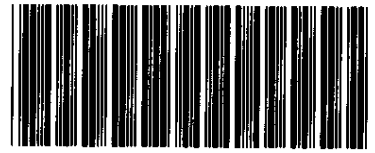


OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$11.00  
2 PGS



2004126940 2 PGS

# 2004126940  
12/15/2004 11:56 AM

### PLAT IDENTIFICATION SHEET

Vista Village LLC  
GRANTOR(owner)

✓ Metzler Ranch 9, 1<sup>st</sup> Amendment Replat of Lots 1-4 Metzler Ranch 9

GRANTEE(name of plat)

Metzler Ranch

Subdivision/Condo Name

9

Filing Phase

1-4

Lot Building

Block Unit

26

7

67

OLD LEGAL(Section) (Township) (Range)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cross reference#s (reception#s Book – Page)

# METZLER RANCH FILING No. 9, 1ST AMENDMENT

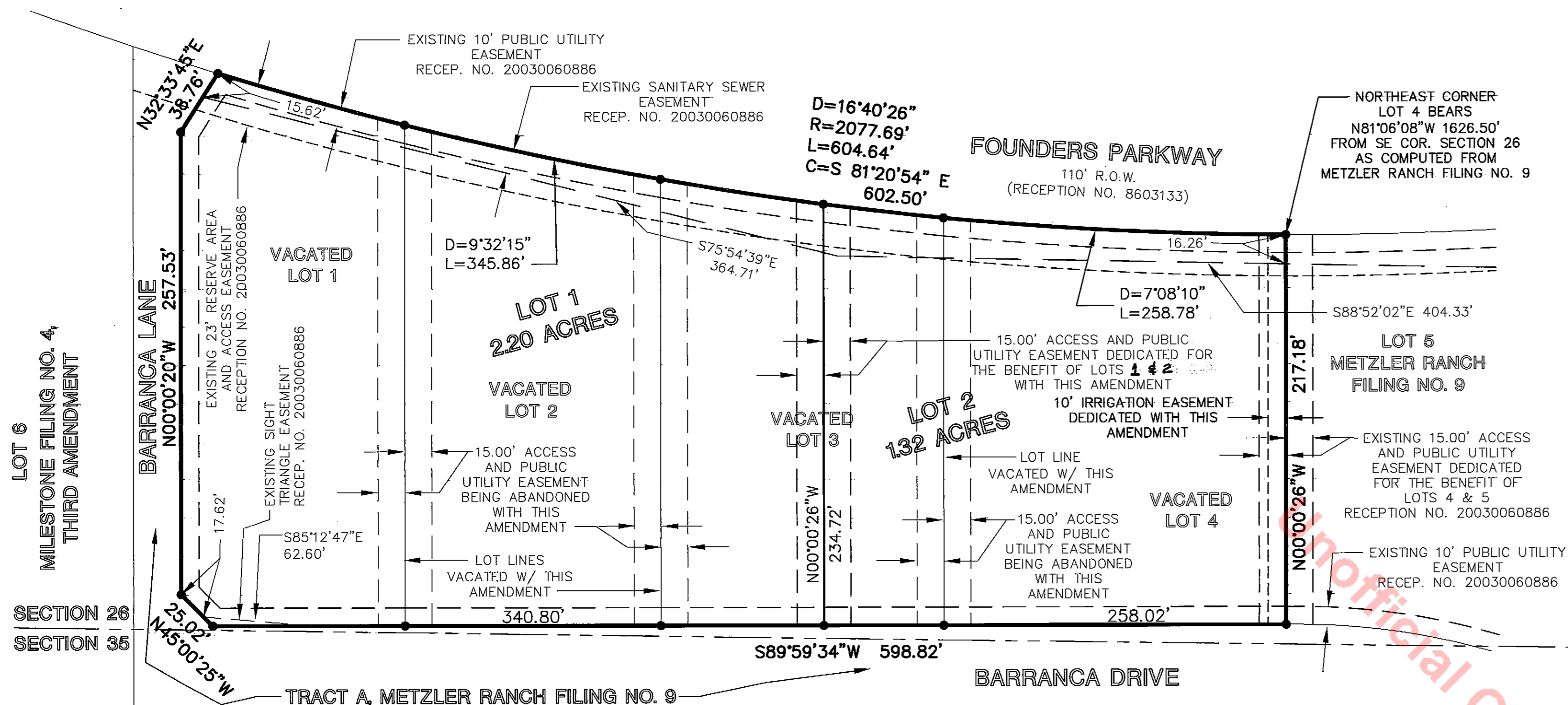
A REPLAT OF LOTS 1 THROUGH 4, METZLER RANCH FILING 9

LOCATED IN THE SE 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2 LOTS - 3.52 ACRES

SHEET 1 OF 1

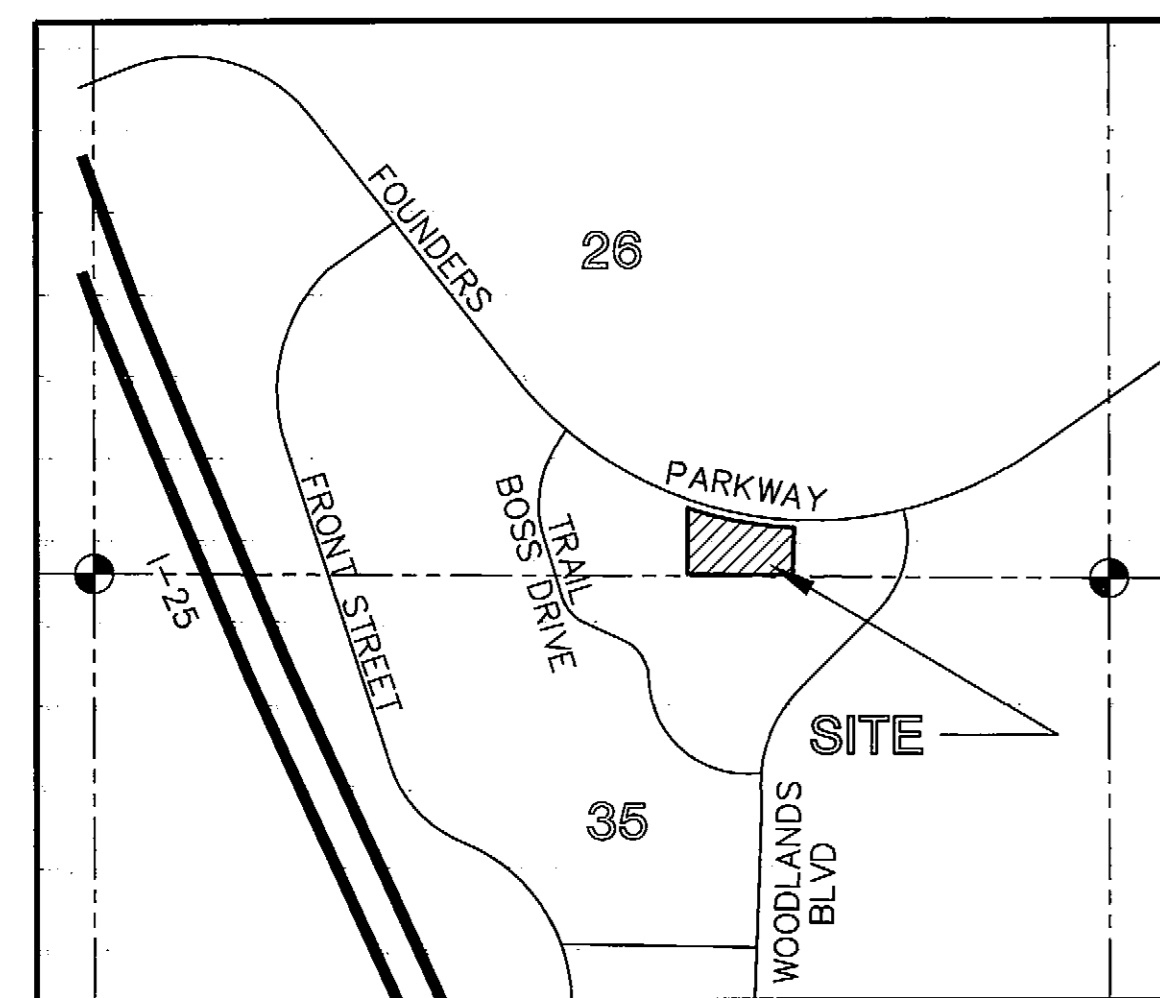


## LEGEND

- FOUND MONUMENT WITH CAP AND PLS # AS SHOWN
- FOUND OR SET #4 REBAR W/CAP OR CONCRETE NAIL W/ BRASS TAG MARKED: TST 22564
- LOT CORNER, NO MONUMENT SET

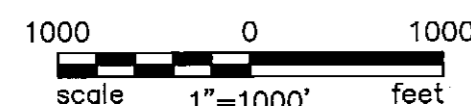
## SUMMARY TABLE

TOTAL SUBDIVISION AREA: 3.52 ACRES  
 TOTAL AREA OF PLATTED LOTS: 3.52 ACRES



VICINITY MAP

SCALE 1"=1000'



## NOTES

1. 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 THE TITLE COMMITMENT ORDER NO. PC45012032, DATED JULY 1, 2004 BY LAND TITLE GUARANTEE COMPANY.
2. 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.
3. ACCESS EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND THE OWNER(S) OF THE ADJACENT PARCELS (AS DEFINED IN THE PRELIMINARY PLAT) FOR THE PURPOSE OF PUBLIC ACCESS TO PROPERTY.
4. ACCESS AND UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF UTILITIES.

## SPECIAL NOTES - TOWN OF CASTLE ROCK

1. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
4. 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, CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL AS SET FORTH IN THE APPROVED 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 SHALL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE 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 POTABLE WATER THROUGH IMPROPER IRRIGATION.
5. THERE ARE NO FEMA REGULATED FLOOD PLAINS OR WETLANDS WITHIN THE SITE BOUNDARIES.
6. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE FIFTEEN FOOT ACCESS AND PUBLIC UTILITY EASEMENTS CREATED BY FINAL PLAT FOR METZLER RANCH FILING NO. 9 DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THESE EASEMENTS.

## TITLE CERTIFICATE

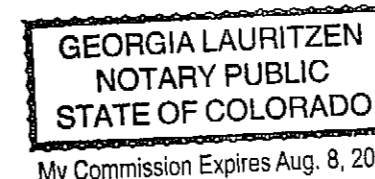
I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION CERTIFICATE.

SIGNED THIS 21<sup>st</sup> DAY OF November, 2004.  
Brenda Becker AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Company TITLE INSURANCE COMPANY

STATE OF Colorado  
 COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21<sup>st</sup> DAY OF November, 2004, BY Brenda Becker

WITNESS MY HAND AND OFFICIAL SEAL:  
Georgia Lauritzen  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: August 8, 2007

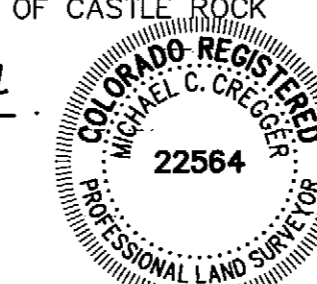


## SURVEYOR'S CERTIFICATE

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 IN NOVEMBER 2004, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL 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 LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

SIGNED THIS 5<sup>th</sup> DAY OF November, 2004.

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.

## 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.

TOWN OF CASTLE ROCK  
Michelle Muir TOWN CLERK  
Mark Stans TOWN MANAGER

## STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES'S APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 9<sup>th</sup> DAY OF December, 2004.

Art Kleinstein  
 DIRECTOR OF DEVELOPMENT SERVICES

OWNERS/SUBDIVIDER: VISTA VILLAGE LLC  
 150 SOUTH DAHLIA STREET  
 DENVER, CO. 80246  
 TELEPHONE: (303) 322-4119  
 CONTACT: ART KLEINSTEIN

MORTGAGEE/LIEN HOLDER: FIRST NATIONAL BANK OF COLORADO  
 3033 IRIS AVENUE  
 BOULDER, CO 80301

SURVEYOR/ENGINEER/PLANNER:  
 TST INC. OF DENVER  
 9222 TEDDY LANE  
 LONE TREE, COLORADO 80124  
 TELEPHONE: (303) 792-0557  
 CONTACT: WARD MAHANKE P.E.  
 CONTACT: MICHAEL CREGGER P.L.S.

## 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 TWO LOTS, AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING No. 9, 1ST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

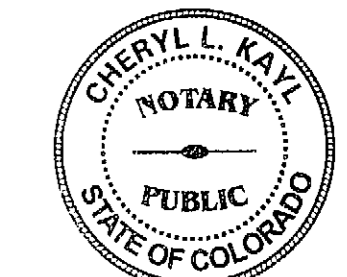
THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, 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.

## LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, METZLER RANCH FILING NO. 9, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 3.52 ACRES, MORE OR LESS.

OWNER: VISTA VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY  
 EXECUTED THIS 22<sup>nd</sup> DAY OF November, 2004  
 BY: WINTERGREEN HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER

BY: Art Kleinstein  
 TITLE: MANAGER  
 STATE OF Colorado  
 COUNTY OF Douglas



SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF November, 2004 BY ARTHUR KLEINSTEIN.

WITNESS MY HAND AND OFFICIAL SEAL:  
Cheryl L. Kait  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 10/23/2005

MORTGAGEE: FIRST NATIONAL BANK OF COLORADO  
 DEED OF TRUST RECORDED ON 11-5-03 AT RECEPTION NO. 2003160191 and Deed of Trust recorded 10-27-04 at Reception No. 2004110198.  
 EXECUTED THIS 3<sup>rd</sup> DAY OF December, 2004

BY: Art Kleinstein  
 TITLE: VICE President  
 STATE OF Colorado  
 COUNTY OF Boulder

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF December, 2004 BY Vista Village.

WITNESS MY HAND AND OFFICIAL SEAL:



NOTARY PUBLIC  
 MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 9/2/2008

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 11:26 P.M. ON THE 15<sup>th</sup> DAY OF DECEMBER, 2004 AT RECEPTION NO. 2004126940

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Union Jenkins  
 DEPUTY

