

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS



2007068836
08/28/2007 10:02 AM

2007068836 3 PGS

PLAT IDENTIFICATION SHEET

- ✓ RLB Corporation
- ✓ ~~The~~ Point at Metzler Ranch, LLC

Grantor (owner)

Grantor (owner)

- ✓ Metzler Ranch 10, 1st Amendment Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Metzler Ranch Filing: 10

Condo Info: Phase _____ Bldg _____ Unit _____

26, 35

7

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

✓ 2006046450

✓ 2007045236

2007051055

METZLER RANCH FILING 10, 1ST AMENDMENT

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35,

TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2 COMMERCIAL LOTS - 3.72 ACRES

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY, 2007, 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 MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Michael C. Cregger
REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 22564

6/27/07
DATE



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.

SUMMARY TABLE

| LOT NUMBER | AREA (AC) |
|--------------|-------------|
| 2-A | 2.79 |
| 3-A | 0.93 |
| TOTAL | 3.72 |

INDIVIDUAL UNIT OWNERS AS OF THIS DATE:

OHANA ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY - UNIT 140

MK, LLC, A COLORADO LIMITED LIABILITY COMPANY - UNIT 200

THE POINT AT METZLER RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY - UNITS 100, 120, 160, 230 AND 260

SURVEYOR/ENGINEER/PLANNER:

TST INC. OF DENVER
9222 TEDDY LANE
LONE TREE, COLORADO 80124
TELEPHONE: (303) 792-0557
CONTACT: TAYLOR C. GOERTZ P.E.
CONTACT: MICHAEL CREGGER P.L.S.

DEVELOPER:

RLB CORPORATION
86 CROWN POINT
CASTLE ROCK, CO 80104
TELEPHONE: (303) 520-5046
CONTACT: ROGER BUMGARNER

MORTGAGEE/LIEN HOLDER:

COLORADO CAPITAL BANK
7505 VILLAGE SQUARE DRIVE
CASTLE ROCK, CO 80104
TELEPHONE: (720) 733-2517
CONTACT: JESSICA NESS

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING 10, 1ST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK THE DRAINAGE EASEMENT AS REVISED AND SHOWN HEREON.

THE METZLER RANCH FILING 10 SUBDIVISION PLAT DEDICATED 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

PROPERTY DESCRIPTION

LOTS 2 AND 3, METZLER RANCH FILING 10, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 3.72 ACRES, MORE OR LESS.

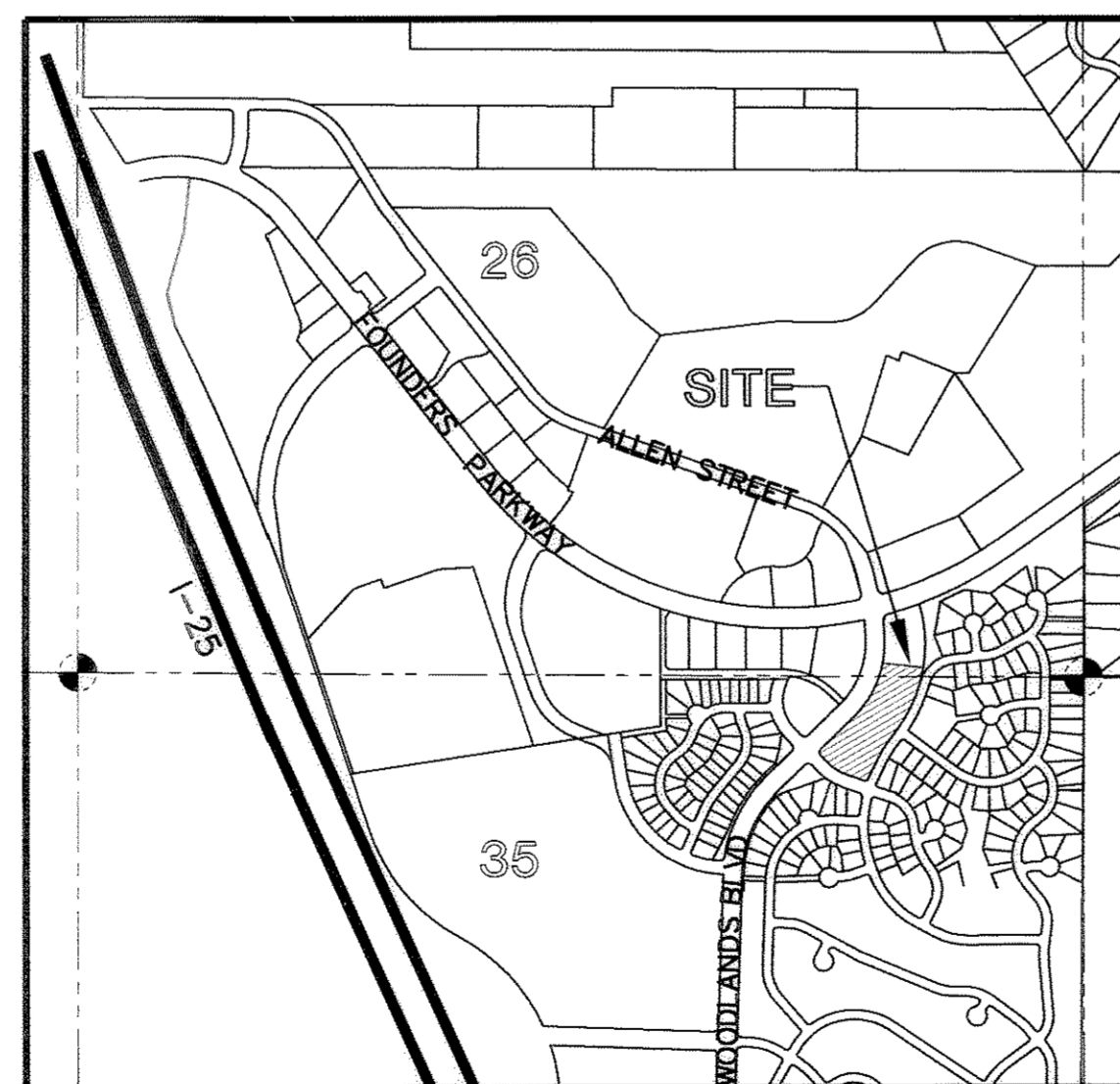
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST PROPERTY LINE OF LOT 3, METZLER RANCH FILING 10 BEARING NORTH 45°50'08" EAST.

PURPOSE OF AMENDMENT

THIS PLAT IS BEING AMENDED TO ADJUST THE LINES BETWEEN THE TWO LOTS AND TO REVISE THE DRAINAGE EASEMENT.

PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS A PORTION OF THE DRAINAGE EASEMENT CREATED BY THE FINAL PLAT FOR METZLER RANCH FILING 10 DEPICTED ON SHEET 2 HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO ABANDON THIS EASEMENT.



VICINITY MAP

SCALE 1"=1000'

SHEET INDEX

Sheet 1 Cover Sheet
Sheet 2 Final Plat



TST INC. OF DENVER
Consulting Engineers

WATER RIGHTS DEDICATION AGREEMENT

THE APPROPRIATE NUMBER OF SFE WERE DEBITED FROM THE WATER BANK ON THE METZLER RANCH FILING 10 SUBDIVISION PLAT.

NOTES

1. ALL "NOTES" ON THE METZLER RANCH FILING 10 SUBDIVISION PLAT ARE IN EFFECT AS STATED THEREON.
2. THE DRAINAGE EASEMENT, AS REVISED HEREIN, IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF UTILITIES.

SPECIAL NOTES - TOWN OF CASTLE ROCK

1. ALL "SPECIAL NOTES - TOWN OF CASTLE ROCK" SHOWN ON THE METZLER RANCH FILING 10 SUBDIVISION PLAT ARE IN EFFECT AS STATED THEREON, EXCEPT AS NOTED HEREON.
2. NO NEW UTILITY EASEMENTS ARE BEING DEDICATED ALONG THE REVISED PORTION OF THE LOT LINE THAT IS BEING ADJUSTED. THE ORIGINAL "FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE" DEDICATED ALONG THE ORIGINAL LOT LINE ARE TO REMAIN IN EFFECT.

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK



Christy Hoffman
TOWN CLERK

Mark Huns
TOWN MANAGER

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 10 DAY OF August, 2007.

Bill Johnson
DEVELOPMENT SERVICES DIRECTOR

LIENHOLDER SUBORDINATE CERTIFICATE

THE UNDERSIGNED ARE ALL MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS (EXCLUDING INDIVIDUAL UNITS) KNOWN HEREIN AS METZLER RANCH FILING 10, 1ST AMENDMENT IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED JANUARY 19, 2006 AT RECEPTION NO. 2006006747 AND JUNE 2, 2006 AT RECEPTION NOS. 2006046450 AND 2006046454, AND 6-6-07, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLORADO CAPITAL BANK

BY: *Jessica Ness*
TITLE: VP

STATE OF Colorado
COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF July, 2007 BY Jessica Ness AS Vice President FOR COLORADO CAPITAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL:

Shirley J. Pugh
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/2010



TITLE CERTIFICATE

I, *Alice Odette*, AN AUTHORIZED REPRESENTATIVE OF *First American Heritage Title Co.* 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 (EXCLUDING INDIVIDUAL UNITS) ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 29th DAY OF June, 2007.

Alice Odette AUTHORIZED REPRESENTATIVE
First American Heritage Title Co. TITLE INSURANCE COMPANY

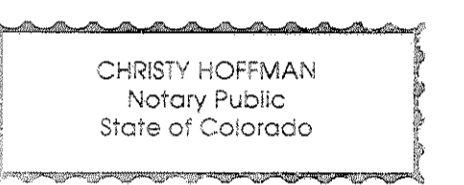
STATE OF Colorado
COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF June, 2007 BY *Alice Odette*

WITNESS MY HAND AND OFFICIAL SEAL:

Christy Hoffman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/11/07



OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS (EXCLUDING INDIVIDUAL UNITS) KNOWN AS METZLER RANCH FILING 10, 1ST AMENDMENT IN THE TOWN OF CASTLE ROCK, COLORADO.

RLB CORPORATION, A COLORADO CORPORATION

EXECUTED THIS 29th DAY OF June, 2007.
BY: *Roger L. Bumgarner* TITLE: PRESIDENT
BY: *Cheryl R. Bumgarner* TITLE: SECRETARY

STATE OF Colorado
COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF June, 2007 BY ROGER L. BUMGARNER AND BY CHERYL R. BUMGARNER.

WITNESS MY HAND AND OFFICIAL SEAL:

Christy Hoffman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-11-2009



THE POINT AT METZLER RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS 29th DAY OF June, 2007.
BY: *Roger Bumgarner* TITLE: MANAGING MEMBER

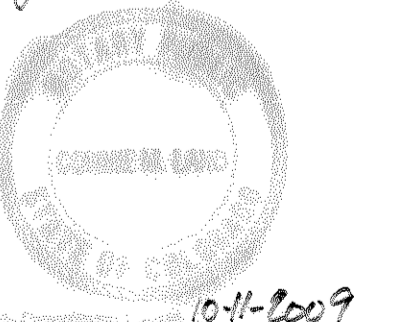
STATE OF Colorado
COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF June, 2007 BY *Roger Bumgarner*

WITNESS MY HAND AND OFFICIAL SEAL:

Christy Hoffman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-11-2009

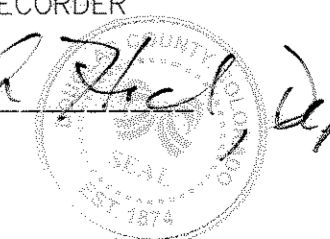


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:58 A.M. ON THE 28th DAY OF August, 2007. AT RECEPTION NO. 2007068836

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Janet A. Pugh* DEPUTY

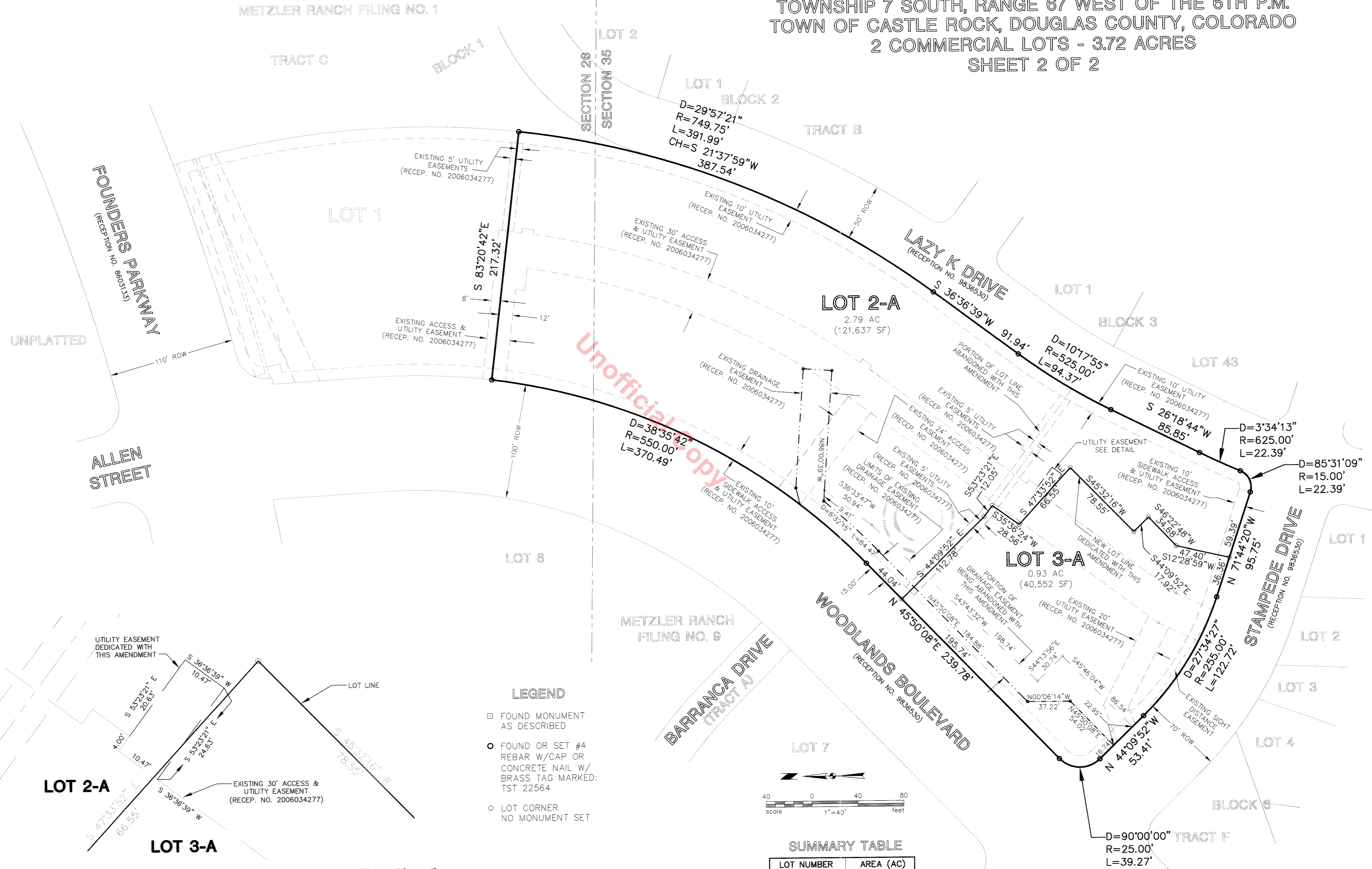


FINAL PLAT
METZLER RANCH FILING 10, 1ST AMENDMENT
SHEET 1 OF 2 AP 06-014

METZLER RANCH FILING 10, 1ST AMENDMENT

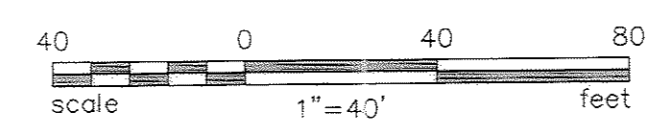
FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
AND THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
2 COMMERCIAL LOTS - 3.72 ACRES
SHEET 2 OF 2



Unofficial Copy

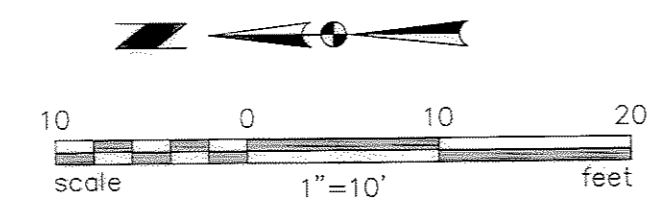
- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND OR SET #4 REBAR W/CAP OR CONCRETE NAIL W/ BRASS TAG MARKED: TST 22564
 - LOT CORNER NO MONUMENT SET



SUMMARY TABLE

| LOT NUMBER | AREA (AC) |
|--------------|-------------|
| 2-A | 2.79 |
| 3-A | 0.93 |
| TOTAL | 3.72 |

UTILITY EASEMENT DETAIL



TST
TST INC. OF DENVER
Consulting Engineers