

# PLAT IDENTIFICATION SHEET



2002097031 2 PGS

RECEPTION#:

DATE:

TIME:

FEE: \$

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
2 PGS  
# 2002097031  
09/23/2002 03:09 PM

GRANTOR:  
(owner/signer)

RRMM Corp

GRANTEE:  
(subdivision name or name of plat)

Metzler Ranch # 3  
1<sup>st</sup> Amendment

LEGAL:  
(section-township-range)

26-7.67

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# METZLER RANCH FILING No. 3, 1st AMENDMENT

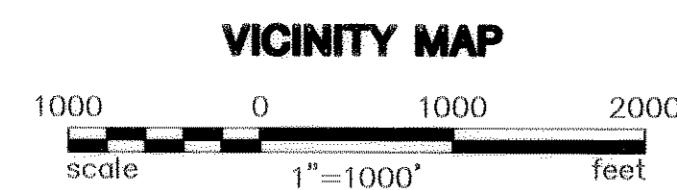
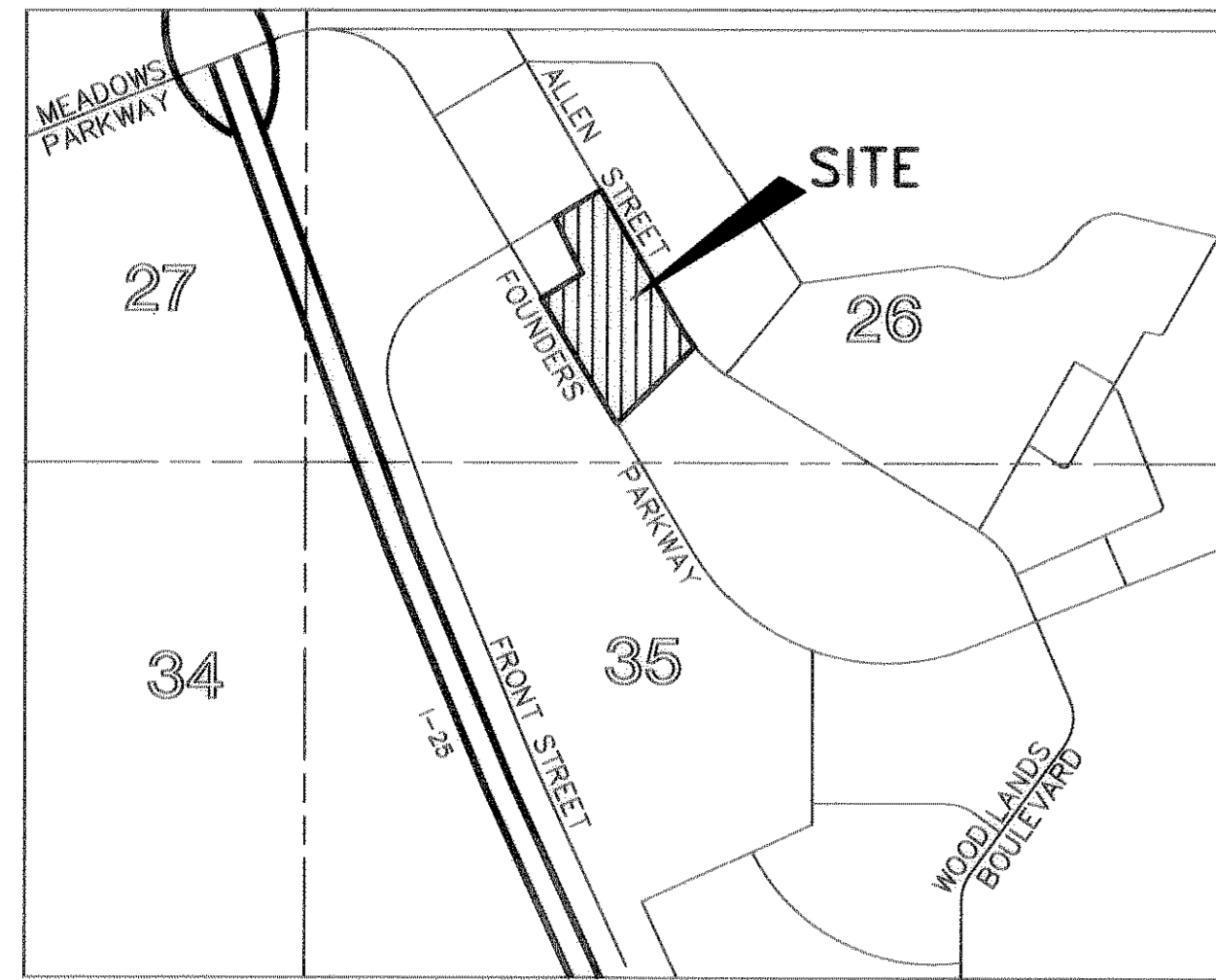
A REPLAT OF LOT 2, METZLER RANCH FILING NO. 3

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

8 COMMERCIAL LOTS - 9.85 ACRES

SHEET 1 OF 2



**SHEET INDEX**

|         |                 |
|---------|-----------------|
| Sheet 1 | Signature Sheet |
| Sheet 2 | Final Plat      |

**NOTES:**

1. THERE IS NO PUBLISHED FLOODPLAIN DELINEATION WITHIN THIS PROPERTY.
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 TITLE COMMITMENT ORDER NO. 1426638, DATED MAY 17, 2001 PREPARED BY LAND TITLE GUARANTEE COMPANY.
3. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT-OF-WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
4. ACCESS EASEMENTS ARE HEREBY PROVIDED TO THE TOWN OF CASTLE ROCK AND THE OWNER(S) OF THE ADJACENT PARCELS FOR THE PURPOSE OF PUBLIC ACCESS TO THE PROPERTY.
5. A BLANKET EASEMENT IS HEREBY GRANTED TO THE MANDATORY METZLER RANCH SHOPS ASSOCIATION FOR ALL UNDERGROUND STORM SEWER WITHIN LOT 2, FOR THE PURPOSES OF MAINTENANCE AND REPAIR. THE TOWN OF CASTLE ROCK IS ALSO HEREBY GRANTED A BLANKET EASEMENT FOR ALL UNDERGROUND STORM SEWER WITHIN LOT 2, FOR THE PURPOSES OF MAINTENANCE AND REPAIR IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES.
6. THE PROPERTY OWNER, AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPE CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON PROPERTY WITHIN THIS REPLAT OR EACH FINAL PD SITE PLAN. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.
7. 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.
8. MAINTENANCE OF PRIVATE STREETS WILL BE THE RESPONSIBILITY OF METZLER RANCH SHOPS ASSOCIATION.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
10. WHEN EACH OF THE INDIVIDUAL LOTS ARE DEVELOPED, A LETTER ADDENDUM TO THE PHASE III DRAINAGE REPORT WILL BE REQUIRED.
11. WHEN EACH OF THE INDIVIDUAL LOTS ARE DEVELOPED, A LETTER ADDENDUM TO THE LOT 2 UTILITY REPORT OR SITE-SPECIFIC FINAL UTILITY REPORT WILL BE REQUIRED.
12. WHEN EACH OF THE INDIVIDUAL LOTS ARE DEVELOPED, EITHER A LETTER UPDATE, ADDENDUM, OR SITE SPECIFIC TIA WILL BE REQUIRED.

**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  
*Janet M. Trubett, Deputy* TOWN CLERK  
*Mark Stamos* 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 23rd DAY OF September, 2002.

*Kathleen A. Sellman*  
 DIRECTOR OF DEVELOPMENT SERVICES

**SURVEYING 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 ON AUGUST 2001, 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* PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 22564  
 September 13, 2002 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.

**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 CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 17 DAY OF September, 2002.

*Eric Stearns, ASTI, Officer, For Land Title Guarantee*  
 AUTHORIZED REPRESENTATIVE  
 TITLE INSURANCE COMPANY

**SUMMARY TABLE**

| LOT/TRACT             | ACREAGE |
|-----------------------|---------|
| 2-A                   | 1.73    |
| 2-B                   | 1.00    |
| 2-C                   | 0.92    |
| 2-D                   | 1.49    |
| 2-E                   | 1.38    |
| 2-F                   | 0.98    |
| 2-G                   | 1.00    |
| 2-H                   | 1.25    |
| PUBLIC RD ROW TRACT A | 0.10    |
| FILING 3, LOT 2 TOTAL | 9.85    |

**OWNERS/SUBDIVIDER:**

RRMM CORP.  
 P.O. BOX 1198  
 IDAHO SPRINGS, CO. 80452  
 REPRESENTATIVE: PEREGRINE GROUP  
 TELEPHONE: (303) 832-1377



**SURVEYOR/ENGINEER/PLANNER:**

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

**PROPERTY DESCRIPTION**

LOT 2, METZLER RANCH FILING NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO CONTAINING 9.85 ACRES, MORE OR LESS.

**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, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING 3, 1ST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK TRACT A FOR PURPOSES OF FUTURE RIGHT-OF-WAY AND UTILITIES AND ALL 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.

**OWNER: RRMM CORP., A COLORADO CORPORATION**

EXECUTED THIS 13<sup>th</sup> DAY OF September, 2002.

BY: *Robert F. Metzler* BY: *Rosemary M. Metzler*  
 TITLE: President TITLE: Secretary

STATE OF Colorado }  
 COUNTY OF Denver }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF September, 2002.

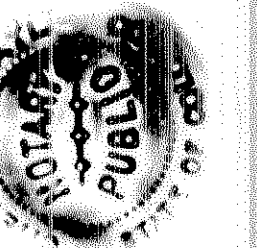
BY *Robert F. Metzler* AS *President* FOR RRMM CORP., A

COLORADO CORPORATION AND BY *Rosemary M. Metzler* AS *Secretary*

FOR RRMM CORP., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10/23/2005  
*Christoph Kauf*  
 NOTARY PUBLIC



**MORTGAGEE: ROBERT F. AND ROSEMARY M. METZLER**

EXECUTED THIS 13<sup>th</sup> DAY OF September, 2002.

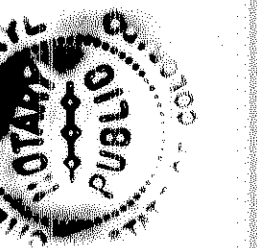
BY: *Robert F. Metzler* BY: *Rosemary M. Metzler*  
 STATE OF Colorado }  
 COUNTY OF Denver }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF September, 2002.

BY *Robert F. Metzler* AND BY *Rosemary M. Metzler*

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10/23/2005  
*Christoph Kauf*  
 NOTARY PUBLIC

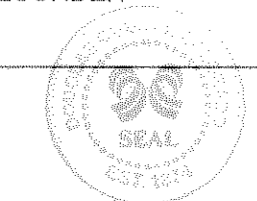


**RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:09 P. M. ON THE 23rd DAY OF September, 2002.  
 IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. 2002097031

**DOUGLAS COUNTY CLERK AND RECORDER**

BY: *Michelle Poir*  
 DEPUTY



FINAL PLAT  
 METZLER RANCH FILING No. 3, 1st AMENDMENT  
 SHEET 1 OF 2

