

2008053607 2 PGS

2008053607
07/31/2008 09:17 AM

PLAT IDENTIFICATION SHEET

BLANK
Ted ~~Bank~~ & Associates, Inc.

Grantor (owner)

Grantor (owner)

Metzler Ranch 9, 2nd Amendment Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Metzler Ranch Filing: 9 Lot 1

Condo Info: Phase _____ Bldg _____ Unit _____

26

7

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

METZLER RANCH FILING NO. 9, 2ND AMENDMENT

A REPLAT OF LOT 1, METZLER RANCH NO. 9, 1ST AMENDMENT

LOCATED IN THE SE1/4 OF SECTION 26, T7S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

3 LOTS-2.20 ACRES

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, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO THREE LOTS AS SHOWN ON THIS PLAT AMENDMENT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 9, 2ND AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AND SIGHT TRIANGLE 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.

EXECUTED THIS 16 DAY OF July, 2008.

OWNERS

Ted Blank Pres
 TED BLANK & ASSOCIATES, INC., A COLORADO CORPORATION
 6825 VISTA LODGE LOOP
 CASTLE ROCK, CO 80108

DATE
7/16/08

NOTARY CERTIFICATES

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF July, 2008

BY Ted Blank AS President
 TED BLANK & ASSOCIATES, INC., A COLORADO CORPORATION
 WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF July, 2008

MY COMMISSION EXPIRES 3/24/2011

Jane Fleming
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AMENDMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE MAY 2008, 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 AMENDMENT 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.

David E. Archer
 DAVID E. ARCHER (P.L.S. 6935)

DATE
7-16-08

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 22nd DAY OF July, A.D., 2008.

David E. Archer
 DIRECTOR OF DEVELOPMENT SERVICES

DATE
7/22/08

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 AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT AMENDMENT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

Sally Miller
 TOWN CLERK

Mark Skowron
 TOWN MANAGER

SEAL
 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS

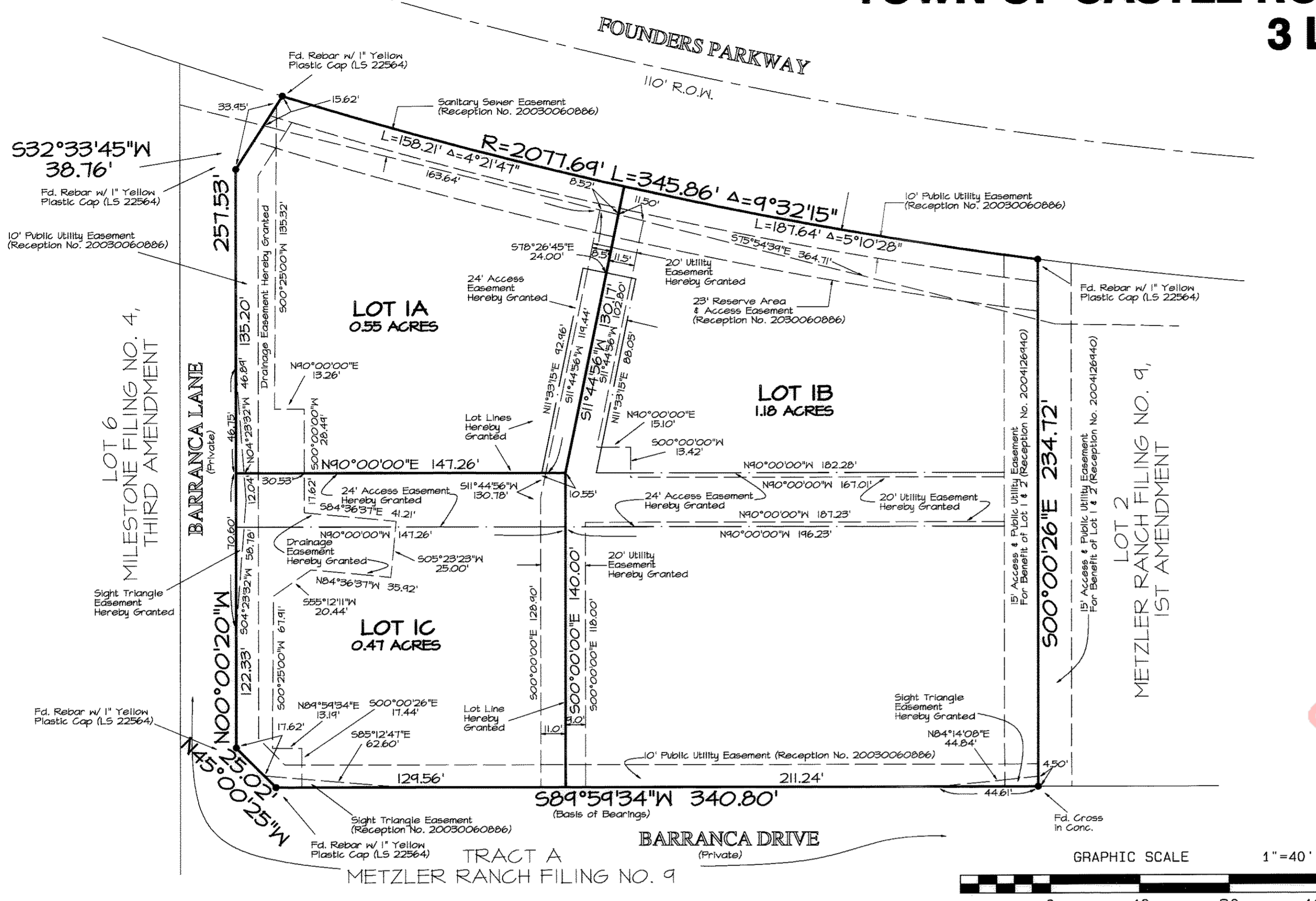
THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:17 A.M. ON THE 21st DAY OF July, 2008,

RECEPTION NO. 2008053607

DOUGLAS COUNTY CLERK AND RECORDER

BY: Breanna Adams
 Deputy

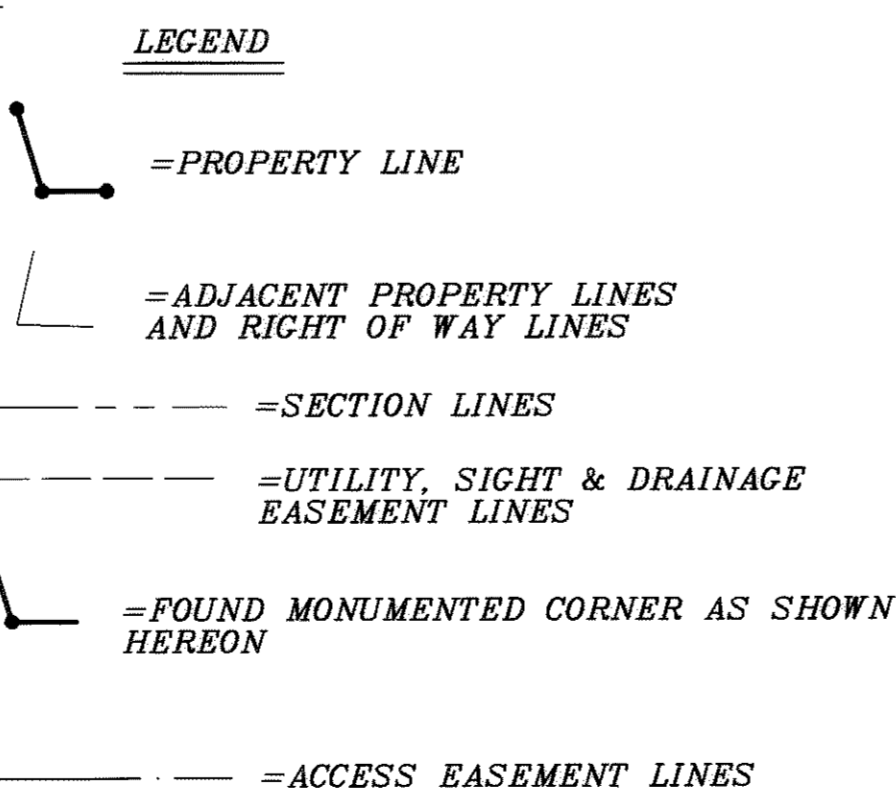
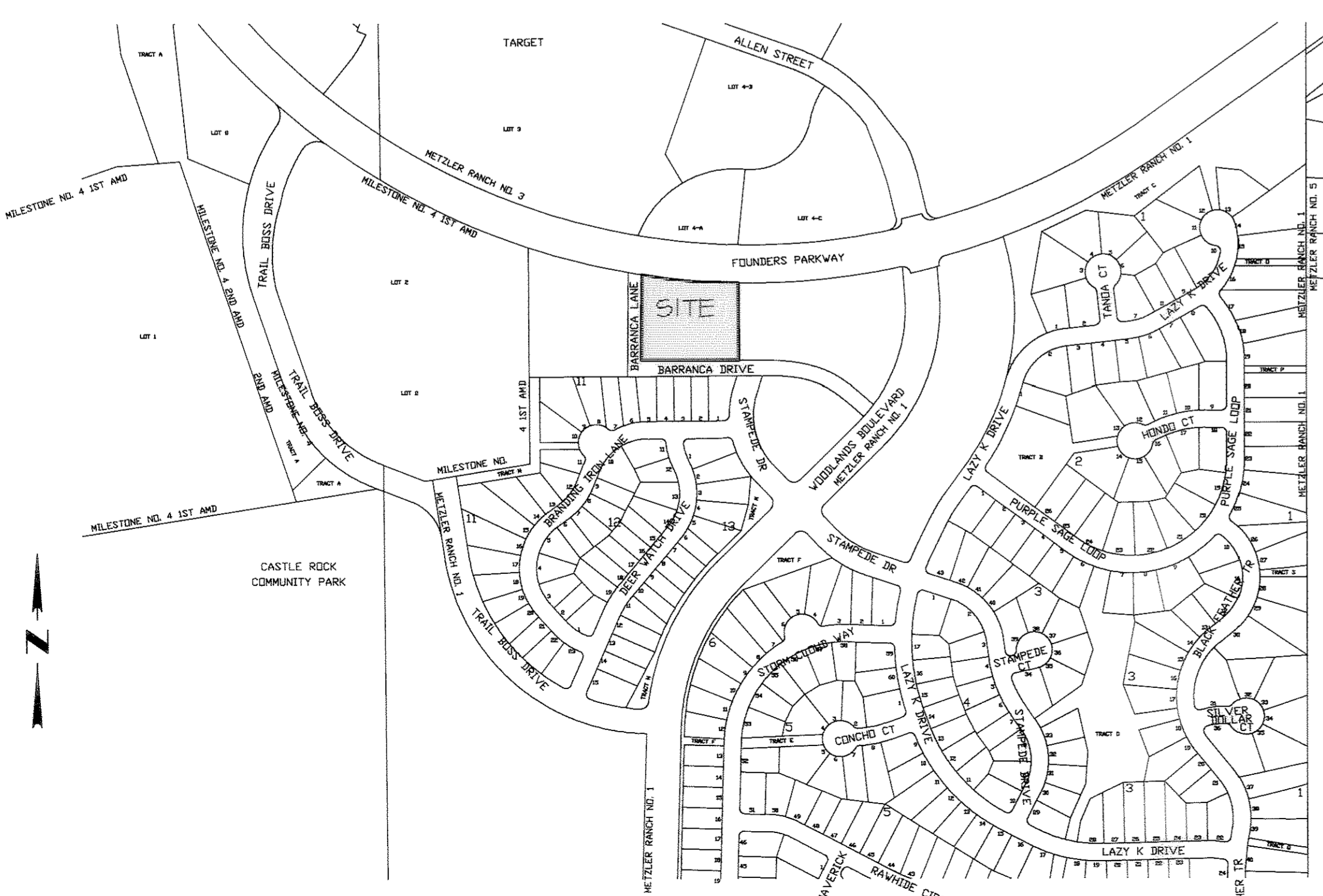
SEAL
 CLERK AND RECORDER'S CERTIFICATE



SUMMARY TABLE	
LOT 1A	0.55 ACRES
LOT 1B	1.18 ACRES
LOT 1C	0.47 ACRES
TOTAL ACRES	2.20 ACRES

BASIS OF BEARINGS
 BEARINGS ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE LOT 1 METZLER RANCH FILING NO. 9, 1ST AMENDMENT BEARS S89°59'34"W BETWEEN THE MONUMENTS IDENTIFIED HEREON.

There is no 100 year flood plain on subject property.



PROPERTY DESCRIPTION

LOT 1, METZLER RANCH NO. 9, 1ST AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO.

TITLE CERTIFICATE

T. Brenda Becke 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 17th DAY OF July, 2008.

T. Brenda Becke AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company TITLE INSURANCE COMPANY

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF July, 2008, BY T. Brenda Becke AS T. Brenda Becke OF Land Title Guarantee Company
 WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July, 2008

SUSAN I. RASMUSSEN
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires Sept. 01, 2011

MY COMMISSION EXPIRES 09-01-2011
Susan I. Rasmussen
 NOTARY PUBLIC

NOTES

- THE SURVEY REPRESENTED BY THIS PLAT AMENDMENT DOES NOT CONSTITUTE A TITLE SEARCH BY DAVID E. ARCHER AND ASSOCIATES, 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. PC70175664-4 DATED AUGUST 15, 2007 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.
- 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

- 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.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 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 AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, 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.
- THERE ARE NO FEMA REGULATED FLOOD PLAINS OR WETLANDS WITHIN THE SITE BOUNDARIES.

REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 658-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	SCALE	DATE	DRN	CHK	APPVD.
METZLER RANCH FILING NO. 9, 2ND AMENDMENT	1"=40'	7-14-08			
CUSTOMER					
TED BLANK & ASSOCIATES, INC.					
SHEET					
1					
OF					
1					
JOB NUMBER					
07-0672					