

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

2006007920
01/27/2006 02:32 PM



2006007920 3 PGS

PLAT IDENTIFICATION SHEET

Castle Rock, Town of

GRANTOR(owner)

Metzler Ranch 11 Final Plat

GRANTEE(name of plat)

Metzler Ranch

Subdivision/Condo Name

11

Filing

Phase

Lot

Building

Block

Unit

35

7

67

OLD LEGAL(Section)

(Township)

(Range)

9672147

Cross reference#s (reception#s Book - Page)

PROPERTY OWNER:
 TOWN OF CASTLE ROCK,
 A COLORADO MUNICIPAL CORPORATION
 100 N. WILCOX ST.
 CASTLE ROCK, CO 80104

METZLER RANCH FILING NO. 11 FINAL PLAT

PART OF THE NORTH HALF, SECTION 35, T. 7 S., R 67 W.,
 6TH P.M., TOWN OF CASTLE ROCK,
 DOUGLAS COUNTY, COLORADO

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 A LOT AND A STREET AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 11. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED.

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 THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER:
 TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION,

 MAYOR

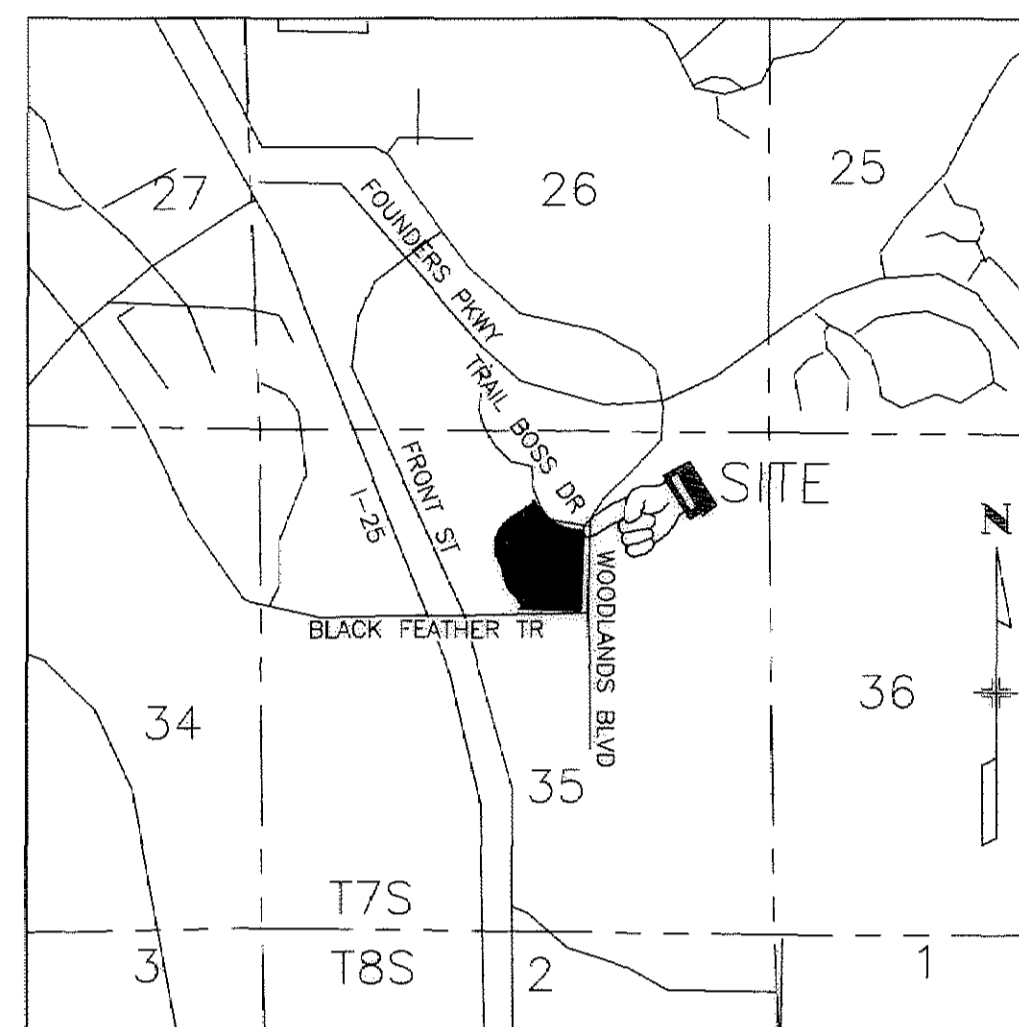
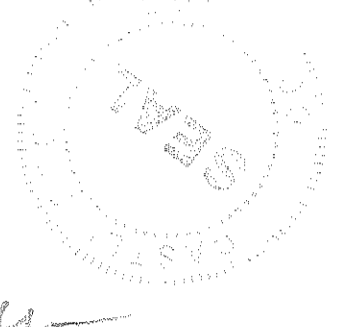
ATTEST: _____
 TOWN CLERK

COUNTY OF DOUGLAS }
 STATE OF COLORADO } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF JANUARY, 2006, BY
RAY WATERMAN, AS MAYOR AND SALLY MUGARE AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-21-07

 NOTARY PUBLIC



VICINITY MAP
 SCALE: 1"=2000'

SHEET INDEX

SHEET 1 - COVER
 SHEET 2 - PLAT

SUMMARY TABLE

TOTAL ACRES IN PROJECT	PLATTED LOTS	RIGHTS OF WAY	TOTAL LOTS
17.841	15.969	1.871	1

NOTES

- COORDINATES ARE ON A MODIFIED STATE PLANE SYSTEM BASED UPON THE DOUGLAS COUNTY GIS. A SCALE FACTOR OF 1.0003498392 WAS USED TO MODIFY THE SEA LEVEL COORDINATES TO REACH GROUND COORDINATES.
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N03°24'12"E, AS NOTED ON THE LEGAL DESCRIPTION OF THE PARK SITE PREPARED BY INTER-MOUNTAIN ENGINEERING, LTD. AND RECORDED DECEMBER 24, 1996 IN BOOK 1396 AT PAGE 1835 UNDER RECEPTION NO. 9672152 OF THE DOUGLAS COUNTY RECORDS.
- THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT. ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY AND OTHER RESTRICTIONS MAY AFFECT THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN.
- 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.
- NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED DRAWING IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR NAMED HEREON.
- IN REGARD TO THE FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 08035C188F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. ACCORDING TO THE SAME MAP, THERE IS A 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN STREET FOR WOODLANDS BOULEVARD AND BLACK FEATHER TRAIL.

WATER RIGHTS DEDICATION AGREEMENT:

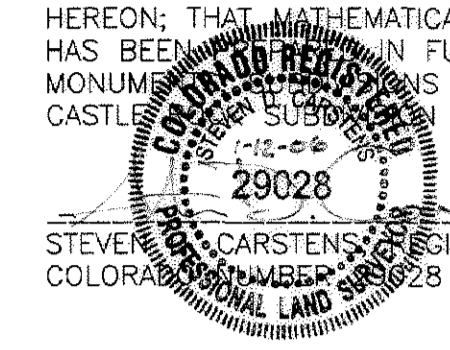
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH DEVELOPMENT AGREEMENT RECORDED DECEMBER 24, 1996 IN BOOK 1396 AT PAGE 1742 UNDER RECEPTION NO. 9672147 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 12 SFE ARE DEBITED FROM THE WATER BANK.

EASEMENT NOTE

THE TOWN OF CASTLE ROCK SHALL RESERVE THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON PAGE 2 TO ITSELF WITH THE CONVEYANCE OF THE PROPERTY.

SURVEYOR'S STATEMENT

I, STEVEN D. CARSTENS, 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 ON FEBRUARY 18, 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, EASEMENTS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



STEVEN D. CARSTENS, REGISTERED LAND SURVEYOR
 COLORADO PROFESSIONAL LAND SURVEYOR #29028
 1-12-06 DATE

TITLE CERTIFICATE:

I, Laruce L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor, 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.

SIGNED THIS 26th DAY OF January, 2006.

 AUTHORIZED REPRESENTATIVE
Land Title Guarantor Company
 TITLE INSURANCE COMPANY

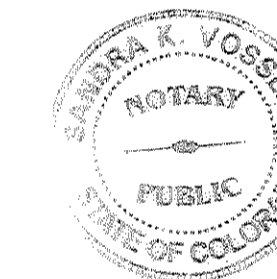
COUNTY OF DOUGLAS }
 STATE OF COLORADO } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF January, 2006, BY
Laruce L. Nitsch

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: My Commission Expires Sept. 22, 2007

 NOTARY PUBLIC

SAID PARCEL CONTAINS 777,153 SQUARE FEET OR 17.841 ACRES, MORE OR LESS.



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

 TOWN CLERK

 TOWN MANAGER

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 26th DAY OF January, 2006.

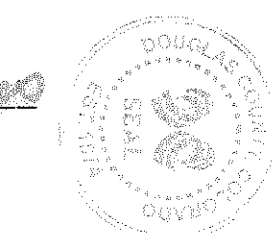
 DIRECTOR OF DEVELOPMENT SERVICES

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 8:32 P.M. ON THE 27th DAY OF January, 2006. RECEPTION NO. 2006007920

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY



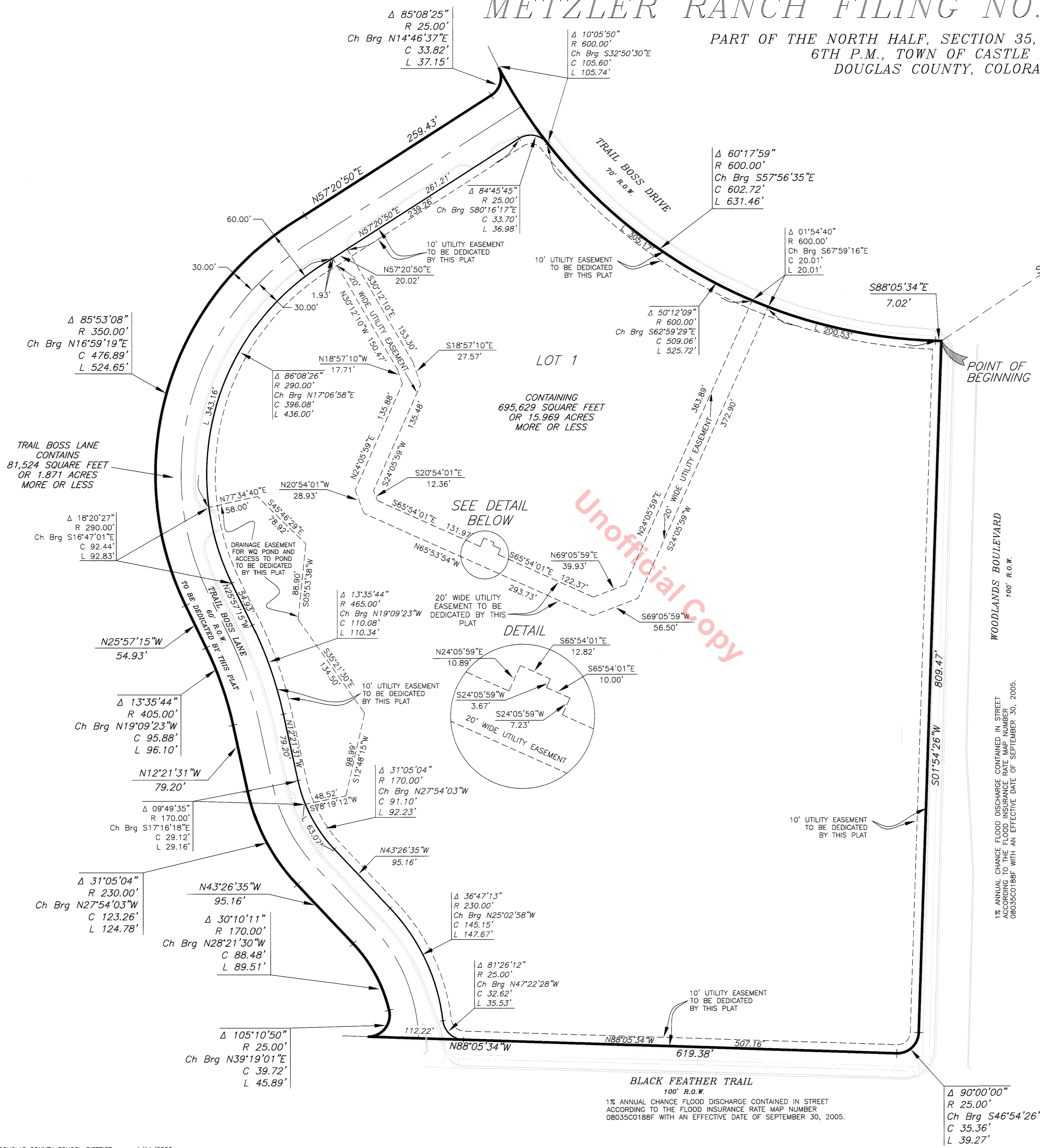
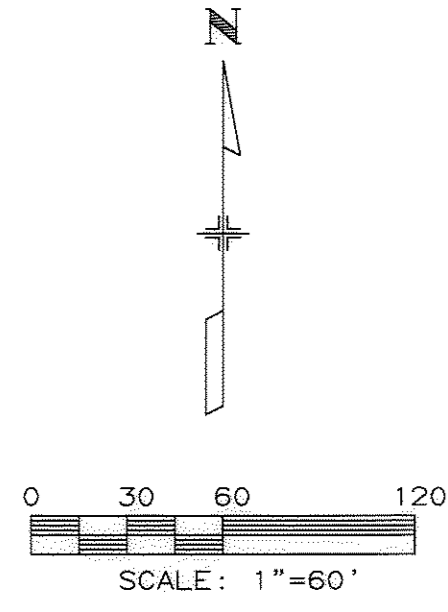
**ZYLSTRA
 BAKER
 SURVEYING, INC.**

1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
 PHONE (303) 781-0700 FAX (303) 781-4193
 E-MAIL - mail@zbsinc.net JOB NO. MMS-0207

METZLER RANCH FILING NO. 11 FINAL PLAT

PART OF THE NORTH HALF, SECTION 35, T. 7 S., R. 67 W.,
6TH P.M., TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO

POINT OF COMMENCEMENT
NE CORNER SEC. 35
FOUND 3" ALUMINUM CAP
MARKED '1888
26 25 35 36 6935'



1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN STREET
ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER
08035C0188F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005.

E 1/4 CORNER SEC. 35
FOUND 3" ALUMINUM CAP
MARKED SURVEY MONUMENT
1986 1/4 35 36 COR
LS 6935 ARCHER & ASSOC.

**YLSTRA
BAKER
SURVEYING, INC.**

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