

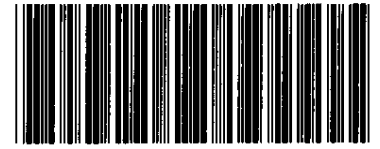
PLAT IDENTIFICATION SHEET

RECEPTION#:

DATE:

TIME:

FEE: \$



2003032119 2 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
2 PGS
2003032119
03/10/2003 02:28 PM

GRANTOR:

(owner/signer)

Vista Village LLC

GRANTEE:

(subdivision name or name of plat)

Metzler Ranch Filing No. 3,
2nd Amendment

LEGAL:

(section-township-range)

26-7-67

NEW SUBDIVISION ABBREV: _____

METZLER RANCH FILING No. 3, 2nd AMENDMENT

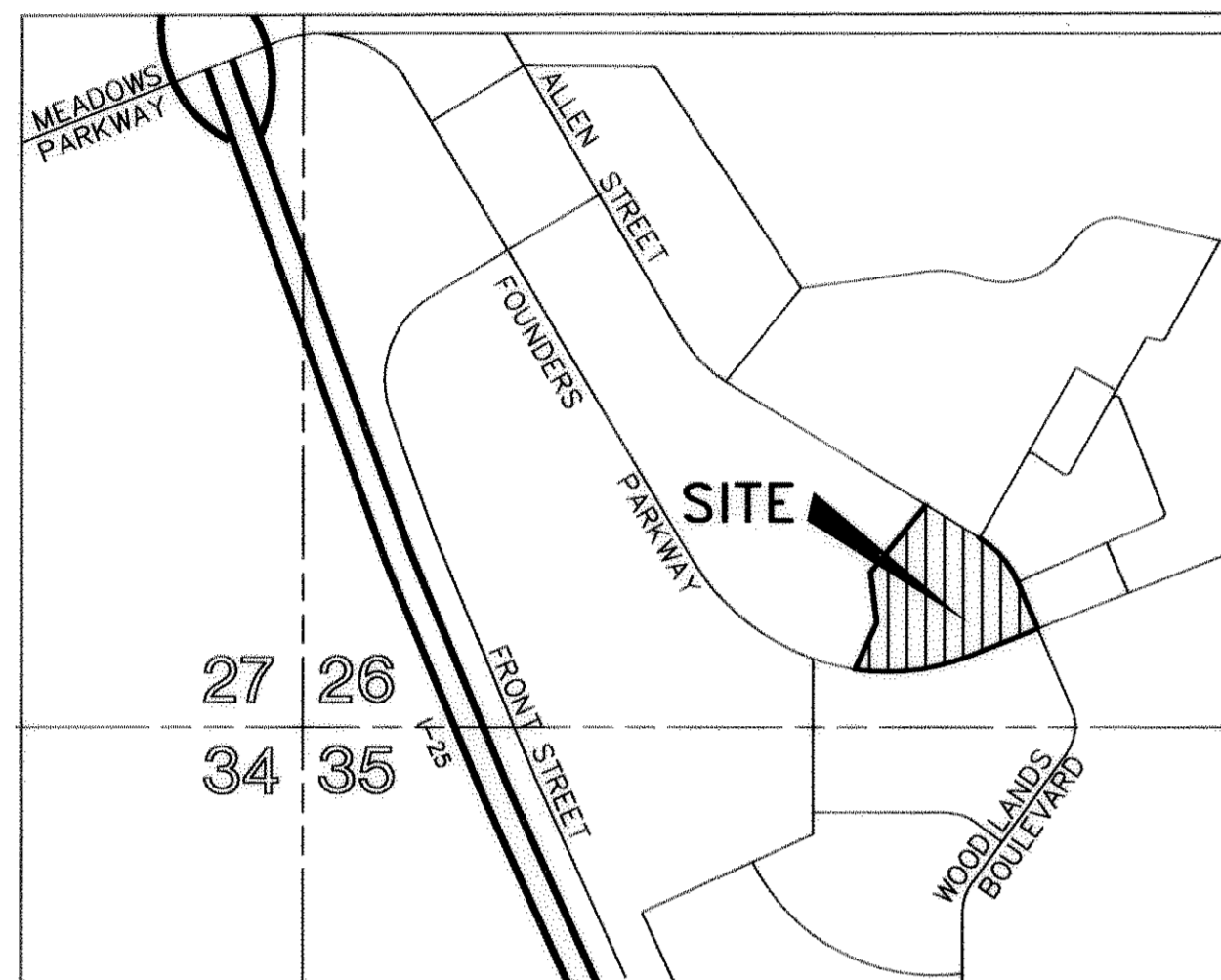
A REPLAT OF LOT 4, METZLER RANCH FILING NO. 3

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

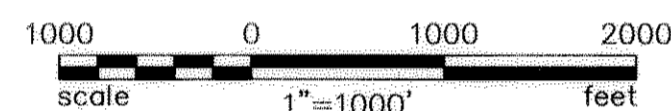
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

4 LOTS - 6.84 ACRES

SHEET 1 OF 2



VICINITY MAP



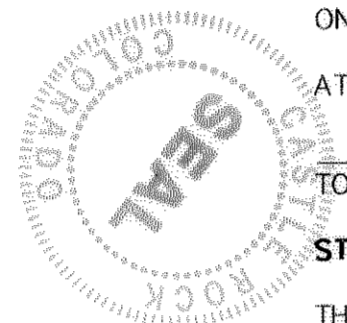
NOTES

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. P142388-3, DATED APRIL 1, 2002 PREPARED BY LAND TITLE GUARANTEE COMPANY.
3. THERE IS NO SURFACE EVIDENCE 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 DEDICATED TO THE TOWN OF CASTLE ROCK AND THE OWNER(S) OF THE ADJACENT PARCELS (AS DEFINED IN THE PRELIMINARY PLAT) FOR THE PURPOSE OF PUBLIC ACCESS TO PROPERTY.
5. 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 LANDS 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 PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
6. 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, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
8. 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. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SCRUB MUST REPLACE A SCRUB. GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL 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.
9. THE SIGHT TRIANGLE LINES SHOWN FOLLOW THE TOWN OF CASTLE ROCK REGULATIONS AND WILL BE SUBJECT TO REVIEW ON EACH FINAL PD SITE PLAN.
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.
13. MAINTENANCE OF PRIVATE STREETS WILL BE THE RESPONSIBILITY OF METZLER RANCH SHOPS ASSOCIATION.
14. THE FINAL PD SITE PLAN SUBMITTAL FOR EACH LOT PLATTED HEREON WILL BE REQUIRED TO DEMONSTRATE A MINIMUM OF 12% ON-SITE LANDSCAPING IN ADDITION TO THE LANDSCAPE STRIP BETWEEN THE SIDEWALK AND FOUNDERS PARKWAY.

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: [Signature] TOWN OF CASTLE ROCK
TOWN CLERK TOWN MANAGER



STATEMENT OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO THE 6 DAY OF March, 2003.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYING CERTIFICATE

I, MICHAEL C. GREGGER, 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 26, 2003 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.

[Signature] February 26, 2003
PROFESSIONAL LAND SURVEYOR DATE
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.



TITLE CERTIFICATE

I, Earl Stevens, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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 27 DAY OF February, 2003.

[Signature]
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUMMARY TABLE

LOT	ACREAGE
4-A	1.00
4-B	1.18
4-C	1.89
4-D	2.77
FILING 3, LOT 4	
TOTAL	6.84

SHEET INDEX

Sheet 1 Signature Sheet
Sheet 2 Final Plat



PROPERTY DESCRIPTION

LOT 4, METZLER RANCH FILING NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO CONTAINING 6.84 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 AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 3, 2nd AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE 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: VISTA VILLAGE LLC

EXECUTED THIS 20th DAY OF FEBRUARY, 2003.
By: [Signature] AS MANAGER OF WINTERGREEN HOMES LIMITED LIABILITY COMPANY, MANAGER

By: [Signature]
ARTHUR KLEINSTEIN, MANAGER

STATE OF COLORADO

COUNTY OF DENVER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF

FEBRUARY, 2003 BY ARTHUR KLEINSTEIN AS MANAGER OF WINTERGREEN HOMES LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF VISTA VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 11/9/04

[Signature]
NOTARY PUBLIC



LIENHOLDER: FIRST NATIONAL BANK OF COLORADO

EXECUTED THIS 21st DAY OF February, 2003.

BY: [Signature] BY: [Signature]

STATE OF Colorado

COUNTY OF Boulder

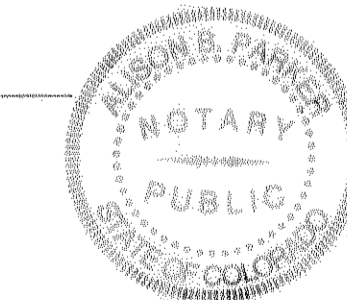
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF

February, 2003 BY Joe Ballestrasse, Vice President, First National Bank of Colorado

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 01-12-2004

[Signature]
NOTARY PUBLIC



RECORDER'S CERTIFICATE

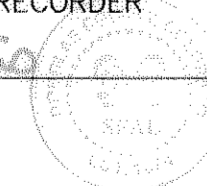
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

DOUGLAS COUNTY AT 2:28 P. M. ON THE 10th DAY OF March, 2003.

IN BOOK NA, PAGE NA, MAP NA, RECEPTION NO. 2003032119

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY



OWNERS/SUBDIVIDER:

VISTA VILLAGE LLC
150 SOUTH DAHLIA STREET
DENVER, CO 80246
REPRESENTATIVE: ART KLEINSTEIN
TELEPHONE: (303) 322-4119

LIENHOLDER:

FIRST NATIONAL BANK OF COLORADO
3033 IRIS AVENUE
BOULDER, CO 80301
TELEPHONE: (303) 417-4416

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 GREGGER P.L.S.

METZLER RANCH FILING No. 3, 2nd AMENDMENT

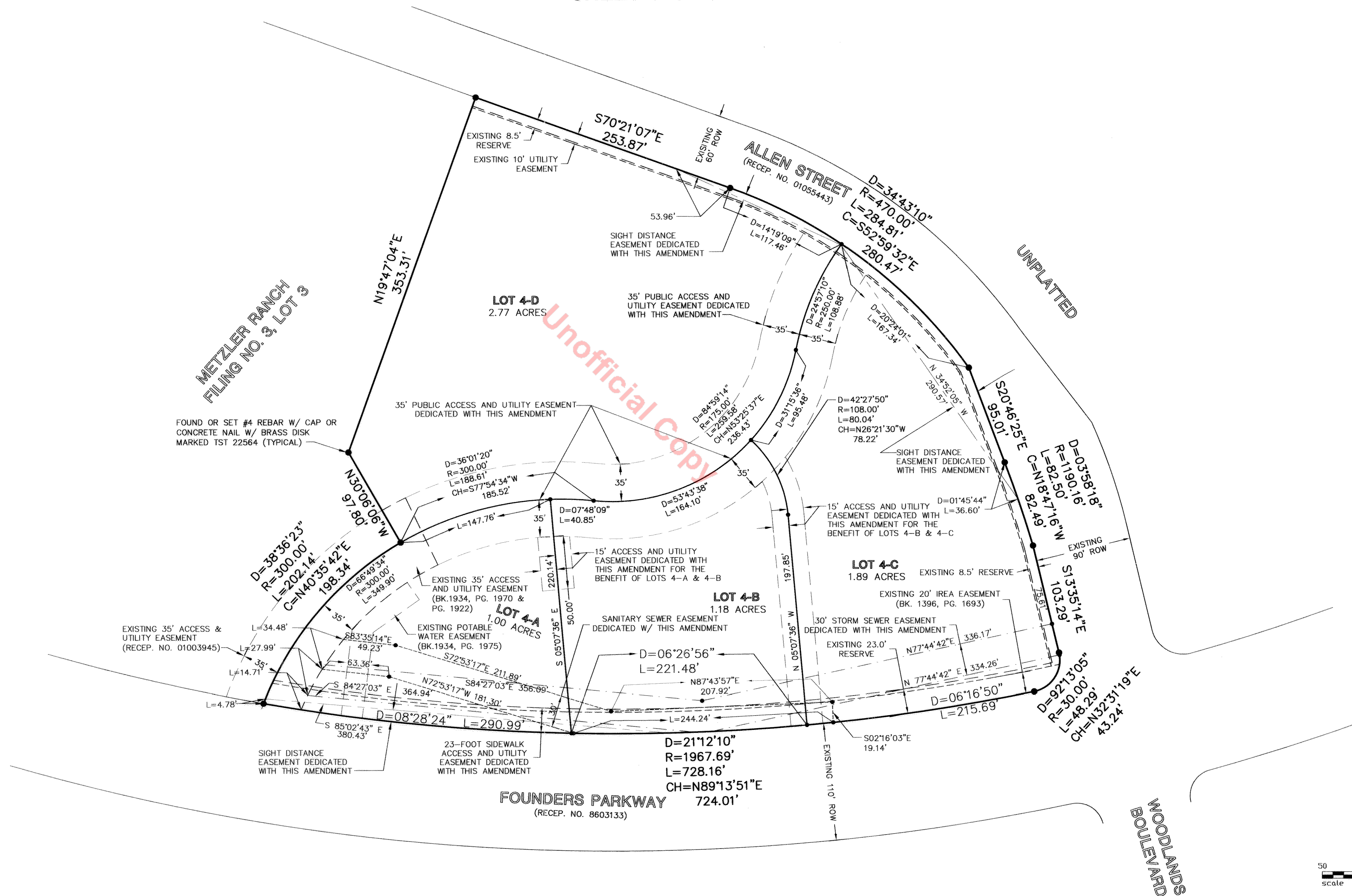
A REPLAT OF LOT 4, METZLER RANCH FILING NO. 3

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

4 LOTS - 6.84 ACRES

SHEET 2 OF 2



TST INC. OF DENVER
Consulting Engineers