

# PLAT IDENTIFICATION SHEET

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

# 2003094052  
06/25/2003 09:50 AM



2003094052 2 PGS

**GRANTOR:**  
(owner/signer)

RRMM Corp.

**GRANTEE:**  
(subdivision name or name of plat)

Metzler Ranch #3  
3<sup>rd</sup> Amendment

**LEGAL:**  
(section-township-range)

26 - 7 - 67

# METZLER RANCH FILING No. 3, 3rd AMENDMENT

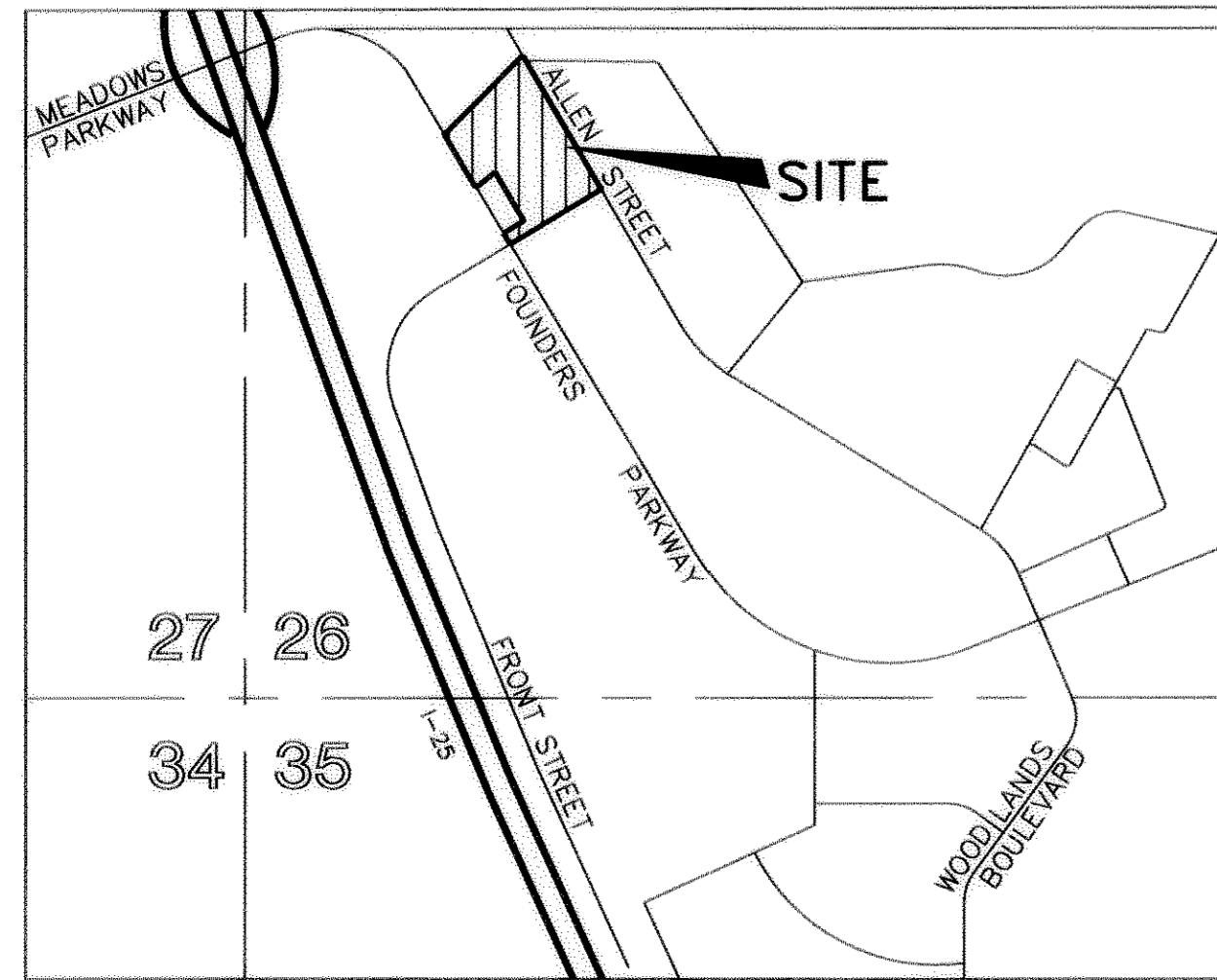
A REPLAT OF LOT 1, METZLER RANCH FILING NO. 3

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

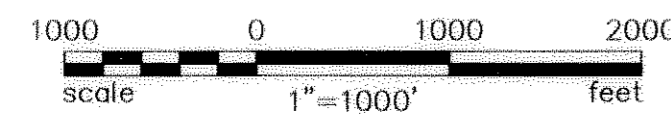
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2 LOTS - 4.26 ACRES

SHEET 1 OF 2



VICINITY MAP



### SHEET INDEX

Sheet 1 Signature Sheet  
Sheet 2 Final Plat

### NOTES

- THIS PARCEL IS NOT WITHIN A 100-YEAR FLOOD PLAIN AND IS LABELED AS BEING IN ZONE X, AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 08050 0186C, DATED SEPTEMBER 30, 1987. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".
- INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS TAKEN FROM SCHEDULE B-2 OF TITLE COMMITMENT ORDER NO. P1429552-2 PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED FEBRUARY 5, 2003 AS PROVIDED BY PEREGRINE GROUP DEVELOPMENT AND THIS INFORMATION DOES NOT INDICATE A TITLE SEARCH BY TST INC. OF DENVER.
- THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR'S EXTRACTION AND REMOVAL OF ORE AS RESERVED IN THE UNITED STATES PATENTS RECORDED IN BOOK X AT PAGE 114 AND AT PAGE 162.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ENSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. 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, PIPES/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 OPERATION AND MAINTENANCE 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.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. 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 MATERIALS AS SET FORTH IN THE APPROVED FINAL PD 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.
- THE 30 FOOT UTILITY AND DRAINAGE EASEMENT SHOWN ON THIS FINAL PLAT IS DEDICATED TO THE TOWN OF CASTLE ROCK.
- WHEN EACH OF THE INDIVIDUAL LOTS ARE DEVELOPED, A LETTER ADDENDUM TO THE PHASE III DRAINAGE REPORT WILL BE REQUIRED.
- WHEN EACH OF THE INDIVIDUAL LOTS ARE DEVELOPED, A LETTER ADDENDUM TO THE WATER & SANITARY SEWER STUDY REPORT, METZLER RANCH FILING No. 3, PREPARED BY TST, INC., DATED JULY 10, 2001, REVISED MARCH 28, 2002 OR SITE-SPECIFIC FINAL UTILITY REPORT WILL BE REQUIRED.
- WHEN EACH OF THE INDIVIDUAL LOTS ARE DEVELOPED, EITHER A LETTER UPDATE, ADDENDUM TO THE METZLER RANCH FILING No. 3 TRAFFIC IMPACT STUDY PREPARED BY KRAGER AND ASSOCIATES, INC., DATED FEBRUARY 2000, 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:  
*Carol A. Miller*  
TOWN CLERK

TOWN OF CASTLE ROCK  
*Mark Maguire*  
TOWN MANAGER

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 24th DAY OF June, 2003.

*Karlene A. Sellman*  
DIRECTOR OF DEVELOPMENT SERVICES

### SURVEYOR'S STATEMENT

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 July 2002, 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* February 26, 2003  
PROFESSIONAL LAND SURVEYOR  
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

*Eric Stearns*, BEING 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.

SIGNED THIS 28th DAY OF February, 2003.

AUTHORIZED REPRESENTATIVE  
*Eric Stearns*  
Land Title Guarantee Company  
TITLE INSURANCE COMPANY

### WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH DEDICATION AGREEMENT, RECORDED ON THE 24th DAY OF 2003 AT RECEPTION NO. 2003094052.

### PROPERTY DESCRIPTION

LOT 1, METZLER RANCH FILING NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO CONTAINING 4.26 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, 3rd 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: RRMM CORPORATION

EXECUTED THIS 27 DAY OF February, 2003.

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

TITLE: President TITLE: Sec-Treas

STATE OF Colorado

COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF

February, 2003 BY *Robert F. Metzler* AND BY *Rosemary M. Metzler*

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10-11-2005 *Connie M. Reed*

NOTARY PUBLIC

### LIENHOLDER: ROBERT F. METZLER & ROSEMARY M. METZLER

EXECUTED THIS 27 DAY OF February, 2003.

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

STATE OF Colorado

COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF

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NOTARY PUBLIC

### RECORDER'S CERTIFICATE

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

DOUGLAS COUNTY AT 9:50 A.M. ON THE 20th DAY OF JUNE, 2003.

IN BOOK —, PAGE —, MAP —, RECEPTION NO. 2003094052

BY: *Sheryl M. Mahanke*

DOUGLAS COUNTY CLERK AND RECORDER

DEPUTY

### 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.



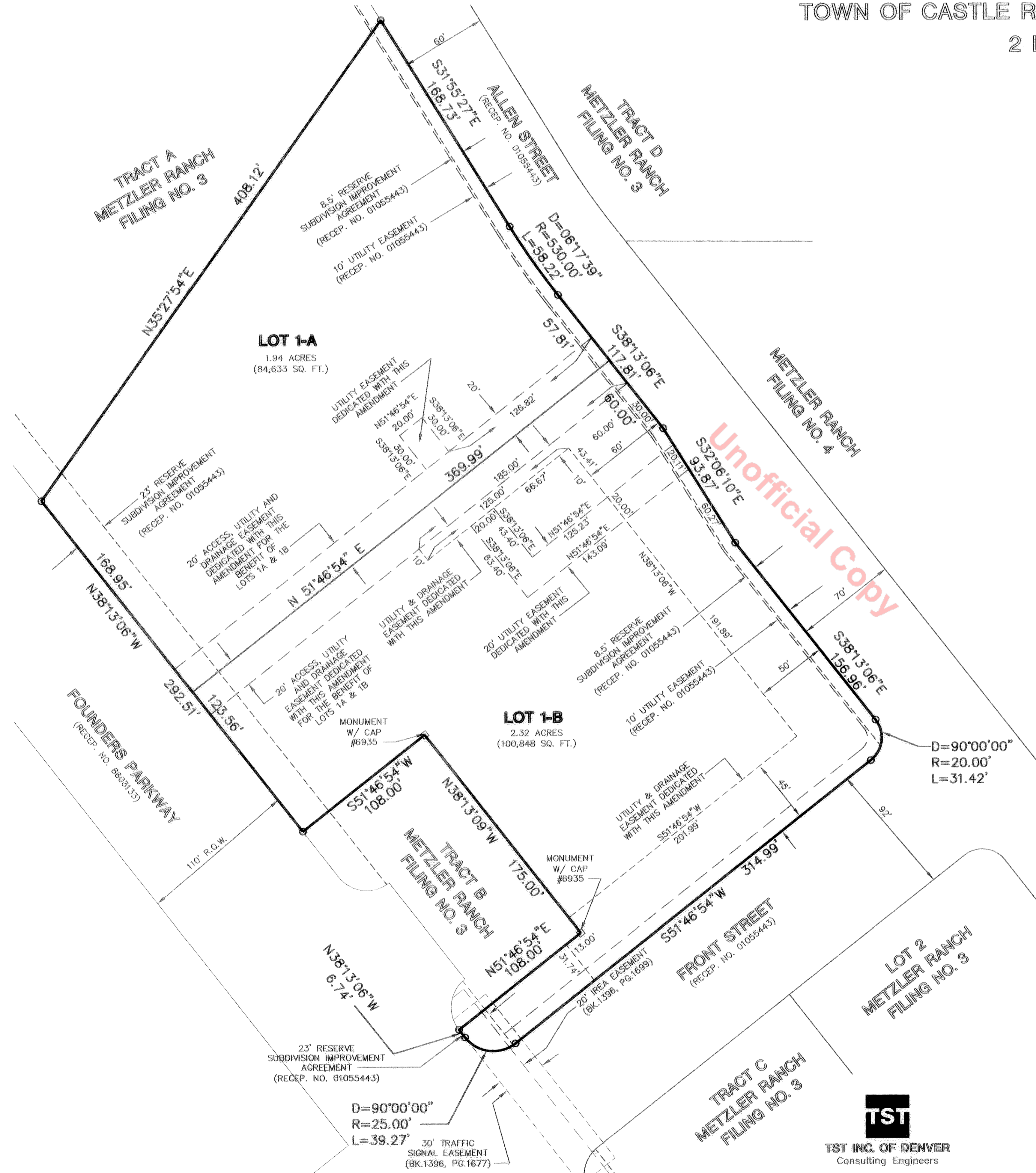
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2 LOTS - 4.26 ACRES

SHEET 2 OF 2

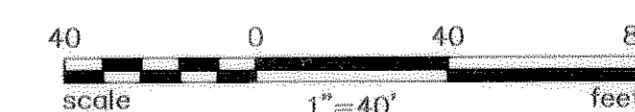
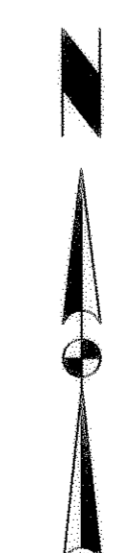


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### LEGEND

- FOUND MONUMENT WITH CAP AND PLS # AS SHOWN
- FOUND OR SET #4 REBAR W/ CAP OR CONCRETE NAIL W/ BRASS TAG MARKED: TST 22564

NOTE: THE EXISTING 8.5' AND 23' RESERVE, SHOWN HEREON, WERE RESERVED IN METZLER RANCH FILING NO. 3 FOR THE POTENTIAL WIDENING OF THE ADJACENT STREETS AND ARE SUBJECT TO THE CONDITION AS SET FORTH WITHIN SAID FILING NO. 3.



**TST**  
TST INC. OF DENVER  
Consulting Engineers