

# 2009022714  
03/31/2009 01:44 PM



## PLAT IDENTIFICATION SHEET

- / RLB Corporation
- / Point at Metzler Ranch, LLC, The

\_\_\_\_\_  
Grantor (owner)

\_\_\_\_\_  
Grantor (owner)

- / Metzler Ranch 10, 2<sup>nd</sup> 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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# METZLER RANCH FILING 10, 2ND AMENDMENT

FINAL PLAT

A REPLAT OF LOT 2-A, METZLER RANCH FILING 10, 1ST AMENDMENT,  
 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 - 2.79 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 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



**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.

**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, 2ND 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**

LOT 2-A, METZLER RANCH FILING 10, 1ST AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 2.79 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 2-A, METZLER RANCH FILING 10, 1ST AMENDMENT BEARING SOUTH 83°20'42" EAST.

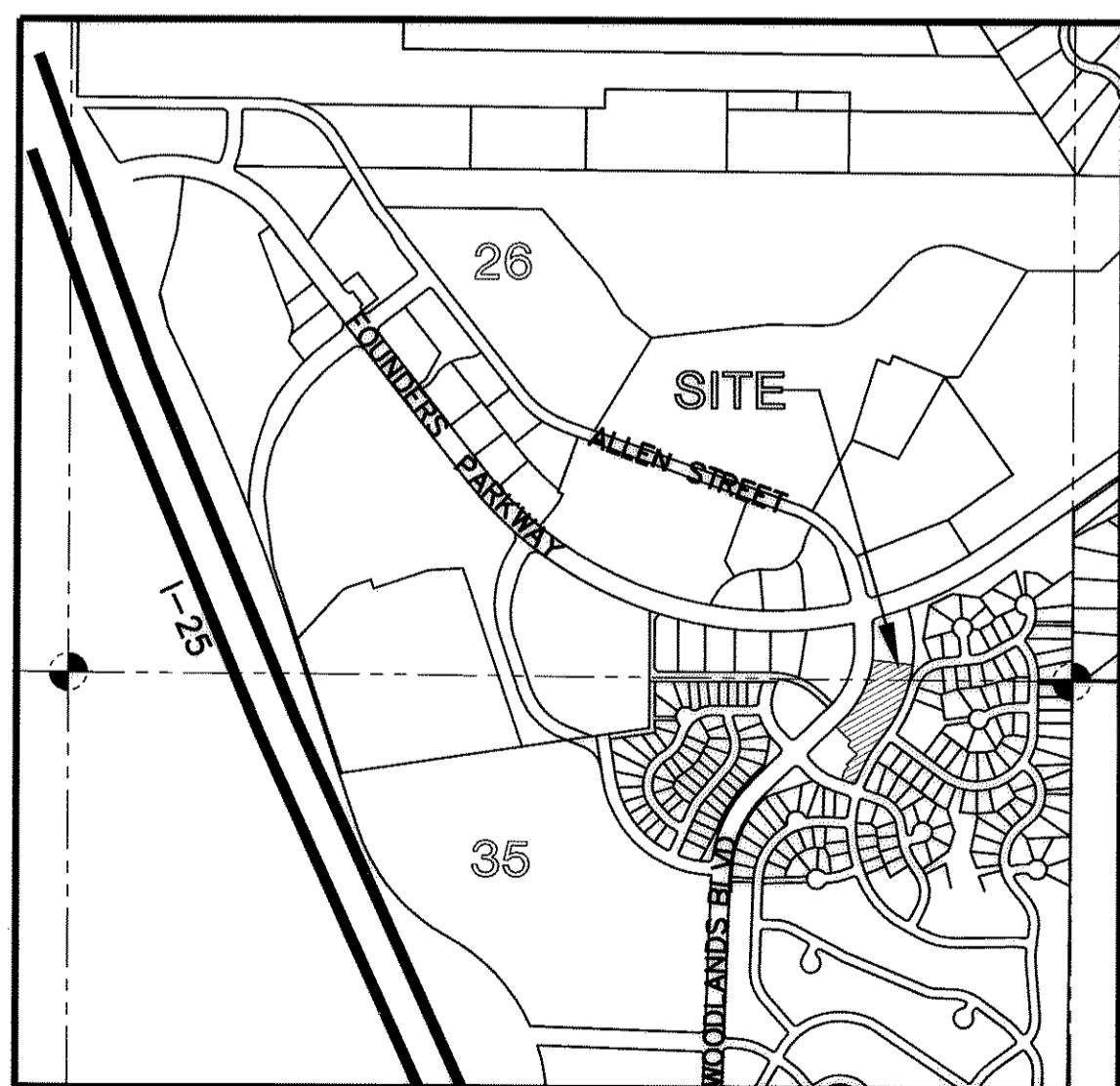
**PURPOSE OF AMENDMENT**

THIS PLAT IS BEING AMENDED TO SUBDIVIDE LOT 2-A INTO LOTS 2-A-1 AND 2-A-2 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, 1ST AMENDMENT, DEPICTED ON SHEET 2 HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO ABANDON THIS EASEMENT.

**WATER RIGHTS DEDICATION AGREEMENT**

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



VICINITY MAP

SCALE 1"=1000'

**SHEET INDEX**

Sheet 1 Cover Sheet  
 Sheet 2 Final Plat



TST INC. OF DENVER  
 Consulting Engineers

**NOTES**

1. INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS TAKEN FROM SCHEDULE B-2, OF COMMITMENT NUMBER 279-H0225480-266-NCS PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY, DATED DECEMBER 1, 2008 AS PROVIDED BY RLB CORPORATION AND THIS INFORMATION DOES NOT INDICATE A TITLE SEARCH BY TST INC. OF DENVER.
2. THERE IS NO PUBLISHED FLOODPLAIN DELINEATION, OR WETLANDS WITHIN THIS PROPERTY.
3. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODGE EXTRACTION OR REMOVING ORE AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
4. ACCESS EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND THE OWNER(S) OF THE ADJACENT PARCELS FOR THE PURPOSE OF PUBLIC ACCESS TO THE PROPERTY.
5. ACCESS AND UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF UTILITIES.
6. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

**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.

**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

*Jolly A. New* TOWN CLERK  
*Mark Stuss* 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 19 DAY OF March, 2009

*[Signature]*  
 DEVELOPMENT SERVICES DIRECTOR

**TITLE CERTIFICATE**

I, Eric Stearns, 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.

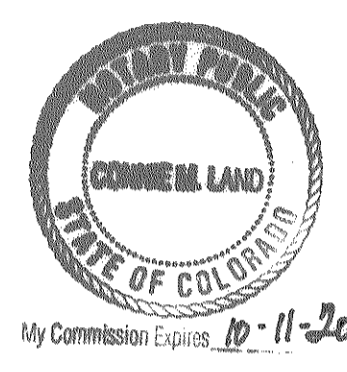
SIGNED THIS 18<sup>th</sup> DAY OF March, 2009

*[Signature]*  
 AUTHORIZED REPRESENTATIVE First American Heritage Title Company  
 TITLE INSURANCE COMPANY

STATE OF Colorado  
 COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF March, 2009, BY Eric A. Stearns

WITNESS MY HAND AND OFFICIAL SEAL:  
*[Signature]*  
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 10-11-2009

**OWNERSHIP CERTIFICATE**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS (EXCLUDING INDIVIDUAL UNITS) KNOWN AS METZLER RANCH FILING 10, 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK, COLORADO.

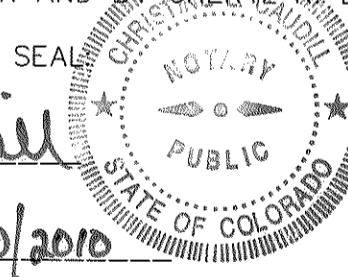
**RLB CORPORATION, A COLORADO CORPORATION**

EXECUTED THIS 17<sup>th</sup> DAY OF March, 2009  
 BY [Signature] TITLE: PRESIDENT  
 BY [Signature] TITLE: SECRETARY

STATE OF Colorado  
 COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 17<sup>th</sup> DAY OF March, 2009 BY ROGER L. BUMGARDNER AND CHRISTINE L. CAUDILL, BUMGARDNER.

WITNESS MY HAND AND OFFICIAL SEAL:  
*[Signature]*  
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 10/20/2010

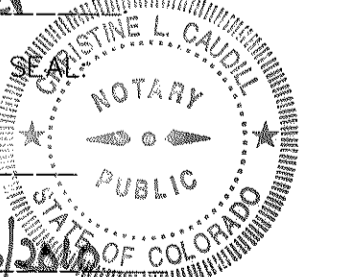
**THE POINT AT METZLER RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY**

EXECUTED THIS 17<sup>th</sup> DAY OF March, 2009  
 BY [Signature] TITLE: MANAGING MEMBER

STATE OF Colorado  
 COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 17<sup>th</sup> DAY OF March, 2009 BY Roger Bumgarner

WITNESS MY HAND AND OFFICIAL SEAL:  
*[Signature]*  
 NOTARY PUBLIC

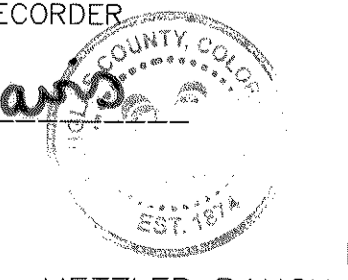


MY COMMISSION EXPIRES: 10/20/2010

**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 1:44 P.M. ON THE 21<sup>st</sup> DAY OF March, 2009, AT RECEPTION NO. 2009022714

DOUGLAS COUNTY CLERK AND RECORDER  
 BY [Signature]  
 DEPUTY

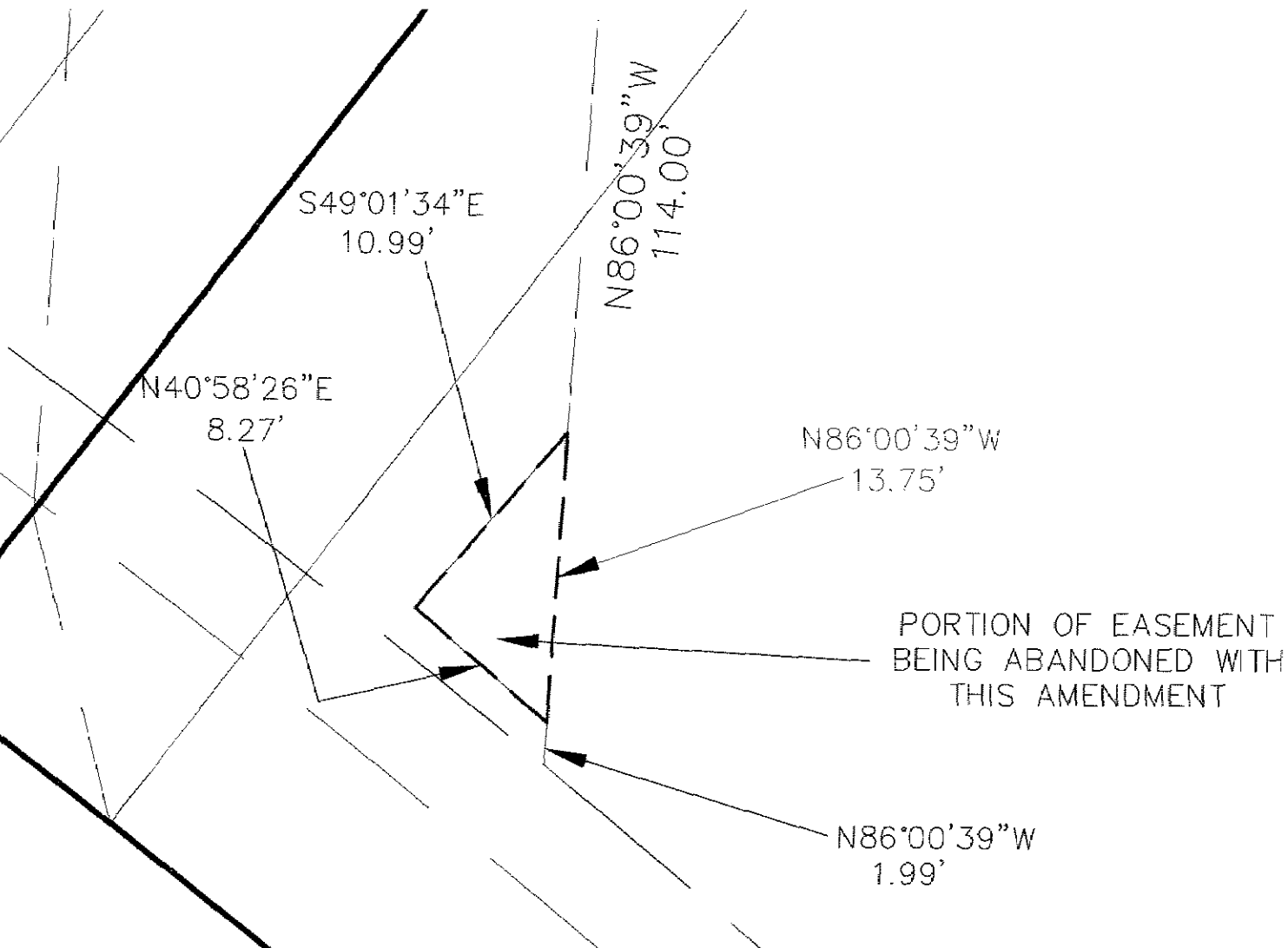
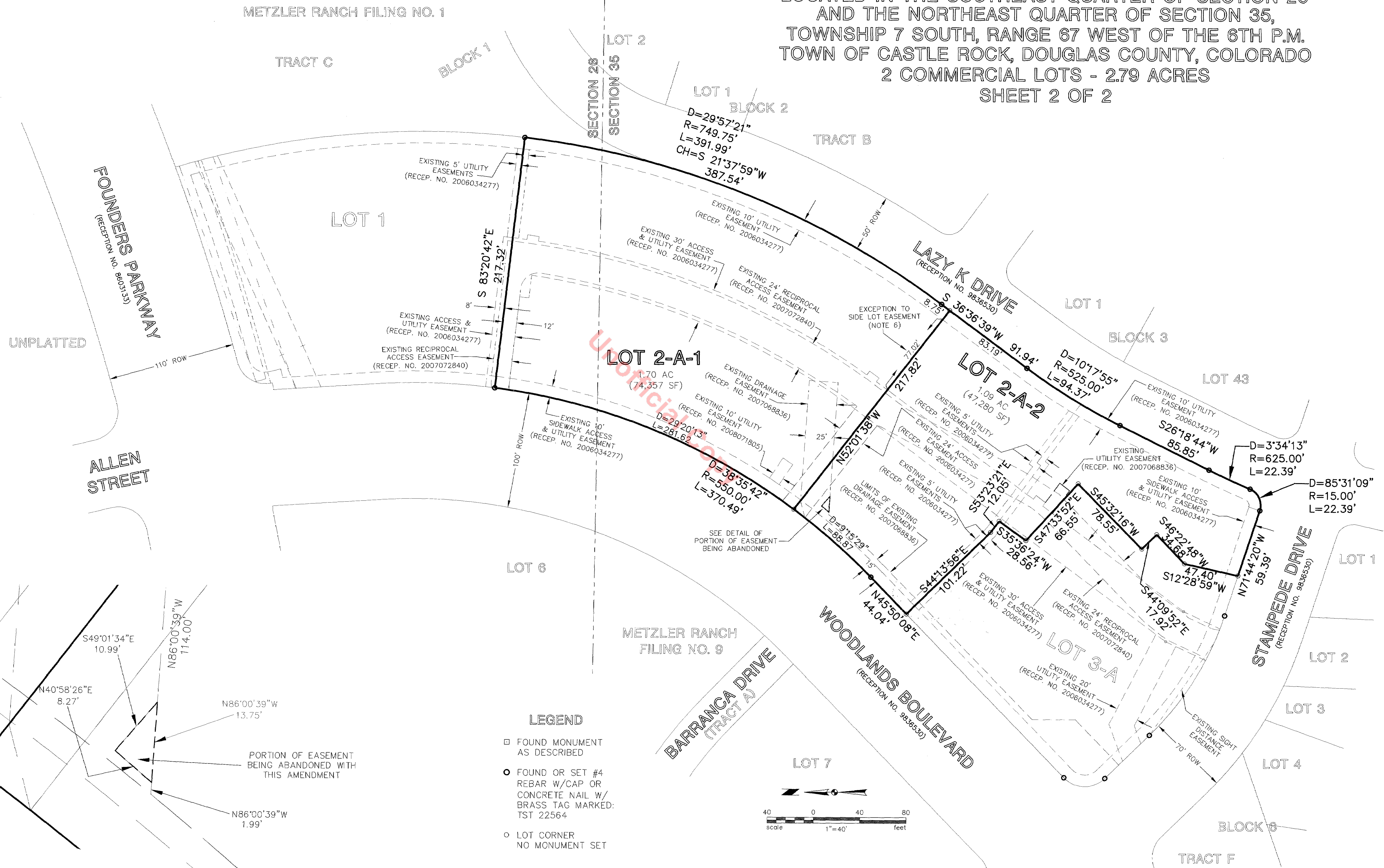


FINAL PLAT  
 METZLER RANCH FILING 10, 2ND AMENDMENT  
 SHEET 1 OF 2

# METZLER RANCH FILING 10, 2ND AMENDMENT

FINAL PLAT

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 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
 2 COMMERCIAL LOTS - 2.79 ACRES  
 SHEET 2 OF 2



- 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

**DRAINAGE EASEMENT ABANDONMENT DETAIL**

