

# PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
2 PGS

# 2003060885  
04/28/2003 03:46 PM



2003060885 2 PGS

**GRANTOR:**  
(owner/signer)

Vista Village LLC

**GRANTEE:**  
(subdivision name or name of plat)

Metzler Ranch #9

**LEGAL:**  
(section-township-range)

26, 35-7-67

# METZLER RANCH FILING No. 9

FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 26 AND THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

7 LOTS & 1 TRACT - 9.11 ACRES

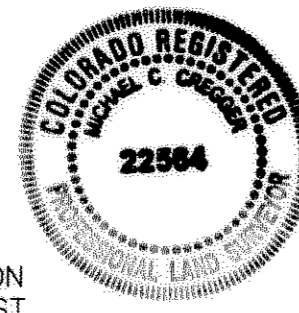
SHEET 1 OF 2

### SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THE METZLER RANCH FILING NO. 9 FINAL PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

SIGNED THIS 8th DAY OF April, 2003.

*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.

### WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 28, 1995 AT RECEPTION NO. 9561705 AND ACCORDINGLY 27 SFE IS DEBITED FROM THE WATER BANK.

### NOTES

1. THERE IS NO PUBLISHED FLOODPLAIN DELINEATION, OR WETLANDS WITHIN THIS PROPERTY.
2. 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. P1422094, DATED APRIL 10, 2002 BY LAND TITLE GUARANTEE COMPANY.
3. 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.
4. THE PUBLIC LAND DEDICATION REQUIREMENT FOR THIS PLAT WILL BE MET THROUGH CASH-IN-LIEU OF LAND.
5. ACCESS RESTRICTIONS APPLY FOR BOTH ENTRY POINTS TO FOUNDERS PARKWAY. THE ACCESS SHALL NOT HAVE SECONDARY DRIVEWAY ACCESS FOR A MINIMUM OF:  
TRAIL BOSS DRIVE - (245' CL TO CL FOUNDERS)  
EAST ENTRANCE - (275' CL TO CL FOUNDERS)
6. 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.
7. ACCESS AND UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF UTILITIES.
8. TRACT A SHALL BE DEDICATED TO THE OWNERS ASSOCIATION, AND AS AN EASEMENT FOR PUBLIC ACCESS, AS WELL AS PUBLIC UTILITIES, MAINTENANCE OF ALL ROADS AND STORM SEWER WITHIN TRACT A SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.

### 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  
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.

### 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, 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 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.

### 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 LOTS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING No. 9. 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

A tract of land located in the Southeast quarter of Section 26 and the Northeast quarter of Section 35, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Commencing at the Southeast corner of said Section 26, as monumented by a pipe with a 2-1/2 inch diameter aluminum cap marked: LS6935, and considering the East line of said Southeast quarter to bear North 00°13'54" East to the Northeast corner of said Southeast quarter, as monumented by a 2-1/2 inch diameter aluminum cap marked: LS6935, with all bearings contained herein, relative thereto; thence along said East line, North 00°13'54" East, 915.30 feet to the South right-of-way line of Founders Parkway as dedicated in Miller Boulevard, Filing No. 2 (Reception No. 8603133); thence along said South right-of-way line the following courses: South 54°44'46" West, 489.79 feet; thence along a curve to the right having a delta of 19°49'17", a radius of 2077.69 feet, and an arc of 718.77 feet; thence along a curve to the left having a delta of 88°09'37", a radius of 25.00 feet, and an arc of 38.47 feet; thence South 76°24'26" West, 85.01 feet; thence along a non-tangent curve to the left having a delta of 74°18'39", a radius of 25.00 feet, an arc of 32.42 feet, and a chord which bears North 50°44'27" West, 30.20 feet to the West right-of-way line of Woodlands Boulevard, as dedicated in Metzler Ranch Filing No. 1, according to the recorded plat thereof, and the POINT OF BEGINNING of this description; thence along said West right-of-way line the following courses: South 03°34'32" East, 94.15 feet; thence along a curve to the right having a delta of 49°24'40", a radius of 450.00 feet, and an arc of 388.07 feet; thence South 45°50'08" West, 239.78 feet; thence along a curve to the right having a delta of 90°00'00", a radius of 25.00 feet, and an arc of 39.27 feet to the Easterly right-of-way line of Stampede Drive; thence along said Easterly right-of-way line the following courses: North 44°09'52" West, 57.50 feet; thence along a curve to the right having a delta 62°24'05", a radius of 205.00 feet, and an arc of 223.27 feet; thence North 18°14'13" East, 53.11 feet to the North line of said Metzler Ranch Filing No. 1; thence along said North line, South 89°59'34" West, 675.44 feet to the East line of Lot 2, Milestone Filing No. 4, First Amendment, according to the recorded plat thereof; thence along said East line of Lot 2, North 00°00'23" West, 374.48 feet to said South right-of-way line of Founders Parkway; thence along said South right-of-way line the following courses: along a non-tangent curve to the left having a delta of 30°06'44", a radius of 2077.69 feet, an arc of 1091.96 feet, and a chord which bears South 86°41'49" East, 1079.43 feet; thence along a curve to the right having a delta of 13°51'27", a radius of 25.00 feet, and an arc of 6.05 feet to the POINT OF BEGINNING of this description, containing 9.11 acres, more or less.

### TITLE CERTIFICATE

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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 11th DAY OF April, 2003.

*Eric Stearns*  
AUTHORIZED REPRESENTATIVE  
*Land Title Guarantee*  
TITLE INSURANCE COMPANY

STATE OF Colorado )  
COUNTY OF Douglas )

SUSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April

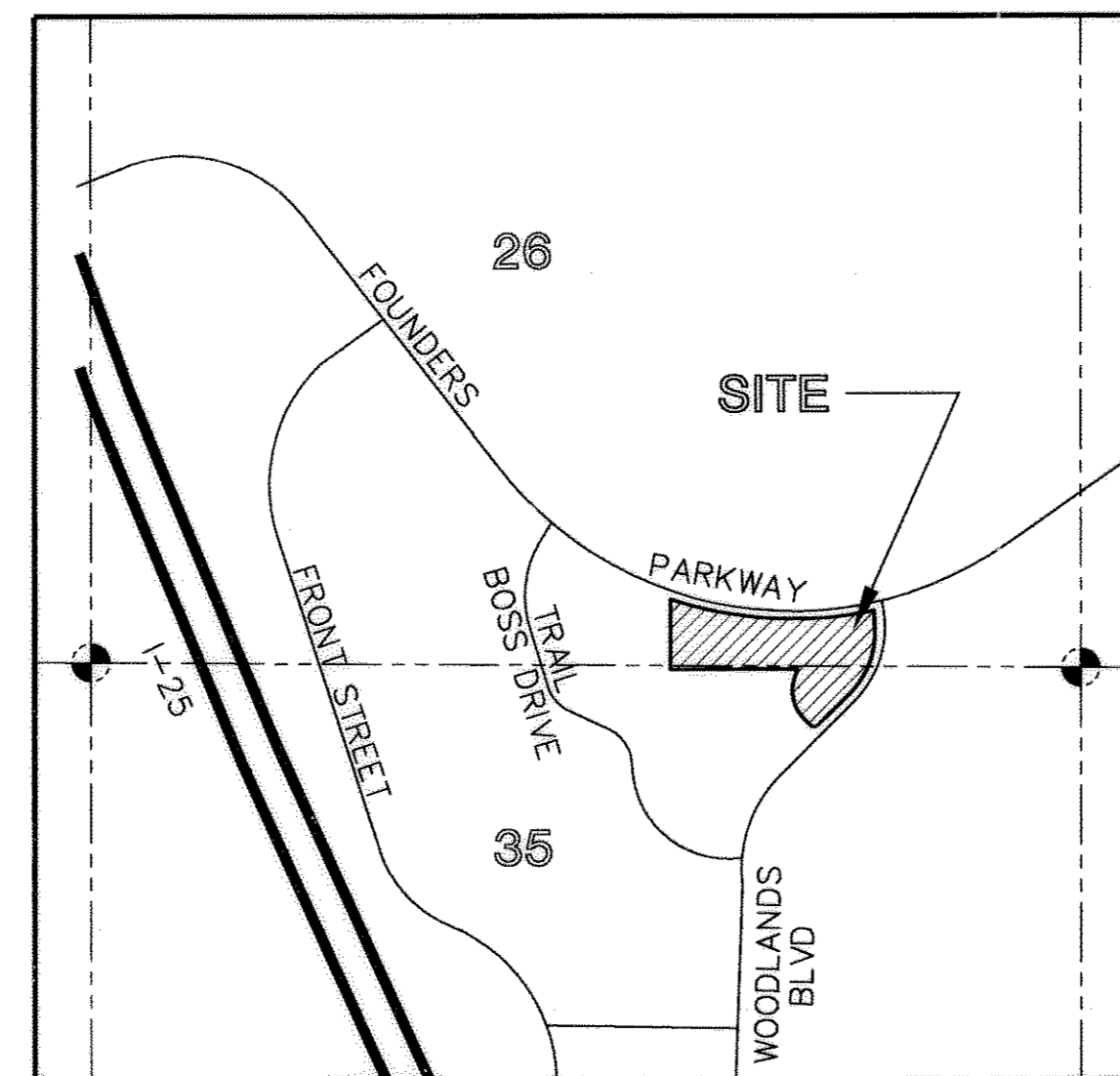
2003, BY Eric Stearns

WITNESS MY HAND AND OFFICIAL SEAL:

*Susan I. Rasmussen*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 9-1-03



VICINITY MAP

SCALE 1"=1000'

### SHEET INDEX

Sheet 1 Cover Sheet  
Sheet 2 Final Plat



TST INC. OF DENVER  
Consulting Engineers

### OWNER: VISTA VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS 10th DAY OF April, 2003

BY: WINTERGREEN HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER

BY: *Arthur Kleinstein*

TITLE: MANAGER

STATE OF Colorado )

COUNTY OF Douglas )

SUSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF April

2003 BY ARTHUR KLEINSTEIN.

WITNESS MY HAND AND OFFICIAL SEAL:

*Donna M. Pad*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-11-2005

### MORTGAGEE: FIRST NATIONAL BANK OF COLORADO

EXECUTED THIS 10th DAY OF April, 2003

BY: *Joseph Ballegrasse*  
VICE PRESIDENT

STATE OF Colorado )

COUNTY OF Boulder )

SUSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF April

2003 BY Joseph Ballegrasse, Vice President of First National Bank of Colorado.

*Donna Stearns*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/24/06

### 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.

*Sally Munn*  
TOWN CLERK  
*Mad Stearns*  
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 28th DAY OF April, 2003.

*Matthew A. Sellman*  
DIRECTOR OF PLANNING AND DEVELOPMENT

### 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 3:40 P.M. ON THE 28th DAY OF APRIL, 2003, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. 2003060885

### DOUGLAS COUNTY CLERK AND RECORDER

BY: *Judayne K...*  
DEPUTY

FINAL PLAT  
METZLER RANCH FILING No.9  
SHEET 1 OF 2

