

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$121.00
13 PGS
2004025301
03/12/2004 10:06 AM



PLAT IDENTIFICATION SHEET

GRANTOR: Standard Pacific of Colorado, Inc.
(OWNER)

GRANTEE: Metzler Ranch Filing ~~No.~~ 7
Final Plat
(NAME OF PLAT)

OLD LEGAL:

Section: 26

Township: 7

Range: 67

NEW LEGAL:

Subdivision/Condo Name: Metzler Ranch

Filing # 7

Phase

Lot #

Building #

Block #

Unit #

METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 12

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF OF SECTION 26, AND CONSIDERING THE NORTHERLY LINE OF SAID SOUTH HALF TO BEAR NORTH 89°38'29" WEST AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON; THENCE SOUTH 27°30'42" WEST A DISTANCE OF 566.42 FEET TO THE SOUTHERLY BOUNDARY OF TRACT D, METZLER RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 01055443 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY SOUTH 32°24'25" WEST A DISTANCE OF 688.62 FEET;

THENCE SOUTH 90°00'00" WEST A DISTANCE OF 77.00 FEET;

THENCE SOUTH 29°31'29" WEST A DISTANCE OF 500.00 FEET;

THENCE NORTH 68°03'38" WEST A DISTANCE OF 265.76 FEET;

THENCE SOUTH 28°53'14" WEST A DISTANCE OF 441.41 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ALLEN STREET AS PLATTED ON SAID METZLER RANCH FILING NO. 3, BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 530.00 FEET, AND A RADIAL BEARING OF SOUTH 28°53'13" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE 85.46 FEET THROUGH A CENTRAL ANGLE OF 09°14'20";
2. TANGENT TO SAID CURVE NORTH 70°21'07" WEST A DISTANCE OF 1152.27 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY NORTH 31°21'17" EAST A DISTANCE OF 585.95 FEET TO SAID SOUTHERLY BOUNDARY OF TRACT D;

THENCE ALONG SAID SOUTHERLY BOUNDARY OF TRACT D THE FOLLOWING SIX (6) COURSES:

1. NORTH 83°22'55" EAST A DISTANCE OF 626.56 FEET;
2. SOUTH 89°29'39" EAST A DISTANCE OF 288.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET;
3. NORTHEASTERLY ALONG SAID CURVE 247.48 FEET THROUGH A CENTRAL ANGLE OF 47°15'52";
4. TANGENT TO SAID CURVE NORTH 43°14'29" EAST A DISTANCE OF 326.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET;
5. NORTHEASTERLY ALONG CURVE 347.22 FEET THROUGH A CENTRAL ANGLE OF 66°18'53";
6. TANGENT TO SAID CURVE SOUTH 70°26'34" EAST A DISTANCE OF 344.65 FEET TO THE TRUE POINT OF BEGINNING.


PARCEL CONTAINS 35.652 ACRES, (1,552,999 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNER(S), MORTGAGE(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, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 7. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT E IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC RIGHT-OF-WAY.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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.

EXECUTED THIS 9 DAY OF December, 2003.

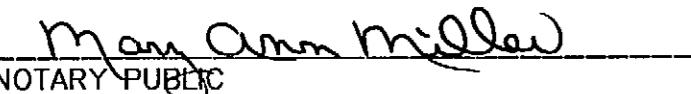
OWNER: 

ROBERT R. REID, SENIOR VICE PRESIDENT
THE WRITER CORPORATION, A DELAWARE CORPORATION NKA STANDARD PACIFIC OF COLORADO, Inc.
6061 SOUTH WILLOW DRIVE, SUITE 232
GREENWOOD VILLAGE, CO 80111

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF December, 2003.

BY: Robert R. Reid AS Sr. Vice President OF THE WRITER CORPORATION NKA STANDARD PACIFIC OF COLORADO, Inc.

WITNESS MY HAND AND OFFICIAL SEAL.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-27-07

MARY ANN MILLER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires June 27, 2007

OWNER

WRITER CORPORATION NKA STANDARD PACIFIC OF COLORADO, Inc.
6061 S. WILLOW DR.
SUITE 232
ENGLEWOOD, COLORADO 80111
CONTACT: STEVE SMITH
PHONE: (303) 779-4100

LAND PLANNER

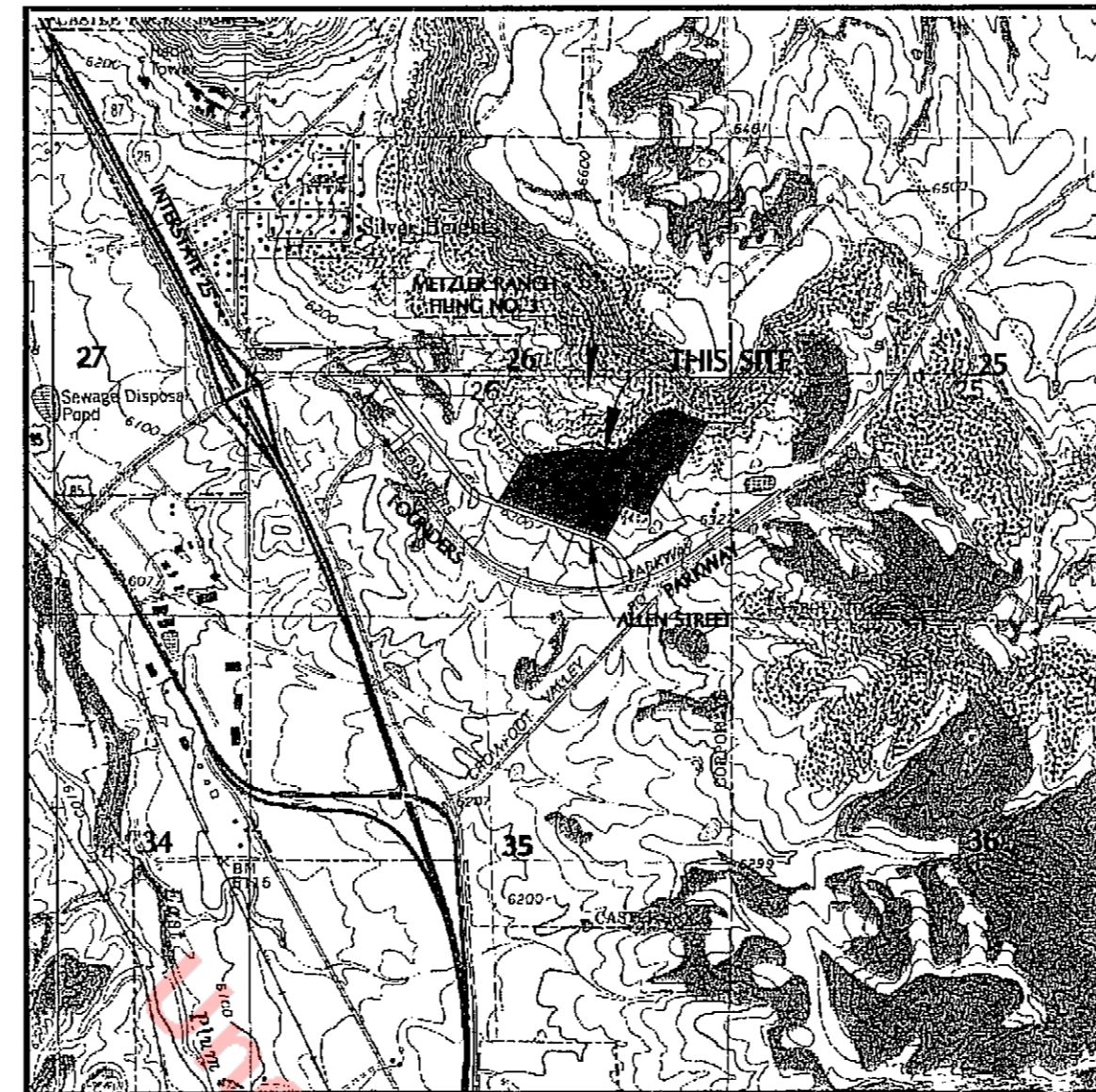
VIGNETTE STUDIOS
144 NORTH MASON ST.
SUITE 2
FORT COLLINS, COLORADO 80524
CONTACT: TERRANCE HOAGLUND
PHONE: (970) 472-9125

CIVIL ENGINEER

NMA ENGINEERING, INC.
2953 S. PEORIA STREET
SUITE 201
AURORA, COLORADO 80014
CONTACT: MARK J. LOVATO
PHONE: (303) 337-4700

GENERAL NOTES:

1. LAND TITLE GUARANTY COMPANY COMMITMENT NO. PC416777-11 DATED SEPTEMBER 9, 2002 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENT(S) OR OTHER MATTERS OF PUBLIC RECORD.
2. BASIS OF BEARINGS: THE NORTHERLY LINE OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST IS ASSUMED TO BEAR NORTH 89°38'29" WEST AND IS MONUMENTED AS SHOWN HEREON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.
4. TRACTS A, B, & C WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR METZLER RANCH FILING 7 BY SEPARATE DOCUMENT AT A LATER DATE FOR PRIVATE OPEN SPACE.
5. TRACT D WILL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR USE AS A PARK SITE BY SEPARATE DOCUMENT AT A LATER DATE.
6. TRACT E IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC RIGHT-OF-WAY.
7. TRACT F WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR METZLER RANCH FILING 7 BY SEPARATE DOCUMENT AT A LATER DATE FOR PRIVATE ROADWAYS, PARKING AND EMERGENCY ACCESS TO THE TOWN OF CASTLE ROCK.
8. THAT PORTION OF THIS SITE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 IS SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 11, 1893, IN BOOK X AT PAGE 162.
9. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSE OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.



VICINITY MAP
SCALE 1" = 2000'

SUMMARY TABLE:

PARCEL	SQ. FT.	ACRES	PURPOSE	OWNERSHIP
GROSS AREA	1,552,999	35.652		
NET AREA (LOTTED AREA)	327,387	7.513		
AREA OF PUBLIC STREET DEDICATION - TRACT E	12,732	0.292	PUBLIC R.O.W.	TOC
TOTAL NUMBER OF LOTS	173			
TOTAL OSD AREA	797,510	18.309	OPEN SPACE	HOA
OSD AREA - TRACTS A, B, C	797,510	18.309	OPEN SPACE	HOA
TOTAL PLD AREA - TRACT D	148,346	3.406	PARK	TOC
TOTAL PRIVATE OPEN SPACE AREA - TRACT F	267,024	6.132	PRIVATE *	HOA

* - PRIVATE ROADWAYS, PARKING AND EMERGENCY ACCESS.
NOTE: TOC - TOWN OF CASTLE ROCK

GENERAL NOTES:

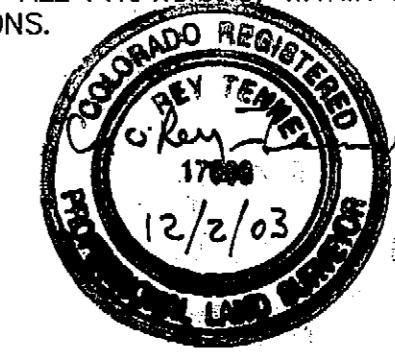
10. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVAL FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS 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 MATERIAL 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 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 PORTABLE WATER THROUGH IMPROPER IRRIGATION.
11. ALL UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THIS FINAL PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK.
12. NO SOLID OBJECT EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT. TREES WITH A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	FINAL PLAT
3	FINAL PLAT
4	FINAL PLAT
5	FINAL PLAT
6	FINAL PLAT
7	FINAL PLAT
8	FINAL PLAT
9	FINAL PLAT
10	FINAL PLAT
11	FINAL PLAT
12	FINAL PLAT

SURVEYOR'S CERTIFICATION:

I, C. Rey Tenney, C. REY TENNEY, 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 10/17/03 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON, THAT THE 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 THE LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



C. REY TENNEY
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 /OR STATEMENT SHOWN HEREON.

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 THE OWNER(S), MORTGAGE(S) AND LIENHOLDER(S) OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 10th DAY OF December, 2003.

AUTHORIZED REPRESENTATIVE

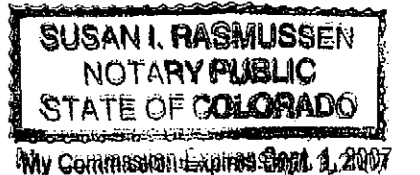
Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF December, 2003.

BY: Eric Stearns

WITNESS MY HAND AND OFFICIAL SEAL.

Susan I. Rasmussen
NOTARY PUBLIC



MY COMMISSION EXPIRES: 9-1-2007

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF ON 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:
TOWN OF CASTLE ROCK

Gally Munn
TOWN CLERK

Mark Jones
TOWN MANAGER

DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23rd DAY OF December, 2003.

Franklin A. Sellmuller
DIRECTOR OF DEVELOPMENT SERVICES

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 THE 24 DAY OF DECEMBER 1996 AT RECEPTION NUMBER 9672147, AND ACCORDINGLY 173 SFE'S ARE DEBITED FROM THE WATER BANK.

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 10:06 A.M. ON THE 12th DAY OF March, 2004, AT RECEPTION NO. 2004025301

DOUGLAS COUNTY CLERK AND RECORDER

Beth Juntus
DEPUTY



SHEET 1 OF 12

DATE	COMMENTS	BY
12-01-2003	REVISIONS PER TOWN COMMENTS	DBH
10-31-2003	REVISIONS PER TOWN COMMENTS	DBH
10-27-2003	REVISIONS PER TOWN COMMENTS	DBH

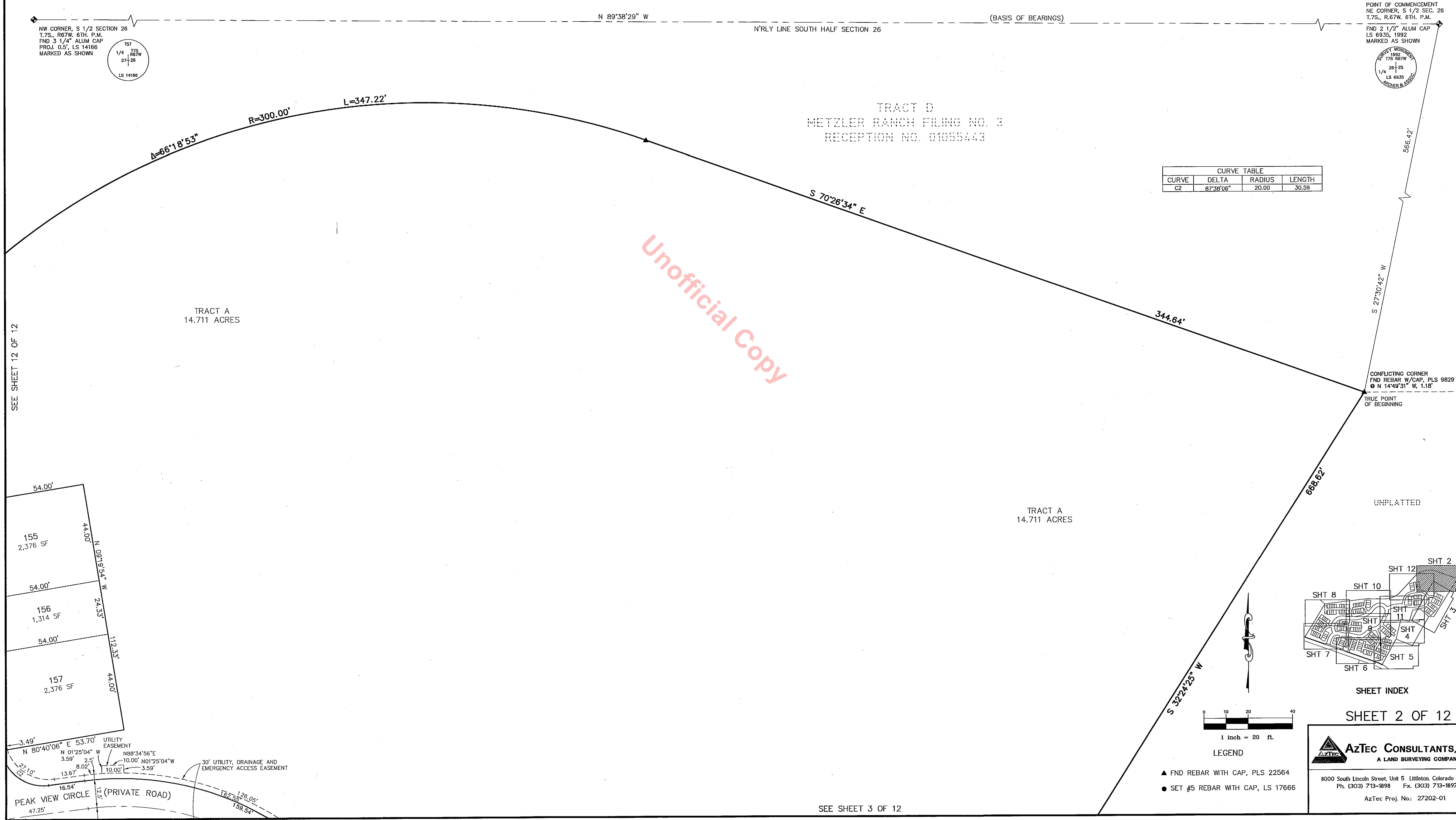
 **AzTec CONSULTANTS, inc.**
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897

AzTec Proj. No.: 27202-01

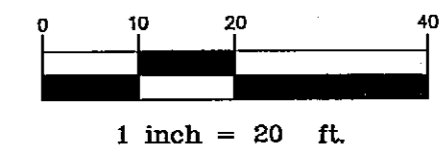
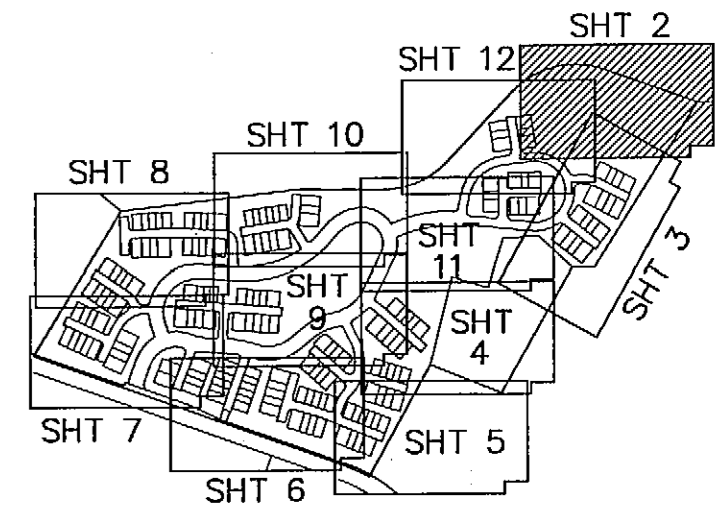
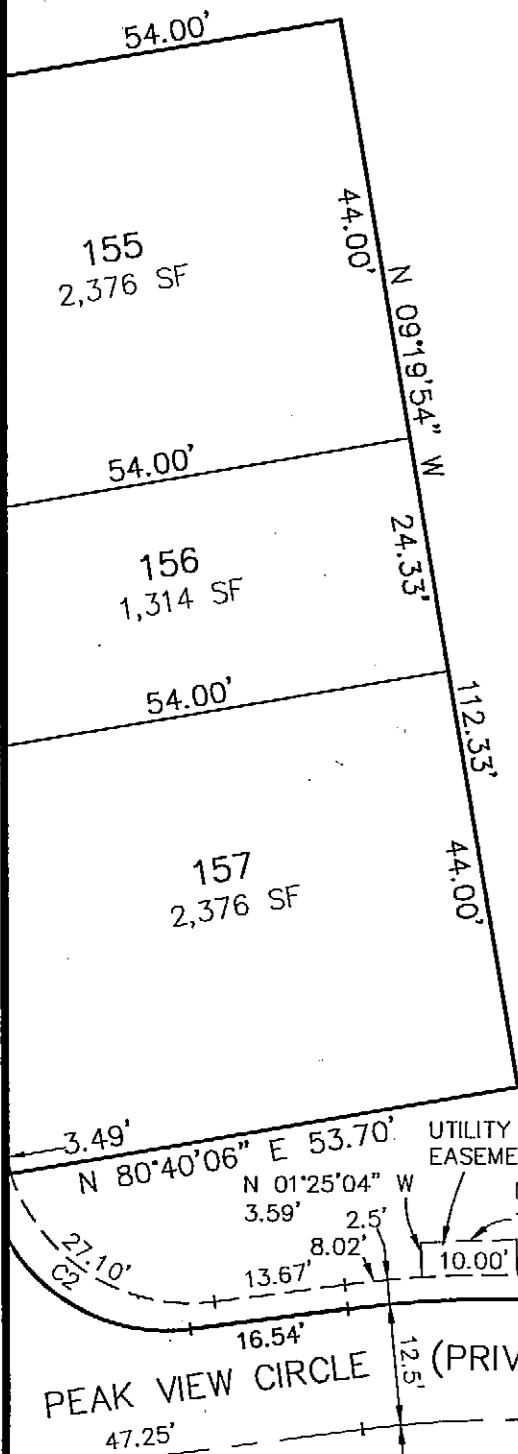
METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	87°38'06"	20.00	30.59

Unofficial Copy



- LEGEND
- ▲ FND REBAR WITH CAP, PLS 22564
 - SET #5 REBAR WITH CAP, LS 17666

AzTec CONSULTANTS, inc.
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897

AzTec Proj. No.: 27202-01

SHEET INDEX

SHEET 2 OF 12

METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 11 OF 12

SEE SHEET 12 OF 12

TRACT D
3.406 ACRES

TRACT A
14.711 ACRES

CONFLICTING CORNER
FND REBAR W/CAP, PLS 9829
N 0°04'20" E, 1.14'

CONFLICTING CORNER
FND REBAR W/CAP, PLS 9829
N 14°31'33" W, 1.06'

UNPLATTED

UNPLATTED

LEGEND

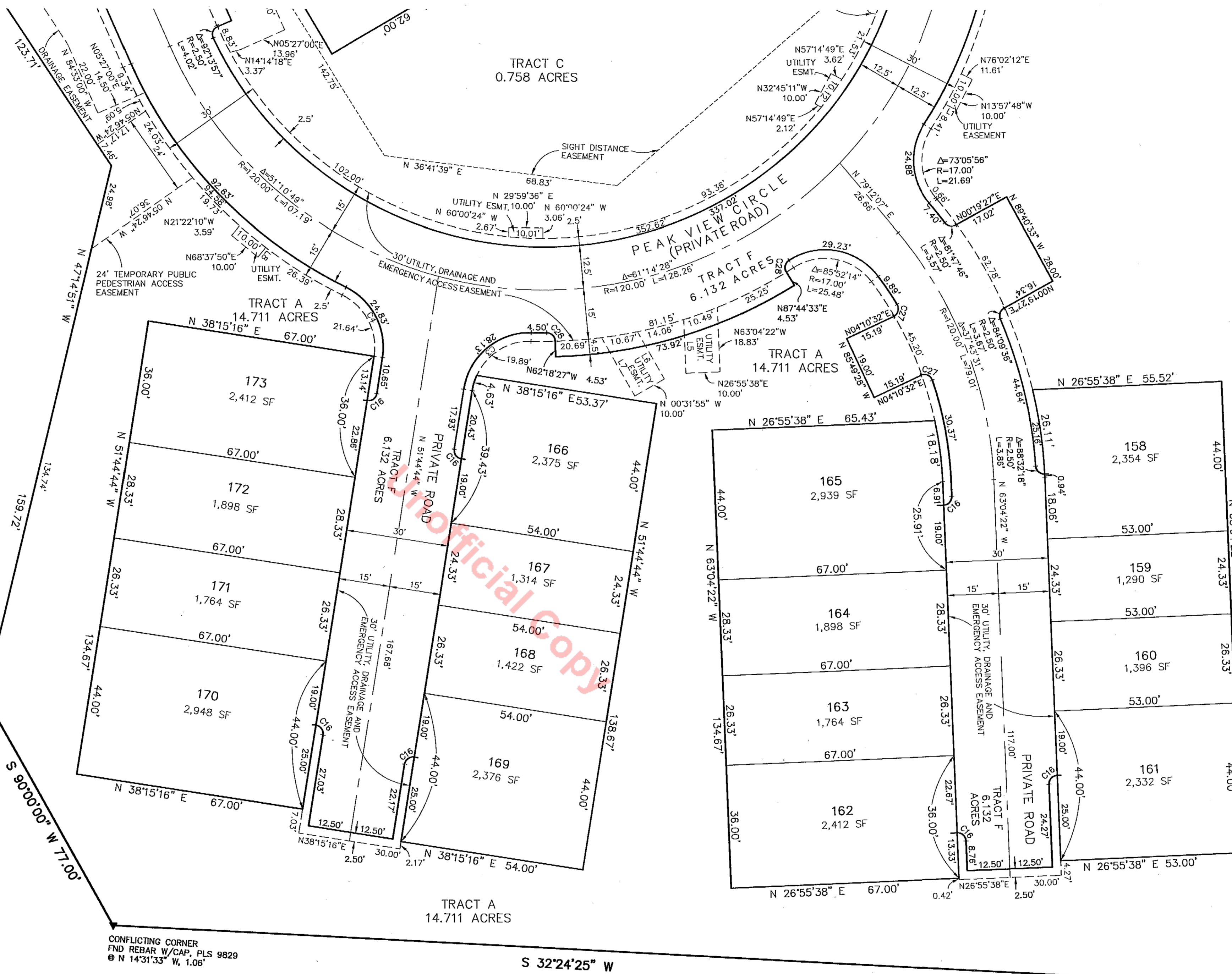
- ▲ FND REBAR WITH CAP, PLS 22564
- SET #5 REBAR WITH CAP, LS 17666

SHEET 3 OF 12

AzTec CONSULTANTS, inc.
A LAND SURVEYING COMPANY

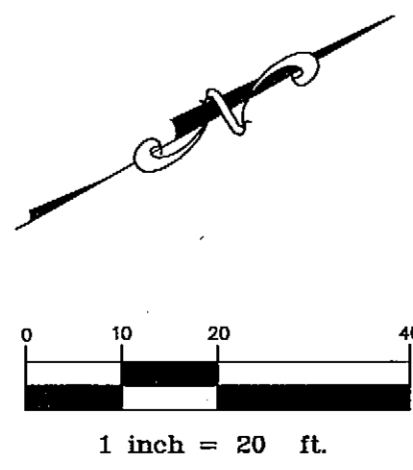
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897

AzTec Proj. No.: 27202-01



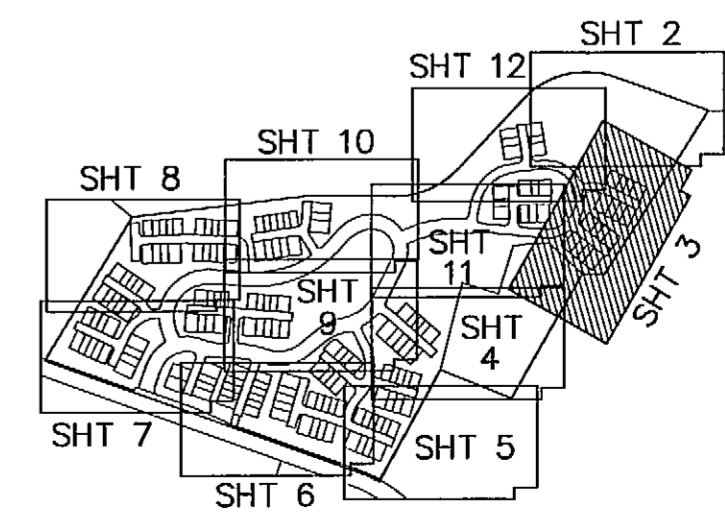
SEE SHEET 4 OF 12

SEE SHEET 2 OF 12



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	82°38'28"	17.00	24.53
C4	72°56'49"	17.00	21.64
C16	90°00'00"	2.50	3.93
C27	96°33'45"	2.50	4.21
C28	88°43'36"	2.50	3.87

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 56°19'33" E	3.59
L5	N 63°04'22" W	15.67
L6	N 89°28'05" E	15.85
L7	N 89°28'05" E	19.57
L8	N 21°22'10" W	3.59



SHEET INDEX

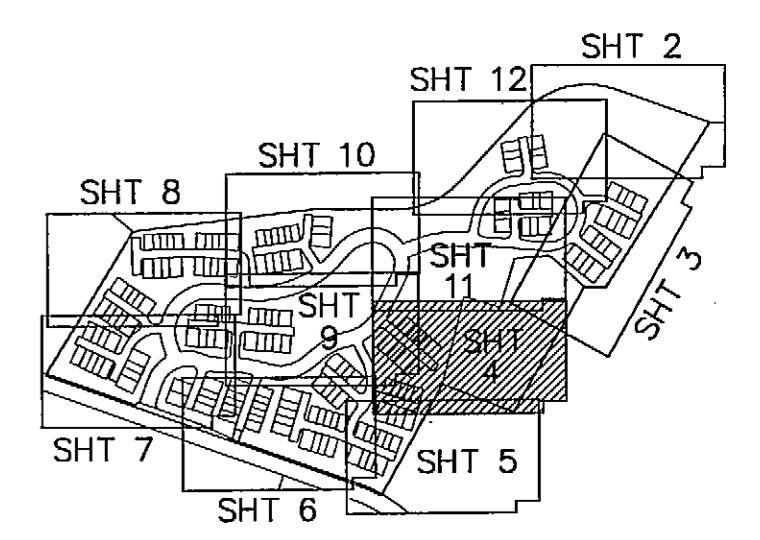
METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C16	90°00'00"	2.50	3.93
C29	81°21'34"	19.50	27.69



SHEET INDEX
SHEET 4 OF 12

AzTEC CONSULTANTS, inc.
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897

AzTec Proj. No.: 27202-01

CONFLICTING CORNER
FND REBAR W/CAP PLS 9829
N 04°32'17" W, 0.99'

SEE SHEET 5 OF 12

SEE SHEET 3 OF 12

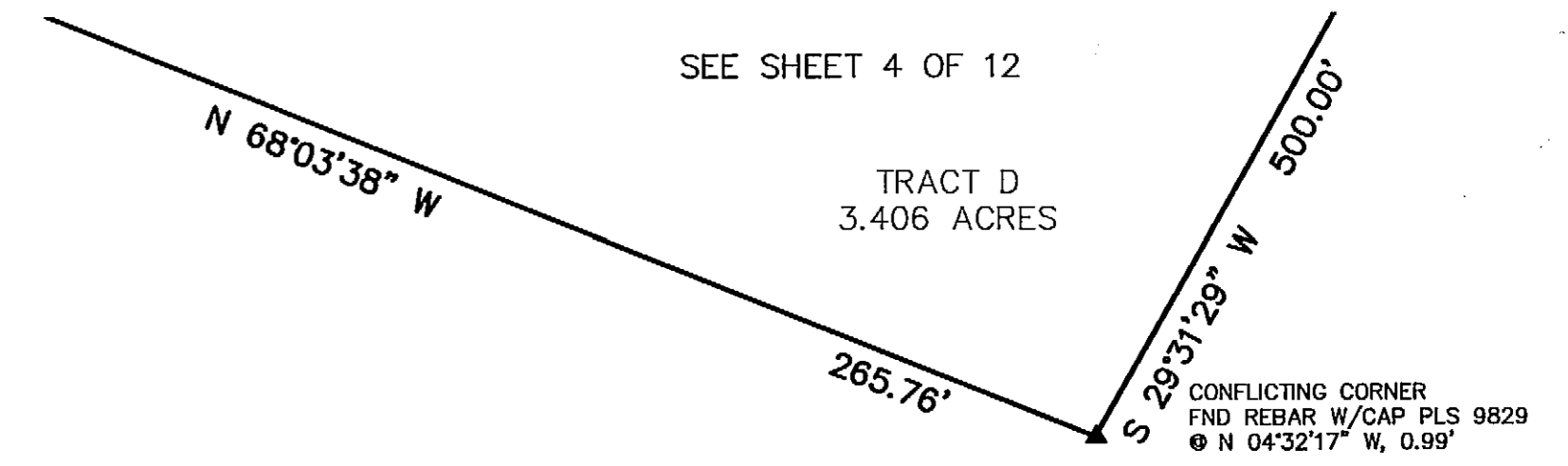
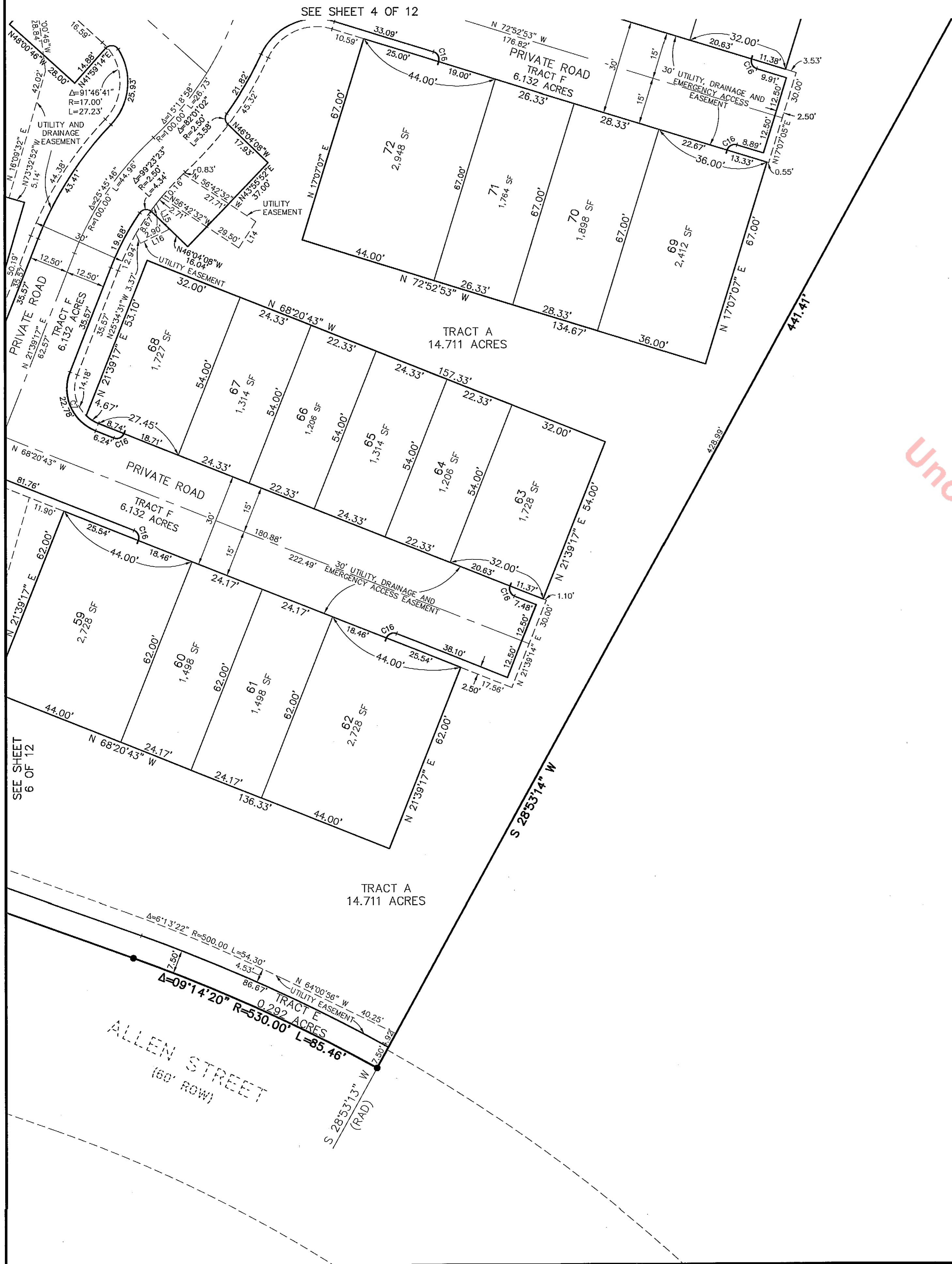
SEE SHEET 11 OF 12

SEE SHEET 9 OF 12

SEE SHEET 6 OF 12

METZLER RANCH FILING NO. 7 FINAL PLAT

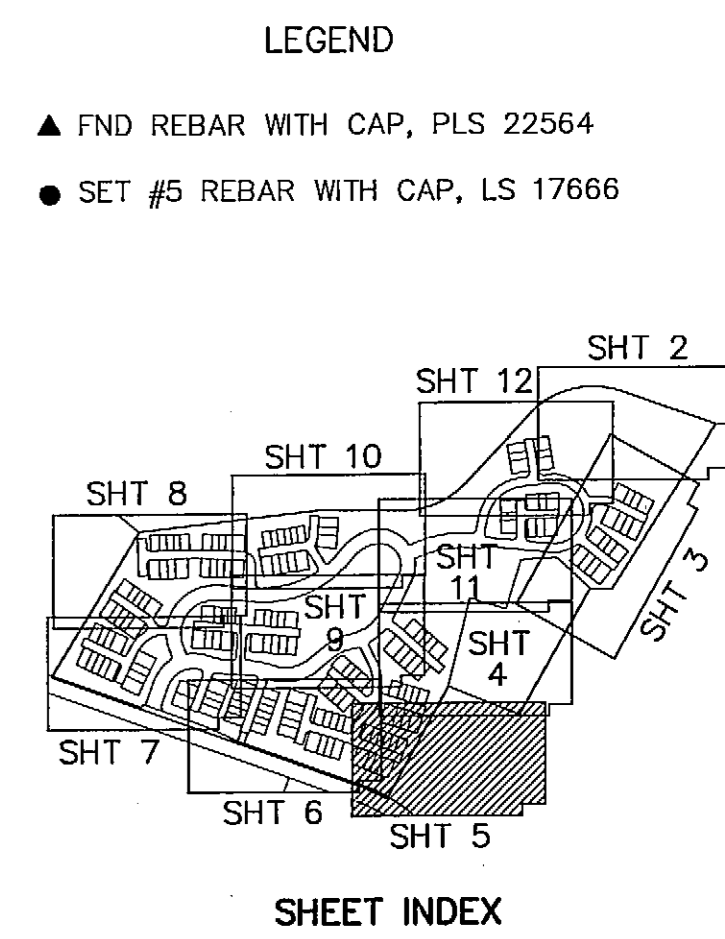
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



Unofficial Copy

CURVE	DELTA	RADIUS	LENGTH
C16	90°00'00"	2.50	3.93

LINE	BEARING	LENGTH
L14	N 56°42'32" W	17.67
L15	N 30°25'58" W	11.53
L16	N 59°34'02" E	10.00



SHEET 5 OF 12

AzTec CONSULTANTS, inc.
A LAND SURVEYING COMPANY

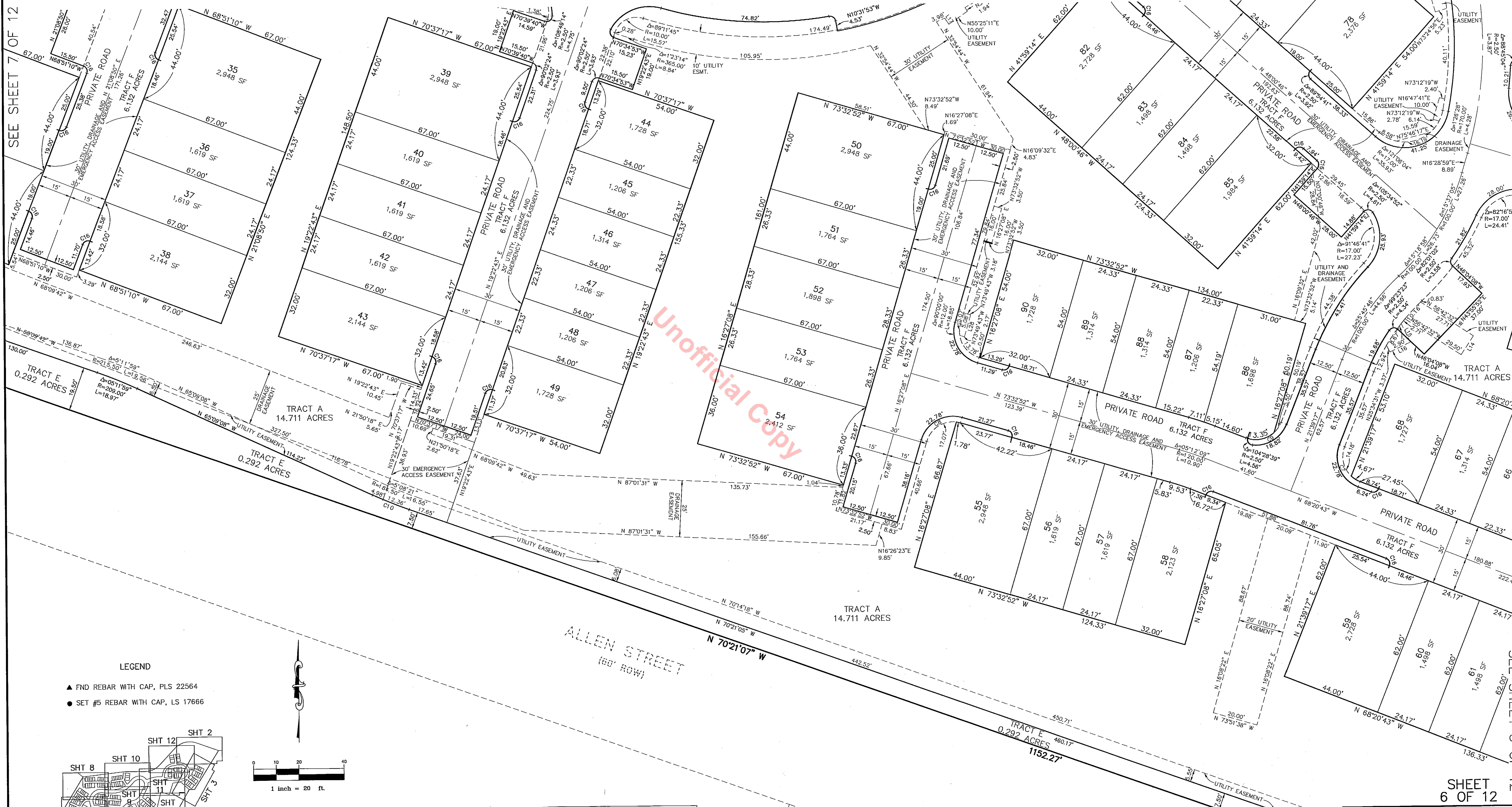
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTec Proj. No.: 27202-01

METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 9 OF 12

SEE SHEET 7 OF 12

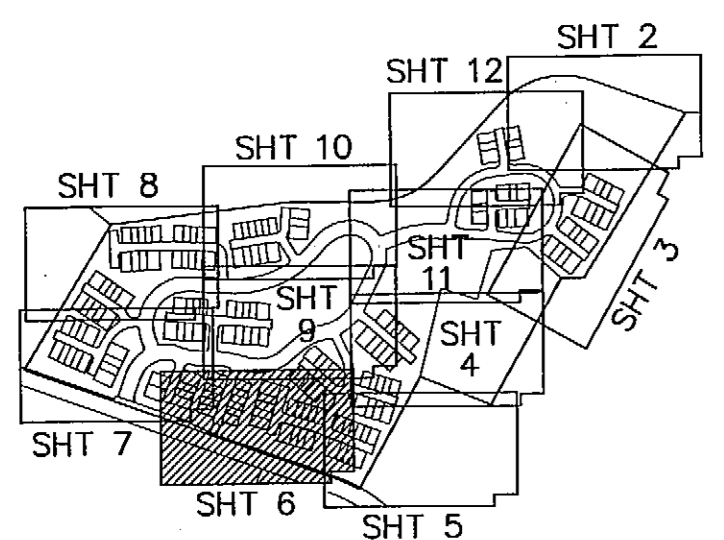


SEE SHEET 5 OF 12

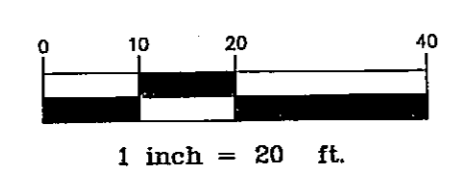
SHEET 6 OF 12

LEGEND

- ▲ FND REBAR WITH CAP, PLS 22564
- SET #5 REBAR WITH CAP, LS 17666



SHEET INDEX



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	90°00'00"	12.00	18.85
C8	90°00'00"	12.00	18.85
C9	90°00'00"	12.00	18.85
C10	51°11'59"	191.00	17.33
C16	90°00'00"	2.50	3.93

LINE TABLE		
LINE	BEARING	LENGTH
L14	N 56°42'32" W	17.67
L15	N 30°25'58" W	11.53
L16	N 59°34'02" E	10.00
L17	N 34°34'49" W	3.31
L28	N 18°19'43" E	10.00

ALLEN STREET
(60' ROW)



8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTec Proj. No.: 27202-01

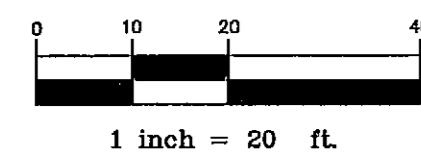
METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

LINE	BEARING	LENGTH
L29	N 03°53'15" W	5.94

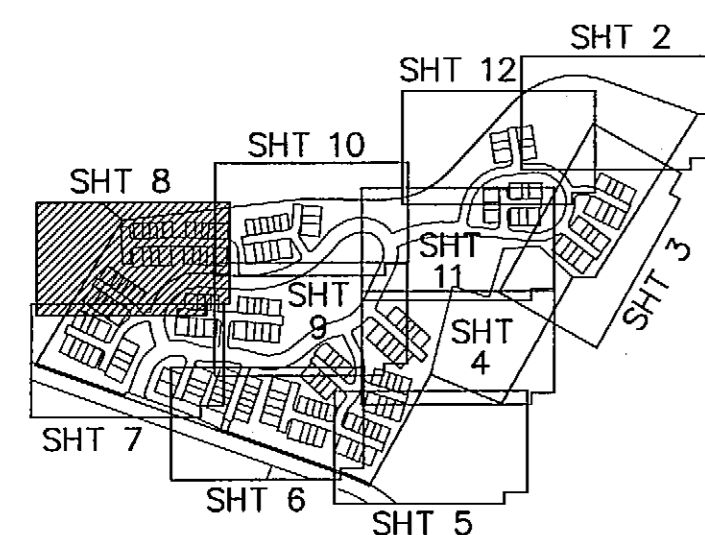
CURVE	DELTA	RADIUS	LENGTH
C12	90°00'00"	12.00	18.85
C16	90°00'00"	2.50	3.93
C22	99°46'23"	19.50	33.96
C23	101°51'49"	5.00	8.89
C24	83°22'08"	5.00	7.28

LOT 1
METZLER RANCH
FILING NO. 4



LEGEND

- ▲ FND REBAR WITH CAP, PLS 22564
- SET #5 REBAR WITH CAP, LS 17666



SHEET INDEX

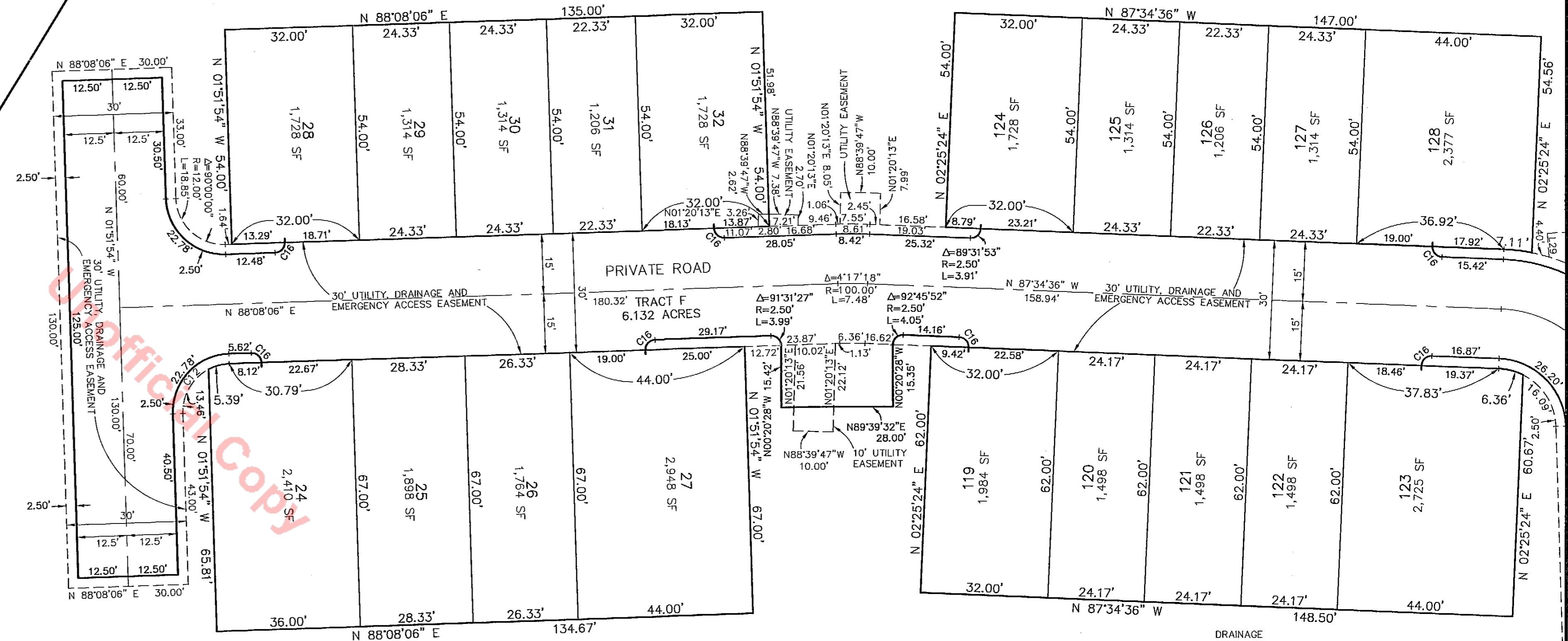
SEE SHEET 7 OF 12

TRACT D
METZLER RANCH FILING NO. 3
RECEPTION NO. 01055443

626.56'

TRACT A
14.711 ACRES

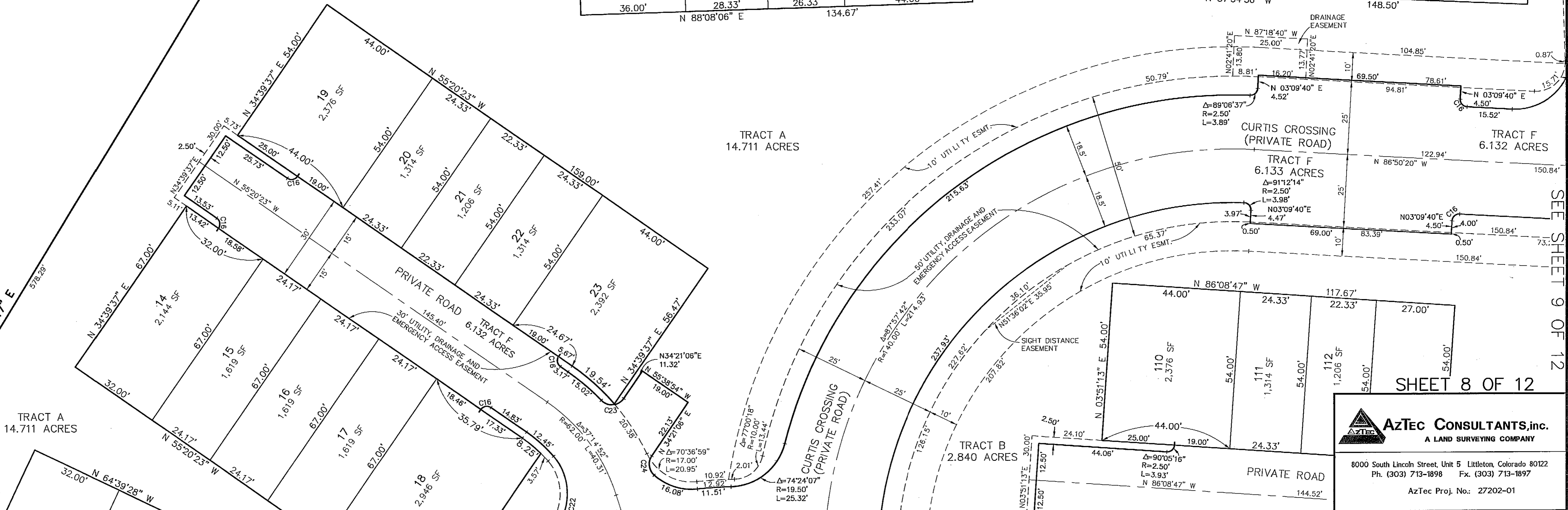
SEE SHEET
10 OF 12



TRACT A
14.711 ACRES

TRACT F
6.132 ACRES

SEE SHEET 9 OF 12



TRACT A
14.711 ACRES

TRACT B
2.840 ACRES

TRACT F
6.133 ACRES

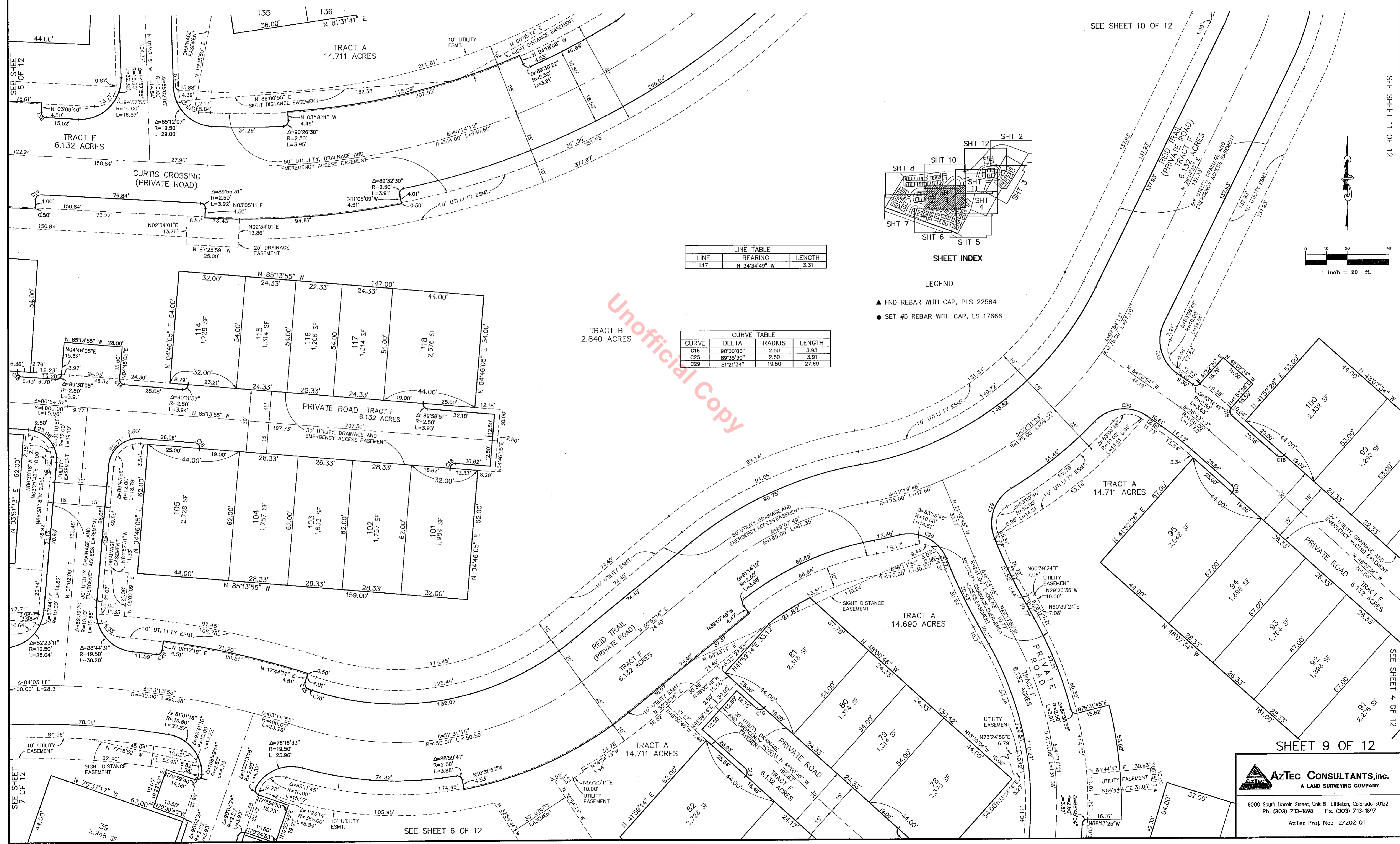
SHEET 8 OF 12



A LAND SURVEYING COMPANY
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTec Proj. No.: 27202-01

METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

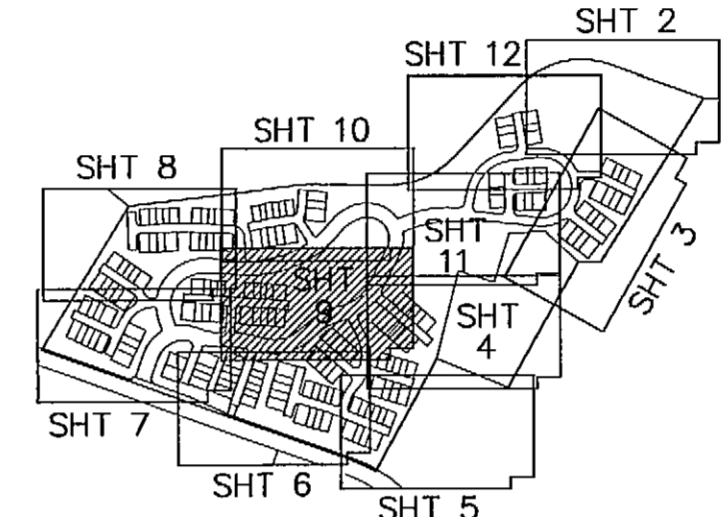


LINE TABLE

LINE	BEARING	LENGTH
L17	N 34°34'49" W	3.31

CURVE TABLE

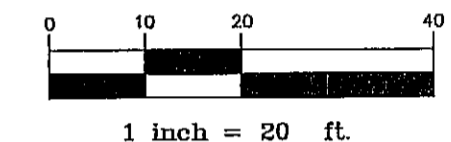
CURVE	DELTA	RADIUS	LENGTH
C16	90°00'00"	2.50	3.93
C25	89°35'30"	2.50	3.91
C29	81°21'34"	19.50	27.69



SHEET INDEX

LEGEND

- ▲ FND REBAR WITH CAP, PLS 22564
- SET #5 REBAR WITH CAP, LS 17666



Unofficial Copy

AzTec CONSULTANTS, inc.
A LAND SURVEYING COMPANY

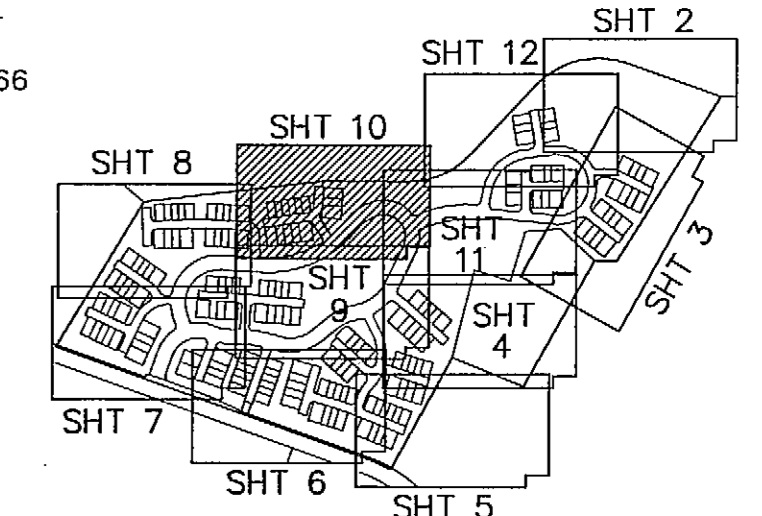
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTec Proj. No: 27202-01

METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

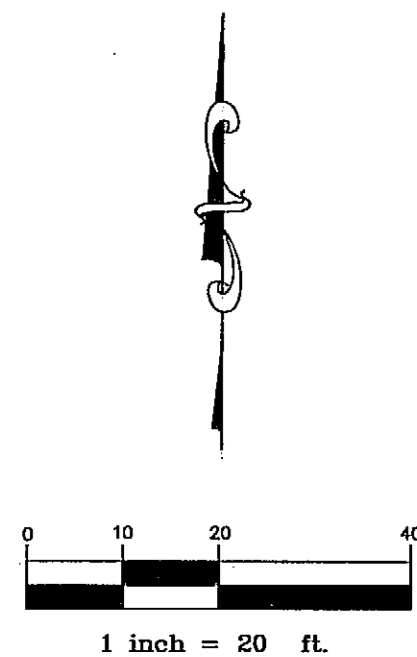
- ▲ FND REBAR WITH CAP, PLS 22564
- SET #5 REBAR WITH CAP, LS 17666



SHEET INDEX

LINE	BEARING	LENGTH
L29	N 03°53'15" W	5.94
L30	N 56°00'48" E	3.10
L31	N 79°38'32" E	16.75
L32	N 79°38'32" W	16.20

CURVE	DELTA	RADIUS	LENGTH
C13	631°3'09"	17.00	16.76
C16	90°00'00"	2.50	3.93



TRACT D
METZLER RANCH FILING NO. 3
RECEPTION NO. 01055443

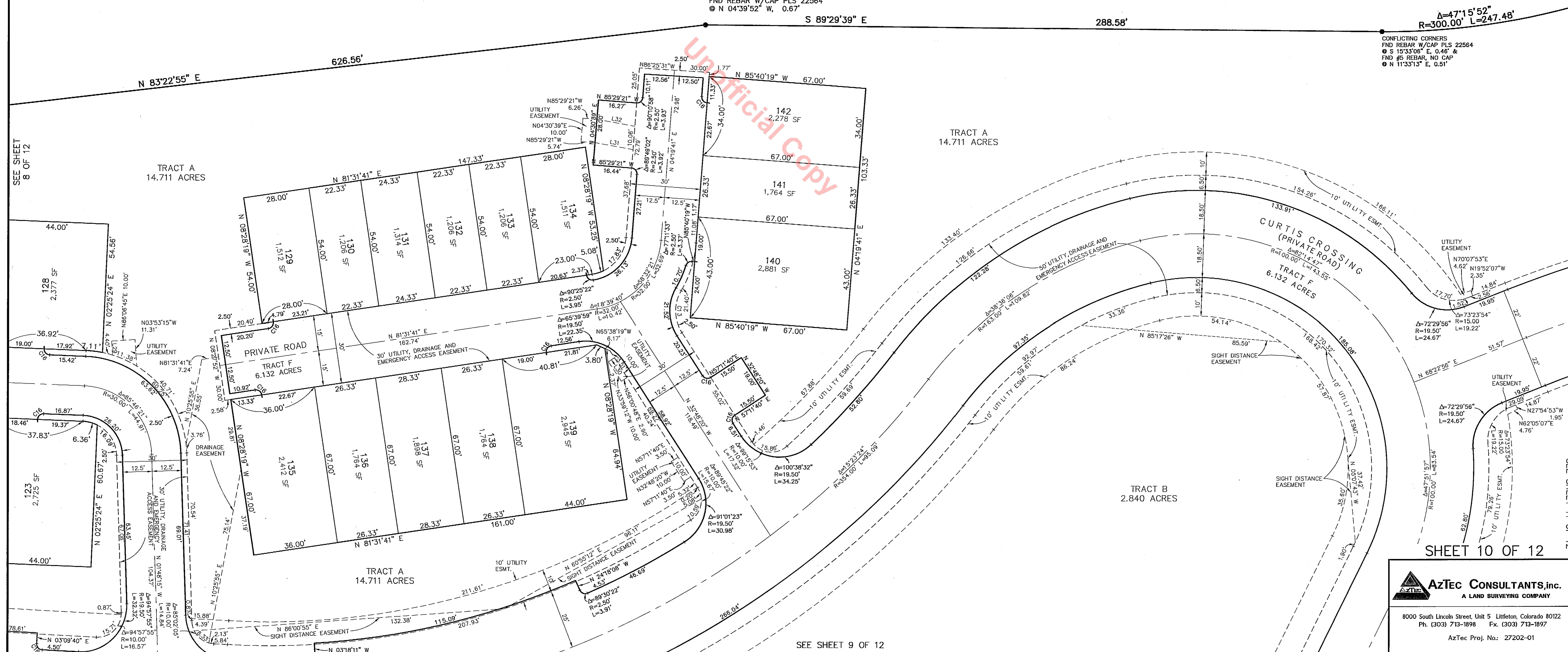
TRACT D
METZLER RANCH FILING NO. 3
RECEPTION NO. 01055443

CONFLICTING CORNER
FND REBAR W/CAP PLS 22564
● N 04°39'52" W, 0.67'

288.56'

Δ=47°15'52"
R=300.00' L=247.48'

CONFLICTING CORNERS
FND REBAR W/CAP PLS 22564
● S 15°33'06" E, 0.46' &
FND #5 REBAR, NO CAP
● N 11°33'13" E, 0.51'



SEE SHEET 8 OF 12

SEE SHEET 12 OF 12

SEE SHEET 11 OF 12

SEE SHEET 9 OF 12

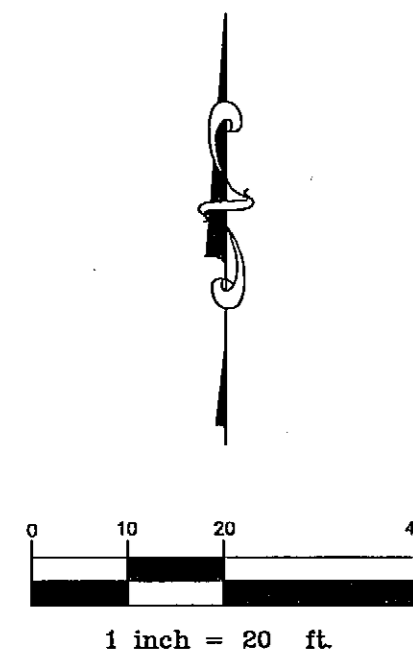
SHEET 10 OF 12



8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTec Proj. No.: 27202-01

METZLER RANCH FILING NO. 7 FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



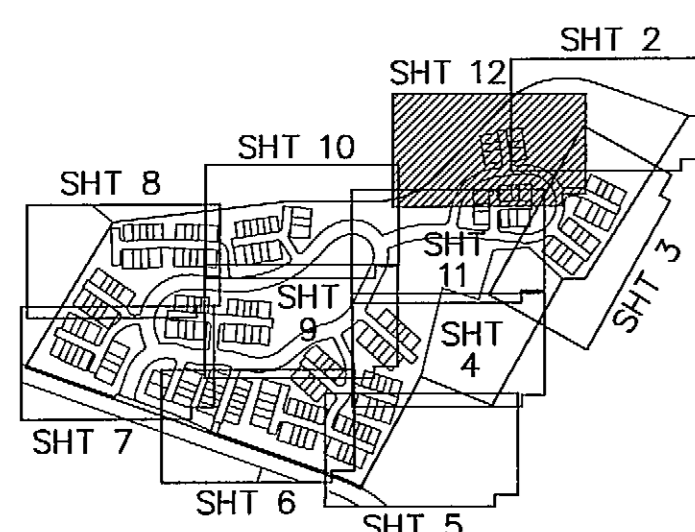
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°21'54"	20.00	32.24
C2	87°38'06"	20.00	30.59
C5	90°00'00"	12.00	18.85
C16	90°00'00"	2.50	3.93

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 56°19'33" E	3.59
L12	N 09°19'54" W	6.10
L13	N 08°09'37" W	1.42

TRACT D
METZLER RANCH FILING NO. 3
RECEPTION NO. 01055443

LEGEND

- ▲ FND REBAR WITH CAP, PLS 22564
- SET #5 REBAR WITH CAP, LS 17666



SHEET INDEX

SEE SHEET 10 OF 12

$\Delta=47^{\circ}15'52''$ $R=300.00'$ $L=247.48'$

SEE SHEET 11 OF 12

SEE SHEET 2 OF 12

TRACT A
14.711 ACRES

TRACT A
14.711 ACRES

TRACT C
0.758 ACRES

TRACT C
0.758 ACRES

TRACT F
6.132 ACRES

SHEET 12 OF 12

AzTec CONSULTANTS, inc.
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897

AzTec Proj. No: 27202-01

SEE SHEET 3 OF 12