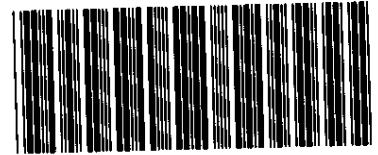


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS



2006034277
04/25/2006 01:02 PM

PLAT INDENTIFICATION SHEET

RLB Corporation

Grantor (owner)

Metzler Ranch 10 Final Plat

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)

2006005747

METZLER RANCH FILING 10

FINAL PLAT

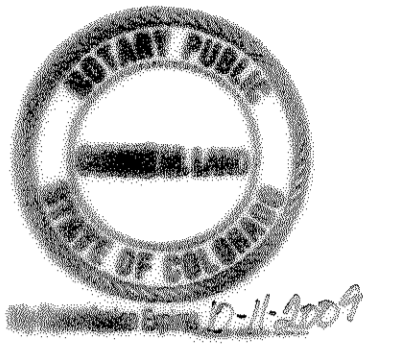
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35,

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

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

3 COMMERCIAL LOTS - 4.99 ACRES

SHEET 1 OF 2

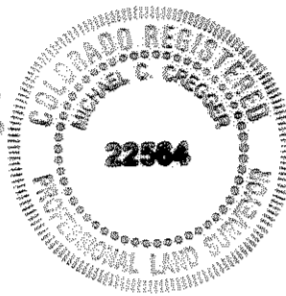


SURVEYOR'S CERTIFICATE

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, 2005, 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

DATE 3/10/2006



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.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 24, 1995 IN BOOK 1396 AT PAGE 1742 UNDER RECEPTION NO. 9672147 AND ACCORDINGLY 15 SFE IS DEBITED FROM THE WATER BANK.

NOTES

1. THERE ARE NO KNOWN FEMA-REGULATED FLOODPLAINS OR WETLANDS ON THIS SITE ACCORDING TO FIRM PANELS 08035C0188F AND 08035C0188F DATED SEPTEMBER, 2005.
2. THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC OF DENVER, CONSULTING ENGINEERS, TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON THE TITLE COMMITMENT ORDER NO. PC45013534-6, DATED JANUARY 18, 2006 BY LAND TITLE GUARANTEE COMPANY.
3. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE 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 PROPERTY.
5. ACCESS, SIGHT DISTANCE, DRAINAGE AND UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF UTILITIES.
6. ACCESS EASEMENTS DEDICATED HEREON ARE FOR THE BENEFIT OF LOTS 1, 2 AND 3 FOR THE TOWN OF CASTLE ROCK AND FOR PUBLIC ACCESS BETWEEN LOTS.
7. THE "23' RIGHT-OF-WAY RESERVE" AS PLATTED HEREON, ALONG FOUNDERS PARKWAY, IS RESERVED FOR THE POTENTIAL WIDENING OF FOUNDERS PARKWAY. IN THE EVENT THIS 23' WIDE STRIP IS UTILIZED FOR SUCH WIDENING, THE TOWN OF CASTLE ROCK, OR ITS ASSIGNS, WILL BE RESPONSIBLE FOR PURCHASE OF THE 23 FEET AS ADDITIONAL RIGHT-OF-WAY.
8. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT.

OWNER/DEVELOPER:

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

MORTGAGEE/LIEN HOLDER:

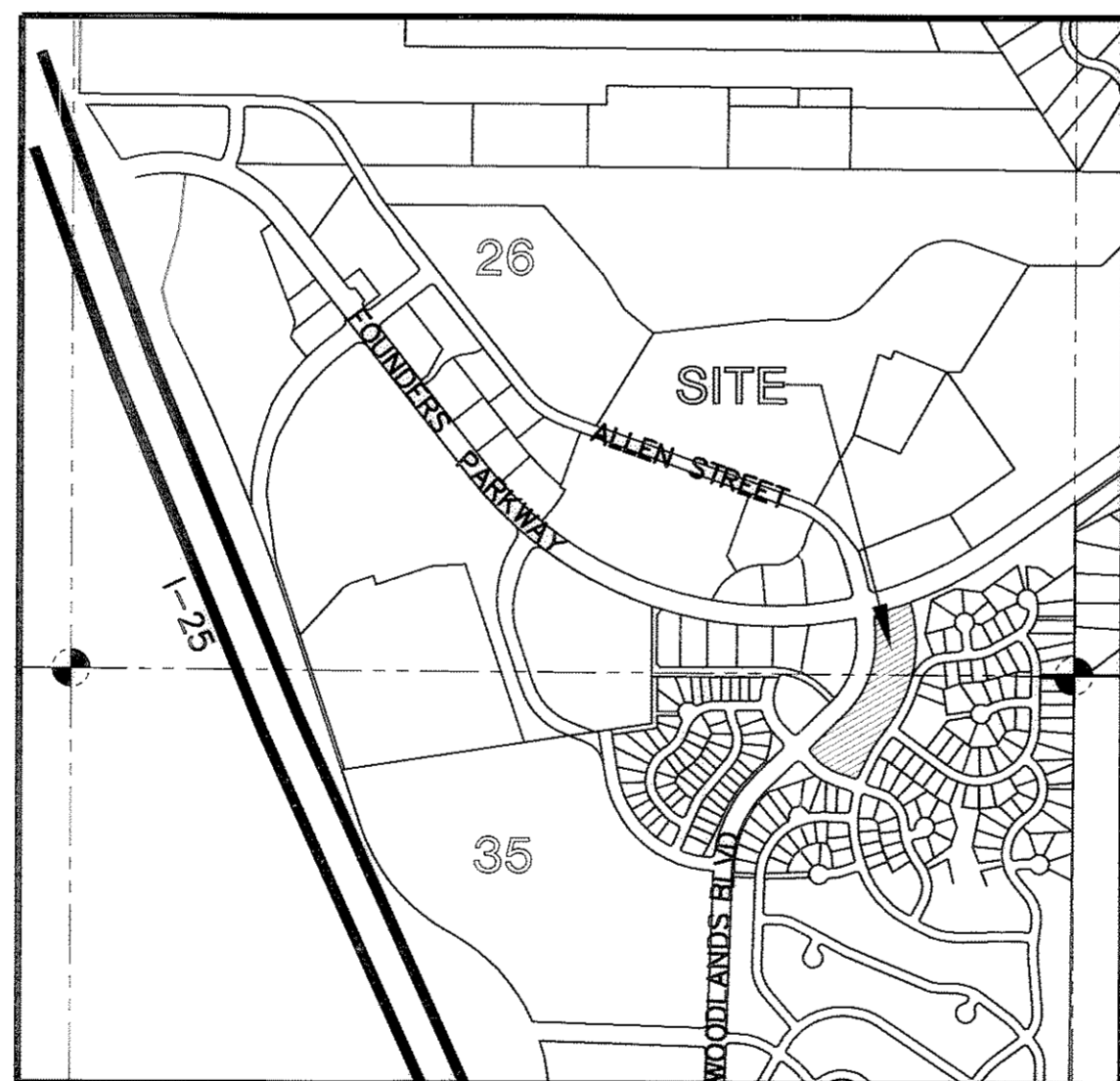
COLORADO CAPITAL BANK
7505 VILLAGE SQUARE DRIVE
CASTLE ROCK, CO 80104
TELEPHONE: (720) 733-2517
CONTACT: JESSICA NESS

SURVEYOR/ENGINEER/PLANNER:

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

SPECIAL NOTES - TOWN OF CASTLE ROCK

1. The Town requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures and detention basins located on their land unless modified by the Subdivider's agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said land for the purpose of operations and maintenance. All such maintenance costs will be assessed to the Property Owner. The maintenance costs shall include all actual cost for labor, equipment and materials and a 15% fee.
2. No solid object exceeding 30" in height above the flow line elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, trees, landscape plantings, cut slopes, and berms shall be placed in a Sight Distance Easement.
3. The Developer shall be responsible for compliance with the Town of Castle Rock's Current Water Use Management Program Implementation Policy.
4. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowners Association, if applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material as set forth in the approved Site Plan; for example, a tree must replace a tree, a shrub must replace a shrub, ground cover must replace ground cover, etc. Upon written notice by the Town, the Owner shall have six (6) months to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
5. 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 for ingress and egress for installation, maintenance and replacement of such lines.



VICINITY MAP

SCALE 1"=1000'

SHEET INDEX

Sheet 1 Cover Sheet
Sheet 2 Final Plat



TST INC. OF DENVER
Consulting Engineers

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. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL ACCESS, SIGHT DISTANCE, DRAINAGE AND UTILITY 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

LEGAL DESCRIPTION

A tract of land located in the Southeast quarter of Section 26 and the Northeast quarter of Section 35, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Commencing at the Southeast corner of said Section 26, as monumented by a pipe with a 2-1/2 inch diameter aluminum cap marked: LS6935, and considering the East line of said Southeast quarter to bear North 00°13'54" East to the Northeast corner of said Southeast quarter, as monumented by a 2-1/2 inch diameter aluminum cap marked: LS6935, with all bearings contained herein, relative thereto; thence along said East line, North 00°13'54" East, 915.30 feet to the South right-of-way line of Founders Parkway as dedicated in Miller Boulevard, Filing No. 2 (Reception No. 8603133); thence along said South right-of-way line the following courses: South 54°44'46" West, 489.79 feet; thence along a curve to the right having a delta of 14°56'46", a radius of 2077.69 feet, and an arc of 541.98 feet to the Northwest corner of Tract C of Metzler Ranch Filing No. 1, according to the recorded plat thereof, and the POINT OF BEGINNING of this description; thence along the West line of said Tract C along a non-tangent curve to the right having a delta of 53°15'12", a radius of 749.75 feet, an arc of 696.85 feet and a chord which bears South 09°59'03" West, 672.04 feet to the West right-of-way line of Lazy K Drive; thence along said West right-of-way line the following courses; South 36°36'39" West, 91.94 feet; thence along a curve to the left having a delta of 10°17'55", a radius of 525.00 feet, and an arc of 94.37 feet; thence South 26°18'44" West, 85.85 feet; thence along a curve to the left having a delta of 03°34'13", a radius of 625.00 feet, and an arc of 38.95 feet; thence along a curve to the right having a delta of 85°31'09", a radius of 15.00 feet, and an arc of 22.39 feet to the North right-of-way line of Stampede Drive; thence along said North right-of-way line the following courses: North 71°44'20" West, 95.75 feet; thence along a curve to the right having a delta of 27°34'27", a radius of 255.00 feet, and an arc of 122.72 feet; thence North 44°09'52" West, 53.41 feet; thence along a curve to the right having a delta of 90°00'00", a radius of 25.00 feet, and an arc of 39.27 feet to the East right-of-way line of Woodlands Boulevard; thence along said East right-of-way line the following courses: North 45°50'08" East, 239.78 feet; thence along a curve to the left having a delta of 49°24'40", a radius of 550.00 feet, and an arc of 474.31 feet; thence North 03°34'32" West, 87.37 feet to said South right-of-way line of Founders Parkway; thence along said right-of-way line the following courses: North 76°22'09" East, 5.94 feet; thence along a non-tangent curve to the right having a delta of 88°09'37", a radius of 25.00 feet, an arc of 38.47 feet and a chord which bears North 30°29'14" East, 34.78 feet; thence along a curve to the left having a delta of 04°52'31", a radius of 2077.69 feet, and an arc of 176.79 feet to the POINT OF BEGINNING of this description, containing 4.99 acres, more or less.

TITLE CERTIFICATE

I, Laryce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION CERTIFICATE.

SIGNED THIS 12th DAY OF March, 2006

Laryce L. Nitsch Land Title Guarantee Co.
AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

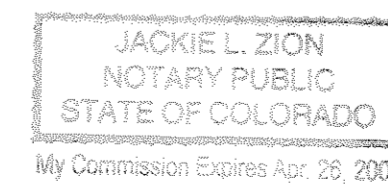
STATE OF Colorado
COUNTY OF Douglas

SUSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF March
2006 BY Laryce L. Nitsch

WITNESS MY HAND AND OFFICIAL SEAL:

Jackie L. Frier
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-26-2007



OWNER: RLB CORPORATION, A COLORADO CORPORATION

EXECUTED THIS 28th DAY OF February, 2006
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 28 DAY OF February
2006 BY ROGER L. BUMGARNER AND BY CHERYL R. BUMGARNER.
WITNESS MY HAND AND OFFICIAL SEAL:
Conie N. Lead
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-11-2009

MORTGAGEE: COLORADO CAPITAL BANK (DEED OF TRUST RECORDED JANUARY 19, 2006 AT RECEPTION NO 2006005747)

EXECUTED THIS 1st DAY OF MARCH, 2006
BY: John J. Neff
TITLE: PRESIDENT
STATE OF Colorado
COUNTY OF Douglas
SUSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF March
2006 BY John J. Neff.
WITNESS MY HAND AND OFFICIAL SEAL:
Conie N. Lead
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-11-2009

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:
Sally Miller TOWN CLERK
Mike Stans TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 13 DAY OF March
2006
Christina
DIRECTOR OF DEVELOPMENT SERVICES

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 1:02 PM ON THE 25th DAY OF April
2006 IN RECEPTION NO. 2006034277
DOUGLAS COUNTY CLERK AND RECORDER
BY: Christina Davis DEPUTY



SUMMARY TABLE

LOT NUMBER	AREA (AC)
1	1.26
2	2.43
3	1.29
TOTAL	4.99

METZLER RANCH FILING 10

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

3 COMMERCIAL LOT - 4.99 ACRES

SHEET 2 OF 2

E 1/4 CORNER, SEC 26,
FOUND 2.5" ALUM. CAP
MARKED: LS6935

915.30'
N 00°13'54"E
(BASIS OF BEARINGS)

SE CORNER, SEC 26,
FOUND 2.5" ALUM. CAP
MARKED: LS6935

METZLER RANCH FILING NO. 1

BLOCK 1

TRACT C

SECTION 26
SECTION 35

LOT 2

LOT 1

BLOCK 2

TRACT B

FOUNDERS PARKWAY
(RECEPTION NO. 9836530)

LAZY K DRIVE
(RECEPTION NO. 9836530)

UNPLATTED

ALLEN STREET

LOT 2
2.43 AC
(105,945 SF)

LOT 3
1.29 AC
(56,245 SF)

METZLER RANCH
FILING NO. 9

WOODLANDS BOULEVARD
(RECEPTION NO. 9836530)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

LOT 4

BLOCK 6

TRACT F

D=53°15'12"
R=749.75'
L=696.85'
CH=S09°59'03"W
672.04'

D=88°09'37"
R=25.00'
L=38.47'
CH=N30°29'14"E
34.78'

D=10°48'58"
R=550.00'
L=103.83'

D=49°24'40"
R=550.00'
L=474.31'

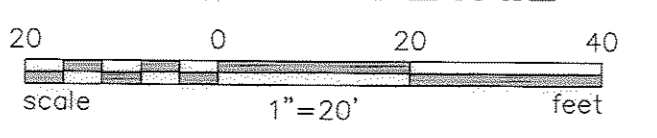
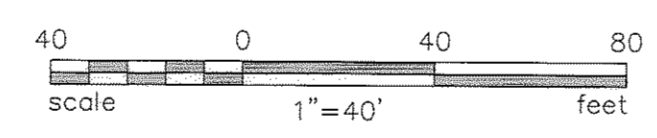
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672.04'

D=88°09'37"
R=25.00'
L=38.47'
CH=N30°29'14"E
34.78'

EASEMENT DETAIL

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND OR SET #4 REBAR W/CAP MARKED TST 22564
- LOT CORNER
- NO MONUMENT SET



SUMMARY TABLE

LOT NUMBER	AREA (AC)
1	1.26
2	2.43
3	1.29
TOTAL	4.99



TST INC. OF DENVER
Consulting Engineers