

PLAT IDENTIFICATION SHEET

RECEPTION #: 01056044

DATE: 6-21-01

TIME 12:11 PM

FEE: \$ 30⁰⁰ (3 P)

GRANTOR:

(OWNER/SIGNER)

THOMAS TCV, LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

METZLER RANCH FILING NO. 6

LEGAL:

(SECTION-TOWNSHIP-RANGE)

S25, T.7S, R67W

NEW SUBDIVISION ABBREV: _____

METZLER RANCH FILING NO. 6

SITUATED IN THE SOUTH 1/2 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT

LEGAL DESCRIPTION:

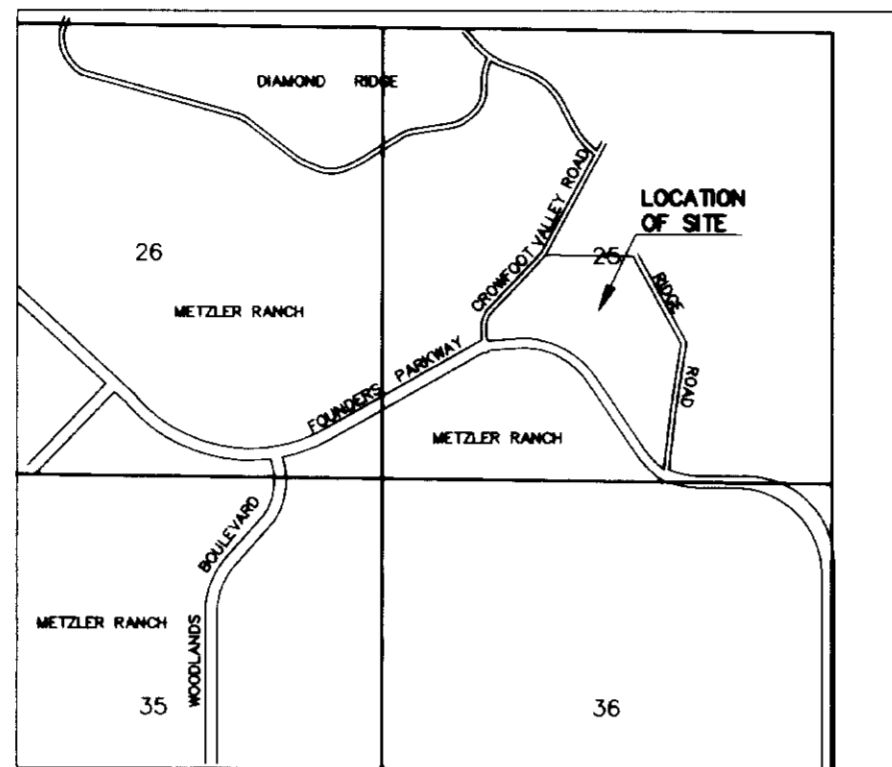
PARCEL A:
A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 25 AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 TO BEAR N 89°24'11" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°14'11" W, ALONG SAID NORTH LINE, A DISTANCE OF 714.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD; THENCE S 43°07'24" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 617.02 FEET; THENCE S 88°46'01" E A DISTANCE OF 666.85 FEET; THENCE S 47°14'17" E A DISTANCE OF 550.00 FEET; THENCE S 41°08'20" E A DISTANCE OF 517.64 FEET; THENCE S 76°28'28" W A DISTANCE OF 471.80 FEET; TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MILLER BOULEVARD FILING NO. 2 (RECEPTION NO. 8603133), ALSO KNOWN AS FOUNDERS PARKWAY; THENCE SOUTH-EASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 75.29 FEET, SAID CURVE HAS A RADIUS OF 1005.00 FEET AND A CENTRAL ANGLE OF 04°17'32" TO A POINT OF TANGENT; THENCE S 34°14'54" E, TO A POINT OF TANGENT; THENCE S 34°14'54" E, ALONG SAID RIGHT-OF-WAY LINE ALONG SAID TANGENT A DISTANCE OF 1038.10 FEET, TO A POINT OF CURVE; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 297.83 FEET, SAID CURVE HAS A RADIUS OF 895.00 FEET, AND A CENTRAL ANGLE OF 19°03'59"; THENCE N 06°35'49" E A DISTANCE OF 748.62 FEET; THENCE N 09°05'49" E A DISTANCE OF 720.00 FEET; THENCE N 28°54'11" W A DISTANCE OF 1150.00 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE N 89°24'11" W, ALONG SAID NORTH LINE, A DISTANCE OF 295.00 FEET, TO THE POINT OF BEGINNING.

BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SAID SOUTHEAST 1/4 SECTION 25 BEIGN S 89°24'11" E.

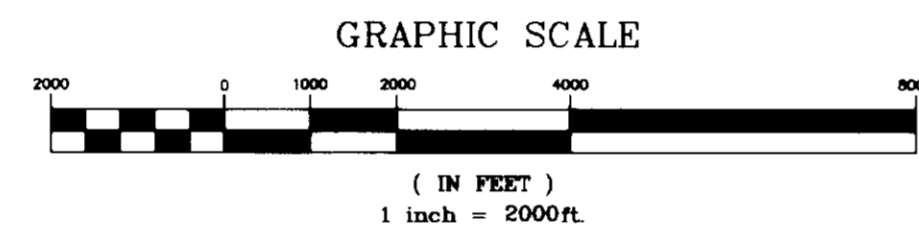
PARCEL B:
A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST QUARTER TO BEAR N 89°24'11" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 89°24'11" W, ALONG SAID NORTH LINE, A DISTANCE OF 714.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD; THENCE S 43°07'24" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 617.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 43°07'24" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 303.34 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.89 FEET, SAID CURVE HAS A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 47°22'18" TO A POINT OF TANGENT; THENCE S 04°14'54" E, ALONG SAID TANGENT AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 39.27 FEET, SAID CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY AND ON THE NORTH RIGHT-OF-WAY LINE OF FOUNDERS PARKWAY; THENCE NORTH 85°45'06" E ALONG SAID TANGENT AND ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 322.83 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 977.15 FEET, SAID CURVE HAS A RADIUS OF 1005.00 FEET AND A CENTRAL ANGLE OF 55°42'28"; THENCE N 76°28'28" E A DISTANCE OF 471.80 FEET; THENCE N 41°08'20" W A DISTANCE OF 517.64 FEET; THENCE N 47°14'17" W A DISTANCE OF 550.00 FEET; THENCE N 88°46'01" W A DISTANCE OF 666.85 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACTS CONTAIN 61.40 ACRES, MORE OR LESS.

- NOTES:**
- TRACT D AND TRACT H TO BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.
 - RIGHT-OF-WAY AND EASEMENTS OF RECORD ARE SHOWN AS INDICATED IN TITLE COMMITMENT NUMBER P1418994 ISSUED BY LAND TITLE GUARANTEE COMPANY ON FEBRUARY 15, 2000.
 - DATE OF SURVEY: FEBRUARY 9 AND 10, 2000.
 - THIS SUBDIVISION DOES NOT LIE WITHIN ANY 100-YEAR FLOOD PLAIN.
 - BEARINGS ARE BASED ON THE NORTH SOUTH CENTER SECTION LINE SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BETWEEN THE CENTER 1/4 CORNER BEING A FOUND P.K. NAIL WITH L.S. DISC NO. 6935 AND THE SOUTH 1/4 CORNER BEING A 30" BERNITSEN MONUMENT WITH 3" CAP MARKED L.S. NO. 6935, SAID BEARING BEING S00°02'23"W.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
 - 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 CERTIFICATION SHOWN HEREON.
 - ALL SIDE YARD LOT LINES ARE HEREBY PLATTED WITHIN A 5' UTILITY EASEMENT FOR DRY UTILITY INSTALLATION.
 - OPEN SPACE TRACTS A, B, C AND D WILL BE SUBJECT TO A BLANKET EASEMENT FOR UTILITY AND DRAINAGE PURPOSES. ANY LANDSCAPING OR MONUMENTATION IN THESE AREAS WILL BE SUBJECT TO STANDARD EASEMENT SETBACKS REQUIRED BY THE TOWN OF CASTLE ROCK.
 - ALL PRIVATE ACCESS HAMMERHEADS ARE TO OWNED AND MAINTAINED BY THE HOA. DEDICATION WILL TAKE PLACE VIA SEPARATE INSTRUMENT.
 - NOTICE:** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS ALL LOTS WITHIN THIS SUBDIVISION MUST HAVE A GRADING, DRAINAGE AND BUILDING FINISH FLOOR CERTIFICATE ISSUED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO.
 - TRACTS A, B, C, I AND J ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. CONVEYANCE IS TO TAKE PLACE VIA SEPARATE INSTRUMENT.



VICINITY MAP



PROJECT SUMMARY TABLE:

SITE DATA:	AREA	PERCENT
LOTS/TRACTS	33.01 ACRES	53.8
RIGHT-OF-WAY	3.55 ACRES	5.8
OPEN SPACE	24.84 ACRES	40.4
TOTAL PROJECT	61.40 ACRES	100.0

PROPERTY OWNERS:

THOMAS TCY, LLC
8100 E. ARAPAHOE ROAD - SUITE 214
ENGLEWOOD, CO 80112

RAYMOND TCY, LLC
8100 E. ARAPAHOE ROAD - SUITE 214
ENGLEWOOD, CO 80112

TOWN OF CASTLE ROCK
680 N. WILCOX STREET
CASTLE ROCK, CO 80104

PREPARED FOR:

SUNSHINE MASTER BUILDERS
8125 W. BELLEVUE AVENUE
LITTLETON, CO 80123

SURVEYING BY:

RED ROCK CONSULTING GROUP CORP.
PMB 472, 6547 N. ACADEMY BLVD.
COLORADO SPRINGS, COLORADO 80918

SHEET INDEX:

- COVER SHEET
- LOT LAYOUT
- LOT LAYOUT & DETAILS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS 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 OF THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 6. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TO THE HOA TRACT A, TRACT B, AND TRACT C FOR OPEN SPACE, TRACT F TO BE RETAINED BY THE OWNER, 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 THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS ____ DAY OF _____ 2001.

OWNERS:

THOMAS TCY, LLC, A COLORADO LIMITED LIABILITY COMPANY
8100 E. ARAPAHOE ROAD - SUITE 214
ENGLEWOOD, COLORADO 80112

BY: *Raymond T. Cy*
MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF May, 2001.

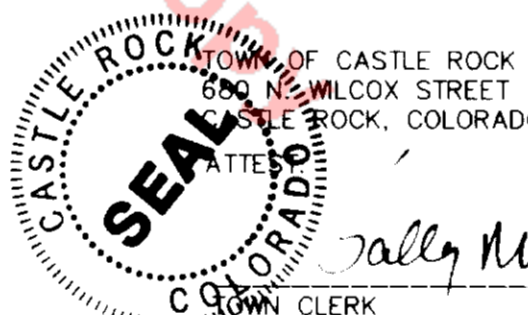
BY: *Michael Randall*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/03/02

RAYMOND TCY, LLC, A COLORADO LIMITED LIABILITY COMPANY
8100 E. ARAPAHOE ROAD - SUITE 214
ENGLEWOOD, COLORADO 80112

BY: *Raymond T. Cy*
MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF May, 2001.

BY: *Michael Randall*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/03/02



TOWN OF CASTLE ROCK
680 N. WILCOX STREET
CASTLE ROCK, COLORADO

BY: *Eric Stearns*
MAYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF June, 2001.

BY: *John King*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09-21-03

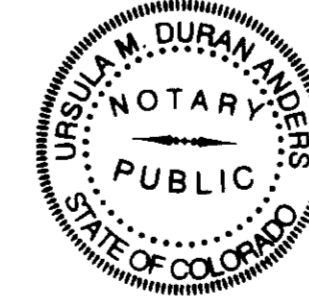
MORTGAGEE AND LIENHOLDER:

COLONIAL BANK

BY: *Kelly Zimowski Sr. Vice President*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF April, 2001.

BY: *Charles M. Damon Andrus*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-23-04

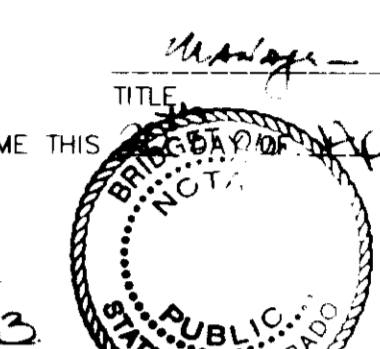


MORTGAGEE AND LIENHOLDER (CON'T):

PROFESSIONAL EXCHANGE ACCOMODATORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, A QUALIFIED INTERMEDIARY FOR DAVID GERTZ, EXCHANGER.

BY: *David Gertz*
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 2001.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/02/03



SURVEYOR'S STATEMENT:

My Commission Expires 02/02/03
I, STEPHEN L. McANALLY, 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 9 AND 10, 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; 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 RELATING TO MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



STEPHEN L. McANALLY
COLORADO PLS NO. 25955

4/19/2001
DATE

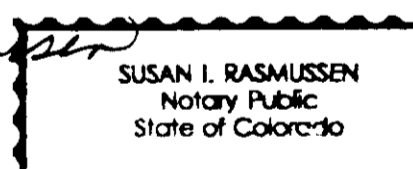
TITLE CERTIFICATE:

I, ERIC STEARNS, 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 9 DAY OF MAY, 2001.

BY: *Eric Stearns*
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF MAY, 2001.

BY: *Eric Stearns as Title Officer*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-03-03



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.



BY: *Kelly Zimowski Sr.*
TOWN CLERK

TOWN OF CASTLE ROCK
BY: *Mark Stevens*
TOWN MANAGER

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO THE 6 DAY OF JUNE, 2001.

BY: *John King*
DIRECTOR OF PLANNING AND DEVELOPMENT

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 24, 1996, AT RECEPTION NUMBER 9672147 AND ACCORDINGLY 59 SFE ARE DEBITED FROM THE WATERBANK.

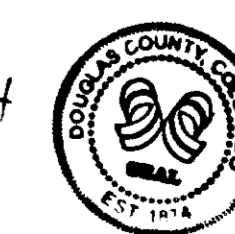
METZLER RANCH FILING NO. 6
FINAL PLAT

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 ____ M. ON THE 21 DAY OF JUNE, 2001, IN BOOK ____ PAGE ____ RECEPTION NUMBER 0056044.

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Sheryl Muehlfelt*
DEPUTY



SHEET NUMBER	1
OF	3 SHEETS
SCALE	
VERTICAL	1" = N/A
HORIZONTAL	1" = N/A
SHEET NUMBER	20-007

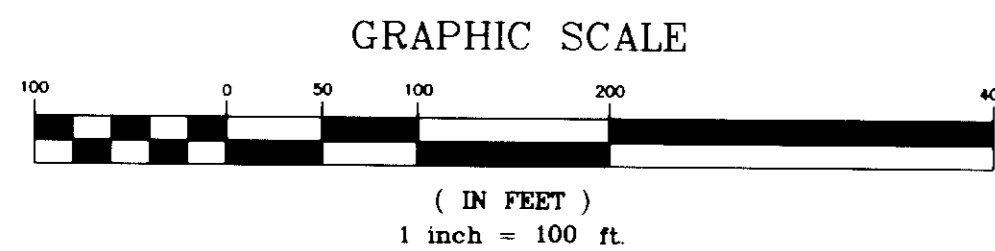
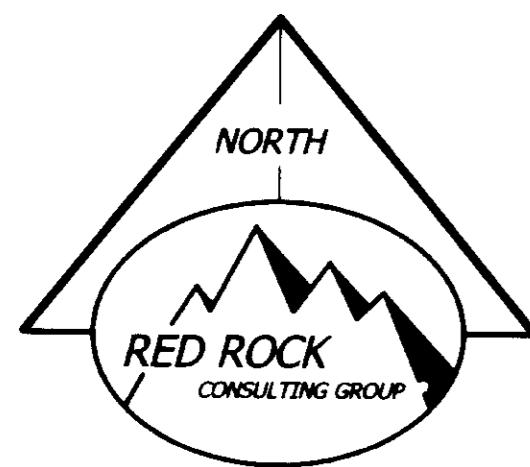


LAND DEVELOPMENT • SURVEYING
PMB 472, 6547 N. ACADEMY BLVD. (719)528-8554 TEL
COLORADO SPRINGS, CO. 80918 (719) 598-4547 FAX

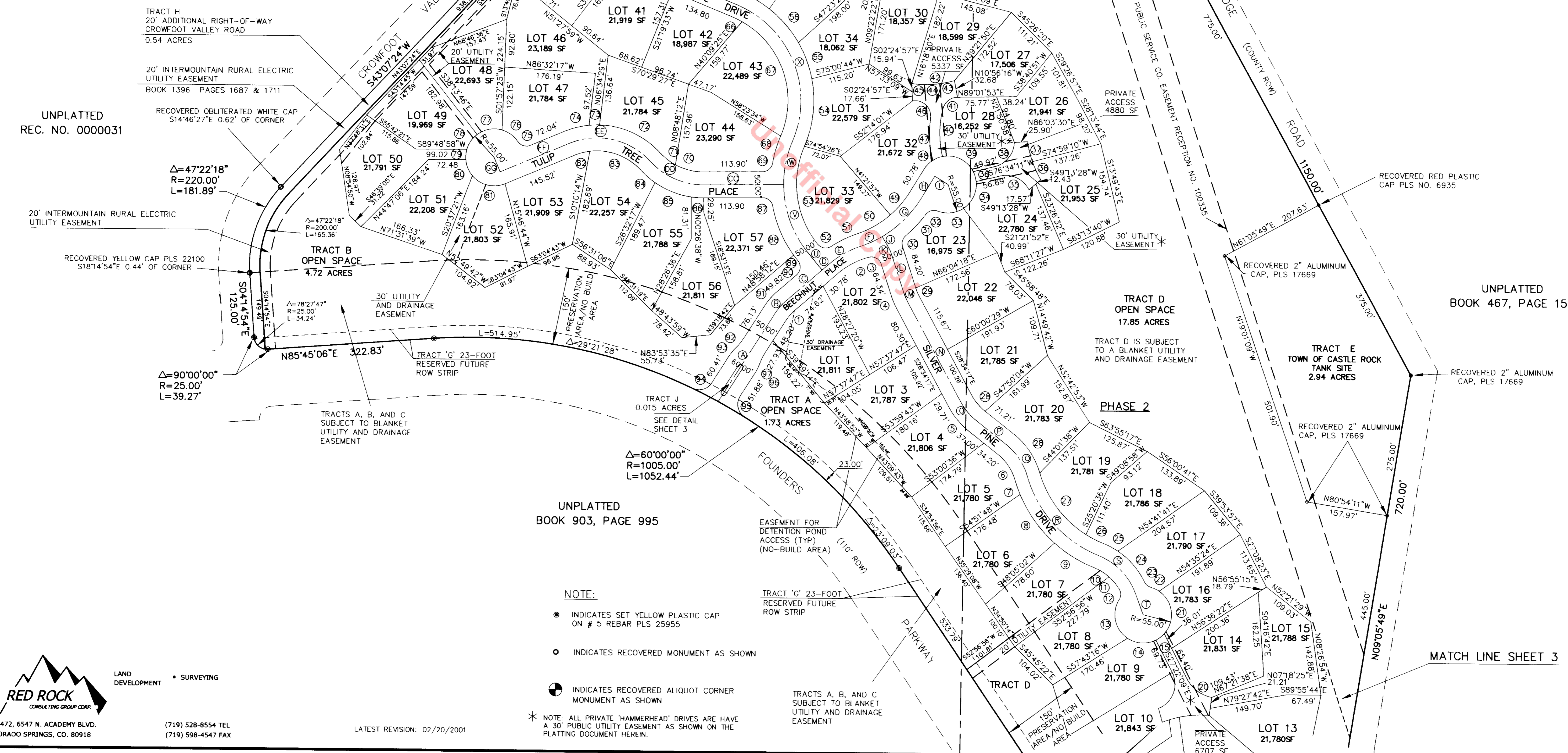
LATEST REVISION: 02/20/2001

METZLER RANCH FILING NO. 6

SITUATED IN THE SOUTH 1/2 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT



RECOVERED 2 3/8" DIAMETER ALUMINUM CAP PLS 22100 N84°49'29"W 23.81' OF 1/4 CORNER
POINT OF BEGINNING CENTER 1/4 CORNER SECTION 25. RECOVERED PK NAIL AND WASHER PLS 6935



UNPLATTED REC. NO. 0000031

UNPLATTED BOOK 903, PAGE 995

UNPLATTED BOOK 467, PAGE 151

- NOTE:**
- INDICATES SET YELLOW PLASTIC CAP ON # 5 REBAR PLS 25955
 - INDICATES RECOVERED MONUMENT AS SHOWN
 - ⊙ INDICATES RECOVERED ALIQUOT CORNER MONUMENT AS SHOWN
- * NOTE: ALL PRIVATE "HAMMERHEAD" DRIVES ARE HAVE A 30' PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLATTING DOCUMENT HEREIN.

LATEST REVISION: 02/20/2001

LAND DEVELOPMENT • SURVEYING
PMB 472, 6547 N. ACADEMY BLVD. (719) 528-8554 TEL
COLORADO SPRINGS, CO. 80918 (719) 598-4547 FAX

METZLER RANCH FILING NO. 6 FINAL PLAT

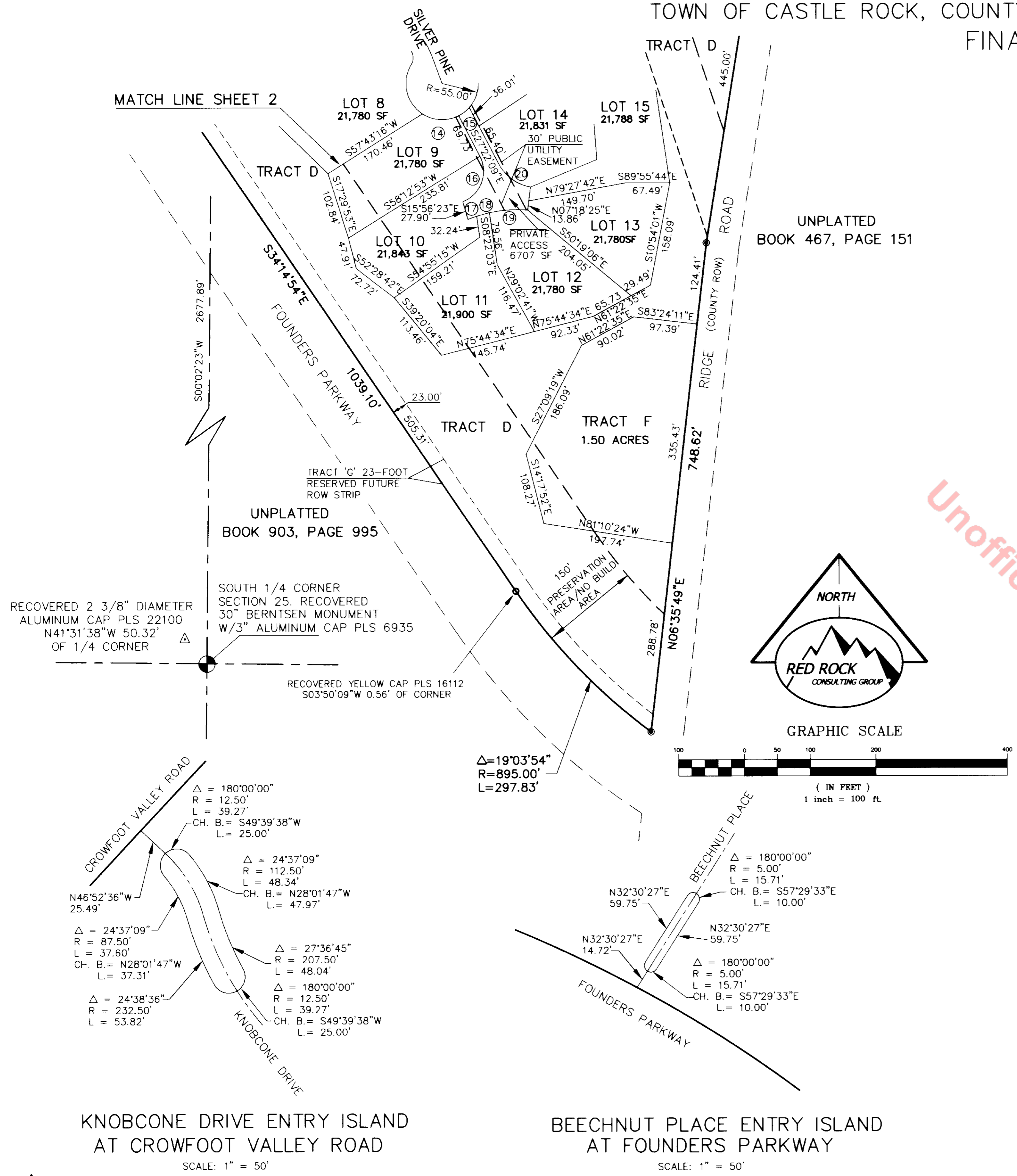
SHEET NUMBER 2 OF 3 SHEETS

SCALE 1" = 100' VERTICAL 1" = 150' HORIZONTAL

JOB NUMBER 20-007

METZLER RANCH FILING NO. 6

SITUATED IN THE SOUTH 1/2 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT



LOT CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	75.00'	21.55'	21.48'	N40°44'19"E	16°27'44"
2	150.00'	67.82'	67.25'	N61°55'24"E	25°54'24"
3	20.00'	30.38'	27.54'	S61°36'28"E	87°01'53"
4	150.00'	27.43'	27.40'	N23°19'54"W	10°28'46"
5	150.00'	61.03'	60.31'	S40°13'36"E	23°18'37"
6	100.00'	61.35'	60.69'	S34°18'25"E	35°08'58"
7	260.00'	29.21'	29.19'	S19°57'01"E	06°26'10"
8	260.00'	116.29'	115.33'	N35°58'55"W	25°37'38"
9	260.00'	90.44'	89.99'	N58°45'40"W	19°55'52"
10	100.00'	34.18'	34.01'	N58°56'06"W	19°35'00"
11	100.00'	30.94'	30.82'	N40°16'45"W	17°43'44"
12	20.00'	21.86'	20.79'	S00°06'00"E	62°37'45"
13	55.00'	84.43'	76.38'	N12°45'49"W	87°57'23"
14	55.00'	57.91'	55.27'	N86°54'21"W	60°19'40"
15	55.00'	20.45'	20.33'	S52°16'45"W	21°18'07"
16	50.00'	83.71'	74.27'	N20°35'41"E	95°55'40"
17	200.00'	14.16'	14.16'	N69°53'35"E	04°03'25"
18	200.00'	20.15'	20.14'	N74°48'29"E	05°46'22"
19	200.00'	58.61'	58.40'	N85°49'05"E	16°47'29"
20	70.00'	63.10'	60.99'	N53°11'41"W	51°39'05"
21	55.00'	94.05'	83.00'	S07°21'38"E	97°58'38"
22	55.00'	17.38'	17.31'	N65°24'02"W	18°06'10"
23	20.00'	16.84'	16.35'	N50°19'53"W	48°14'27"
24	150.00'	80.00'	79.06'	S41°29'26"E	30°33'33"
25	150.00'	31.30'	31.25'	S62°44'55"E	11°57'23"
26	210.00'	38.52'	38.47'	S63°28'18"E	10°30'37"
27	210.00'	152.05'	148.75'	S37°28'28"E	41°29'03"
28	100.00'	40.68'	40.40'	S40°13'36"E	23°18'37"
29	100.00'	18.29'	18.26'	N23°19'54"W	10°28'46"
30	20.00'	22.66'	22.30'	S15°47'30"W	67°46'04"
31	245.00'	56.51'	56.39'	N43°04'04"E	13°12'57"
32	20.00'	25.93'	24.15'	N73°55'54"E	74°16'37"
33	55.00'	52.17'	52.10'	N83°36'07"E	54°16'12"
34	55.00'	60.27'	57.30'	S25°04'35"W	62°46'52"
35	50.00'	66.94'	62.05'	N65°04'41"W	76°42'17"
36	200.00'	38.62'	38.56'	N25°07'37"W	11°03'52"
37	200.00'	39.59'	39.53'	S13°55'26"E	11°20'31"
38	50.00'	65.22'	60.69'	N39°12'11"E	74°43'58"
39	55.00'	71.48'	66.55'	S64°31'55"E	74°27'32"
40	200.00'	92.62'	91.79'	N00°01'20"E	26°32'01"
41	30.00'	39.23'	36.49'	N50°45'03"E	74°55'25"
42	200.00'	83.40'	82.80'	N85°31'58"E	23°53'36"
43	200.00'	29.00'	28.98'	S77°44'26"W	08°18'32"
44	200.00'	30.05'	30.02'	S86°11'56"W	08°36'26"
45	200.00'	24.35'	24.34'	S86°00'32"E	06°58'37"
46	30.00'	56.71'	48.63'	N46°52'08"W	108°18'04"
47	220.00'	82.02'	81.55'	S03°23'56"E	21°21'40"
48	55.00'	24.52'	24.31'	S44°16'18"W	25°32'22"
49	195.00'	59.19'	58.96'	N40°11'51"E	17°23'28"
50	195.00'	76.58'	76.09'	S60°08'39"W	22°30'09"
51	200.00'	54.14'	53.97'	S63°38'26"W	15°30'36"
52	20.00'	29.64'	27.00'	S81°39'35"E	84°54'34"
53	185.00'	200.30'	190.66'	N08°11'15"W	62°02'08"
54	225.00'	133.54'	131.59'	S05°49'39"W	34°00'20"
55	225.00'	75.19'	74.84'	N20°44'54"W	19°08'46"
56	225.00'	86.86'	86.32'	S41°22'50"E	22°07'06"
57	225.00'	61.13'	60.94'	N60°13'24"W	15°34'01"
58	195.00'	74.16'	73.72'	N57°06'41"W	21°47'27"
59	185.50'	64.03'	63.71'	N25°36'29"W	19°46'34"
60	134.50'	74.48'	73.53'	N31°35'03"W	31°43'41"
61	25.00'	39.52'	35.53'	S02°09'45"E	90°34'18"
62	25.00'	38.29'	34.65'	S86°59'51"W	87°44'54"
63	65.50'	38.19'	37.65'	S32°25'27"E	33°24'29"
64	254.50'	87.84'	87.41'	S25°38'29"E	19°46'34"
65	245.00'	106.33'	105.50'	S56°25'14"E	24°51'58"
66	175.00'	21.31'	21.30'	N64°31'03"W	06°58'42"
67	175.00'	256.13'	233.87'	N19°05'57"W	83°51'31"
68	235.00'	54.76'	54.64'	N16°09'15"W	13°21'08"
69	20.00'	27.87'	25.67'	N49°23'45"E	79°50'09"
70	115.00'	57.33'	56.74'	N76°24'12"W	28°33'56"

LOT CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
71	115.00'	38.34'	38.16'	N52°34'13"W	19°06'02"
72	165.00'	131.70'	128.23'	S65°53'09"E	45°43'53"
73	165.00'	20.25'	20.24'	S87°43'55"W	07°01'58"
74	165.00'	48.67'	48.50'	S75°45'53"W	16°54'05"
75	20.00'	27.39'	25.30'	N73°27'16"W	78°27'47"
76	55.00'	38.56'	37.78'	N54°18'34"W	40°10'24"
77	55.00'	50.74'	48.96'	S79°10'32"W	52°51'24"
78	55.00'	35.39'	34.78'	N34°18'52"E	36°51'57"
79	55.00'	20.21'	20.09'	N05°21'22"E	21°03'03"
80	55.00'	34.35'	33.80'	N24°41'37"W	35°47'19"
81	55.00'	68.85'	64.44'	S56°47'15"E	71°43'41"
82	115.00'	30.72'	30.63'	S74°58'04"W	15°18'26"
83	115.00'	109.11'	105.06'	S70°11'58"E	54°21'32"
84	165.00'	36.60'	36.52'	S49°22'27"E	17°42'30"
85	165.00'	76.04'	75.37'	N68°55'53"W	26°24'22"
86	165.00'	24.63'	24.60'	S86°24'37"E	08°33'06"
87	20.00'	27.87'	25.67'	S50°46'06"E	79°50'09"
88	235.00'	104.00'	103.16'	N23°31'45"W	25°21'27"
89	235.00'	13.46'	13.46'	N37°50'56"W	03°16'54"
90	20.00'	30.88'	27.90'	N04°44'24"E	88°27'34"
91	125.00'	35.92'	35.79'	S40°44'19"W	16°27'44"
92	100.00'	22.41'	22.36'	N38°55'36"E	12°50'19"
93	100.00'	22.41'	22.36'	N38°55'36"E	12°50'19"
94	30.00'	43.25'	39.60'	N73°48'29"E	82°36'07"
95	30.00'	47.51'	42.70'	N73°51'35"E	90°44'04"
96	100.00'	22.41'	22.36'	S26°05'18"W	12°50'19"
97	100.00'	22.41'	22.36'	S26°05'18"W	12°50'19"

STREET CENTERLINE CURVE/LINE TABLE					
CURVE	RADIUS	LENGTH	CHORD/LINE	BEARING	DELTA
BEECHNUT PLACE					
A		205.03'		N32°30'27"E	
B	100.00'	28.73'	28.63'	N40°44'19"E	16°27'44"
C		93.40'		N48°58'12"E	
D		19.92'		N48°58'12"E	
E	175.00'	68.50'	68.06'	S60°10'58"W	22°25'32"
F	220.00'	46.78'	46.70'	S65°18'12"W	12°11'03"
G	220.00'	106.40'	105.36'	N45°21'23"E	27°42'34"
H		50.78'		N31°30'06"E	
I		30.00'		S58°29'54"E	
SILVER PINE DRIVE					
J		20.32'		S30°47'20"E	
K	100.00'	22.16'	22.11'	S24°26'26"E	12°41'48"
L		73.07'		N18°05'32"W	
M	125.00'	22.86'	22.83'	N23°19'54"W	10°28'46"
N		215.93'		N28°34'17"W	
O	125.00'	50.86'	50.51'	N40°13'36"W	23°18'37"
P		71.21'		S51°52'54"E	
Q	125.00'	76.68'	75.49'	S34°18'25"E	35°08'58"
R	235.00'	213.26'	206.01'	N42°43'46"W	51°59'40"
S	125.00'	105.15'	102.08'	N44°37'38"W	48°11'56"
T		43.78'		S20°31'40"E	
KNOBCONE DRIVE					
U		44.95'		N39°12'19"W	
V	210.00'	141.18'	138.54'	N19°56'45"W	38°31'08"
W	210.00'	86.19'	85.59'	N11°04'19"E	23°30'59"
X	200.00'	317.08'	284.90'	N22°35'18"W	90°50'13"
Y		134.80'		S68°00'24"E	
Z	220.00'	200.77'	193.87'	S41°51'48"E	52°17'12"
AA	100.00'	55.44'	54.73'	S31°36'08"E	31°45'52"
BB		25.49'		S46°52'36"E	
TULIP TREE PLACE					
CC		154.90'		S89°18'50"W	
DD	140.00'	116.47'	113.14'	N66°51'11"W	47°39'58"
EE	140.00'	170.23'	159.93'	S77°51'11"E	69°39'57"
FF		145.52'		N67°18'51"E	
GG		30.00'		S22°41'09"E	

- NOTE:
- INDICATES SET YELLOW PLASTIC CAP ON # 5 REBAR PLS 25955
 - INDICATES RECOVERED MONUMENT AS SHOWN
 - ⊙ INDICATES RECOVERED ALIQUOT CORNER MONUMENT AS SHOWN

LATEST REVISION: 02/20/2001

RED ROCK CONSULTING GROUP
LAND DEVELOPMENT • SURVEYING
PMB 472, 6547 N. ACADEMY BLVD. COLORADO SPRINGS, CO. 80918
(719) 528-8554 TEL
(719) 598-4547 FAX

METZLER RANCH FILING NO. 6
FINAL PLAT

SHEET NUMBER
3
OF 3 SHEETS

SCALE
VERTICAL 1" = 100'
HORIZONTAL 1" = 100'

JOB NUMBER
20-007