

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9848883

**DATE:** 6-25-98

**TIME:** 15:34

**FEE: \$** 20.00 **( 2 Pages)**

**GRANTOR:**

(OWNER/SIGNER)

Vista Villages, LLC

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Metzler Ranch #2

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

35, 7, 67

# METZLER RANCH FILING NO. 2

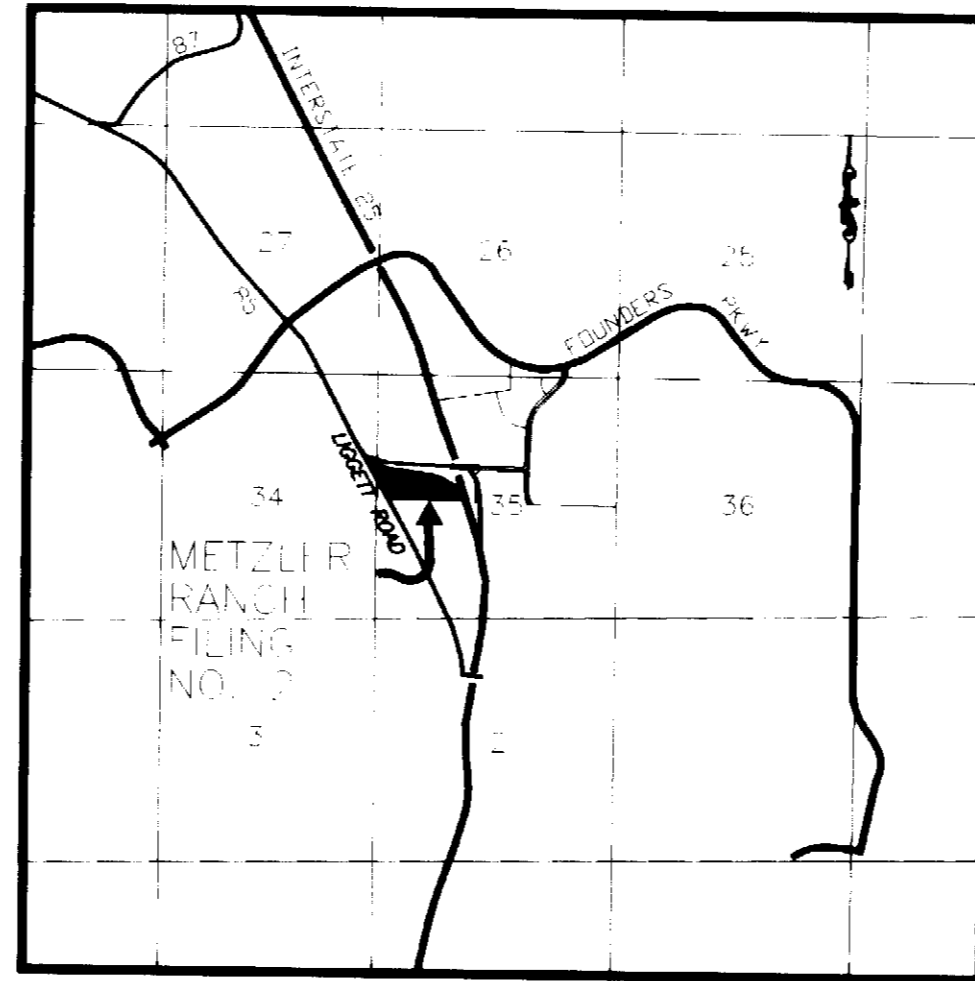
## A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN FINAL PLAT

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER AND CONSIDERING THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 35 TO BEAR SOUTH 89°09'46" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°09'46" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 278.25 FEET TO THE EAST RIGHT OF WAY LINE OF OLD U.S. HIGHWAY NO. 85 AS DESCRIBED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, IN BOOK 79 AT PAGE 402, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°09'46" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1533.15 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT BEING THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85, A DISTANCE OF 844.25 FEET SAID CURVE HAS A RADIUS OF 1061.00 FEET, A CENTRAL ANGLE OF 45°35'28" AND A CHORD THAT BEARS NORTH 55°24'13" WEST, A DISTANCE OF 822.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85, A DISTANCE OF 125.93 FEET, SAID CURVE HAS A RADIUS OF 1443.10 FEET, A CENTRAL ANGLE OF 5°00'00" AND A CHORD THAT BEARS NORTH 80°39'56" WEST, A DISTANCE OF 125.90 FEET; THENCE NORTH 83°09'56" WEST, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85, A DISTANCE OF 608.60; THENCE NORTH 79°24'56" WEST, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85, A DISTANCE OF 177.70 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85, A DISTANCE OF 239.66 FEET, SAID CURVE HAS A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 13°12'12" AND A CHORD THAT BEARS NORTH 69°06'10" WEST, A DISTANCE OF 239.13 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER; THENCE SOUTH 00°38'19" WEST ALONG SAID WEST LINE, A DISTANCE OF 145.07 FEET TO THE EAST RIGHT OF WAY LINE OF SAID OLD U.S. HIGHWAY NO. 85; THENCE SOUTH 28°04'01" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 578.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 729,102 SQUARE FEET OR 16.738 ACRES, MORE OR LESS.



Unofficial Copy

VICINITY MAP  
SCALE: 1" = 400'

**PREPARED FOR:**

VISTA VILLAGE, LLC.  
305 MADISON STREET  
DENVER, COLORADO 80206

**PROPERTY OWNERS:**

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

**SURVEYING BY:**

INTER-MOUNTAIN ENGINEERING  
1420 VANCE STREET, SUITE 101  
LAKEWOOD, COLORADO 80215

**SHEET INDEX**

SHEET 1 OF 2 . . . . . COVER  
SHEET 2 OF 2 . . . . . LOT LAYOUT

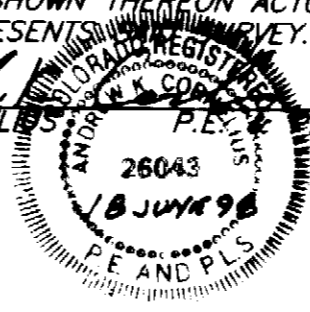
**WATER RIGHTS DEDICATION AGREEMENT**

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 50.2 SFE ARE DEBITED FROM THE WATERBANK.

**SURVEYOR'S STATEMENT**

I, ANDREW K. CORNELIUS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

ANDREW K. CORNELIUS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 26043



**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, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 2, THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, TRACT C, AND STORM DRAINAGE, WATER LINE, UTILITY AND PUBLIC AND EMERGENCY ACCESS EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE VISION, 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 STORM DRAINAGE, WATER LINE, UTILITY AND PUBLIC AND EMERGENCY ACCESS EASEMENTS AS DESCRIBED AND SHOWN HEREON.

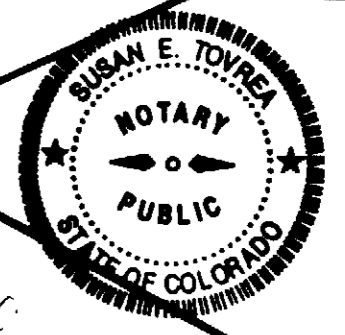
**OWNERS:**  
VISTA VILLAGES, LLC, A COLORADO LIMITED LIABILITY CO.  
305 MADISON  
DENVER, COLORADO 80206

ATTEST: BY: [Signature]  
MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF JUNE, 1998, BY ARTHUR KLEINSTEIN, MANAGER OF VISTA VILLAGES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/24/2000



**TITLE CERTIFICATE**

I, Eric Stearns BEING 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 18th DAY OF June 1998

[Signature] 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 ON THIS 13th DAY OF APRIL, A.D., 1998

ATTEST:  
[Signature] CHAIRMAN  
[Signature] PLANNING DIRECTOR  
DATE: 6/18/98

**TOWN COUNCIL APPROVAL**

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THIS 23rd DAY OF APRIL, A.D., 1998

ATTEST:  
[Signature] TOWN CLERK  
[Signature] TOWN CLERK  
DATE: 6/18/98



**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF DOUGLAS )SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 25th DAY OF June 1998 AT 3:34 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9848983.

[Signature]  
DOUGLAS COUNTY CLERK AND RECORDER



METZLER RANCH FILING NO. 2  
FINAL PLAT  
SHEET 1 OF 2

DRAWN BY: DCW CHECKED BY: AKC FIELD BOOK:	02/19/98 REVISION PER TOWN OF CASTLE ROCK COMMENTS DCW	INTER-MOUNTAIN ENGINEERING 4332 CONVENTIAL DRIVE ROAD LITTLETON, CO. 80127 (303) 948-8220	PROJECT NO: 97-9028 DATE ISSUED: 12/23/97 SHEET NO: 1 OF 2
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VIEW = COVER

