

PLAT IDENTIFICATION SHEET

RECEPTION #: 01055443

DATE: 6-20-01

TIME 11:13

FEE: \$ 20⁰⁰ (2P)

GRANTOR: Vista Village LLC
(OWNER/SIGNER) RRMM Corp.

GRANTEE: Metzler Ranch
(SUBDIVISION NAME OR NAME OF PLAT) # 3

LEGAL: 26, 7, 67
(SECTION-TOWNSHIP-RANGE)

NEW SUBDIVISION ABBREV: _____

METZLER RANCH FILING No. 3

LOCATED IN THE SW 1/4 OF SECTION 25 & THE S 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

3 COMMERCIAL LOTS & 4 TRACTS - 81.59 ACRES

SHEET 1 OF 2

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 December 20, 2000 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.

SIGNED THIS 6th DAY OF April, 2001.

Michael C. Cregger
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION 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.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT, RECORDED ON THE 28TH DAY OF DECEMBER, 1995 AT RECEPTION NO. 9567205, AND ACCORDINGLY 12 SFE ARE DEBITED FROM METZLER RANCH WATER BANK 1 FOR LOT 4, AND 40 SFE ARE DEBITED FROM METZLER RANCH WATER BANK 2 (PARCEL 4) FOR LOTS 1 AND 2.

NOTES

- THE LANDS PLATTED HEREON ARE NOT WITHIN A 100-YEAR FLOOD PLAIN AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080050 0186 C, DATED SEPTEMBER 30, 1987.
- INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS TAKEN FROM TITLE COMMITMENT FILE NO. P1423388 PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED DECEMBER 20, 2000 AS PROVIDED BY VISTA VILLAGE LLC AND DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC OF DENVER, CONSULTING ENGINEERS.
- 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.
- TRACT A IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR OWNERSHIP AND MAINTENANCE FOR USE AS OPEN SPACE. TRACT D IS BEING CONVEYED BY SEPARATE INSTRUMENT TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES SHOWN ON THE 3rd AMENDMENT TO THE METZLER RANCH PRELIMINARY P.D. SITE PLAN.
- TRACT B IS BEING CONVEYED BY SEPARATE INSTRUMENT TO THE TOWN OF CASTLE ROCK TO BE USED FOR A WATER SYSTEM FACILITY.
- TRACT C IS BEING CONVEYED BY SEPARATE INSTRUMENT TO THE TOWN OF CASTLE ROCK FOR USE AS A REGIONAL DETENTION FACILITY. RESPONSIBILITY FOR MAINTENANCE OF SAID TRACT SHALL RUN WITH THE OWNERSHIP OF SAID TRACT.
- THE "23' RESERVE" AS PLATTED HEREON, ALONG FOUNDERS PARKWAY, IS RESERVED FOR THE POTENTIAL WIDENING OF FOUNDERS PARKWAY. IN THE EVENT THIS 23' WIDE STRIP IS UTILIZED FOR SUCH WIDENING, THE TOWN OF CASTLE ROCK, OR ITS ASSIGNS, WILL BE RESPONSIBLE FOR PURCHASE OF THE 23 FEET AS ADDITIONAL RIGHT-OF-WAY. NO NEW DRY UTILITIES ARE ALLOWED TO BE INSTALLED WITHIN THIS STRIP OF LAND.
- THE "8.5' RESERVE" AS PLATTED HEREON, ALONG ALLEN STREET, IS RESERVED FOR THE POTENTIAL WIDENING OF ALLEN STREET. IN THE EVENT THIS 8.5' WIDE STRIP IS UTILIZED FOR SUCH WIDENING, THE TOWN OF CASTLE ROCK, OR ITS ASSIGNS, WILL BE RESPONSIBLE FOR PURCHASE OF THE 8.5 FEET AS ADDITIONAL RIGHT-OF-WAY. CURRENTLY THIS 8.5' STRIP OF LAND IS RESTRICTED TO LANDSCAPING WITH NO PERMANENT STRUCTURES, SUCH AS CURB, GUTTER OR PRIVATE WALKS ALLOWED.

PROPERTY DESCRIPTION - Metzler Ranch Filing No. 3

A tract of land situated in the Southwest quarter of Section 25 and in the South half of Section 26, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

BEGINNING at the Northeast corner of said South half of Section 26, as monumented by a pipe with a 2-1/2 inch diameter aluminum cap marked: L56935, and considering the North line of said South half to bear North 89°38'29" West to the Northwest corner of said South half, as monumented by a pipe with a 3-1/2 inch diameter aluminum cap marked: L514166, with all bearings contained herein, relative thereto; thence along the North line of said Southwest quarter of Section 25, South 89°24'11" East, 633.14 feet; thence departing said North line, South 45°48'04" West, 710.64 feet; thence North 90°00'00" West, 385.59 feet; thence North 70°26'37" West, 344.65 feet; thence along a curve to the left having a delta of 66°18'53", a radius of 300.00 feet and an arc of 347.22 feet; thence South 43°14'29" West, 326.59 feet; thence along a curve to the right having a delta of 47°15'52", a radius of 300.00 feet and an arc of 247.48 feet; thence South 89°29'39" West, 288.58 feet; thence South 83°22'55" West, 626.56 feet; thence North 50°41'28" West, 201.41 feet; thence North 31°47'21" West, 215.87 feet; thence North 41°09'01" West, 481.57 feet; thence North 89°38'29" West, 839.88 feet; thence South 38°13'06" East, 1229.75 feet; thence along a curve to the left having a delta of 32°08'01", a radius of 470.00 feet and an arc of 263.59 feet; thence South 70°21'07" East, 1308.67 feet; thence along a curve to the right having a delta of 34°50'30", a radius of 530.00 feet and an arc of 322.29 feet; thence South 37°43'21" East, 108.16 feet; thence along a non-tangent curve to the right having a delta of 10°29'05", a radius of 545.00 feet, an arc of 99.73 feet and a chord which bears South 18°49'46" East, 99.59 feet; thence South 13°35'14" East, 103.29 feet; thence along a curve to the left having a delta of 92°13'08", a radius of 30.00 feet and an arc of 48.29 feet to the North right-of-way line of Founders Parkway as dedicated in Miller Boulevard, Filing No. 2 (Reception No. 8603133); thence along said right-of-way line the following courses: along a non-tangent curve to the right having a delta of 00-35-46, a radius of 1967.69 feet, an arc of 20.47 feet and a chord which bears South 74°29'31" West, 20.47 feet; thence along a non-tangent curve to the right having a delta of 91-36-50, a radius of 25.00 feet, an arc of 39.97 feet and a chord which bears North 59°23'39" West, 35.85 feet; thence South 76°24'46" West, 60.00 feet; thence along a non-tangent curve to the right having a delta of 91°36'53", a radius of 25.00 feet, an arc of 39.97 feet and a chord which bears South 32°13'26" West, 35.85 feet; thence along a non-tangent curve to the right having a delta of 21°47'55", a radius of 1967.69 feet, an arc of 748.62 feet and a chord which bears South 88°56'04" West, 744.12 feet; thence departing said right-of-way line, along a non-tangent curve to the right having a delta of 38°36'23", a radius of 300.00 feet, an arc of 202.14 feet and a chord which bears North 40°35'42" East, 198.34 feet; thence North 30°06'06" West, 97.80 feet; thence North 19°47'04" East, 353.31 feet; thence North 70°21'07" West, 960.71 feet; thence South 19°38'53" West, 312.87 feet; thence along a non-tangent curve to the left having a delta of 15°03'45", a radius of 500.00 feet, an arc of 27.42 feet and a chord which bears South 68°38'41" East, 27.41 feet; thence along a non-tangent curve to the right having a delta of 15°03'45", a radius of 350.00 feet, an arc of 92.01 feet and a chord which bears South 31°43'21" West, 91.75 feet; thence South 39°15'14" West, 120.00 feet to said North right-of-way line; thence along said right-of-way line the following courses: along a non-tangent curve to the right having a delta of 12°31'40", a radius of 1967.69 feet, an arc of 430.24 feet and a chord which bears North 44°28'56" West, 429.38 feet; thence North 38°13'06" West, 1055.71 feet; thence along a curve to the right having a delta of 90°00'00", a radius of 25.00 feet and an arc of 39.27 feet; thence North 38°13'06" West, 85.00 feet; thence along a non-tangent curve to the right having a delta of 39°27'00", a radius of 25.00 feet, an arc of 39.27 feet and a chord which bears North 83°13'06" West, 35.36 feet; thence North 38°13'06" West, 516.70 feet; thence along a curve to the left having a delta of 24°17'56", a radius of 805.00 feet and an arc of 341.40 feet to the East right-of-way line of Allen Road as dedicated to the Town of Castle Rock in Book 893 at Page 1064; thence along said East right-of-way line the following courses: along a curve to the right having a delta of 85°17'38", a radius of 25.00 feet, an arc of 37.22 feet and a chord which bears North 19°52'13" West, 33.87 feet; thence North 22°46'36" East, 1.04 feet to the North line of said South half; thence along said North line South 89°38'29" East, 4480.59 feet to the POINT OF BEGINNING of this description, containing 81.59 acres, more or less.

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 12th DAY OF May, 2001.

Eric Stearns AUTHORIZED REPRESENTATIVE
Land Title Guarantee TITLE INSURANCE COMPANY

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:
Jolley Mann TOWN CLERK
Mike Stearns TOWN MANAGER

STATEMENT OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO, THE 31 DAY OF May, 2001.

acting Shari L. Porter DIRECTOR OF PLANNING AND DEVELOPMENT

MORTGAGEES AND LIENHOLDERS

Eric Stearns ROBERT F. METZLER
Rosemary Metzler ROSEMARY METZLER

STATE OF COLORADO
COUNTY OF DENVER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF APRIL, 2001.

BY ROBERT METZLER & ROSEMARY METZLER

WITNESS MY HAND AND OFFICIAL SEAL:
Shari L. Porter NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/14/04



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, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING No. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACT A, 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 CORPORATION

BY: Robert Metzler

TITLE: PRESIDENT

STATE OF COLORADO

COUNTY OF DENVER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF APRIL, 2001.

BY ROBERT METZLER

WITNESS MY HAND AND OFFICIAL SEAL:

Shari L. Porter NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/14/04

OWNER: VISTA VILLAGE LLC

BY: Art Kleinstein

TITLE: as Manager of Wintergreen Homes Limited Liability Company

STATE OF COLORADO

COUNTY OF DENVER

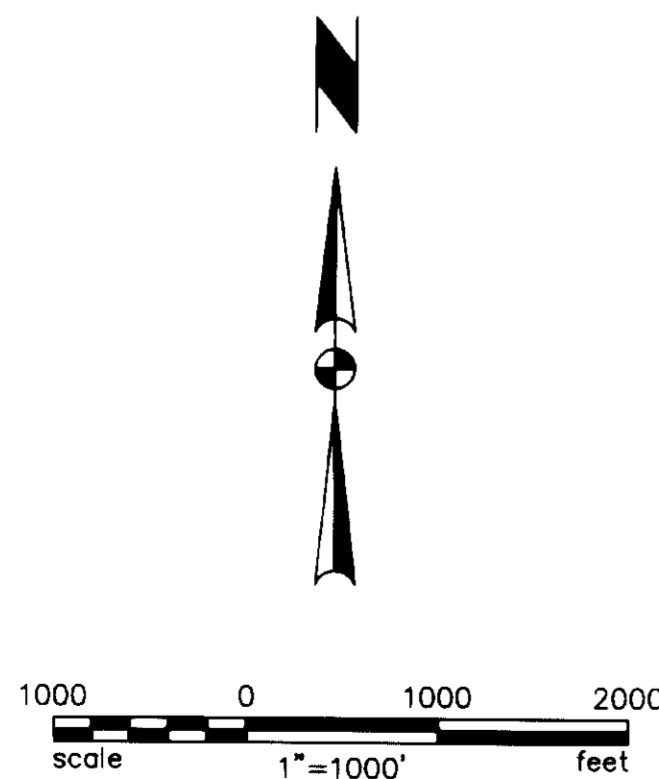
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF April, 2001.

BY Arthur Kleinstein

WITNESS MY HAND AND OFFICIAL SEAL:

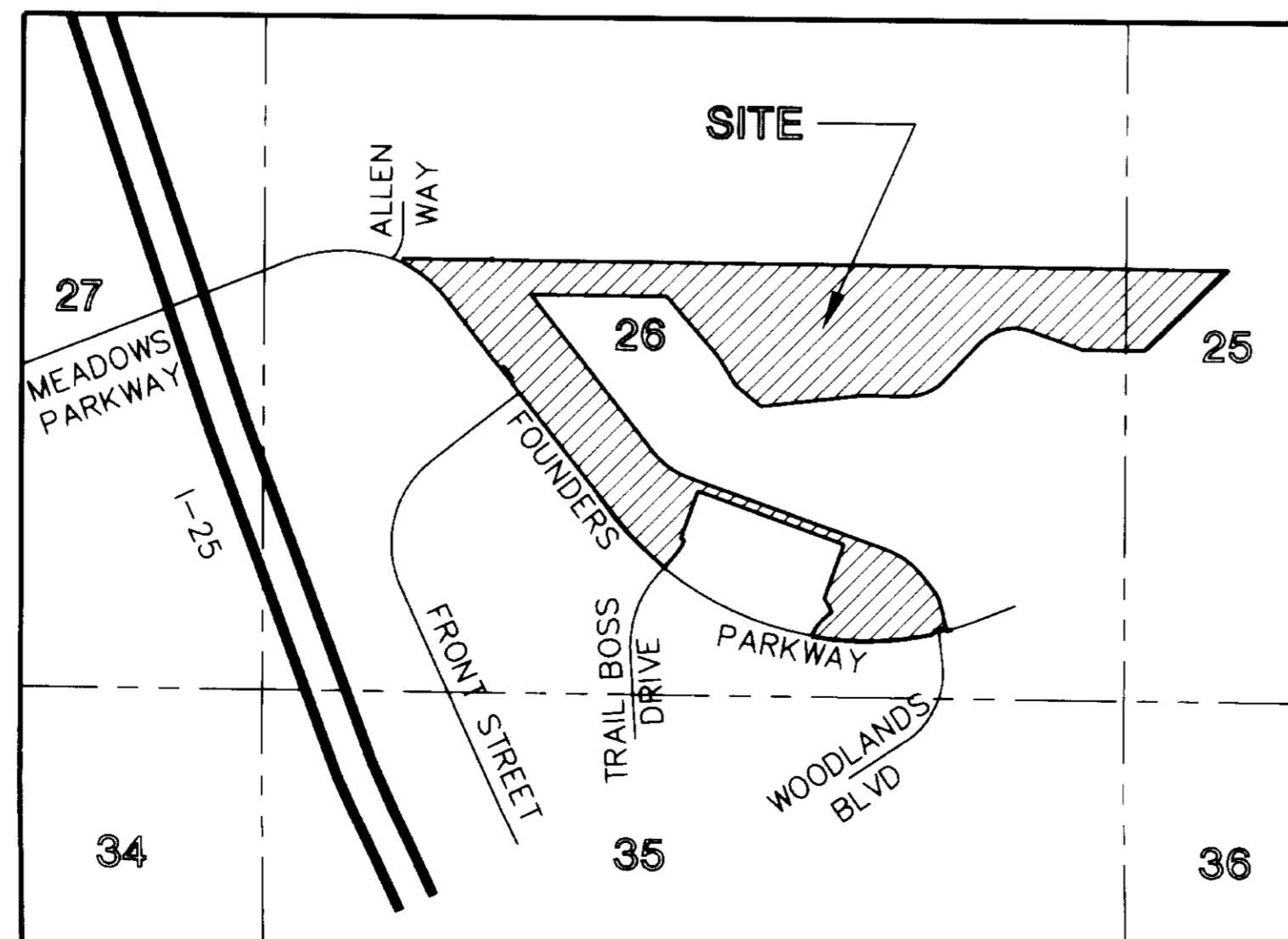
Shari L. Porter NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/9/04



SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 FINAL PLAT



VICINITY MAP

OWNERS:

Vista Village LLC
150 South Dahlia Street
Denver, CO 80246
Telephone: (303) 322-4119
Contact: Art Kleinstein

RRMM CORPORATION
P.O. BOX 85
CASTLE ROCK, CO 80104
TELEPHONE: (303) 567-2785

LAND PLANNER:

King & Associates
1540 Race Street
Denver, CO 80206
Telephone: (303) 333-3834
Contact: Bruce Martin

ENGINEER / SURVEYOR:

TST Inc. of Denver
102 Inverness Terrace East, Ste. 105
Englewood, CO 80112
Telephone: (303) 792-0557
Contact: Ward Mahanke P.E.
Contact: Michael Cregger P.L.S.



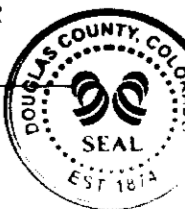
TST INC. OF DENVER
Consulting Engineers

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 11:30 AM, ON THE 20 DAY OF JUNE, 2001.
IN BOOK NA, PAGE NA, MAP NA, RECEPTION NO. D1065443

DOUGLAS COUNTY CLERK AND RECORDER

BY: Julayna Porter DEPUTY



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

METZLER RANCH FILING No. 3

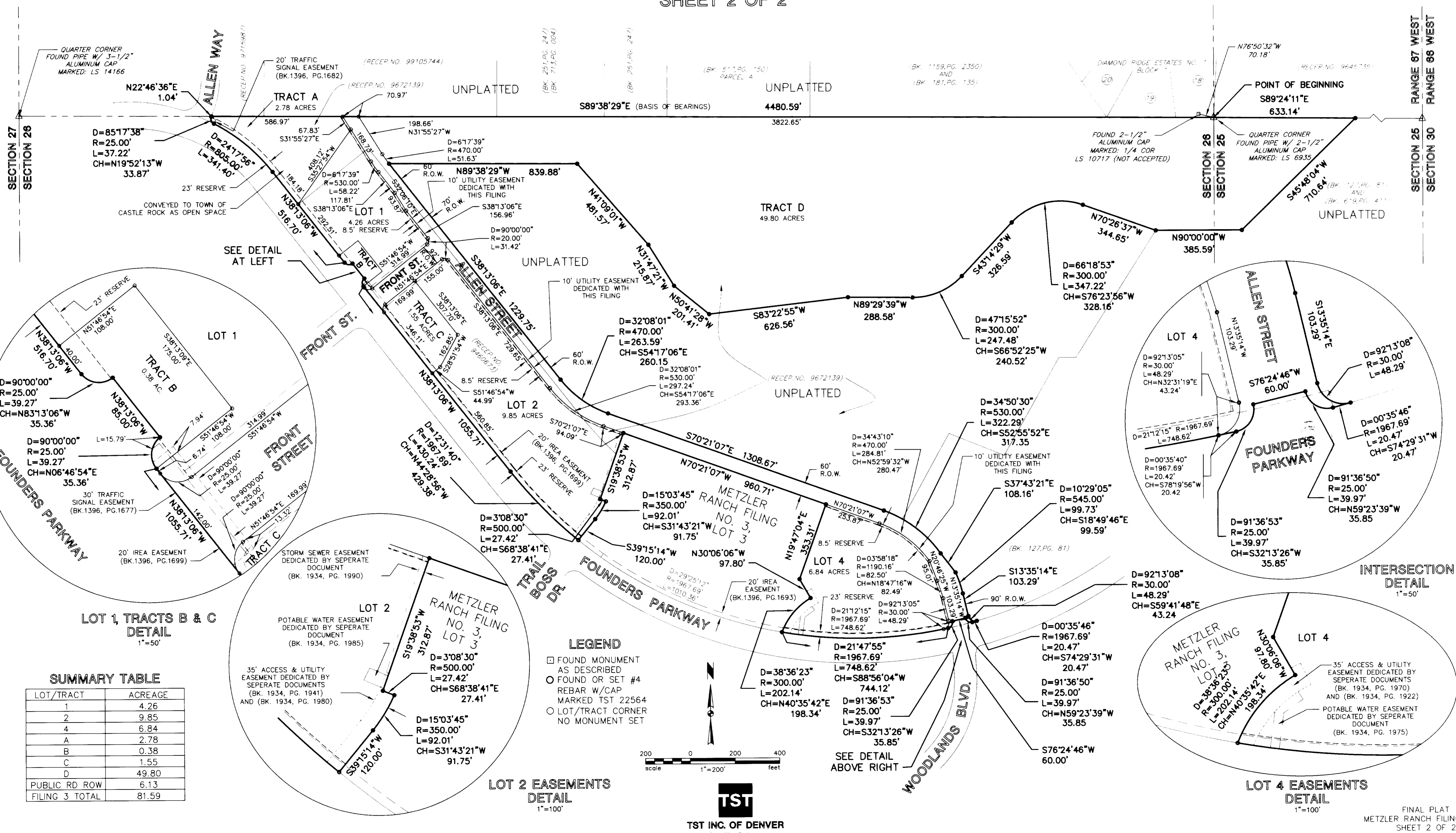
FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 25 & THE S 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

3 COMMERCIAL LOTS & 4 TRACTS - 81.59 ACRES

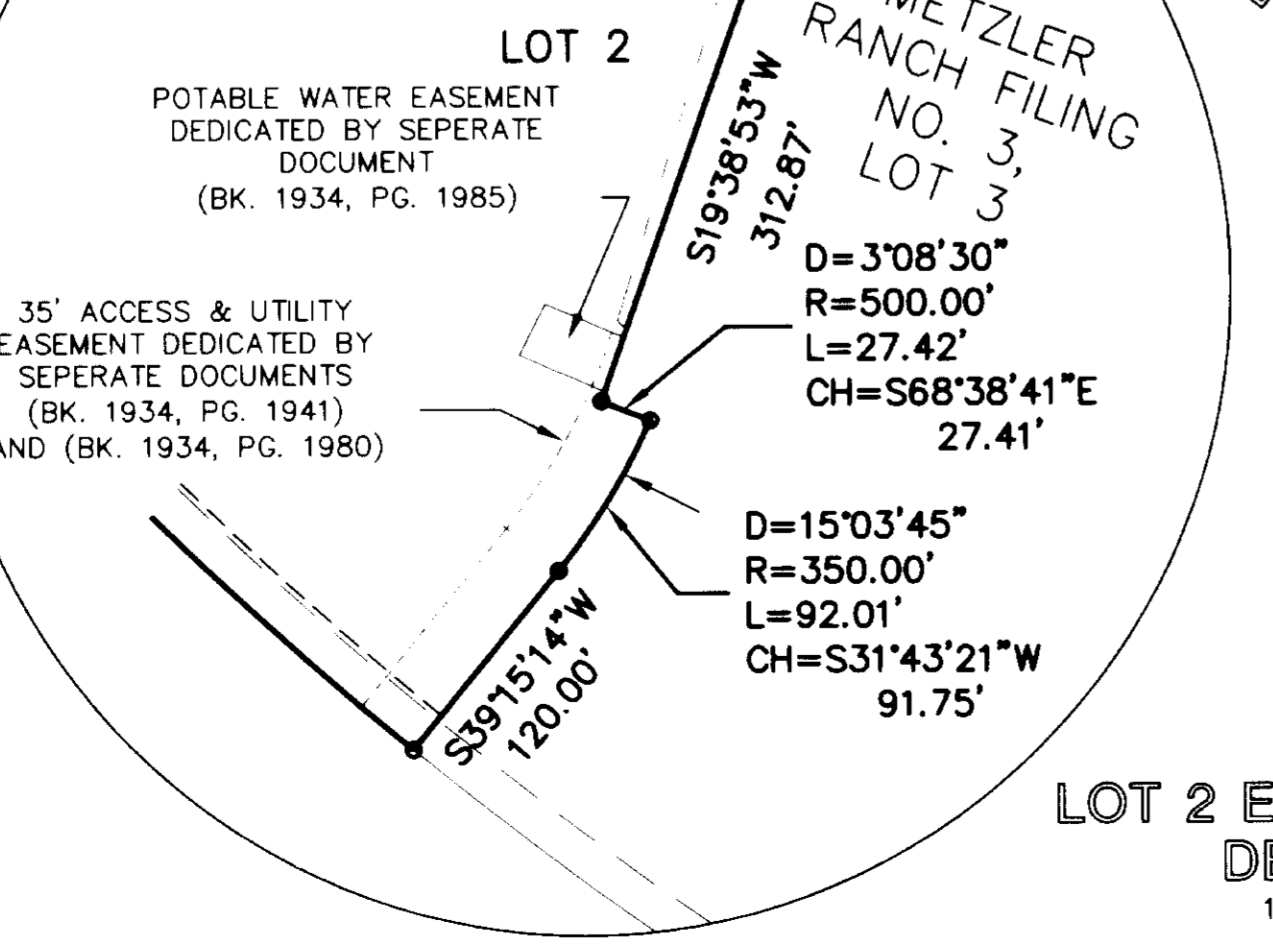
SHEET 2 OF 2



SUMMARY TABLE

LOT/TRACT	ACREAGE
1	4.26
2	9.85
4	6.84
A	2.78
B	0.38
C	1.55
D	49.80
PUBLIC RD ROW	6.13
FILING 3 TOTAL	81.59

LOT 1, TRACTS B & C
DETAIL
1"=50'



- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND OR SET #4 REBAR W/CAP MARKED TST 22564
 - LOT/TRACT CORNER NO MONUMENT SET

