATTED

SHADED AREA REPRESENTS
PRESERVATION EASEMENT
AREA (SEE NOTE 13)

STORM
DRAINAGE
EASEMENT

RMCC
 ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING
 8301 E. Prentice Ave. Suite 101
 Englewood, CO 80111
 (303) 741-6000
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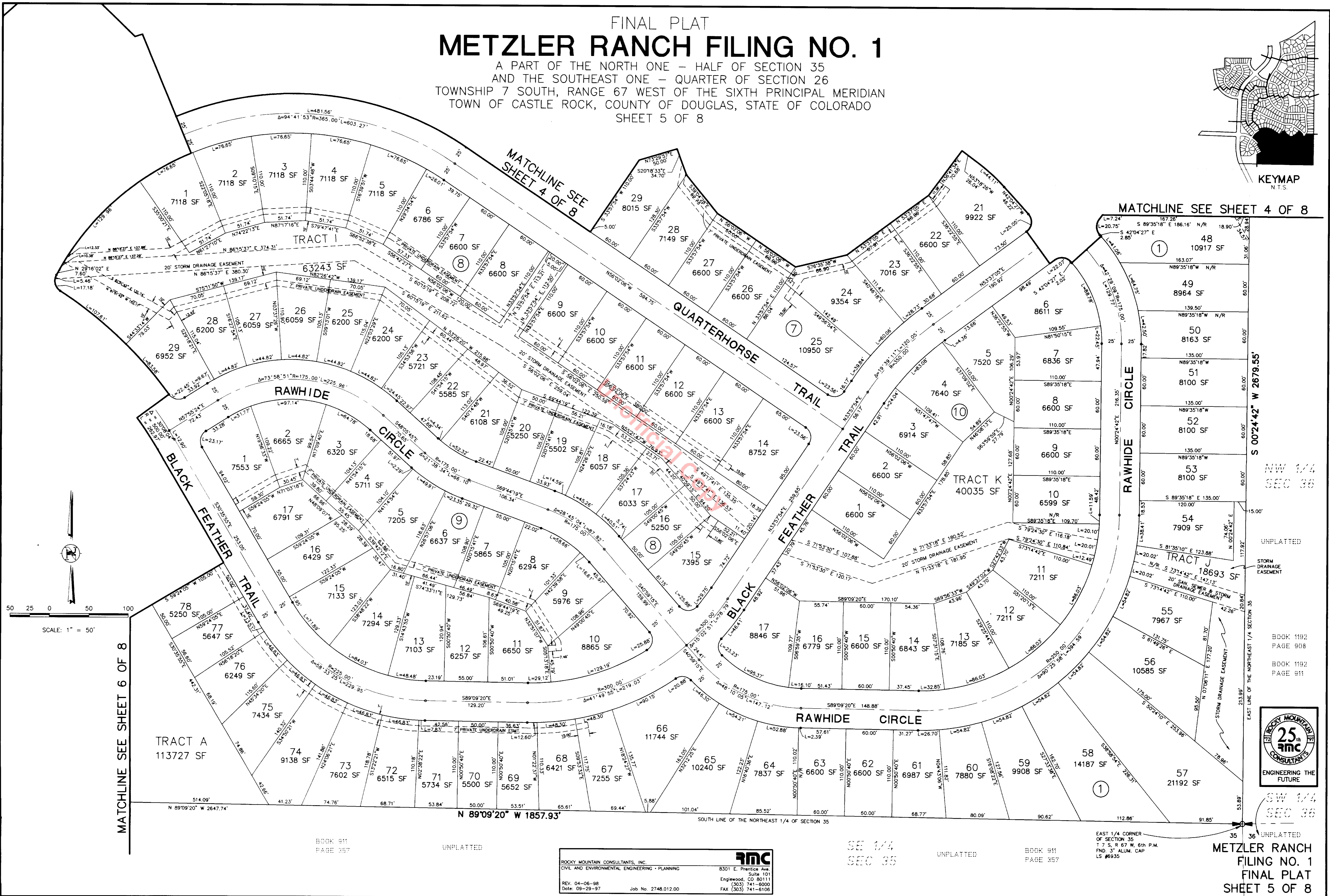
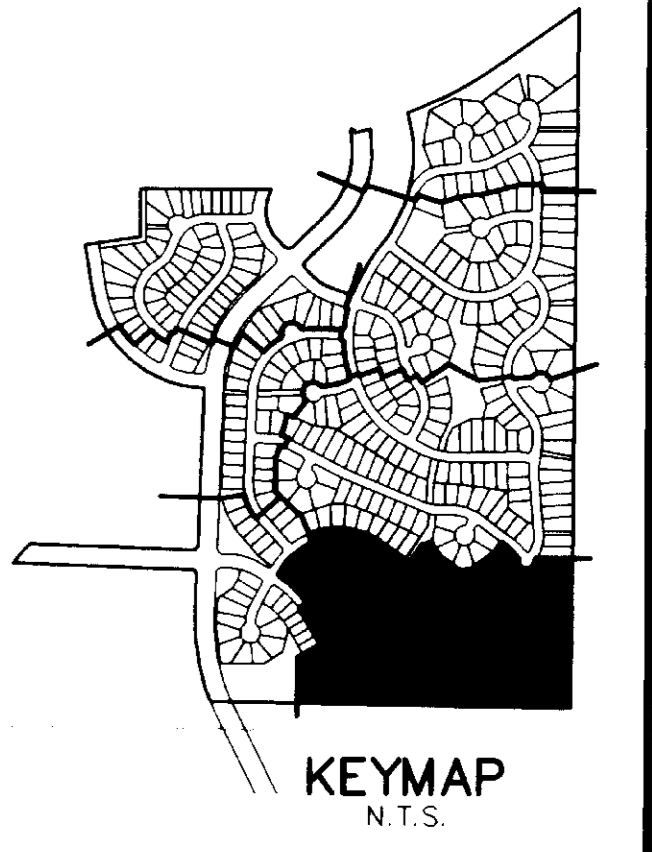


METZLER RANCH
 FILING NO. 1
 FINAL PLAT
 SHEET 4 OF 8



FINAL PLAT METZLER RANCH FILING NO. 1

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AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 8



KEYMAP
N.T.S.

MATCHLINE SEE SHEET 4 OF 8

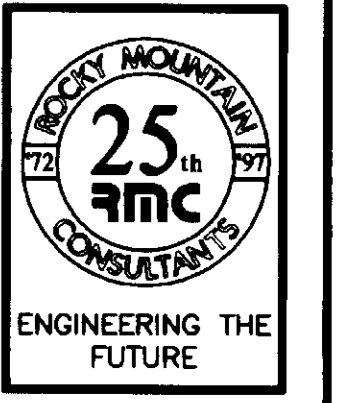
S 00°24'42" W 2679.55'

NW 1/4
SEC 35

UNPLATTED

STORM DRAINAGE EASEMENT

BOOK 1192
PAGE 908
BOOK 1192
PAGE 911



SW 1/4
SEC 35

UNPLATTED

**METZLER RANCH
FILING NO. 1
FINAL PLAT
SHEET 5 OF 8**

MATCHLINE SEE SHEET 6 OF 8

BOOK 911
PAGE 387

UNPLATTED

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING

rmc
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
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FAX (303) 741-6106

REV. 04-06-98
Date: 09-29-97
Job No. 2748.012.00

SE 1/4
SEC 35

UNPLATTED

BOOK 911
PAGE 387

EAST 1/4 CORNER
OF SECTION 35
T. 7 S., R. 67 W., 6th P.M.
FND. 3" ALUM. CAP
LS #6935

FINAL PLAT METZLER RANCH FILING NO. 1

A PART OF THE NORTH ONE - HALF OF SECTION 35
AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 6 OF 8

MATCHLINE SEE SHEET 7 OF 8

MATCHLINE SEE SHEET 4 OF 8

MATCHLINE SEE SHEET 5 OF 8

NE 1/4
SEC 35

BOOK 1398
PAGE 1834

$\Delta=90^{\circ}00'00''$
 $R=25.00'$
 $L=39.27'$

STATE HIGHWAY 85X

S 88°05'04" E 959.40'

N 88°05'04" W 881.01'

$\Delta=90^{\circ}00'00''$
 $R=25.00'$
 $L=39.27'$

BOOK 1398
PAGE 1717

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NE 1/4
SEC 35

UNPLATTED

UNPLATTED

INTERSTATE HIGHWAY 25
SEE COLORADO STATE HIGHWAY
AND FEDERAL ROAD
LIMIT & SUBJECT

N 44°08'34" E
53.07'

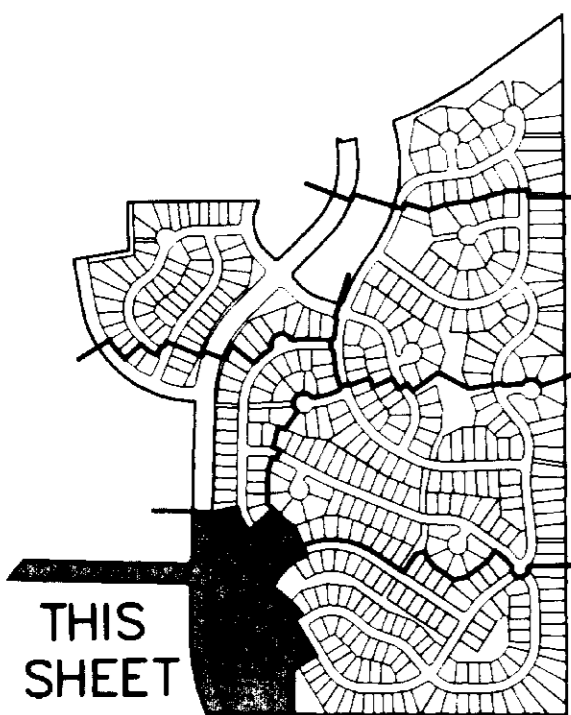
N 39°10'04" E
87.91'

$\Delta=04^{\circ}04'02''$
 $R=600.00'$
 $L=42.59'$

UNPLATTED

NW 1/4
SEC 35

WEST LINE OF THE NORTHEAST 1/4 SECTION 35



THIS SHEET

KEYMAP
N.T.S.

SCALE: 1" = 50'

S 89°09'20" E 789.81'
SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 35

SW 1/4
SEC 35

CENTER
OF SECTION 35
T 7 S, R 67 W, 6th P.M.
FND. 3" ALUM. CAP
LS #6935

UNPLATTED

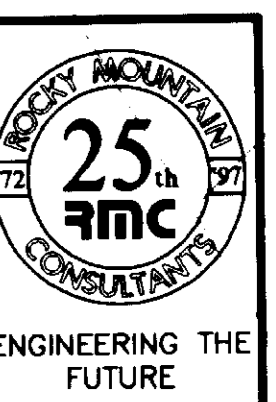
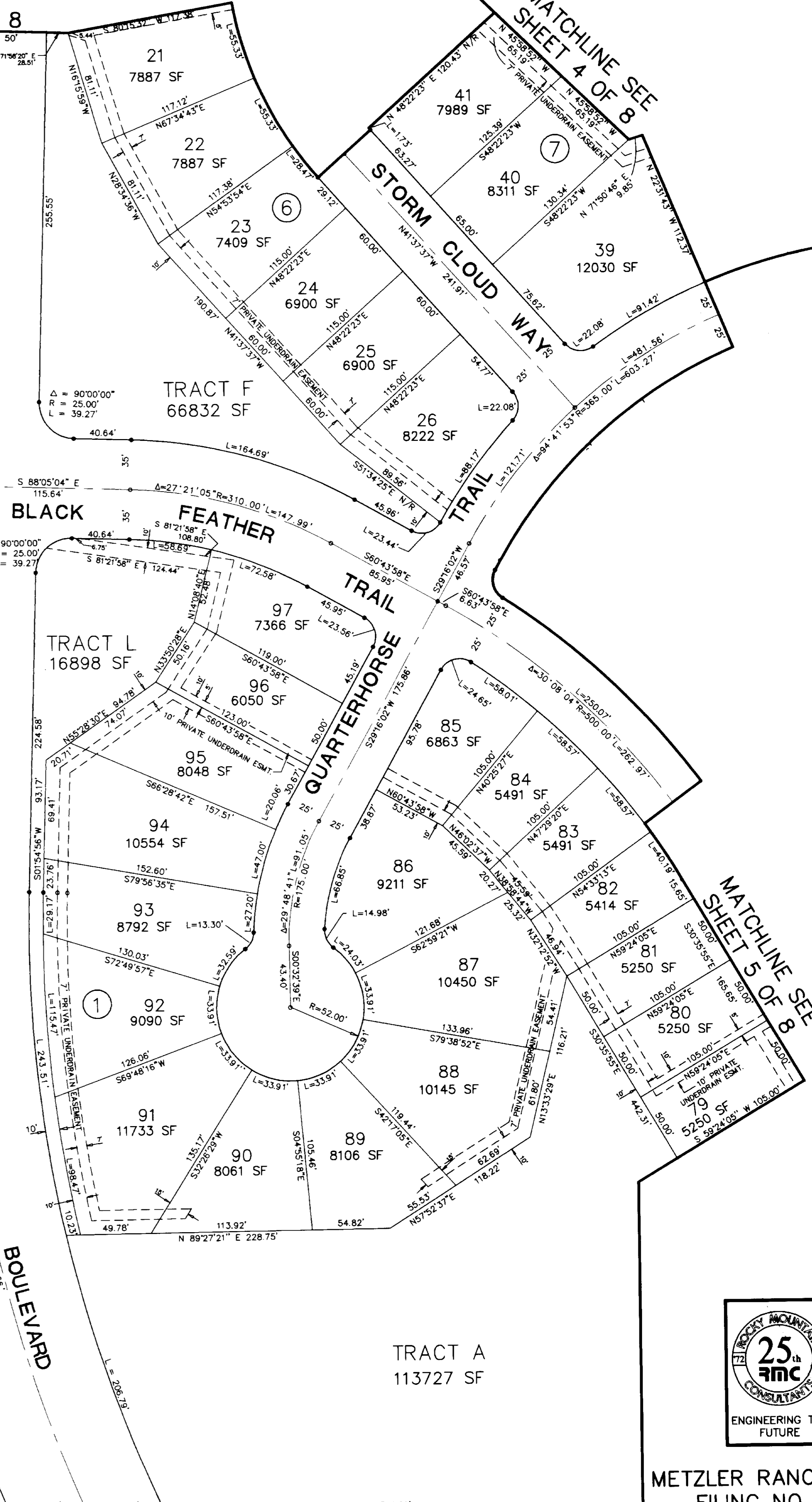
SE 1/4
SEC 35

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8106
REV. 04-06-98
Date: 08-20-97
Job No. 2748.012.00

BOOK 811
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N 89°09'20" W 1857.93'

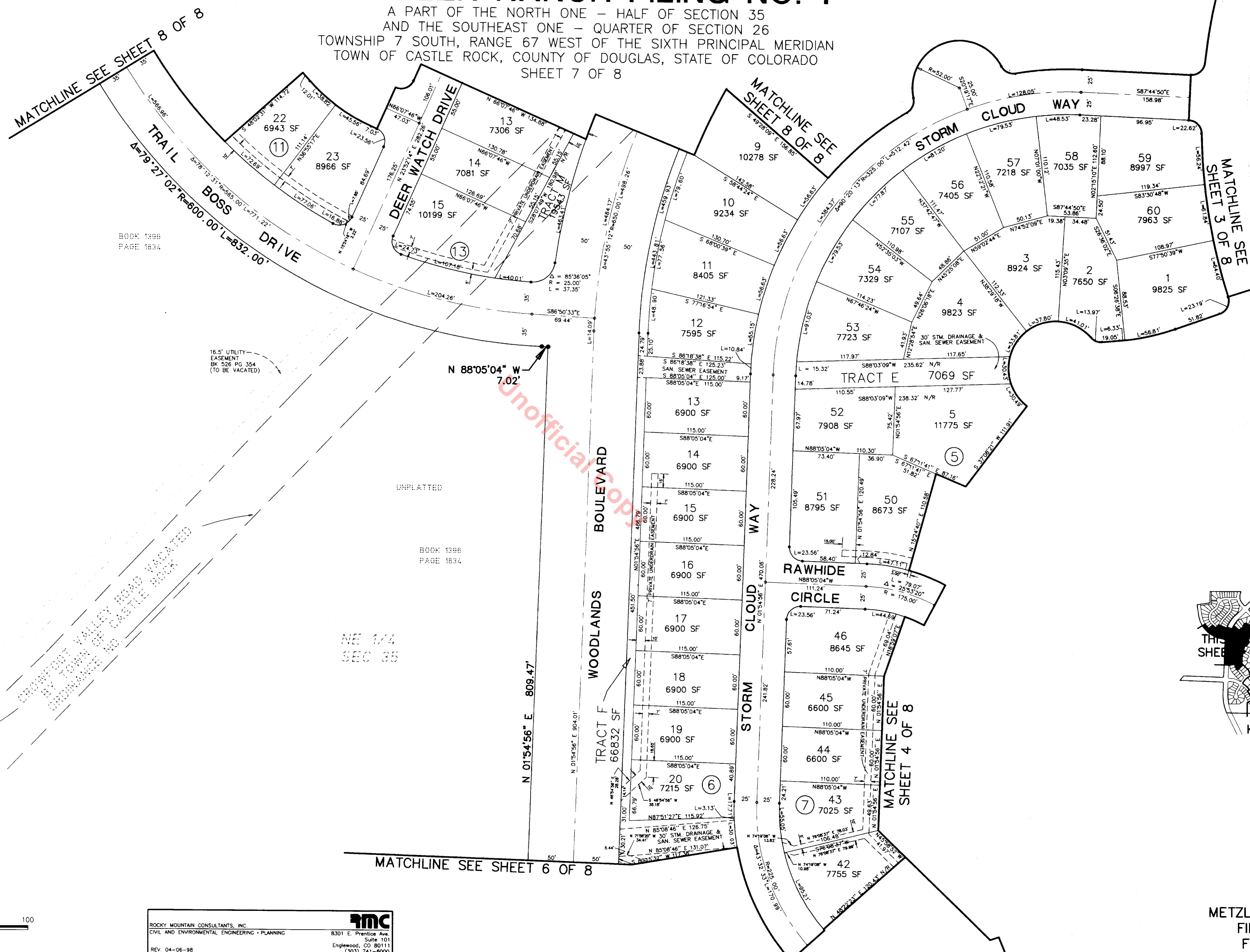
TRACT A
113727 SF



METZLER RANCH
FILING NO. 1
FINAL PLAT
SHEET 6 OF 8

FINAL PLAT METZLER RANCH FILING NO. 1

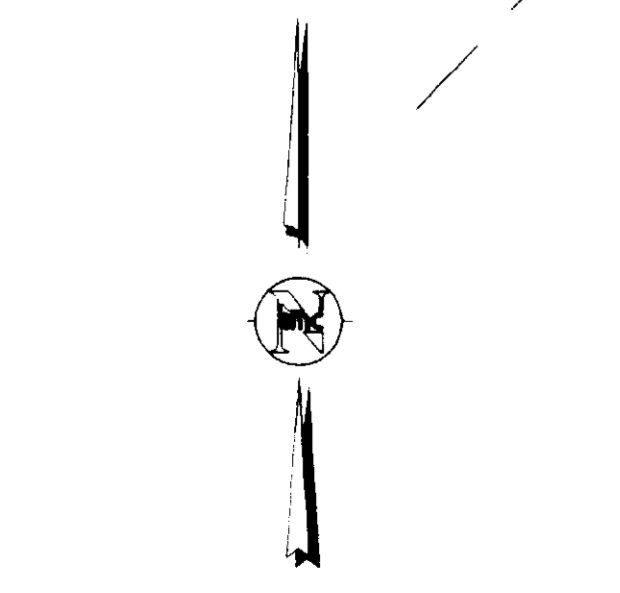
A PART OF THE NORTH ONE - HALF OF SECTION 35
AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 7 OF 8



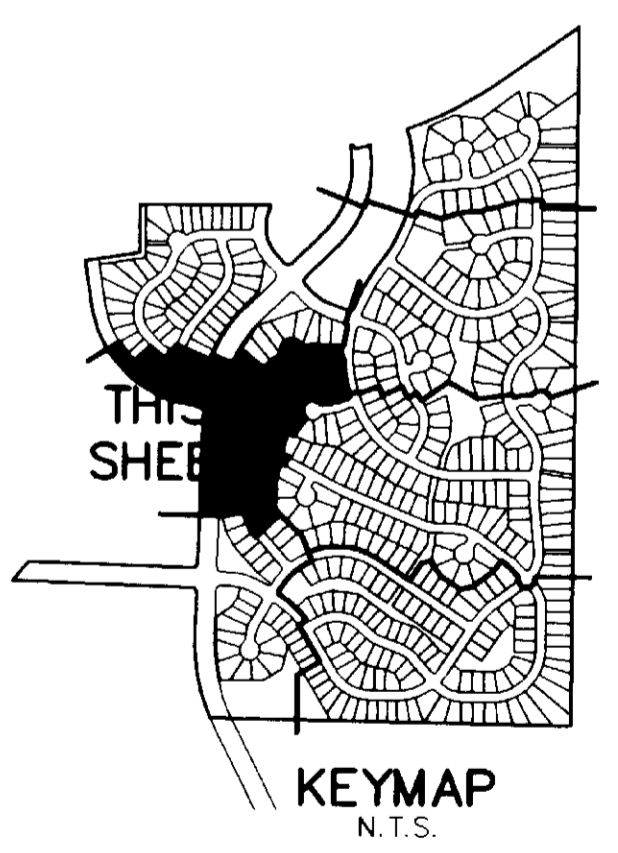
BOOK 1888
PAGE 1834

BOOK 1888
PAGE 1834

NE 1/4
SEC 35



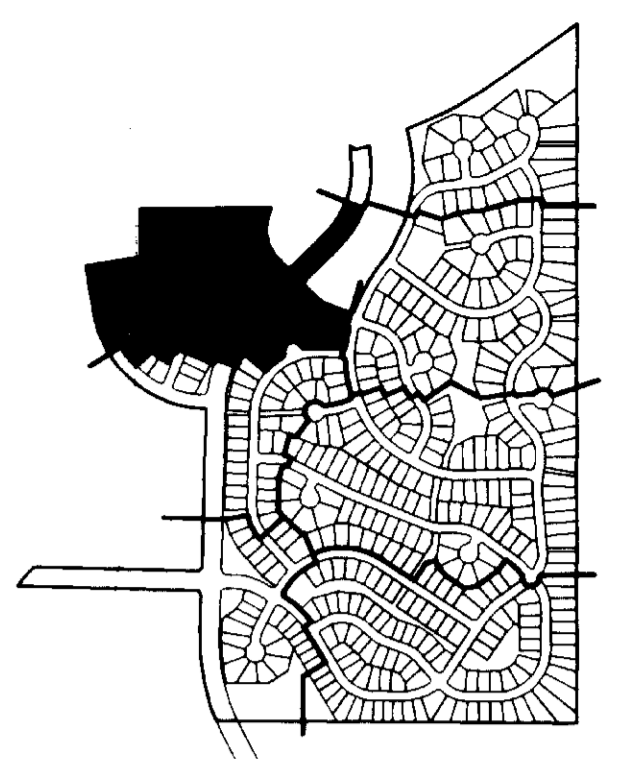
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
Date: 09-29-97 Job No. 2748.012.00 FAX (303) 741-6106



METZLER RANCH
FILING NO. 1
FINAL PLAT
SHEET 7 OF 8

FINAL PLAT METZLER RANCH FILING NO. 1

A PART OF THE NORTH ONE - HALF OF SECTION 35
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 8 OF 8



SE 1/4
SEC 26

NE 1/4
SEC 35

NORTH 1/4 CORNER
OF SECTION 35
T 7 S, R 67 W, 6th P.M.
FND. 2.5" ALUM. CAP.
LS #6935

UNPLATTED

BOOK 1396
PAGE 1717

NORTH LINE OF THE NORTHEAST 1/4 SECTION 35

S 89°09'59" E 2674.77'

KEYMAP
N.T.S.

BOOK 1014
PAGE 230

BOOK 1396
PAGE 1717

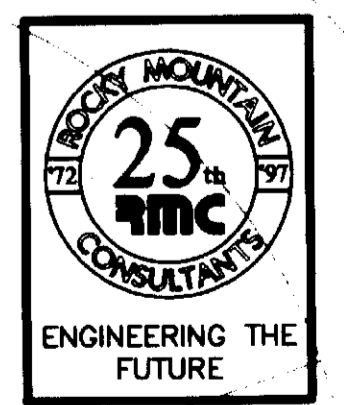
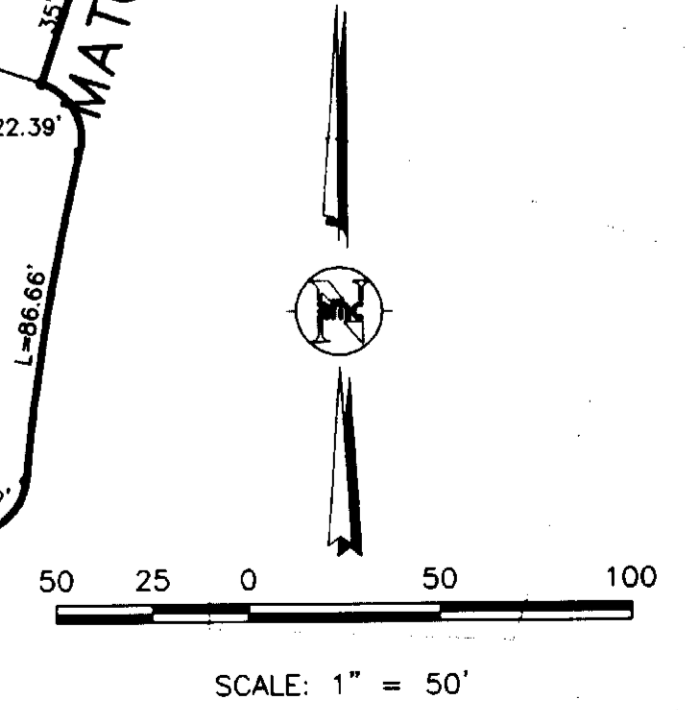
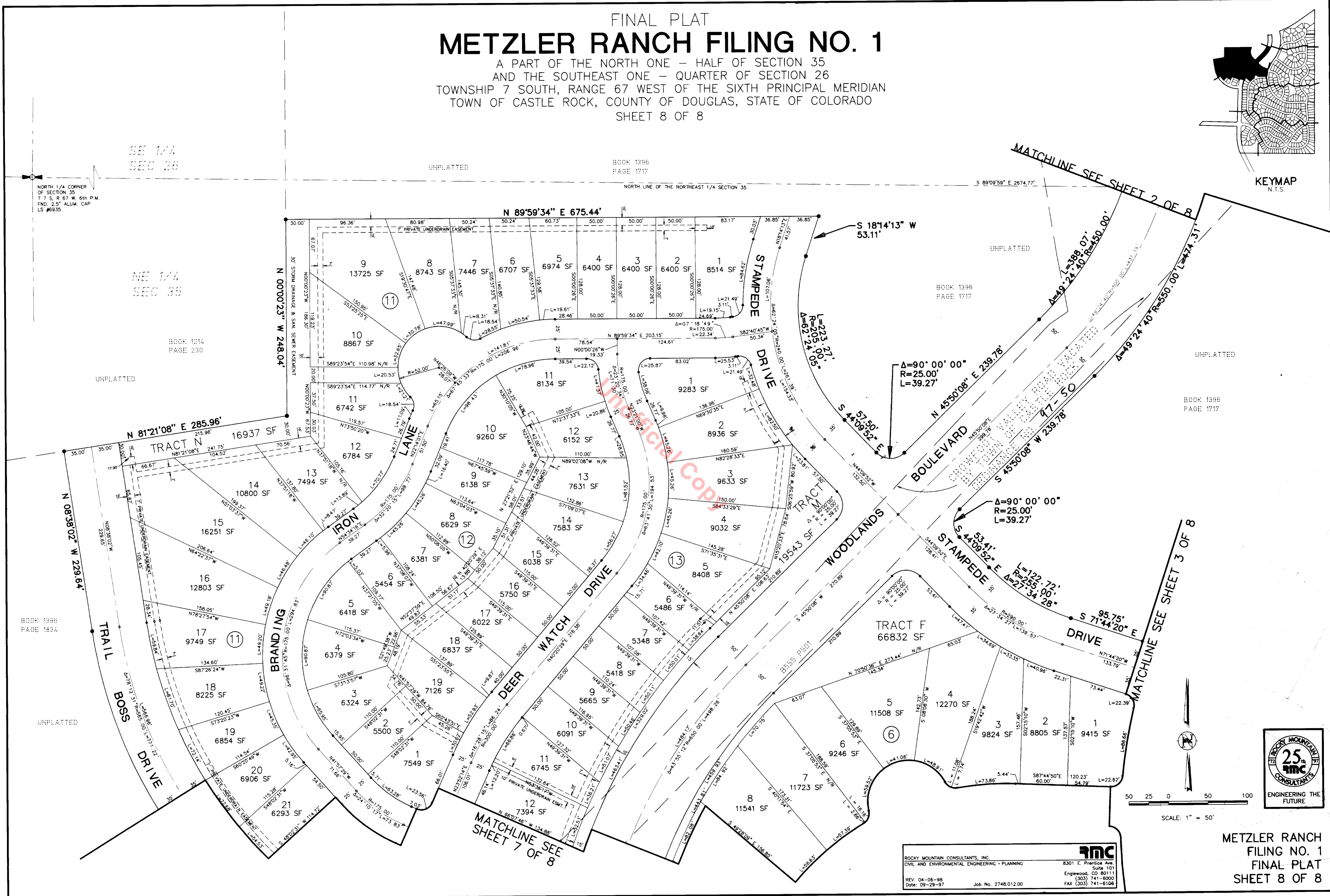
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BOOK 1396
PAGE 1717

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BOOK 1396
PAGE 1834

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METZLER RANCH
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FINAL PLAT
SHEET 8 OF 8