

# PLAT IDENTIFICATION SHEET

RECEPTION#: 02049593

DATE: 05-23-02

TIME: 11:07

FEE: \$ 30.00 (3 P)

GRANTOR: Metzler Ranch Condominiums  
(owner/signer) LLC

GRANTEE:  
(subdivision name or name of plat)

Metzler Ranch Filing  
# 8

LEGAL:  
(section-township-range)

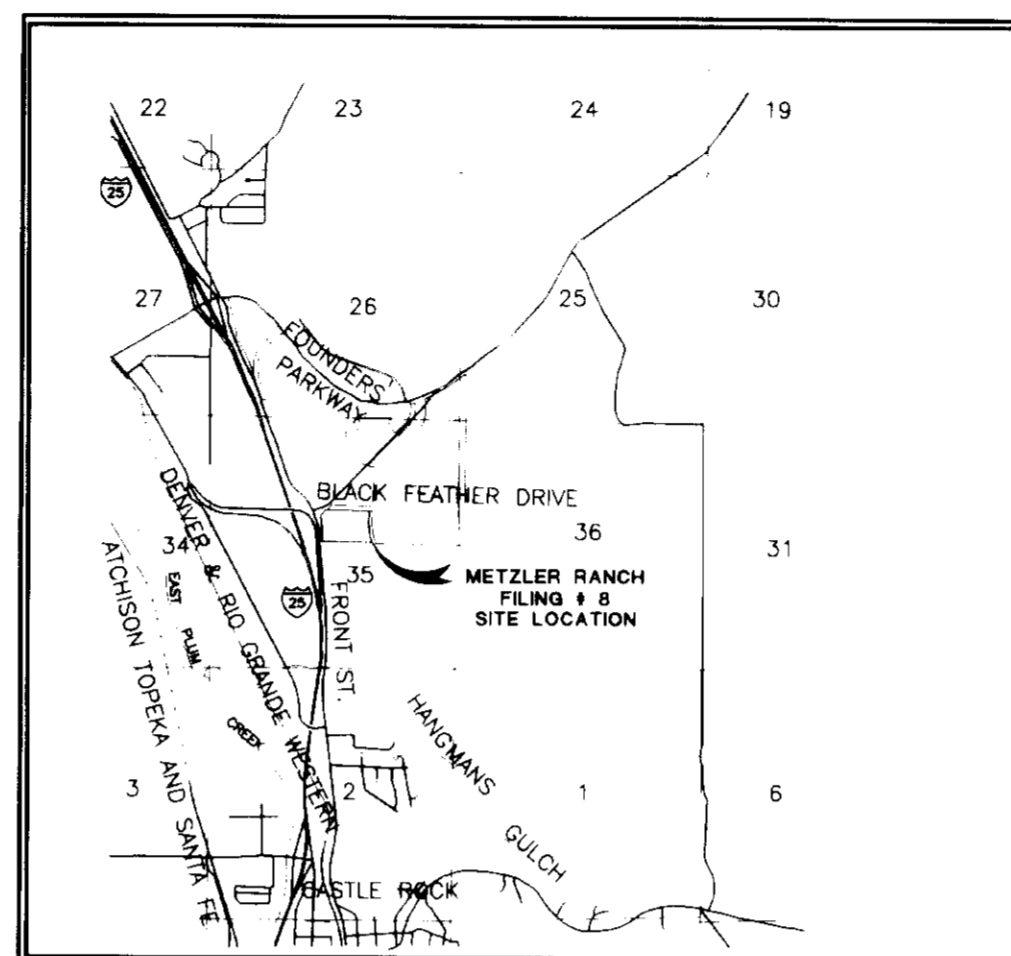
35-7-67

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
SHEET 1 OF 3



VICINITY MAP

## 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, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 8. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL ACCESS, DRAINAGE AND UTILITY EASEMENTS AS PLATTED, DESCRIBED AND SHOWN HEREIN.

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 ACCESS EASEMENTS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREIN.

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, 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 CENTER QUARTER-CORNER OF SAID SECTION 35, SAME BEING THE POINT OF BEGINNING; THENCE NORTH 89°09'19" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 A DISTANCE OF 293.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1.) NORTH 03°25'37" WEST A DISTANCE OF 569.19 FEET;
- 2.) THENCE NORTH 39°10'12" EAST A DISTANCE OF 153.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 85X AS DEDICATED BY THE FINAL PLAT OF METZLER RANCH FILING NO. 1 RECORDED IN THE DOUGLAS COUNTY RECORDS AT RECEPTION NUMBER 99025473; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1.) 42.59 FEET ALONG THE ARC OF A CURVE, TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 02°09'25" EAST, A CENTRAL ANGLE OF 04°04'02", AND A CHORD WHICH BEARS NORTH 89°52'36" EAST A DISTANCE OF 42.58 FEET TO THE POINT OF TANGENCY;
- 2.) THENCE SOUTH 88°05'04" EAST A DISTANCE OF 881.01 FEET TO THE BEGINNING OF A CURVE, TO THE RIGHT;
- 3.) THENCE 38.97 FEET ALONG THE ARC OF A CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET AND CHORD WHICH BEARS SOUTH 43°05'04" EAST A DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD AS DEDICATED BY SAID PLAT OF METZLER RANCH FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

- 1.) SOUTH 01°54'56" WEST A DISTANCE OF 209.58 FEET TO THE BEGINNING OF CURVE, TO THE LEFT;
- 2.) THENCE 449.27 FEET ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 1060.00 FEET AND A CHORD WHICH BEARS THROUGH A CENTRAL ANGLE OF 24°30'55" SOUTH 10°20'31" EAST A DISTANCE OF 445.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89°08'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 789.81 FEET TO THE POINT OF BEGINNING.

- 1.) SOUTH 01°54'56" WEST A DISTANCE OF 209.58 FEET TO THE BEGINNING OF CURVE, TO THE LEFT;
- 2.) THENCE 449.27 FEET ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 1060.00 FEET AND A CHORD WHICH BEARS THROUGH A CENTRAL ANGLE OF 24°30'55" SOUTH 10°20'31" EAST A DISTANCE OF 445.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89°08'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 789.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 702,657 SQUARE FEET OR 16.131 ACRES, MORE OR LESS.

THE "BASIS OF BEARINGS" FOR THIS PLAT IS NORTH 89°09'20" WEST BEING THE BEARING OF THE SOUTH LINE OF THE N.E. 1/4 OF SECTION 35 BETWEEN FOUND MONUMENTS AS SHOWN HEREIN.

OWNER: **METZLER RANCH CONDOMINIUMS LLC**

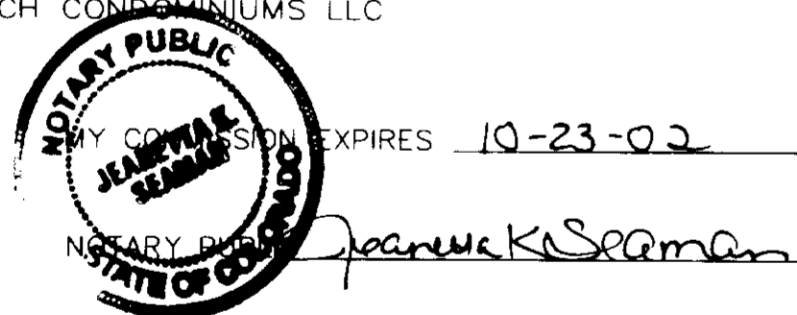
BY: [Signature] AS: Manager

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF ARAPAHOE }<sup>SS</sup>

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF May, 2002 BY Joe Delotto  
AS Manager, OF METZLER RANCH CONDOMINIUMS LLC

WITNESS MY HAND AND OFFICIAL SEAL.



## MORTGAGEE OF DEED OF TRUST

I CERTIFY THAT FIRST AMERICAN BANK SSB IS THE HOLDER OF A DEED OF TRUST FOR THE SUBJECT PROPERTY AND CONSENTS TO THE PREPARATION AND RECORDING OF THIS FINAL PLAT IN WITNESS WHEREOF I HERETO SET MY HAND THIS 26<sup>th</sup> DAY OF May, 2002.

BY: [Signature]

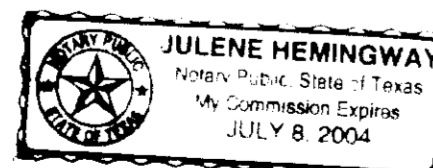
## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF DALLAS }<sup>SS</sup>

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF May, 2002.  
BY Jerry Schillaci  
AS HOLDER OF DEED OF TRUST FOR METZLER RANCH CONDOMINIUMS LLC

MY COMMISSION EXPIRES 7-8-04

Julene Hemingway  
NOTARY PUBLIC



## SHEET INDEX

- SHEET 1 COVER
- SHEET 2 DRAINAGE AND UTILITY EASEMENTS
- SHEET 3 PUBLIC & EMERGENCY ACCESS EASEMENTS

## GENERAL NOTES

1. BOUNDARY CORNERS ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 25645 AND ARE INDICATED BY •, UNLESS OTHERWISE NOTED.
2. THERE ARE NO 100-YEAR FLOOD PLAINS THAT AFFECT THIS SITE AS PER FIRM PANEL NO. 080049 0188C DATED SEPTEMBER 30, 1987.
3. "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", ACCORDING TO COLORADO REVISED STATUTE 13-80-105.3.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO COLORADO REVISED STATUTE 18-4-508.
5. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH DEVELOPMENT AGREEMENT RECORDED DECEMBER 24, 1996 IN BOOK 1396 AT PAGE 1742 OF THE DOUGLAS COUNTY, COLORADO RECORDS AND ACCORDINGLY 175 SFE ARE DEBITED FROM METZLER RANCH WATER BANK 1.
6. ALL UTILITY EASEMENTS SHOWN ON SHEET 2 HEREIN SERVE THE TOWN OF CASTLE ROCK FOR OPERATION AND MAINTENANCE OF THE WATER AND SANITARY SEWER SYSTEMS. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR MAINTENANCE OF UTILITIES OTHER THAN WATER AND SANITARY SEWER SYSTEMS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE SYSTEM INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS. DRAINAGE EASEMENTS ARE FOR STORM WATER IMPROVEMENTS AND MAINTENANCE IN THE EVENT THAT THE PROPERTY OWNER DOES NOT PERFORM PROPER MAINTENANCE OF SAID STORM SYSTEMS. THE TOWN OF CASTLE ROCK HAS THE RIGHT TO ASSESS ALL SUCH MAINTENANCE COSTS TO THE PROPERTY OWNER AND SHALL INCLUDE ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS, AND A 15% FEE. SURFACE MAINTENANCE OF ALL EASEMENTS SHALL BE PERFORMED BY THE PROPERTY OWNER.
7. ALL ROADWAYS ARE TO BE PRIVATE ROADS MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HAVE ACCESS EASEMENTS AS DELINEATED ON SHEET 3 HEREIN.

Unofficial Copy



## SURVEYORS CERTIFICATE

I, JOHN R. WEST, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING MAY, 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.

I ATTEST THE ABOVE ON THIS 16<sup>th</sup> DAY OF May, 2002.

[Signature]  
JOHN R. WEST, P.L.S. 25645

FOR AND ON BEHALF OF  
ROCKY MOUNTAIN CONSULTANTS, INC.  
8301 E. PRENTICE AVENUE, SUITE 101  
GREENWOOD VILLAGE, COLORADO 80111

## TITLE CERTIFICATE

I, Ann Weigton, BEING AN AUTHORIZED REPRESENTATIVE OF 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 17 DAY OF May, 2002

[Signature], V.P.  
AUTHORIZED REPRESENTATIVE  
North American Title Insurance Co.  
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:  
[Signature] TOWN CLERK  
[Signature] 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 22<sup>nd</sup> DAY OF May, 2002.

[Signature]  
DIRECTOR OF PLANNING AND DEVELOPMENT

## WATER RIGHTS DEDICATION AGREEMENT

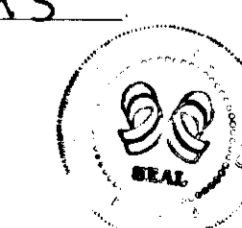
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH DEVELOPMENT AGREEMENT, RECORDED DECEMBER 24, 1996 IN BOOK 1396 AT PAGE 1742 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 175 SFE ARE DEBITED FROM METZLER RANCH WATER BANK 1.

## 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 11:07 A.M. ON THE 23 DAY OF MAY, 2002, IN BOOK NA PAGE NA, MAP \_\_\_\_\_ RECEPTION NO. 02049593

DOUGLAS COUNTY CLERK AND RECORDER

[Signature]  
DEPUTY



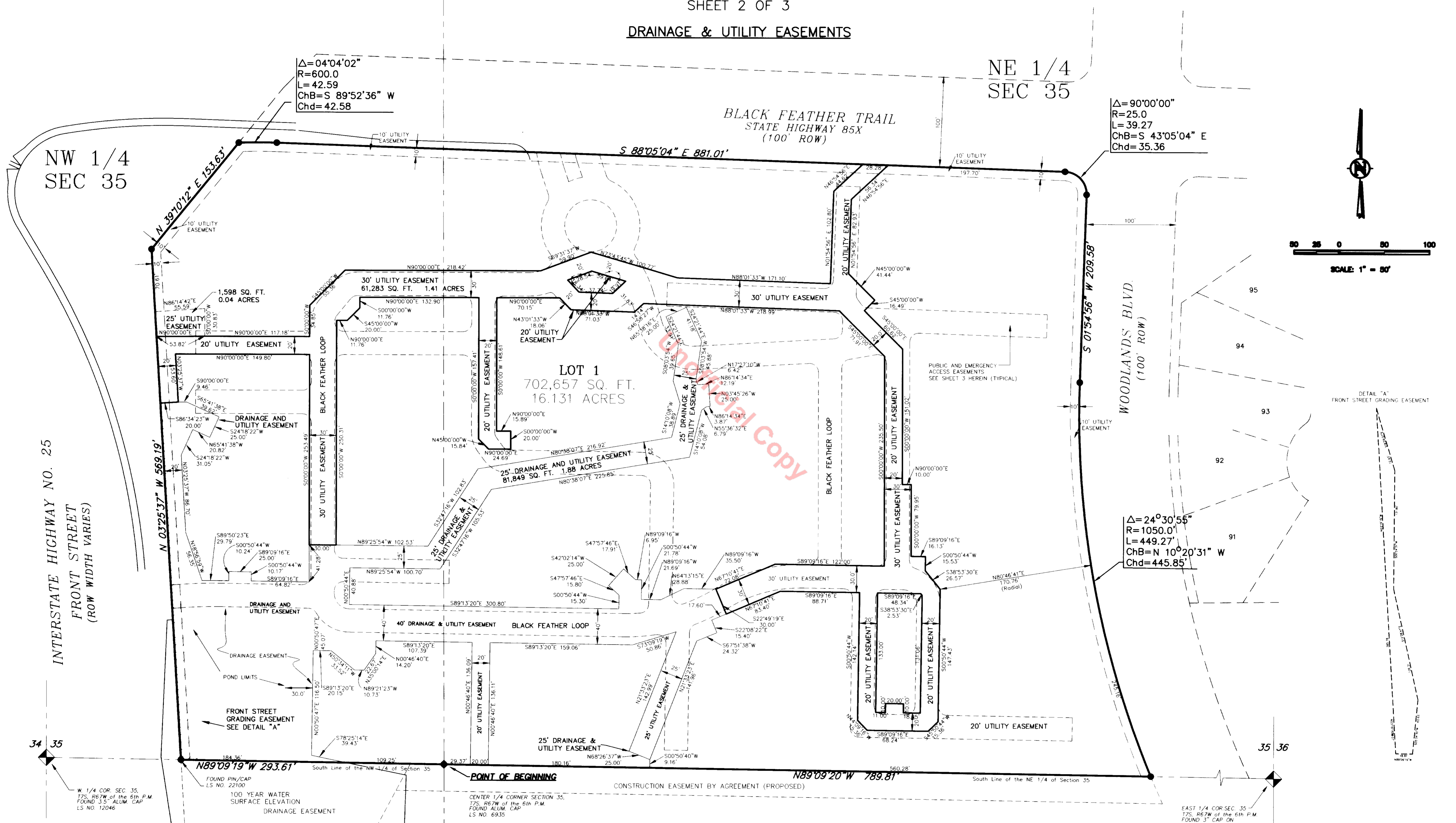
|  |  |
|--|--|
| <b>Rocky Mountain Consultants, Inc.</b>            |  |
| CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING     | 8301 E. Prentice Ave.,<br>Suite 101<br>Greenwood Village, CO 80111 |
| Date: 5/13/02                                      | (303) 741-6000   |
| Job No. 3891.001.02                                | FAX (303) 779-5648   |
| DRAWING NAME: S:\3891_001_02\DWG\PLAT\MRB01plg.DWG | DRAWN BY: IR   |

# METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
SHEET 2 OF 3

## DRAINAGE & UTILITY EASEMENTS



$\Delta=04^{\circ}04'02''$   
R=600.0  
L=42.59  
ChB=S 89°52'36" W  
Chd=42.58

NE 1/4  
SEC 35

$\Delta=90^{\circ}00'00''$   
R=25.0  
L=39.27  
ChB=S 43°05'04" E  
Chd=35.36

NW 1/4  
SEC 35

BLACK FEATHER TRAIL  
STATE HIGHWAY 85X  
(100' ROW)

S 88°05'04" E 881.01'

WOODLANDS BLVD.  
(100' ROW)

LOT 1  
702,657 SQ. FT.  
16.131 ACRES

SCALE: 1" = 80'

INTERSTATE HIGHWAY NO. 25  
FRONT STREET  
(ROW WIDTH VARIES)

$\Delta=24^{\circ}30'55''$   
R=1050.0'  
L=449.27'  
ChB=N 10°20'31" W  
Chd=445.85'

DETAIL "A"  
FRONT STREET GRADING EASEMENT

W 1/4 COR. SEC. 35,  
T7S, R67W of the 6th P.M.  
FOUND 3" ALUM. CAP.  
LS NO. 12046

100 YEAR WATER  
SURFACE ELEVATION  
DRAINAGE EASEMENT

CENTER 1/4 CORNER SECTION 35,  
T7S, R67W of the 6th P.M.  
FOUND ALUM. CAP.  
LS NO. 6935

EAST 1/4 COR. SEC. 35,  
T7S, R67W of the 6th P.M.  
FOUND 3" CAP ON  
BERNSTEIN MONUMENT  
LS NO. 6935

|  |  |   |
|--|--|---|
| <b>ROCKY MOUNTAIN CONSULTANTS, INC.</b><br>CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING                            |  | 8301 E. Prentice Ave.<br>Suite 101<br>Greenwood Village, CO 80111<br>(303) 741-8000<br>FAX (303) 779-5648 |
| Date: 8/20/01      Job No. 3891.001.02<br>DRAWING NAME: P:\PROJECTS\KEENA\3891001\PLAT\WR8029a.DWG      Drawn by: gk |  |   |

# METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
SHEET 3 OF 3

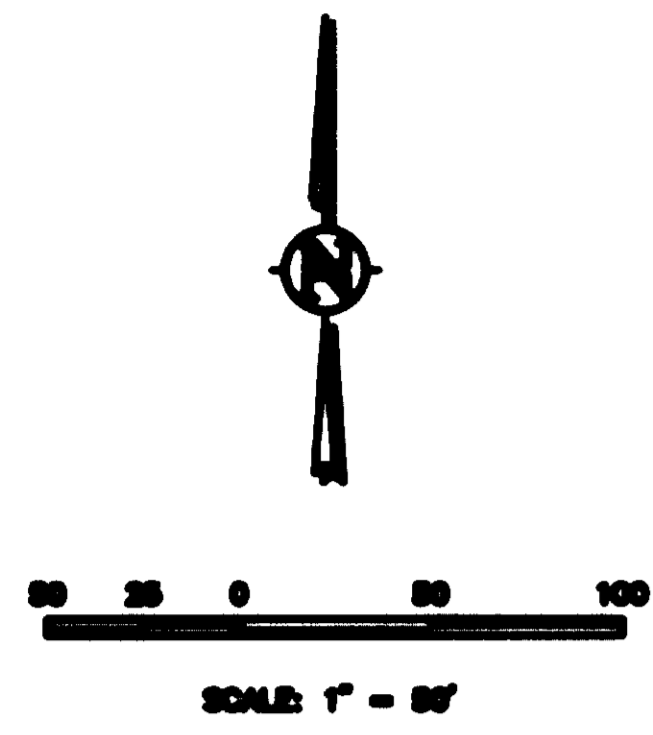
PUBLIC AND EMERGENCY ACCESS EASEMENTS

NE 1/4  
SEC 35

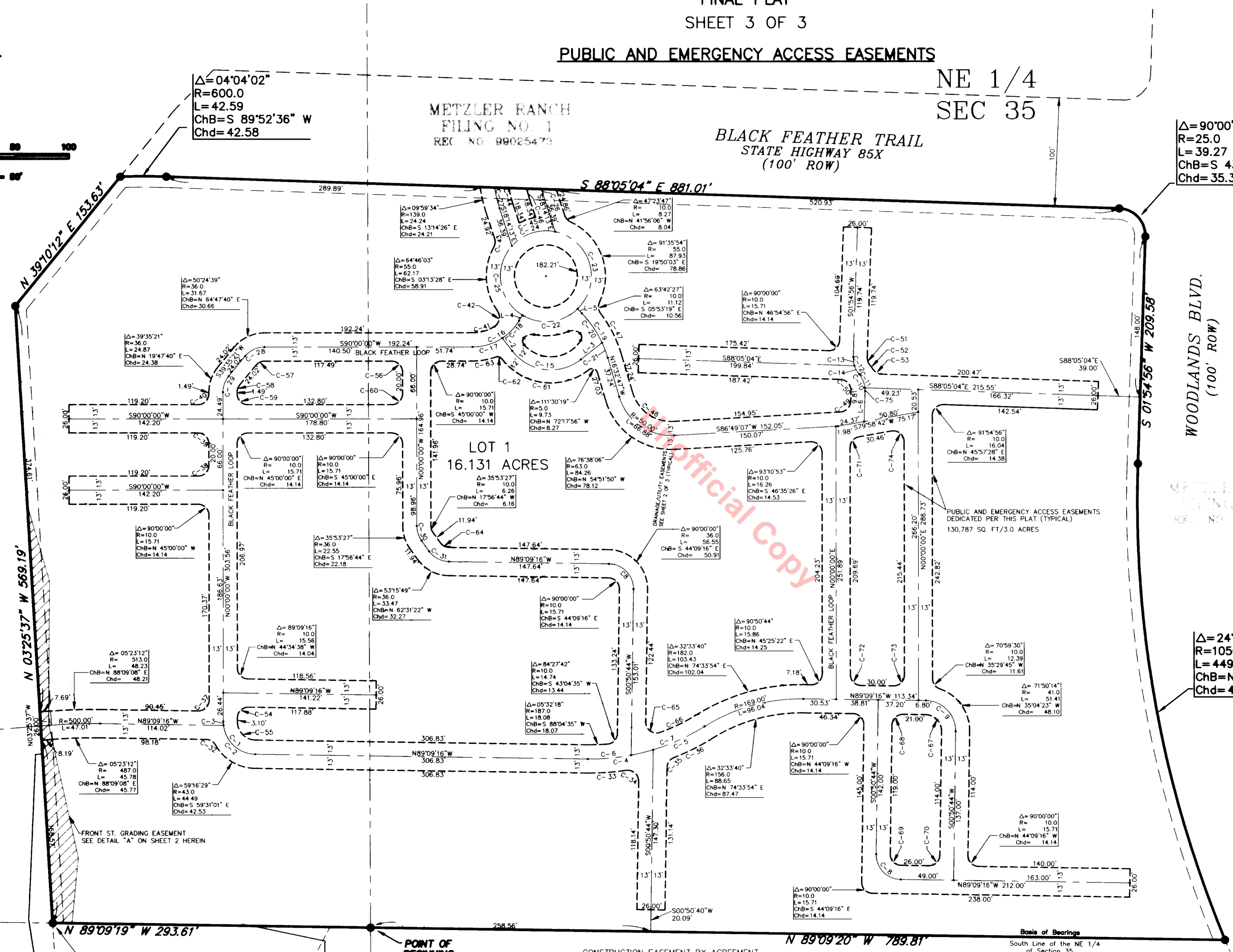
METZLER RANCH  
FILING NO. 1  
REC NO. 99025473

BLACK FEATHER TRAIL  
STATE HIGHWAY 85X  
(100' ROW)

$\Delta = 90^{\circ}00'00''$   
R=25.0  
L=39.27  
ChB=S 43^{\circ}05'04'' E  
Chd=35.36



NW 1/4  
SEC 35



| CURVE | DELTA      | LENGTH | RADIUS  | CHORD  | CHORD BEARING |
|-------|------------|--------|---------|--------|---------------|
| C-1   | 89°09'16"  | 46.68' | 30.00'  | 42.11' | S 44°34'38" E |
| C-2   | 82°11'09"  | 43.03' | 30.00'  | 39.44' | S 48°03'42" E |
| C-3   | 6°58'07"   | 3.65'  | 30.00'  | 3.65'  | S 03°29'04" E |
| C-4   | 17°32'32"  | 61.23' | 200.00' | 60.99' | N 82°04'28" E |
| C-5   | 15°01'08"  | 52.43' | 200.00' | 52.28' | N 65°47'38" E |
| C-6   | 11°33'40"  | 40.36' | 200.00' | 40.29' | N 85°03'54" E |
| C-7   | 21°00'00"  | 73.30' | 200.00' | 72.89' | N 68°47'04" E |
| C-8   | 90°00'00"  | 36.13' | 23.00'  | 32.53' | S 44°09'16" W |
| C-9   | 90°00'00"  | 43.98' | 28.00'  | 39.60' | N 44°09'16" W |
| C-10  | 42°19'49"  | 16.99' | 23.00'  | 16.61' | N 19°14'58" W |
| C-11  | 34°31'34"  | 13.86' | 23.00'  | 13.65' | N 23°09'06" W |
| C-12  | 42°19'49"  | 16.99' | 23.00'  | 16.61' | S 19°14'58" E |
| C-13  | 20°12'19"  | 8.11'  | 23.00'  | 8.07'  | S 08°11'13" E |
| C-14  | 22°07'30"  | 8.88'  | 23.00'  | 8.83'  | S 29°21'08" E |
| C-15  | 90°24'16"  | 71.00' | 45.00'  | 63.86' | S 82°50'58" E |
| C-16  | 58°53'44"  | 51.40' | 50.00'  | 49.16' | N 60°33'08" E |
| C-17  | 33°09'07"  | 28.93' | 50.00'  | 28.53' | N 73°25'26" E |
| C-18  | 25°44'37"  | 22.47' | 50.00'  | 22.28' | N 43°58'34" E |
| C-19  | 27°27'19"  | 47.92' | 100.00' | 47.46' | N 30°16'26" W |
| C-20  | 18°59'08"  | 33.14' | 100.00' | 32.98' | N 34°30'32" W |
| C-21  | 8°28'11"   | 14.78' | 100.00' | 14.77' | N 20°46'53" W |
| C-22  | 75°06'21"  | 55.06' | 42.00'  | 51.20' | N 83°33'05" E |
| C-23  | 124°14'07" | 91.07' | 42.00'  | 74.25' | N 16°07'09" W |
| C-24  | 60°00'00"  | 43.98' | 42.00'  | 42.00' | S 71°45'47" W |
| C-25  | 100°39'31" | 73.79' | 42.00'  | 64.66' | S 08°33'59" E |
| C-26  | 3°10'53"   | 4.66'  | 84.00'  | 4.66'  | S 16°38'46" E |
| C-27  | 8°55'53"   | 19.64' | 126.00' | 19.62' | S 13°46'16" E |
| C-28  | 50°24'39"  | 20.24' | 23.00'  | 19.59' | S 64°47'40" W |
| C-29  | 39°35'21"  | 15.89' | 23.00'  | 15.58' | S 19°47'40" W |
| C-30  | 35°53'27"  | 14.41' | 23.00'  | 14.17' | S 17°56'44" E |
| C-31  | 53°15'49"  | 21.38' | 23.00'  | 20.62' | S 62°31'22" E |
| C-32  | 59°16'29"  | 10.35' | 10.00'  | 9.89'  | N 59°31'01" W |
| C-33  | 9°37'26"   | 35.78' | 213.00' | 35.74' | N 86°02'01" E |
| C-34  | 99°37'26"  | 17.39' | 10.00'  | 15.28' | N 48°57'59" W |
| C-35  | 68°04'15"  | 11.88' | 10.00'  | 11.19' | S 34°52'52" W |
| C-36  | 10°37'55"  | 39.52' | 213.00' | 39.47' | N 63°36'02" E |
| C-37  | 90°50'44"  | 15.86' | 10.00'  | 14.25' | N 45°25'22" E |
| C-38  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | N 45°00'00" E |
| C-39  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | N 45°00'00" E |
| C-40  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | N 45°00'00" E |
| C-41  | 33°03'58"  | 21.35' | 37.00'  | 21.06' | N 73°28'01" E |
| C-42  | 92°32'31"  | 16.15' | 10.00'  | 14.45' | N 10°39'46" E |
| C-43  | 47°23'47"  | 8.27'  | 10.00'  | 8.04'  | N 05°27'41" E |
| C-44  | 7°37'15"   | 15.03' | 113.00' | 15.02' | S 14°25'35" E |
| C-45  | 16°43'38"  | 16.06' | 55.00'  | 16.00' | S 71°45'47" W |
| C-46  | 5°30'39"   | 9.33'  | 97.00'  | 9.33'  | S 15°28'53" E |
| C-47  | 21°11'46"  | 41.80' | 113.00' | 41.57' | N 27°08'40" W |
| C-48  | 76°38'06"  | 49.49' | 37.00'  | 45.88' | S 54°51'50" W |
| C-49  | 84°54'11"  | 14.82' | 10.00'  | 13.50' | N 44°22'02" E |
| C-50  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | N 43°05'04" W |
| C-51  | 42°19'49"  | 7.39'  | 10.00'  | 7.22'  | S 19°14'58" E |
| C-52  | 74°33'36"  | 4.85'  | 36.00'  | 4.85'  | N 36°33'04" W |
| C-53  | 55°23'48"  | 9.67'  | 10.00'  | 9.30'  | S 60°23'10" E |
| C-54  | 90°50'44"  | 15.86' | 10.00'  | 14.25' | S 45°25'22" W |
| C-55  | 89°09'16"  | 26.45' | 17.00'  | 23.86' | S 44°34'38" E |
| C-56  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | N 45°00'00" W |
| C-57  | 50°24'39"  | 8.80'  | 10.00'  | 8.52'  | S 64°47'40" W |
| C-58  | 39°35'21"  | 6.91'  | 10.00'  | 6.77'  | S 19°47'40" W |
| C-59  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | S 45°00'00" E |
| C-60  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | S 45°00'00" E |
| C-61  | 90°24'16"  | 89.94' | 57.00'  | 80.89' | S 44°34'38" E |
| C-62  | 72°05'01"  | 6.29'  | 5.00'   | 5.88'  | N 73°41'20" W |
| C-63  | 19°43'51"  | 21.70' | 63.00'  | 21.59' | N 80°08'05" E |
| C-64  | 53°15'49"  | 9.30'  | 10.00'  | 8.97'  | S 62°31'22" E |
| C-65  | 110°52'45" | 19.35' | 10.00'  | 16.47' | S 54°35'39" E |
| C-66  | 11°40'54"  | 38.13' | 187.00' | 38.06' | N 64°07'31" E |
| C-67  | 90°00'00"  | 23.56' | 15.00'  | 21.21' | N 44°09'16" W |
| C-68  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | S 45°00'00" E |
| C-69  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | S 44°09'16" E |
| C-70  | 90°00'00"  | 15.71' | 10.00'  | 14.14' | S 45°00'00" E |
| C-71  | 79°58'42"  | 13.96' | 10.00'  | 12.85' | S 39°59'21" W |
| C-72  | 89°09'16"  | 15.56' | 10.00'  | 14.04' | S 44°34'38" E |
| C-73  | 90°50'44"  | 15.86' | 10.00'  | 14.25' | S 45°25'22" E |
| C-74  | 100°11'18" | 17.46' | 10.00'  | 15.32' | N 50°00'39" W |
| C-75  | 7°48'14"   | 3.13'  | 23.00'  | 3.13'  | N 01°59'11" W |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L-1  | S 85°27'32" W | 7.94'    |
| L-2  | N 37°38'50" W | 14.86'   |
| L-3  | N 51°56'54" E | 24.87'   |
| L-4  | S 31°06'16" W | 5.94'    |
| L-5  | N 44°00'06" W | 5.66'    |
| L-6  | N 01°54'56" E | 27.90'   |

HAZEN MOORE PUD

ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING  
Date: 5/13/02 Job No. 3891.001.02  
DRAWING NAME: S:\3891\_001\_02\DWG\PLAT\WR803pld.DWG  
RMC  
8301 E. Prentiss Ave.  
Suite 101  
Greenwood Village, CO 80111  
(303) 741-8000  
FAX (303) 778-5648  
Drawn by: IR

SHEET 3 OF 3  
METZLER RANCH FILING NO. 8  
FINAL PLAT