

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00044700

DATE: 6-29-00

TIME 15:50

FEE: \$ 50 (5 P)

GRANTOR: Vista Village, LLC

(OWNER/SIGNER)

GRANTEE:
(SUBDIVISION NAME OR NAME OF PLAT)

Metzler Ranch #5
Final Plat

LEGAL:
(SECTION-TOWNSHIP-RANGE)

25, 7, 67

FINAL PLAT METZLER RANCH FILING No. 5

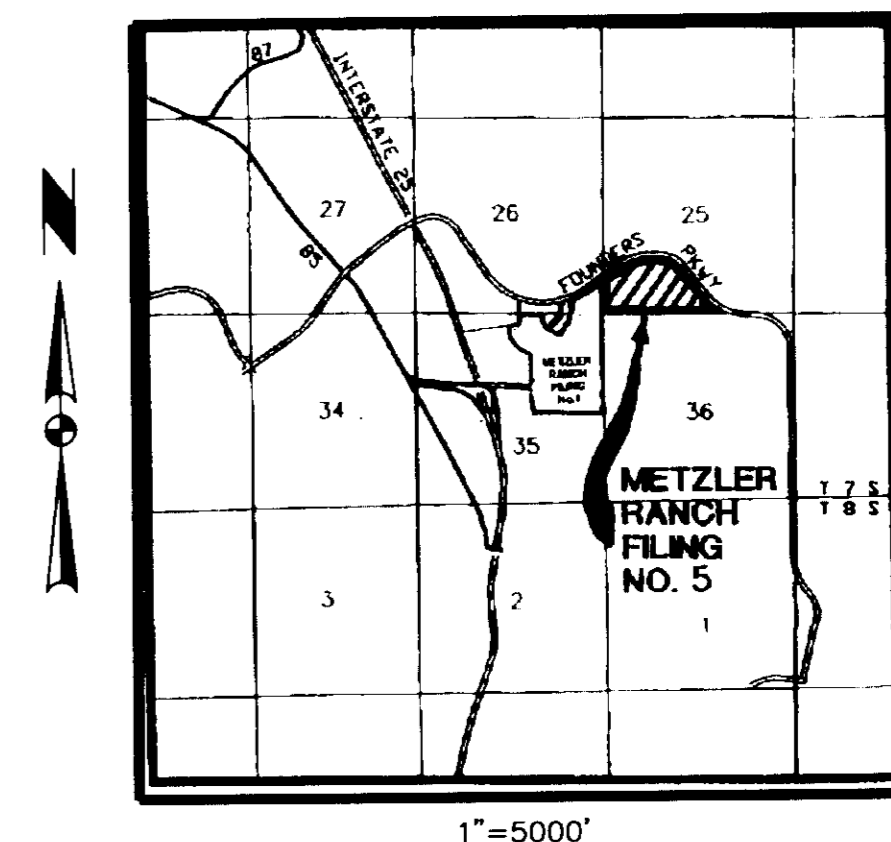
LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

62 LOTS - 89.62 ACRES

SHEET 1 OF 5

VICINITY MAP



SURVEYING CERTIFICATE

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

SIGNED THIS 9th DAY OF June, 2000.
Michael C. Cregger
 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

WE, and T. He Guacante, DULY QUALIFIED, INSURED, AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY ONLY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS SHOWN.

SIGNED THIS 15th DAY OF June, 2000.
T. He Guacante
 AS T. He officer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2000 BY Eric Stearns, as the officer
 WITNESS MY HAND AND SEAL 3-4-2002 Kathleen B. King
 MY COMMISSION EXPIRES: 3-4-2002 NOTARY PUBLIC



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 24, 1996 AT RECEPTION NO. 9672147 AND ACCORDINGLY 64 SFE IS DEBITED FROM THE WATER BANK.

NOTES

- THERE IS NO PUBLISHED FLOODPLAIN DELINEATION WITHIN THIS PROPERTY.
- 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 FILE NO. P410859, DATED SEPTEMBER 16, 1998 BY LAND TITLE GUARANTEE COMPANY.
- 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 ~~CONVEYED~~ ^{DEDICATED} TO THE TOWN OF CASTLE ROCK FOR OWNERSHIP AND MAINTENANCE.
- TRACTS B, C, AND D ARE ~~DEDICATED~~ ^{DEDICATED} AS RECREATIONAL AND OPEN SPACE TRACTS TO THE MANDATORY HOMEOWNER'S ASSOCIATION AND SHALL BE CONVEYED TO SAID MANDATORY HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- TRACT E IS DEDICATED AS A DETENTION AREA TO THE MANDATORY HOMEOWNER'S ASSOCIATION AND SHALL BE CONVEYED TO SAID MANDATORY HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID TRACT FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. IF THE TOWN IS REQUIRED TO DO SUCH MAINTENANCE, ALL COSTS FOR OPERATION, REPAIR, AND MAINTENANCE WILL BE ASSESSED TO THE MANDATORY HOMEOWNER'S ASSOCIATION.
- TRACTS F, G, AND H ARE DEDICATED TO VISTA VILLAGE LLC AS RESERVE TRACTS WITH FUTURE USAGE AS ADDITIONAL RIGHT-OF-WAY FOR FOUNDERS PARKWAY AND ADDITIONAL DRAINAGE IMPROVEMENTS.
- TEN-FOOT (10') PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED WITHIN THE LOTS AND TRACTS ALONG ALL STREET RIGHTS-OF-WAY.
- THE PRESERVATION AREA/NO BUILD AREA SHOWN ON THE PLAN IS APPROXIMATELY 150 FEET FROM THE FOUNDERS PARKWAY ROW. THE EXACT LOCATION IS SHOWN ON THE PLAT.
- THE LANDS COMPROMISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE WITHHOLDEN FROM THE RECORDS OF DOUGLAS COUNTY, COLORADO. ANY AND ALL TRACTS AND RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK ARE HEREBY EXCLUDED FROM THE ABOVE-MENTIONED COVENANTS.

LEGAL DESCRIPTION - METZLER RANCH FILING NO. 5

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 25 TO BEAR NORTH 89 DEGREES 18 MINUTES 35 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 916.46 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MILLER BOULEVARD, FILING NO. 2 (RECEPTION NO. 8603133) ALSO KNOWN AS FOUNDERS PARKWAY; THENCE NORTH 54 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 814.22 FEET, TO A POINT OF CURVE; THENCE NORTHEASTERLY CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, A DISTANCE OF 484.24 FEET, SAID CURVE HAS A RADIUS OF 895.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENT; THENCE NORTH 85 DEGREES 45 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG SAID TANGENT, A DISTANCE OF 25.00 FEET, TO A POINT OF CURVE; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET, SAID CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE NORTH 85 DEGREES 45 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 60.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, TO A POINT OF TANGENT; THENCE NORTH 85 DEGREES 45 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 322.83 FEET, TO A POINT OF CURVE; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, A DISTANCE OF 937.24 FEET, SAID CURVE HAS A RADIUS OF 895.00 FEET AND A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS, TO A POINT OF TANGENT; THENCE SOUTH 34 DEGREES 14 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1039.10 FEET, TO A POINT OF CURVE; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, A DISTANCE OF 397.08 FEET, SAID CURVE HAS A RADIUS OF 1005.00 FEET AND A CENTRAL ANGLE OF 22 DEGREES 38 MINUTES 16 SECONDS; THENCE SOUTH 06 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 97.61 FEET, TO THE SOUTH LINE OF SAID SECTION 25; THENCE NORTH 89 DEGREES 18 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 3239.82 FEET, TO THE POINT OF BEGINNING.

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. 5. 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. TRACTS B, C AND D ARE HEREBY DEDICATED TO THE MANDATORY HOMEOWNERS ASSOCIATION FOR RECREATION AND OPEN SPACE. TRACT E IS DEDICATED TO THE MANDATORY HOMEOWNERS ASSOCIATION FOR DETENTION. TRACTS F, G, AND H ARE DEDICATED TO VISTA VILLAGE LLC AS RESERVE PARCELS FOR FUTURE RIGHT-OF-WAY OR DRAINAGE IMPROVEMENTS.

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.

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.

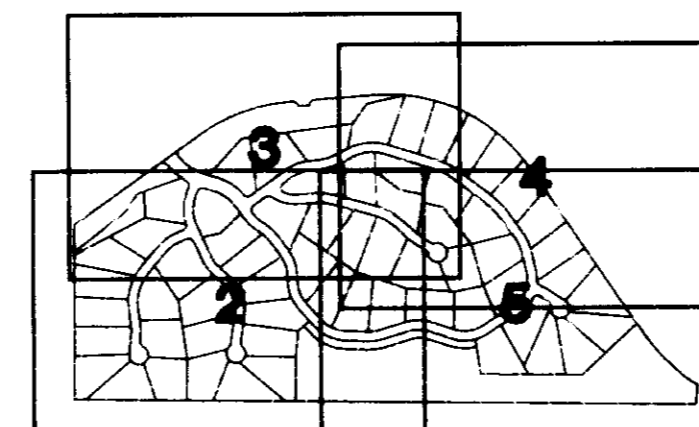
Gally A. Mann
 TOWN CLERK

Julia A. Curran
 TOWN MANAGER

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11th DAY OF April, 2000.

Tom Am
 COMMUNITY DEVELOPMENT DIRECTOR

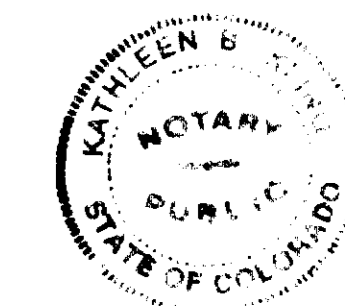


SHEET INDEX

EXECUTED THIS 14th DAY OF June, 2000.

OWNER: VISTA VILLAGE LLC
 BY: *Pat McConen*
 TITLE: Manager
 STATE OF Colorado
 COUNTY OF Douglas

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2000 BY Pat McConen
 WITNESS MY HAND AND SEAL 3-4-2002 Kathleen B. King
 MY COMMISSION EXPIRES: 3-4-2002 NOTARY PUBLIC

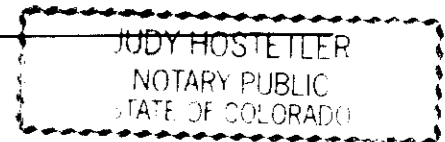


EXECUTED THIS 26th DAY OF June, 2000.

MORTGAGEES AND LIENHOLDERS

William R. Patterson, V.P.
 TOWN OF CASTLE ROCK
 STATE OF Colorado
 COUNTY OF Douglas

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June, 2000 BY William R. Patterson, V.P.
 WITNESS MY HAND AND SEAL 10-31-02 Judy Hostetter
 MY COMMISSION EXPIRES: 10-31-02 NOTARY PUBLIC



William R. Patterson, V.P.
 U.S. BANK NATIONAL ASSOCIATION
 STATE OF Colorado
 COUNTY OF Douglas

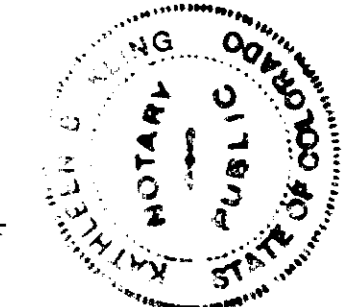
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2000 BY William R. Patterson, V.P.

WITNESS MY HAND AND SEAL 3-4-2002 Sharon King
 MY COMMISSION EXPIRES: 3-4-2002 NOTARY PUBLIC

Robert F. Metzler & Rosemary Metzler
 ROBERT F. METZLER & ROSEMARY METZLER

STATE OF Colorado
 COUNTY OF Douglas

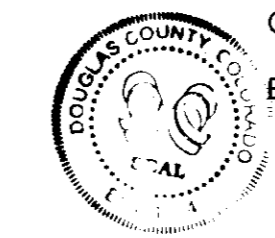
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2000 BY Robert F. Metzler and Rosemary Metzler
 WITNESS MY HAND AND SEAL 3-4-2002 Kathleen B. King
 MY COMMISSION EXPIRES: 3-4-2002 NOTARY PUBLIC



RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 15:52 P.M. ON THE 29 DAY OF JUNE, 2000 IN BOOK N/A, PAGE N/A, MAP N/A, RECEPTION NO. 00044700

COUNTY CLERK AND RECORDER
 BY: *Sheryl Muhlfelt*
 DEPUTY



OWNERS/SUBDIVIDER:

VISTA VILLAGE LLC
 150 S. DAHLIA ST.
 DENVER, CO. 80222

LAND PLANNER:

STALLER & HENRY, INC.
 1350 LAWRENCE STREET, SUITE 100
 DENVER, CO 80204

SURVEYOR/ENGINEER:

TST INC. OF DENVER, CONSULTING ENGINEERS
 102 INVERNESS TERRACE EAST, SUITE 105
 ENGLEWOOD, CO 80112

LAND USE SUMMARY			
LAND USE	ACREAGE	DWELLING UNITS	% OF SITE
RESIDENTIAL	61.38	62	79.1
OPEN SPACE (TRACTS B, C, & D)	4.70	6.1	
R.O.W.	9.13	11.8	
RESERVED (TRACTS F, G & H)	1.20	1.5	
DETENTION (TRACT E)	1.17	1.5	
DEVELOPED TOTAL	77.58	62	100.0
OSD (TRACT A)	12.04		
TOTALS	89.62		

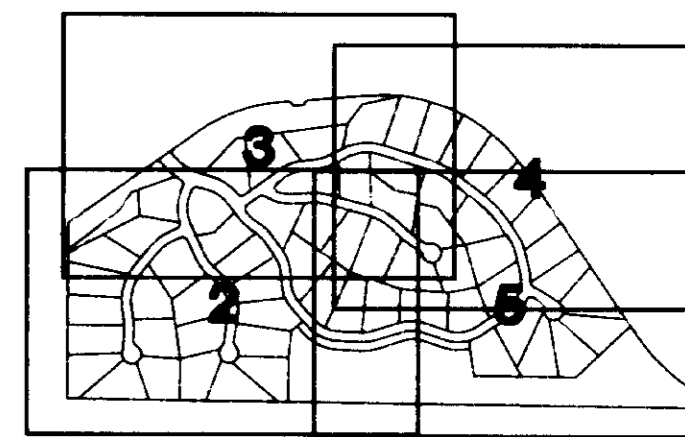


TST INC. OF DENVER
 Consulting Engineers

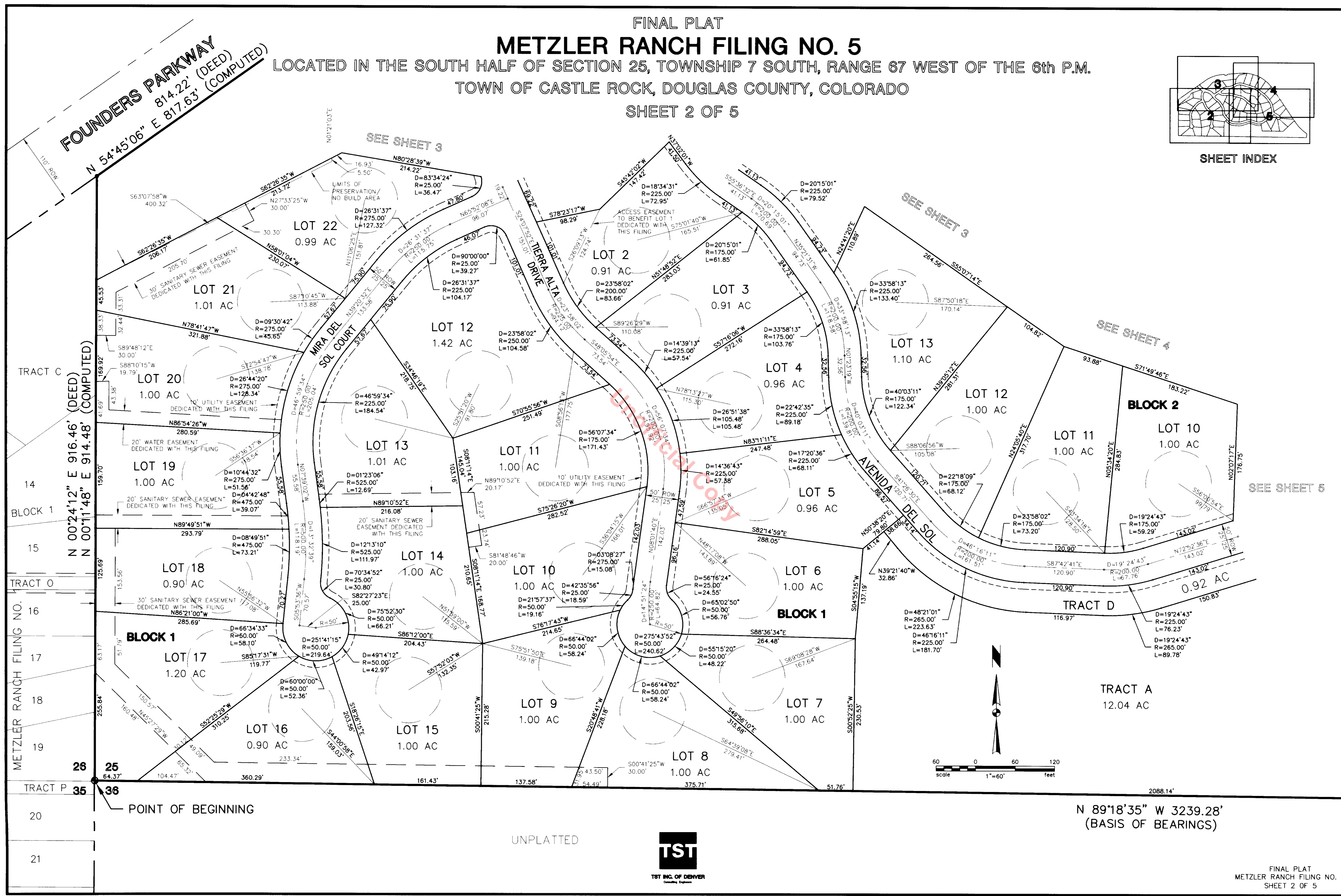
FINAL PLAT
METZLER RANCH FILING NO. 5

LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 2 OF 5



SHEET INDEX



FOUNDERS PARKWAY
814.22' (DEED)
N 54°45'06" E 817.63' (COMPUTED)

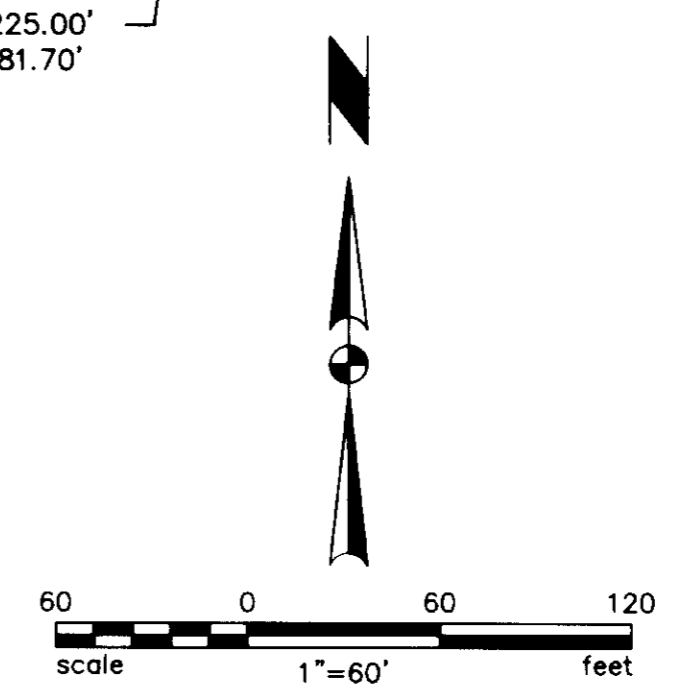
TRACT C
14
BLOCK 1
15

TRACT O
16
METZLER RANCH FILING NO.
17
18
19
20
TRACT P
35
36

POINT OF BEGINNING

N 89°18'35" W 3239.28'
(BASIS OF BEARINGS)

UNPLATTED



FINAL PLAT
METZLER RANCH FILING NO. 5
 LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 4 OF 5

N 85°45'06" E
322.83'

SEE SHEET 3

VIA DE LOS PINONS

SEE SHEET 3

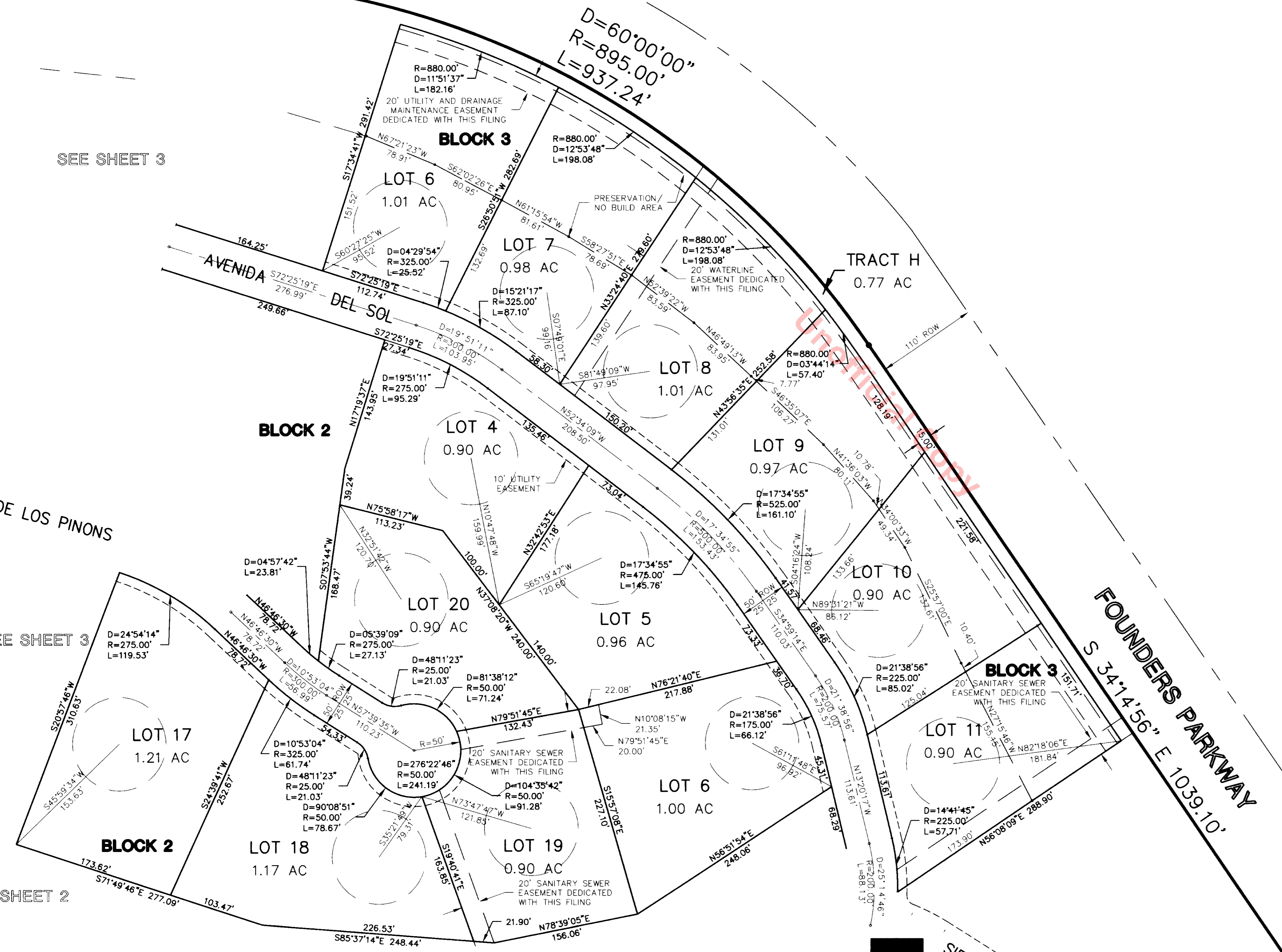
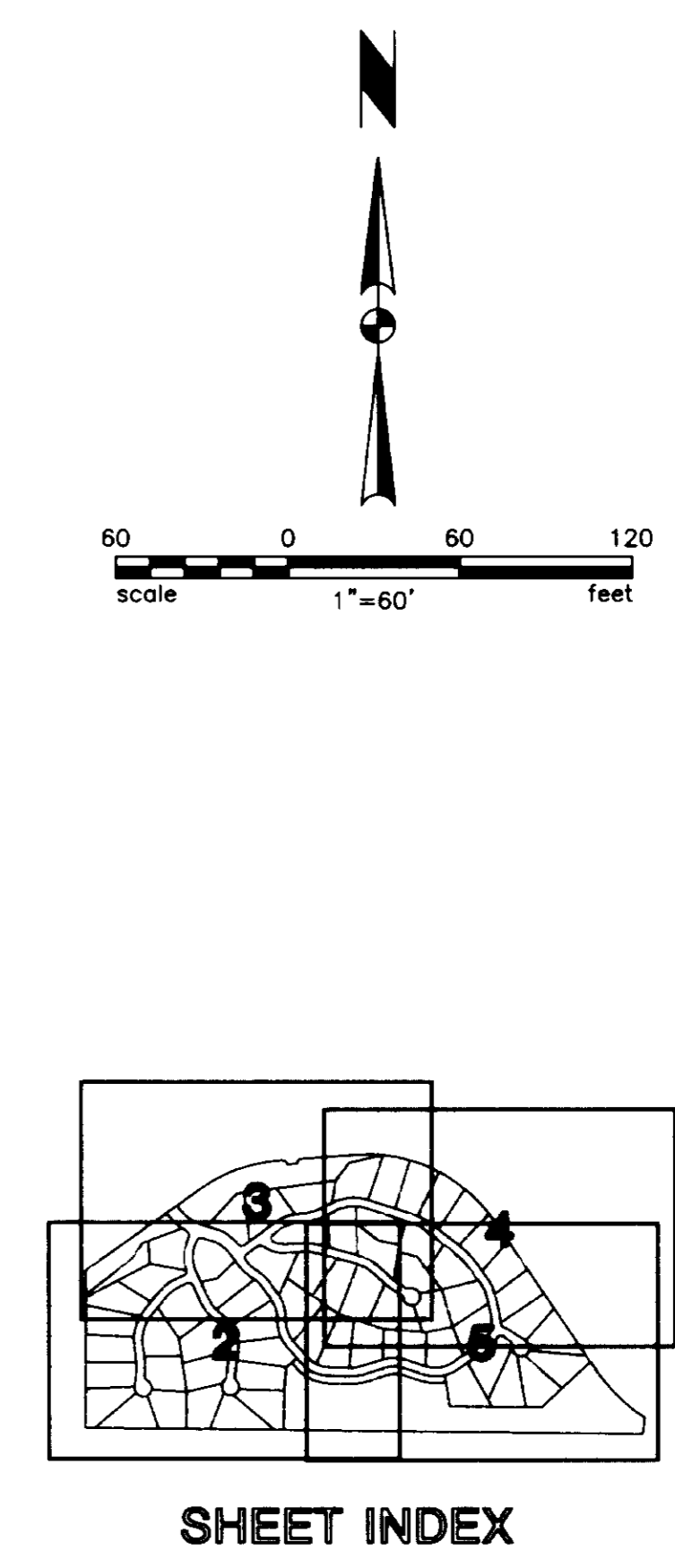
SEE SHEET 2

SEE SHEET 5

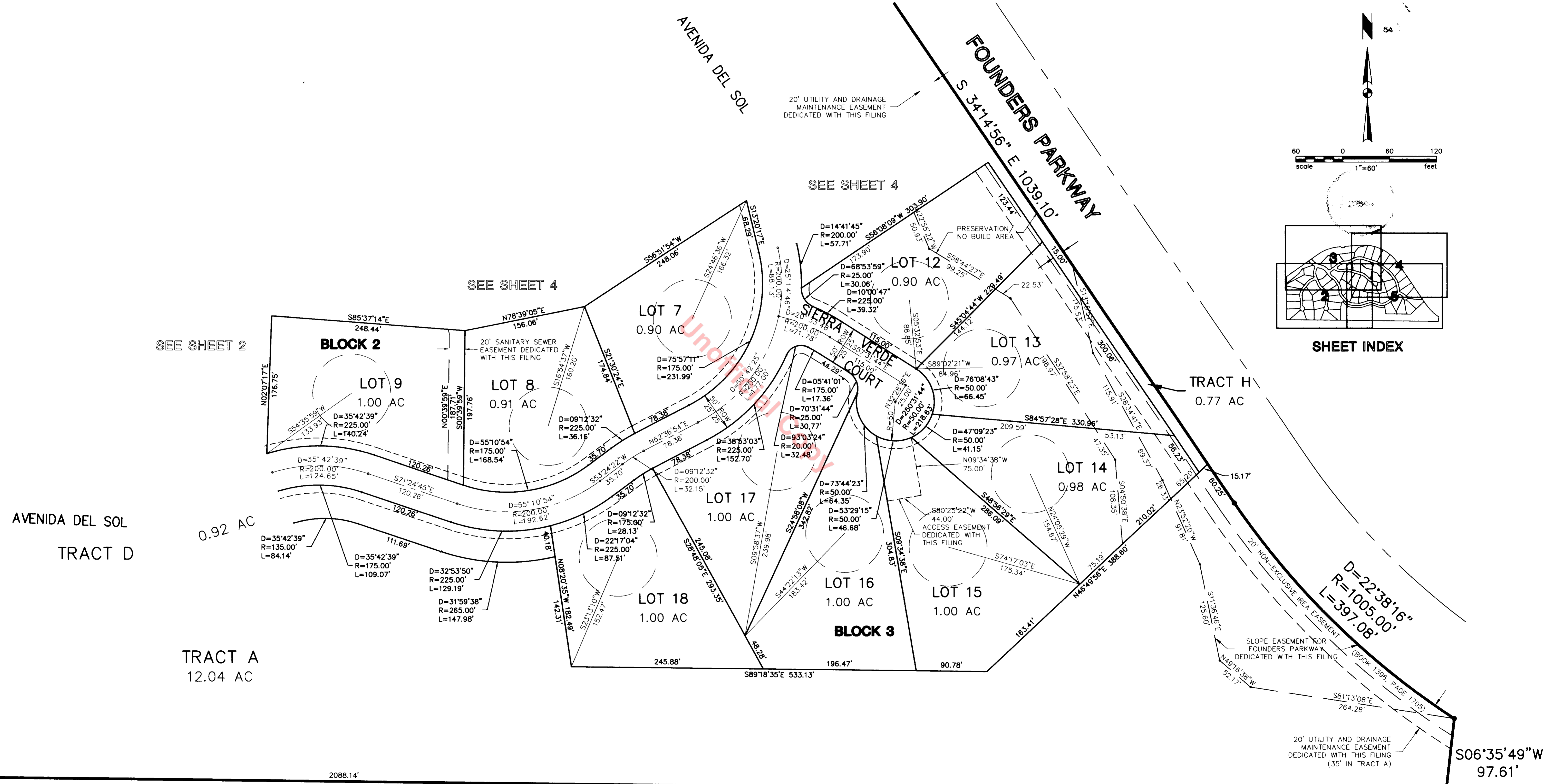
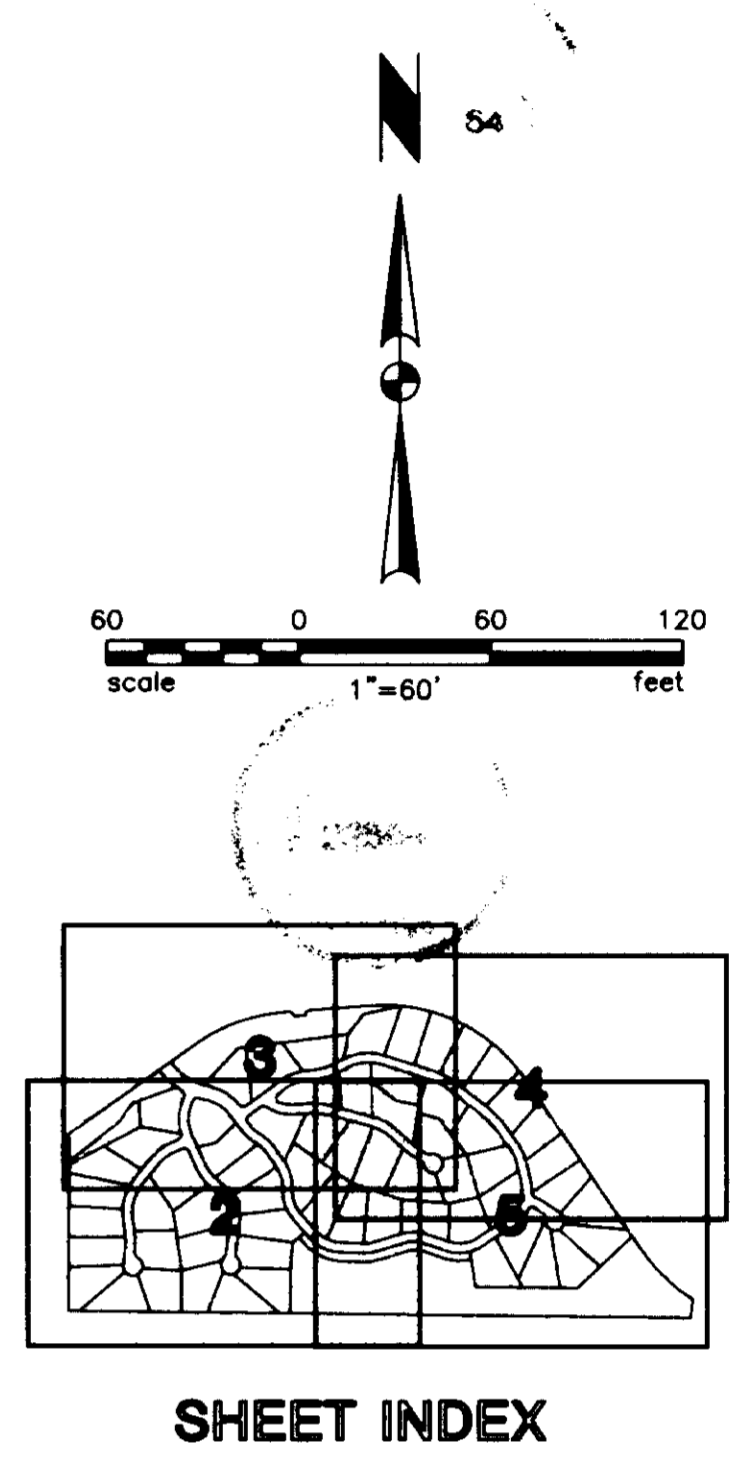


SIERRA VERDE COURT

SEE SHEET 5



FINAL PLAT
METZLER RANCH FILING NO. 5
 LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 5 OF 5



AVENIDA DEL SOL
TRACT D

TRACT A
12.04 AC

N 89°18'35" W 3239.28'
(BASIS OF BEARINGS)

