

BASELINE INVENTORY REPORT



METZLER HOMESTEAD PROPERTY Castle Rock, Douglas County, Colorado

Prepared on:
May 12, 2021

Prepared by:
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Prepared for:
Town of Castle Rock Parks & Recreation
The Estate of Robert F. Metzler
Douglas Land Conservancy



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SUMMARY INFORMATION

Owner Information

The Estate of Robert F. Metzler
c/o Brownstein Hyatt Farber Schreck, LLP
410 17th Street, 22nd Floor
Denver, CO 80202

Property Location

The subject property is located at 3183 Crowfoot Valley Road within the incorporated limits of the Town of Castle Rock. The site is in the northern portion of the Metzler Ranch neighborhood, north of Founders Parkway and east of Interstate 25. Maps located in Figure 1 and 2 show the general and specific location of the property.

Property Account Details

State Parcel Number	Account Number
2351-253-00-015	R0605551
2351-253-00-014	R0605552

Public Land Survey System Location

The property is located in SE quarter of Section 26 and SW quarter of Section 25, Township 7 South, Range 67 West of the 6th P.M.

Property Acreage

The subject property consists of two parcels, which includes the main parcel consisting of a private residential site and out buildings plus a smaller vacant parcel that provides drainage for Crowfoot Valley Road, 49.58 acres of which will be protected through a conservation easement. This baseline report covers both parcels owned by the Metzler Estate. Unless otherwise specified, the term "property" in this report refers to the 49.58 acres. The legal description for the parcel can be found in Appendix A.

Property Zoning

At the time of the site visit for the baseline inventory, the property was zoned PD as with land uses being a single-family residential (R-SF2). The zoning for the property is based on the 1999 Preliminary PD Site Plan, 3rd Major Amendment for the Metzler Ranch.

Conservation Values of the Property

The conservation values of the property include relatively natural plant communities, wildlife habitat, wetland habitat, open space, scenic enjoyment as well as cultural, educational and recreational opportunities. More specifically, the property contains a mix of pasture, wetland, foothill prairie, foothill shrubland and mature coniferous plant communities. The property provides habitat for wildlife such as bear, mule deer, coyotes, foxes, porcupines, as well as small mammals, birds, amphibians and reptiles. In addition, the property provides historical values for the residents of Castle Rock and Douglas County. For future consideration, the southwestern portion of the property provides opportunities for an indoor education and community building.

The northern and eastern portions provide opportunities for low-impact recreation, such as hiking and nature observation and interpretation.

Extent of Investigation

A site visit was conducted on June 22 and 26, 2018 for the purpose of this report. A follow-up site visit with Douglas Land Conservancy and Town staff occurred on February 19, 2021. During the site visits, existing conditions were documented, as well as flora and fauna and general plant community types, management concerns and potential for future recreational opportunities. Baseline photographs taken during the site visits at specific photo points have been appended.

Intended Use of Property

The property had been the primary residence for the Metzler family. Farming and ranching activities have historically occurred on the property but has not been in use for many years. Possible future uses of the property include administrative offices in the residence, and low-impact recreation with public trails, benches, interpretive signage, picnic shelters and/or parking lot trailhead.

Figure 1. General Colorado State and Douglas County Map

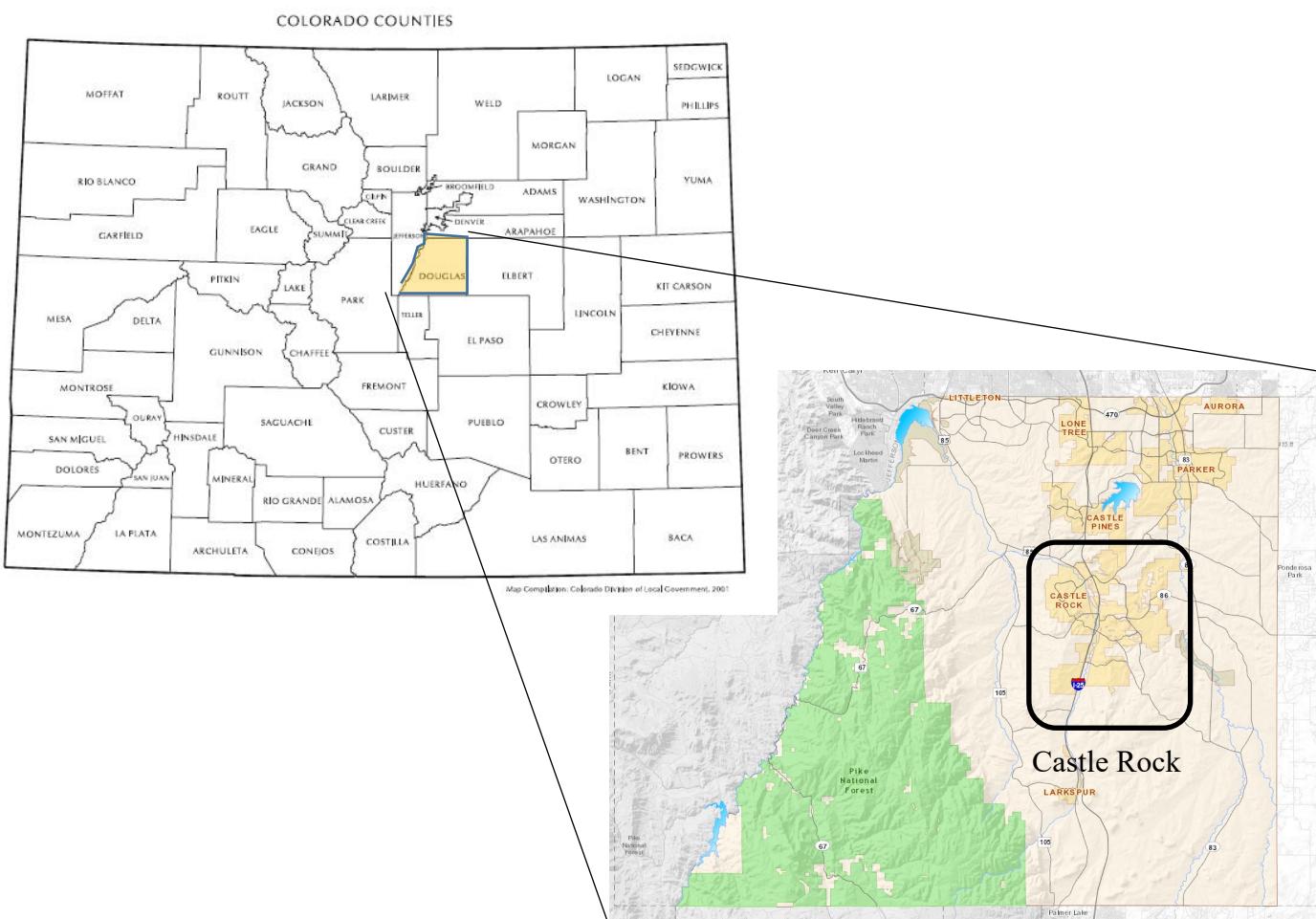
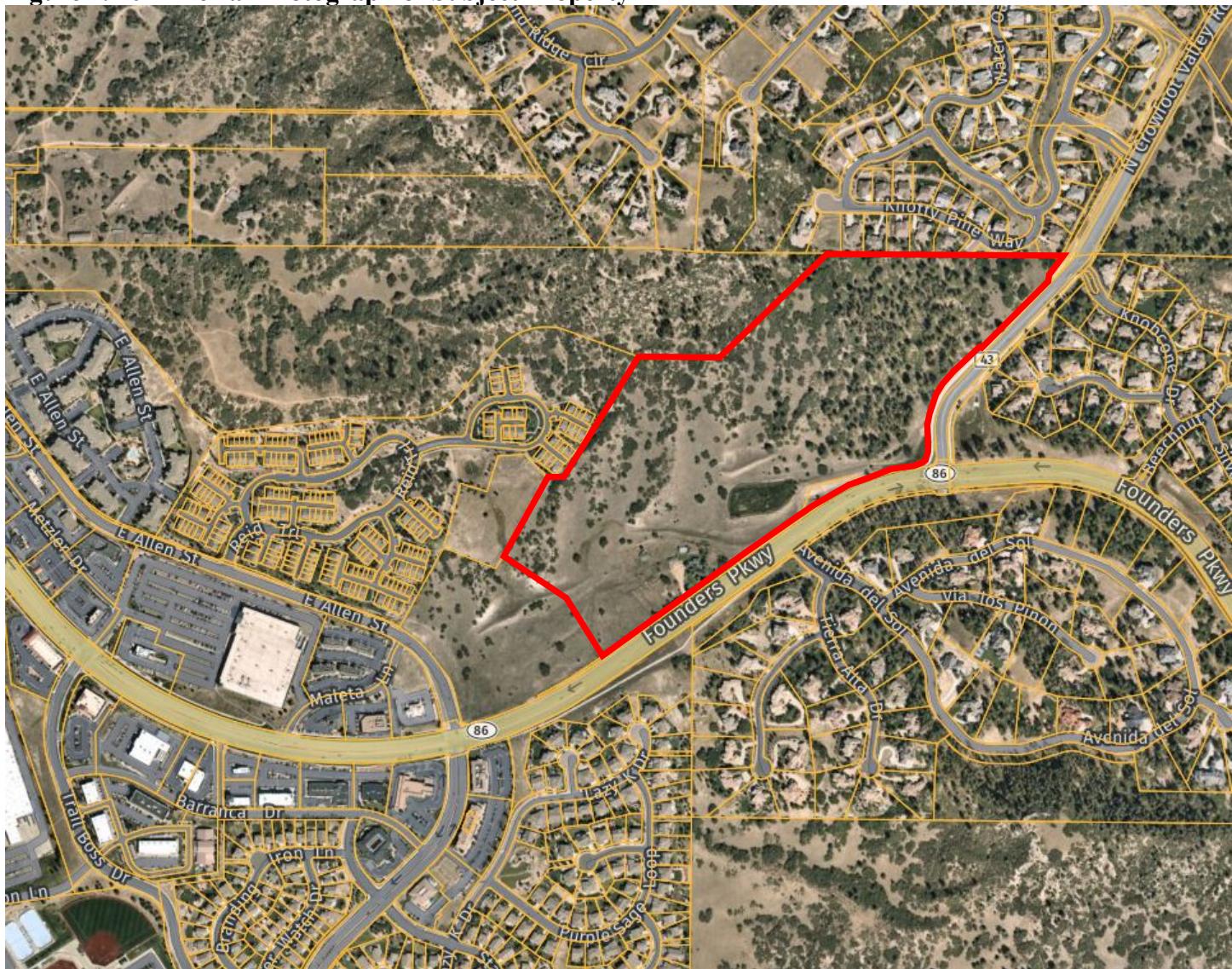


Figure 2. 2017 Aerial Photograph of Subject Property



GENERAL PROPERTY DESCRIPTION

Physical Description and Location

The 49.58-acre property consists of two parcels, the main parcel with the developed residential homestead site and related out buildings plus the second small vacant parcel used as drainage for development east and northeast of the site. The homestead and related fenced pastures total approximately 4 acres within the main parcel. A baseline site map can be found in Appendix B.

The developed homestead area consists of four distinct buildings and one brick silo. According to Douglas County Assessor records, the residence was built in 1899 and has a detached garage area. In addition to the home and garage, there is a general purpose barn as well as another general farm utility building, both built in 1950. The silo is attached to the barn structure. Detailed structure drawings and Assessor building details can be found in Appendix C.

The property is located within the Metzler Ranch development area in the northern portion of the Town of Castle Rock in central Douglas County, Colorado. The parcels can be described generally as a combination of residential, rangeland, wetland, shrubland and forested habitats. Specifically, the property is located in SE quarter of Section 26 and SW quarter of Section 25, Township 7 South, Range 67 West of the 6th P.M. Elevation of the house site is 6338 feet but the property generally slopes upward of 6300 feet in the southwest corner to an elevation of 6440 feet at the northern property line.

This baseline report covers both parcels. Unless otherwise specified, the term “property” as used in this report refers to both parcels owned by the Metzler Estate.

Climate

The climate of Douglas County can be described by low precipitation, low average humidity, variable windiness, and a fairly wide temperature range (Larsen 1974). Winters are generally cool and dry with brief periods of warmer temperatures, while summers are warm with sudden thunderstorms. The 2018 U.S. Climate Data describes the average air temperature in Castle Rock ranging between 85°F in July and 18°F in January. The area has an average annual precipitation rate of 18.74 inches with peak precipitation occurring in July and August.

SOILS AND GEOLOGY

Soils

The property consists of two soil associations, Fondis-Kutch and Bresser-Newlin-Stapleton, both of which are described in the Soil Survey of the Castle Rock Area, Colorado (Larsen 1974). The Kutch sandy loam series is found on the majority of the property, including the rangeland areas as this soil is commonly used for grazing livestock. This series has slow permeability and moderately deep well drained soils that support mainly short and mid-grasses along with Ponderosa pines. A small portion of the western edge of the property that was part of the rangeland area is Bresser sandy loam association, which is known for grasses used for cattle grazing, but also contains wildlife habitat. The eastern forested areas have stony steep land association, which is characteristically dry and steep with a moderate erosion hazard, rhyolite and

conglomerate rock outcroppings, dominated by oak shrublands and pine/juniper trees. The known land uses for this soil type are grazing and wildlife habitat. A soils map of the property provided by the Natural Resources Conservation Service can be found in Appendix D.

Geology

The geology of the entire property is typical to most of the Colorado Front Range having formed over the last 320 million years. The soils found on the property and described above are deposited over the Castle Rock

Conglomerate within the Denver Basin. A few exposed conglomerate outcroppings can be found on the north and northeastern portion of the property.

Mineral Rights

Mineral rights are all owned by the Owner.

HYDROLOGY

Surface Drainage

There is a man-made defined surface drainage on the property, created for runoff generated by Crowfoot Valley Drive and the residential development east and northeast of the property. The drainage enters the property in the southeast corner, flows along a man-made ditch to two 48" corrugated metal pipe culverts that daylight into a 1-acre man-made pond. At the time of the site visit, the pond had some visible surface water but was mostly overgrown with cattail vegetation. The pond drains from the southwest corner into a 24" concrete culvert that daylights into a man-made open ditch that generally runs east to west for approximately 620 ft. on the north side of the residence. There is a small wetland area created at the opening of this concrete culvert. Additionally, there is a 48" box culvert to the east of the pond that carries runoff from Founders Parkway under the roadway.

Groundwater resources were not investigated as part of this report.

There are no reservoirs on the property.

Wetlands

According to the National Wetlands Inventory program of the U.S. Fish and Wildlife Service, the inventory mapping program database identifies two freshwater ponds on the property. The first pond, northeast of the residential buildings, is 0.21 acres and classified as PABfh: a nontidal wetland system dominated by trees, shrubs, persistent emergent, emergent mosses or lichens, with plants that grow principally on or below the surface of the water, persistent surface water throughout the growing season in most years (or a water table at or very near the land surface), created by a man-made barrier or dam that obstructs the inflow or outflow of water. The second pond, located west of the residence, is 0.30 acres and is also classified as PABfh. Both ponds were created for the purpose of erosion control and are not supported by any water rights but provide habitats that are important conservation values for the property.

Water Rights

The water rights status, including presence of water wells, are unknown at this time but are not necessary to maintain the ponds and wetland areas described above.

VEGETATION

Native Plant Communities

Plant communities at the property are controlled by location and past disturbance factors. The property is a mixture of pasture, shrubland, wetland and forested ecotones found on Colorado's Front Range (Marr 1961). The descriptions for the native plant communities follow nomenclature in Galatowitsch (1988) and the plant species nomenclature follows Weber and Wittman (2001), as closely as possible. A full list of plant species can be found in Appendix E.

Foothills Prairie: This community type is present mostly on the western portion of the property on the well-drained relatively dry, sandy soils. Representatives of this area are typical shortgrass and midgrass prairie species, including, needle-and-thread (*Stipa comata*), sideoats grama (*Bouteloua curtipendula*), blue grama (*Bouteloua gracilis*), western wheatgrass (*Pascopyrum smithii*), prairie junegrass (*Koeleria macrantha*), and little bluestem (*Schizachyrium scoparium*). There are also many herbaceous and woody species found in this community,

including yucca (*Yucca glauca*), fringed sage (*Artemisia frigida*), prairie rose (*Rosa arkansana*), prickly pear (*Opuntia polyacantha*), scarlet gilia (*Ipomopsis aggregate*), Indian paintbrush (*Castilleja integra*), golden-aster (*Heterotheca villosa*). There are also a several patches of Gambel oak (*Quercus gambelii*) that are significantly tall isolated stands with sheltered understory.

Mixed foothill shrubland: This is prevailing plant community on the property but concentrated on the northern portion where the soils are rockier and drier. The dominant overstory plant species are Gambel oak and mountain mahogany (*Cercocarpus montana*) along with snowberry (*Symporicarpos occidentalis*) and wax currant (*Ribes cereum*). Overall, the understory in the shrubland is a diverse mix of numerous forbs including hoary alyssum (*Berteroia incana*) and Spreading dogbane (*Apocynum androsaemifolium*).

Ponderosa pine forest: The ponderosa pine forest community occurs on the eastern portion of the property, with a few scattered pines located along the northern perimeter. The mature forest is characterized by pine trees, often found widely spaced, with an understory of grasses, shrubs and showy wildflowers. The understory includes by ninebark (*Physocarpus malvaceus*), wax currant, woods rose (*Rosa woodsia*) and Gambel oak, as well as western wheatgrass, needle-and-thread, prairie junegrass, western yarrow (*Archillea millefolium*), wild geranium (*Geranium richardsonii*), harebell (*Campanula rotundifolia*) and golden-aster (*Heterotheca villosa*). There are also some areas of the forest with densely packed pine trees and little understory vegetation.

Wetland: There are several isolated patches of wetland vegetation found on the property. The vegetation around the 1-acre pond is dominated by cattails (*Typha latifolia*) with sandbar willows (*Salix exigua*) shrubs and showy milkweed plants (*Asclepias incarnata*) line the edge of the pond. A few peachleaf willow trees (*Salix amygdaloides*) are present in the southwest corner of the pond. There is a small limited wetland area around the outlet for the pond with wet soils that feature

common bulrush (*Scirpus tabernaemontani*), field pennycress (*Thlaspi arvense*), curly dock (*Rumex crispus*), showy daisy (*Erigeron speciosus*), prickly lettuce (*Lactuca serroiola*) and bull thistle (*Cirsium vulgare*). A man-made somewhat dry ditch extends from this wetland area, dominated by velvetweed (*Guara parviflora*), curly dock and prickly lettuce as well as species of sedge (*Carex* spp.) and rush (*Juncus* spp.). A man-made bermed depression in the western portion of the property has similar vegetation to the pond outlet area, dominated by pennycress, curly dock, lamb's quarters (*Chenopodium album*) and rush species.

Improved Pasture: This vegetative community primarily exists within the fenced areas around the homestead. The pasture is dominated by various thistle varieties (*Cirsium* spp.), Smooth brome (*Bromus inermis*), Common mullein (*Verbascum thapsus*) and Downy brome (*Bromus tectorum*) with a few scattered Gambel oak shrubs.

Rare Plant Species

A Colorado Natural Heritage Program database search of the property did not identify any rare, federally-listed or state-listed plant species that may be present or for which appropriate habitat exists on the property.

Noxious Weeds

Noxious weeds are found throughout the property but are most prevalent around the outbuildings, grazed pasture areas and wetland area created by the concrete pipe outfall from the pond, as well as areas along the western property line. The most significant noxious weed problem is Scotch thistle, which has become very abundant in disturbed agriculture-related sites and the historically grazed pasture areas on the eastern portion of the property. The biological control agent used to control Diffuse knapweed, the Lesser Knapweed Flowerhead Weevils (*Larimus minutus*), were observed throughout the property. A full list of noxious weeds found on the property can be found in Table 1 below.

Table 1. Noxious Weeds on the Metzler Private Property

Common Name	Scientific Name
Bull thistle	<i>Cirsium vulgare</i>
Canada thistle	<i>Cirsium arvense</i>
Common mullein	<i>Verbascum thapsus</i>
Downy brome	<i>Bromus tectorum</i>
Diffuse knapweed	<i>Centaurea diffusa</i>
Lamb's quarter	<i>Chenopodium album</i>
Leafy spurge	<i>Euphorbia esula</i>
Musk thistle	<i>Carduus nutans</i>
Russian olive	<i>Elaeagnus angustifolia</i>
Scotch thistle	<i>Onopordum acanthium</i>
Smooth brome	<i>Bromus inermis</i>
Yellow sweetclover	<i>Melilotus officinalis</i>

In addition to these noxious weeds, there is evidence of Mountain pine beetle (*Dendroctonus ponderosae*) infestation in the Ponderosa pines throughout the property. This beetle is native to western North America and is known to predominantly infest Ponderosa and lodgepole

pines. Pines on the property showed signs of various stages of infestation, from standing trees with the first stages of browning needles to downed dead needle-less trees with extensive woodpecker damage.

WILDLIFE

Native Species

Based on observations during site visits, the property provides habitat for a variety of wildlife species. The shrubland slopes, ponderosa forest and wetland areas present variety of habitats, which may contribute to a diversity of wildlife species that use the property.

Tracks, signs or observations for mule deer (*Odocoileus hemionus*), coyote (*Canis latrans*), cottontail (*Sylvilagus* spp.) and porcupine (*Erethizon dorsatum*) were observed, and various bird species were observed as well. Although not observed during site visits but based on previous sightings, the property supports or likely supports other wildlife species such as black bear (*Ursus americanus*), bobcat (*Lynx rufus*), fox (*Vulpes* spp.), rattlesnake (*Crotalus viridis*), bullsnake (*Pituophis catenifer sayi*) and various small mammals. The remnants of burrows from a black-tailed prairie dog (*Cynomys ludovicianus*) colony were observed in the southwest corner of the property, but according to aerial photographs, the colony has not been active since at least 2008. A full list of wildlife species that may occur in Douglas County, including the property site, can be found in Appendix F.

Although the property is not identified as an Important Bird Area (IBA) of Colorado, the shrubland and forested areas attract many different songbird and raptor species. During the baseline site visits, several bird species were observed nesting on the property, including Red-tailed Hawk, Red-winged Blackbird, American Kestrel, Pygmy Nuthatch, Black-capped Chickadee, House Wren and Plumbeous Vireo. There are likely many other bird species to be found on the property. A full list of bird species that are expected on the property, taken from the Colorado Bird Atlas Partnership and the Colorado Parks and Wildlife for the Colorado Breeding Bird Atlas (Kingery 1998), can be found in Appendix F.

Rare Species

A NDIS database search of the property for State Species of Concern and Federally listed Threatened and Endangered Species did not identify any species that may be present on the property or for which appropriate habitat exists on the property.

IMPROVEMENTS

Homestead

The residence and fenced pastureland consists of 4 acres. Areas around the home site are continuously maintained (watered and mowed) by a caretaker. The area directly around the house has the most amount of improvements, including concrete outdoor areas, rock walls, rock pavers, landscaping, planted trees and a cement-lined artificial pond.

Structures

There are four man-made buildings on the property, plus a brick silo. The residential home was originally built in 1899 but had an addition built in 1997; the total square footage of the residence currently is 3693 sq. ft. Next to the residence is a 987 sq. ft. garage and storage area built in 1946 that was formerly a dairy milking barn. Between the garage and the home is a 780 sq. ft. former chicken coop built in 1950. To the west of the garage is a 1355 sq. ft. dairy barn and brick silo used for grain silo, built in 1950. None of the interiors of these buildings were investigated during the site visits, the brick silo has a significant lean. There are several other small man-made miscellaneous structures, including small coops, storage bins and water tanks, located sporadically throughout the property in the disturbed pasture area.

Fences

The entire property perimeter is fenced with barbed wire, smooth strand, wooden post and dowel, white vinyl, wrought iron, timber and woven wire, in various conditions. The majority of the perimeter is barbed wire in good condition with a missing section on the north side due to a fallen dead pine tree. The post and dowel fencing exists between the property and the Town-owned future park site; it is in fair condition with a vandalized gap that was used recently for unauthorized vehicle access between the two sites. The fencing around the outbuildings that were used to contain horses, cattle and other livestock in small pastures was made with railroad timbers and other pieces of timbers in various sizes, connected with woven wire. There are also several ranch gates around the pastures. The livestock fencing is deteriorating and in poor condition. The homestead, current garage and former chicken coop buildings are fenced with a combination of new white vinyl and post and dowel on the southern edge adjacent to Founders Parkway, post and dowel on the eastern perimeter, wrought iron around a patio on the south side of the home, barbed wire on the northern perimeter and wooden timber fencing on the west side of the driveway. Within the property, there were remnants of interior barbed wire fencing in different locations but most of the wire strands were broken or not connected to existing t-posts. These interior fencing segments should be removed since they are no longer in use.

Hedgerow

There is a significant growth of junipers, Blue spruce, Ponderosa pine and Russian olives planted along the fence line adjacent to Founders Parkway. The hedgerow extends approximately 210 ft. southwest of the driveway and 260 ft. northeast of the driveway. These mature hedgerow provides screening of the house from the traffic on Founders Parkway.

Roads

There is a compacted dirt driveway, approximately 200' in length, leading from Founders Parkway to the homestead and current garage building, with the first 30' of the driveway paved at the connection with the roadway. There is a ranch gate near the southwest corner of the property to provide access to an electrical box, but the route is not marked or defined and does not appear to have been driven on. Aside from the driveway, there are no other designated vehicle routes on the property.

Trails

There are no designated or social trails on the property at this time.

Utilities

There is electricity and water well supplied to the home but heat is provided by a 500-gallon propane gas tank located near the home's northwest corner. There is an overhead IREA utility line traveling across the property.

LAND USES

Historic Land Uses

The site was first settled in the late 1800s, with the original homestead constructed in 1899. The property had been the primary residence for the Metzler family but has not been occupied on a consistent basis for several years. The property had been in use for farming and cattle grazing for several decades as part of a dairy farm operation but active farming activities ceased at least 20 years ago.

Current Land Uses

Currently, the property, including the homestead, are not in use. The areas around the house are maintained by a caretaker but the house is vacant. There are no grazing activities currently and the property is private, not open to any public use.

Future Public Use

The property has multiple future use possibilities. The residence must be assessed for accessibility and safety before considering public use. The chicken coop, dairy barn and silo may have potential for agricultural and environmental education, depending on structural integrity of these structures. Overall, the remainder of the property that was not developed for agricultural and private residential use can be used as public open space for low-impact recreation amenities such as trails, bird-watching, trailhead areas with parking and portable restrooms, picnic shelters and interpretive signs. The northern portion of the property borders an existing Town-owned open space parcel; creating a connected trail system on both parcels would provide an extended hiking opportunity for the general public.

Neighboring Properties

The local area is a mix of residential and open space land. The southwest, southern and eastern perimeters are bordered by roadways and there is residential development to the northwest and northeast. The development to the northwest is the Latigo Townhomes that do not directly back-up to the property, however, there are five private residential lots that directly back-up to the property in the northeast corner. The undeveloped land to the north of the property is existing Town-owned public open space with multiple social trails but does not have a designated trail system developed yet. To the northwest, between the property and the Latigo Townhomes, is undeveloped land that is Town-owned and may become a park in the future.

CULTURAL RESOURCES

During the site visits, no archaeological sites or artifacts were observed. The homestead and farm have local historical significance due to the age of the original home and the dairy farm operations. The property has a prominent and visible location along Founders Parkway, also referred to as State Highway 86, with connections to Crowfoot Valley Road, which has been a prominent east-west roadway since at least the 1930s.

MANAGEMENT RECOMMENDATIONS

Noxious Weeds

The noxious weeds, especially the Scotch thistle, musk thistle and bull thistle, should be controlled with herbicides or pulled and removed from the property, following a full mapping of the different weed species found on the property. Knapweed plants should be monitored if they need to be sprayed or pulled and removed from the property. The disturbed pasture areas and property perimeter adjacent to the townhomes and private residential lots should be monitored for noxious weed infestations.

Ponderosa Pines

A full inventory should be conducted of the ponderosa pines to determine the extent of infestation from Mountain Pine Beetles in individual trees. Standing or fallen dead trees without any needles can remain as wildlife habitat but trees with initial stages of beetle infestation, showing the fading crown from green to red, can be treated as appropriately recommended by the Forest Service. Trees showing signs of infestation but have round exit holes around the tree base indicate the lack of beetles and cannot be treated. Due to the large size of the pine forest on this property, it may not be feasible to conduct a large-scale insecticide spraying but selective thinning may be helpful to improve the overall health of the forest. An overall annual assessment of the pines may be needed.

Structures

The homestead and agricultural area, including the private residence, chicken coop, garage, barn and silo may have beneficial uses as office space and agricultural education opportunities and should be investigated or assessed by an outside consultant for feasibility for modern use. The potential for local historical landmark status of the buildings should be investigated with the Douglas County History Research Center. The silo is a visually significant landmark in Castle Rock, especially for long-term residents and frequent travelers on Highway 86, however, it may not be structurally safe to remain and should be assessed by a professional licensed engineer. Based on the structural assessment, the Town should either conduct an appropriate professional repair of the silo using similar materials to safely stabilize the structure's integrity or replace the existing silo with a similar functional structure made of similar materials. If it is determined that the silo should be removed due to safety concerns, the potential to re-use any bricks should be investigated. Most of the smaller man-made structures, if not historically significant, such as chicken coops and water tanks, can be removed.

Debris

A few unauthorized dump areas were observed and should be removed. The first pile contains residential yard waste dumped directly behind the homes on Knotty Pine Way. The second pile of miscellaneous trash and debris can be found in the upper middle part of the property, close to the northern fence line with the Town-owned open space parcel. The pasture areas should be inspected for random discarded equipment or trash remaining from the historic grazing and farming activities that may have historical significance.

Recreation

The property has the potential to offer low-impact, passive recreational amenities, as well as, environmental and agricultural educational opportunities. Access to the property currently is only provided by the dirt driveway, so additional trailheads should be considered on the western side and in the northeast corner at an existing undeveloped cul-de-sac. A full site plan that includes the adjacent public park site and Town-owned open space should be developed to fully utilize the property. Due to the extent of high quality wildlife habitat, especially nesting migratory birds, it is recommended to offer hiking-only trails through the mature forested areas on the property.

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Legal Descriptions



LEGAL DESCRIPTION OVERALL PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., INCLUDING A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019047013 OF THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 WHENCE A LINE TO THE SOUTHWEST CORNER OF SAID SECTION 25, BEING MONUMENTED WITH A 2.5" ALUMINUM CAP STAMPED PLS 6395 BEARS S 00°05'11" E, A DISTANCE OF 2673.60 FEET ALL PER COLORADO STATE PLANE COORDINATES CENTRAL (GRID - NAD 83), SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, SAID NORTH LINE ALSO BEING THE SOUTHERLY LINE OF BROOKWOOD SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2006019898 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE S 89°43'49" E, A DISTANCE OF 633.14 FEET TO THE MOST EASTERLY CORNER OF TRACT D, METZLER RANCH FILING NO.3 AS RECORDED UNDER RECEPTION NO. 01055443 OF SAID CLERK'S OFFICE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE S 89°43'49" E, A DISTANCE OF 1113.79 FEET TO A CORNER OF A RIGHT OF WAY PARCEL DESCRIBED UNDER RECEPTION NO. 2018072620 OF SAID CLERK'S OFFICE;

THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT OF WAY LINE AS DESCRIBED UNDER SAID RECEPTION NO. 2018072620 THE FOLLOWING FOURTEEN (14) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 979.50 FEET, A CENTRAL ANGLE OF 06°30'28", AN ARC LENGTH OF 111.25 FEET, WHOSE CHORD BEARS S 40°25'51" W, A DISTANCE OF 111.19 FEET;
- 2) S 46°54'00" E, A DISTANCE OF 13.52 FEET;
- 3) S 43°59'13" W, A DISTANCE OF 477.96 FEET;
- 4) N 46°00'47" W, A DISTANCE OF 13.50 FEET;
- 5) S 43°59'13" W, A DISTANCE OF 196.56 FEET;



- 6) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 371.00 FEET, A CENTRAL ANGLE OF $48^{\circ}23'58''$, AN ARC LENGTH OF 313.40 FEET, WHOSE CHORD BEARS S $19^{\circ}47'14''$ W, A DISTANCE OF 304.16 FEET;
- 7) S $04^{\circ}23'49''$ E, A DISTANCE OF 18.97 FEET;
- 8) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 223.99 FEET, A CENTRAL ANGLE OF $16^{\circ}15'42''$, AN ARC LENGTH OF 63.57 FEET, WHOSE CHORD BEARS S $03^{\circ}43'04''$ W, A DISTANCE OF 63.36 FEET;
- 9) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 73.74 FEET, A CENTRAL ANGLE OF $63^{\circ}39'00''$, AN ARC LENGTH OF 81.92 FEET, WHOSE CHORD BEARS S $46^{\circ}27'19''$ W, A DISTANCE OF 77.77 FEET;
- 10) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 1017.00 FEET, A CENTRAL ANGLE OF $27^{\circ}49'22''$, AN ARC LENGTH OF 493.85 FEET, WHOSE CHORD BEARS S $68^{\circ}09'35''$ W, A DISTANCE OF 489.01 FEET;
- 11) S $54^{\circ}11'38''$ W, A DISTANCE OF 103.55 FEET;
- 12) S $54^{\circ}14'54''$ W, A DISTANCE OF 1203.94 FEET;
- 13) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1955.69 FEET, A CENTRAL ANGLE OF $09^{\circ}00'43''$, AN ARC LENGTH OF 307.61 FEET, WHOSE CHORD BEARS S $58^{\circ}45'16''$ W, A DISTANCE OF 307.29 FEET;
- 14) S $27^{\circ}19'32''$ E, A DISTANCE OF 12.00 FEET TO A CORNER OF SAID RECEPTION NO. 2018072620, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY LINE OF A RIGHT OF WAY LINE FOR FOUNDERS PARKWAY (FORMERLY MILLER BOULEVARD) AS RECORDED UNDER RECEPTION NO. 8603133 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID RECEPTION NO. 8603133, ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1967.69 FEET, A CENTRAL ANGLE OF $10^{\circ}19'11''$, AN ARC LENGTH OF 354.41 FEET, WHOSE CHORD BEARS S $68^{\circ}42'13''$ W, A DISTANCE OF 353.93 FEET TO A CORNER OF THE ALLEN STREET RIGHT OF WAY AS RECORDED UNDER RECEPTION NO. 01055443 OF SAID CLERK'S OFFICE;
- THENCE ALONG THE EASTERLY AND NORTHERLY ALLEN STREET RIGHT OF WAY LINE AS DESCRIBED UNDER SAID RECEPTION NO. 01055443 THE FOLLOWING FIVE (5) COURSES:
 - 1) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF $92^{\circ}13'08''$, AN ARC LENGTH OF 48.29 FEET, WHOSE CHORD BEARS N $60^{\circ}01'26''$ W, A DISTANCE OF 43.24 FEET;



- 2) N 13°54'52" W, A DISTANCE OF 103.29 FEET;
- 3) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 10°29'05", AN ARC LENGTH OF 99.73 FEET, WHOSE CHORD BEARS N 19°09'24" W, A DISTANCE OF 99.59 FEET;
- 4) N 38°02'59" W, A DISTANCE OF 108.16 FEET;
- 5) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 24°57'26", AN ARC LENGTH OF 230.86 FEET, WHOSE CHORD BEARS N 48°18'58" W, A DISTANCE OF 229.04 FEET TO A SOUTHERLY CORNER OF TRACT A, METZLER RANCH FILING NO.7 AS RECORDED UNDER RECEPTION NO. 2004025301 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT A N 28°33'36" E, A DISTANCE OF 434.93 FEET TO A COMMON CORNER OF SAID TRACT A AND TRACT D, METZLER RANCH FILING NO.7 AS RECORDED UNDER RECEPTION NO. 2004025301 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF SAID TRACT D THE FOLLOWING TWO (2) COURSES:

- 1) S 68°23'16" E, A DISTANCE OF 265.76 FEET;
- 2) N 29°11'51" E, A DISTANCE OF 500.00 FEET TO A COMMON CORNER OF SAID TRACT A AND TRACT D;

THENCE ALONG A SOUTHERLY AND SOUTHEASTERLY LINE OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

- 1) N 89°40'22" E, A DISTANCE OF 77.00 FEET;
- 2) N 32°04'47" E, A DISTANCE OF 668.62 FEET TO A COMMON CORNER OF SAID TRACT A AND TRACT D OF SAID METZLER RANCH FILING NO.3;

THENCE ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF SAID TRACT D, METZLER RANCH FILING NO.3 THE FOLLOWING TWO (2) COURSES:

- 1) N 89°40'22" E, A DISTANCE OF 385.59 FEET; 2) N 45°28'26" E, A DISTANCE OF 710.64 FEET TO THE **POINT OF BEGINNING**.



THE ABOVE DESCRIPTION CONTAINS 2,639,061 SQUARE FEET OR 60.58 ACRES MORE OR LESS.



WILLIAM G BUNTROCK, PLS
COLORADO LICENSED LAND SURVEYOR NO. 35585
TRUE NORTH SURVEYING & MAPPING, LLC TN 21007 R1

THE ABOVE DESCRIPTION WAS CREATED WITHOUT THE BENEFIT OF A LAND SURVEY. IT'S POSSIBLE THAT IF A LAND SURVEY WAS COMPLETED ON THIS PARCEL, THE LEGAL DESCRIPTION WOULD CHANGE.

SEVERAL OF THE REFERENCED DOCUMENTS THAT WERE USED TO CREATE THIS DESCRIPTION CONTAINED ERRORS, THEREFORE SEVERAL ASSUMPTIONS WERE MADE TO MAKE THE REFERENCED DOCUMENT CLOSE MATHEMATICALLY.

RESEARCH SHOWS THERE ARE SEVERAL SECTION CORNERS AND QUARTER CORNERS THAT ARE DOUBLE MONUMENTED IN THIS AREA. AN ASSUMPTION WAS MADE THAT THIS IS PART OF THE REASON THAT SOME OF THE REFERENCED DOCUMENTS DID NOT CLOSE. THE ACCEPTANCE OF THE SECTION CORNER AND QUARTER CORNER USED FOR THIS DESCRIPTION IS BASED UPON THE INDICATED SUBDIVISION PLATS AND COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS.

THE PURPOSE OF THIS DESCRIPTION WAS TO CREATE A LEGAL DESCRIPTION OF THE REMAINING LAND LYING BETWEEN AND ADJACENT TO THE REFERENCED DOCUMENTS.

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.

EXHIBIT A

PAGE 5 OF 7

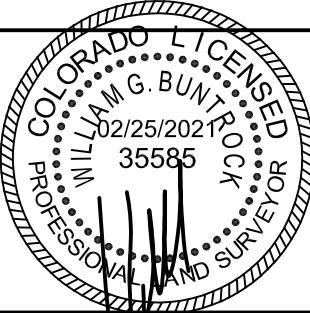
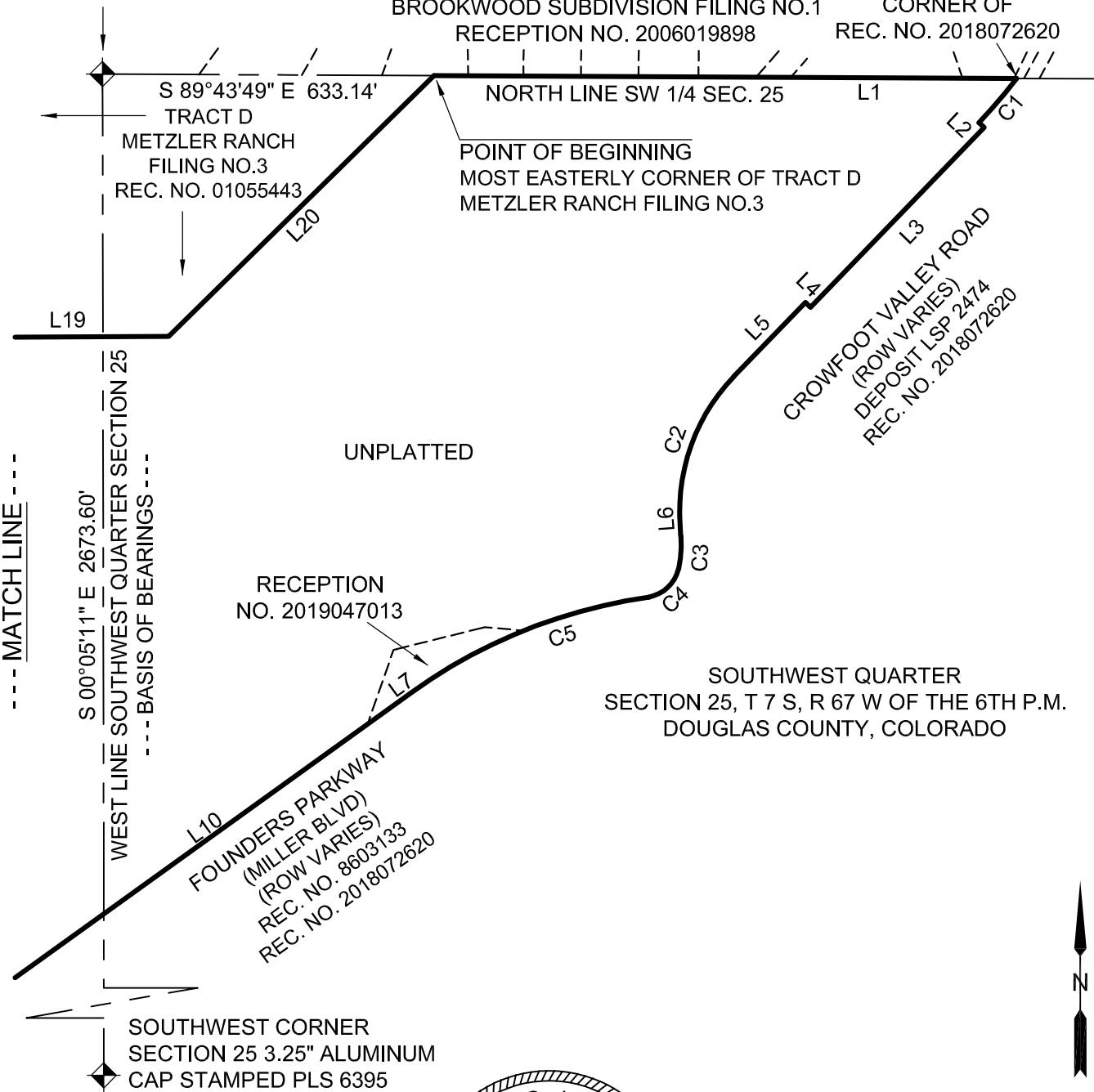
OVERALL PARCEL
2,639,061 SQUARE FEET
60.58 ACRES +/-

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

POINT OF COMMENCEMENT
WEST QUARTER CORNER
SECTION 25 2.5" ALUMINUM
CAP STAMPED PLS 6395

BROOKWOOD SUBDIVISION FILING NO.1
RECEPTION NO. 2006019898

CORNER OF
REC. NO. 2018072620



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.

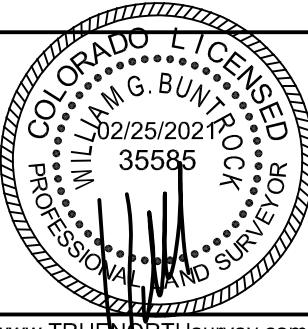
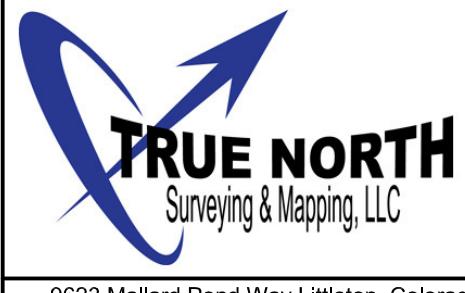
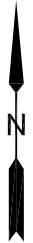
EXHIBIT A

Page 7 of 7

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°30'28"	979.50'	111.25'	S 40°25'51" W	111.19'
C2	48°23'58"	371.00'	313.40'	S 19°47'14" W	304.16'
C3	16°15'42"	223.99'	63.57'	S 03°43'04" W	63.36'
C4	63°39'00"	73.74'	81.92'	S 46°27'19" W	77.77'
C5	27°49'22"	1017.00'	493.85'	S 68°09'35" W	489.01'
C7	9°00'43"	1955.69'	307.61'	S 58°45'16" W	307.29'
C8	10°19'11"	1967.69'	354.41'	S 68°42'13" W	353.93'
C9	92°13'08"	30.00'	48.29'	N 60°01'26" W	43.24'
C10	10°29'05"	545.00'	99.73'	N 19°09'24" W	99.59'
C11	24°57'26"	530.00'	230.86'	N 48°18'58" W	229.04'

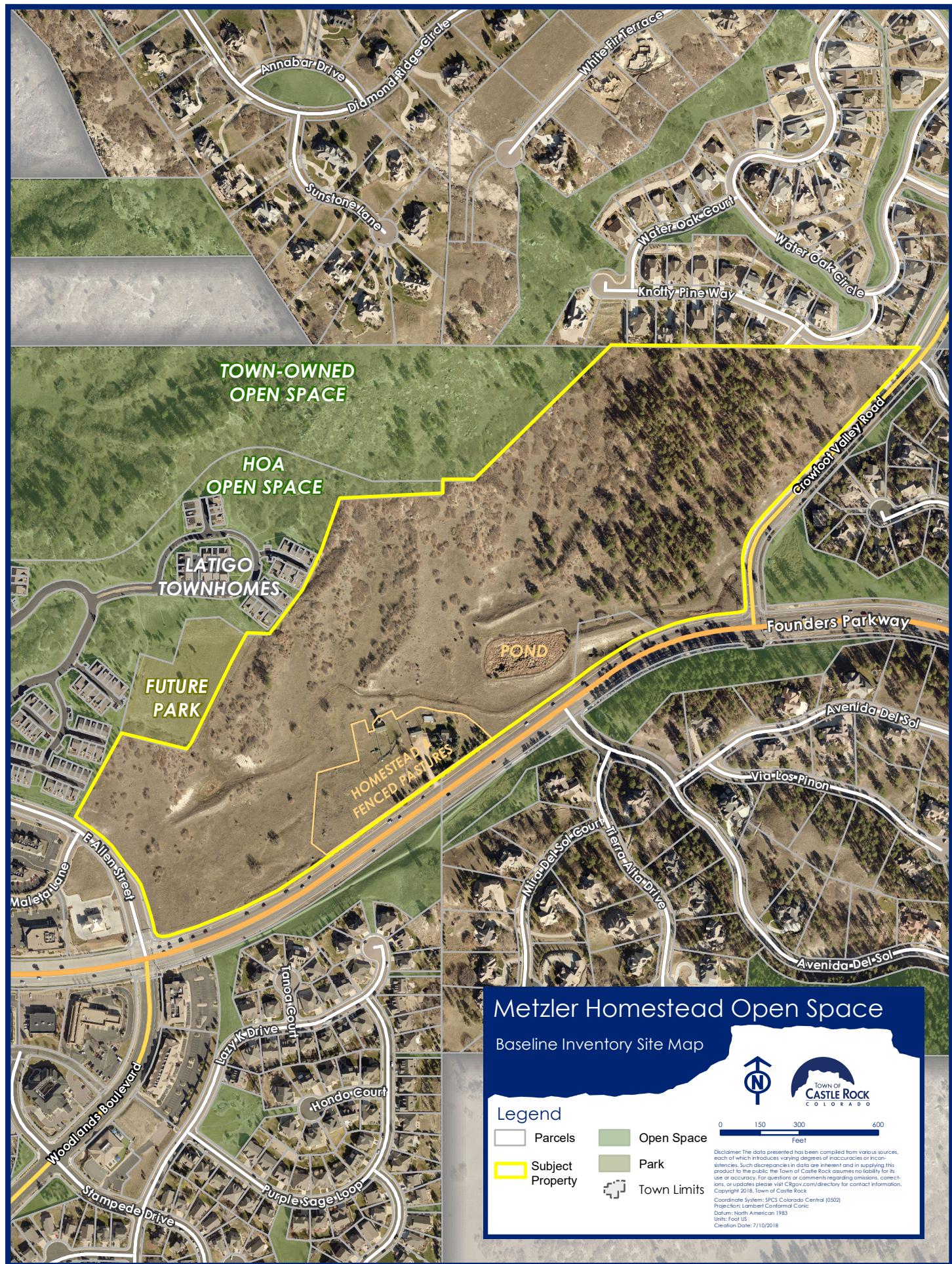
LINE	BEARING	DISTANCE
L1	S 89°43'49" E	1113.79'
L2	S 46°54'00" E	13.52'
L3	S 43°59'13" W	477.96'
L4	N 46°00'47" W	13.50'
L5	S 43°59'13" W	196.56'
L6	S 04°23'49" E	18.97'
L7	S 54°11'38" W	103.55'
L10	S 54°14'54" W	1203.94'
L11	S 27°19'32" E	12.00'
L12	N 13°54'52" W	103.29'
L13	N 38°02'59" W	108.16'
L14	N 28°33'36" E	434.93'
L15	S 68°23'16" E	265.76'
L16	N 29°11'51" E	500.00'
L17	N 89°40'22" E	77.00'
L18	N 32°04'47" E	668.62'
L19	N 89°40'22" E	385.59'
L20	N 45°28'26" E	710.64'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



DATE	02/25/2021
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 21007
HORZ. SCALE	1" = 300'

Site Map



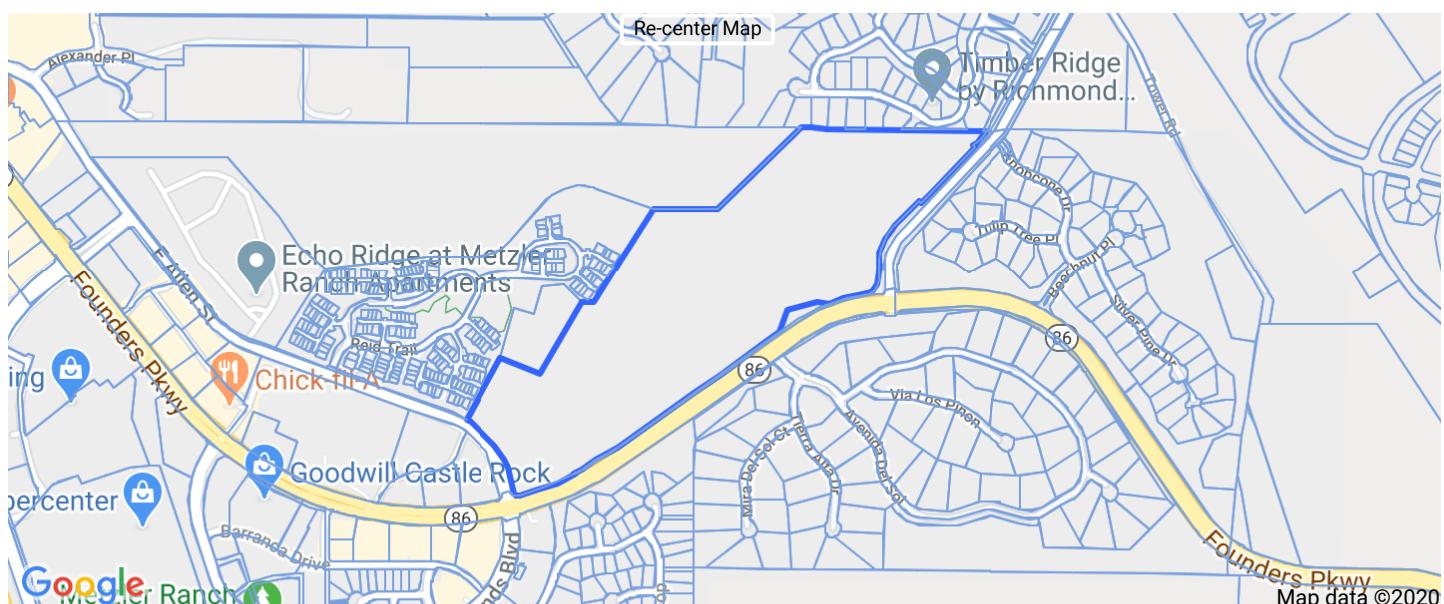
**Douglas County Assessor Building Details
&
Structure Drawings**

Displaying data for the year 2020

3183 CROWFOOT VALLEY RD CASTLE ROCK, CO 80108

Ownership Information

ROBERT F METZLER
PO BOX 85
CASTLE ROCK, CO 80104



Account #: R0605551
State Parcel #: 2351-253-00-015
Account Type: Residential
Tax District: 0217
Neighborhood-Ext: 400-00, 480-00

Owner Info

ROBERT F METZLER
PO BOX 85
CASTLE ROCK, CO 80104

Public Land Survey System (PLSS) Location

Quarter: SW; Section: 25; Township: 7; Range: 67

Building Count: 3

Building Permit Authority:
Town of Castle Rock
Phone: 720-733-3527

Subdivision

Name: METES AND BOUNDS
Reception No: 0000051

Location Description

TRACT IN SW1/4 25-7-67 & SE1/4 26-7-67 LYING N OF
FOUNDERS PKWY 60.777 AM/L RLTD 0605552

Disclaimer

The location description may not be a complete legal
description of the property.

Building Details

Building 1

Property Type:	Out Building	Building Use:	Barns - Genl Purpose (102)
Year Built:	1950	Building Use %:	100%
Quality:	Fair	Actual Value:	\$3,267
% Complete:	100%	Class Code:	1279
Style:	Barns - Genl Purpose (102)	Class Code Description:	RESIDENTIAL OUTBUILDING
Stories:	1	Square Footage:	1,160 sqft
Story Height:	9 ft	Assessor's Building ID:	1
Perimeter:	138 ft	Fixtures:	
Net Sqft:	0 sqft		
Units:	0		
Heating:	None		
Additional Features:			

Building 2

Property Type:	Out Building	Building Use:	Farm Utility Building (477)
Year Built:	1950	Building Use %:	100%
Quality:	Fair	Actual Value:	\$1,193
% Complete:	100%	Class Code:	1279
Style:	Farm Utility Building (477)	Class Code Description:	RESIDENTIAL OUTBUILDING
Stories:	1	Square Footage:	669 sqft
Story Height:	6 ft	Assessor's Building ID:	2
Perimeter:	118 ft	Fixtures:	
Net Sqft:	0 sqft		
Units:	0		
Heating:	None		
Additional Features:			

Building 3

Property Type:	Residential	Building Use:	Single Family Residential
Year Built:	1899	Building Use %:	100%
Quality:	Average	Actual Value:	\$529,368
% Complete:	100%	Class Code:	1212
Style:	Ranch 1 Story	Class Code Description:	SINGLE FAMILY RES - IMPS
Stories:	1	Square Footage:	3,693 sqft
Bedrooms:	3	Assessor's Building ID:	3
Bathrooms:	3	Walkout:	N
Basement Area:	0 sqft	Fireplaces:	1
Finished Bsmt. Area:	0 sqft (0%) (0%)	Porch/Deck Area:	1,041 sqft
Total Finished Area:	3,693 sqft	Garage Type	Garage Area
Interior:	Drywall	Attached:	0 sqft
Exterior:	Frame Stucco	Detached:	950 sqft
Roofing:	Composition Shingle	Assessor's Building ID:	3
Heating:	Central Air to Air		

Additional Features: Wood Fireplace

Type	Description	Area
Porch	Open Slab	521 sqft
Porch	Wood Deck	339 sqft
Porch	Open Slab	181 sqft

Fixtures: Bath 3, K Sink W Htr Laundry

40.0'

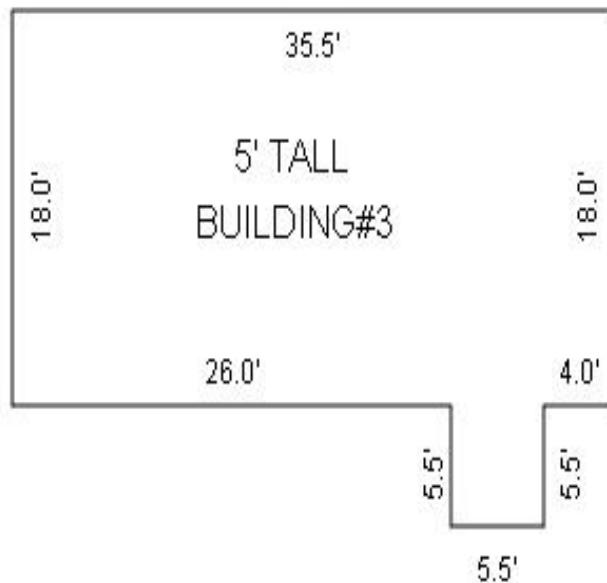
BUILDING# 2

BARN

9' TALL

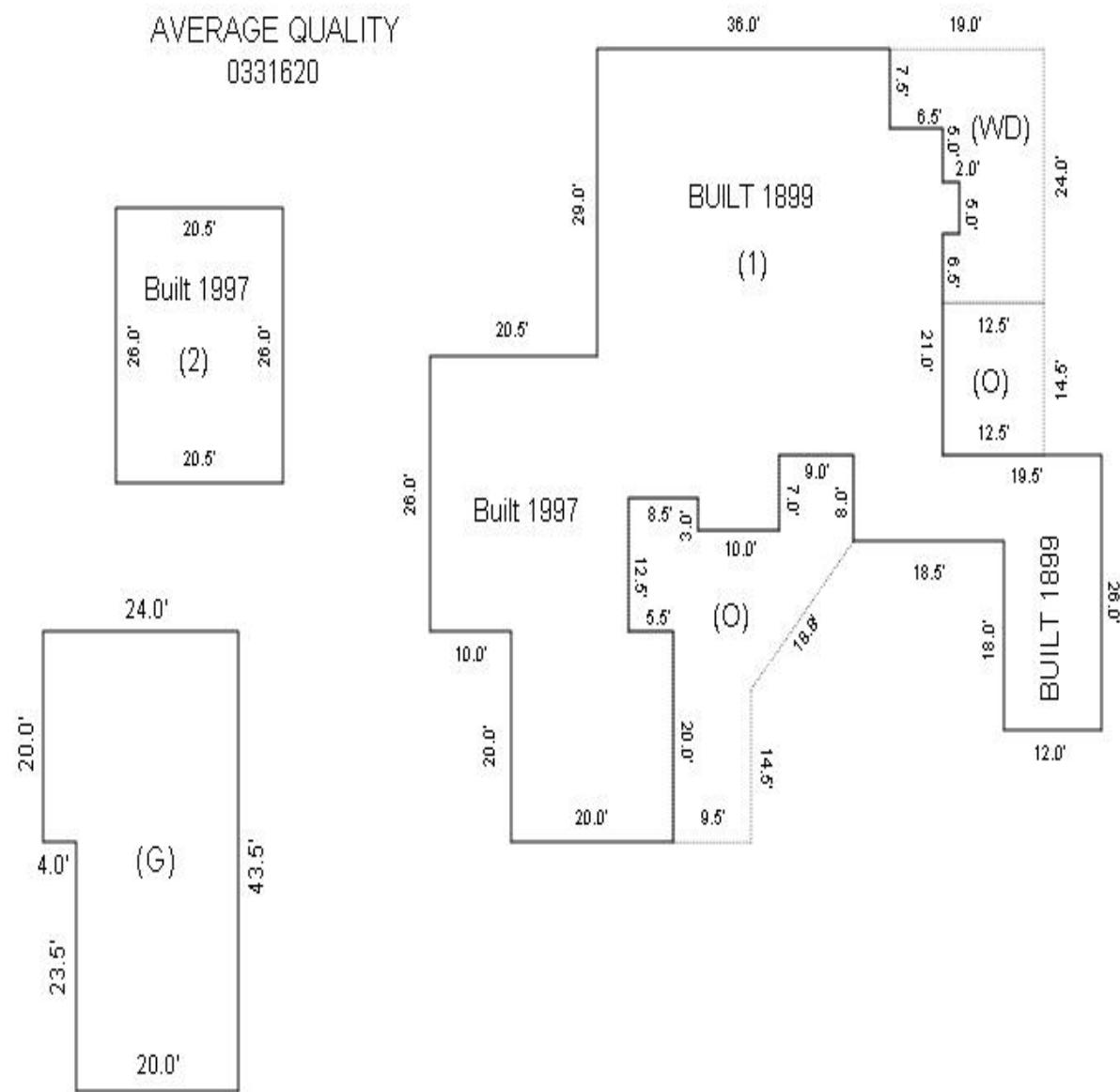
29.0'

FAIR QUALITY



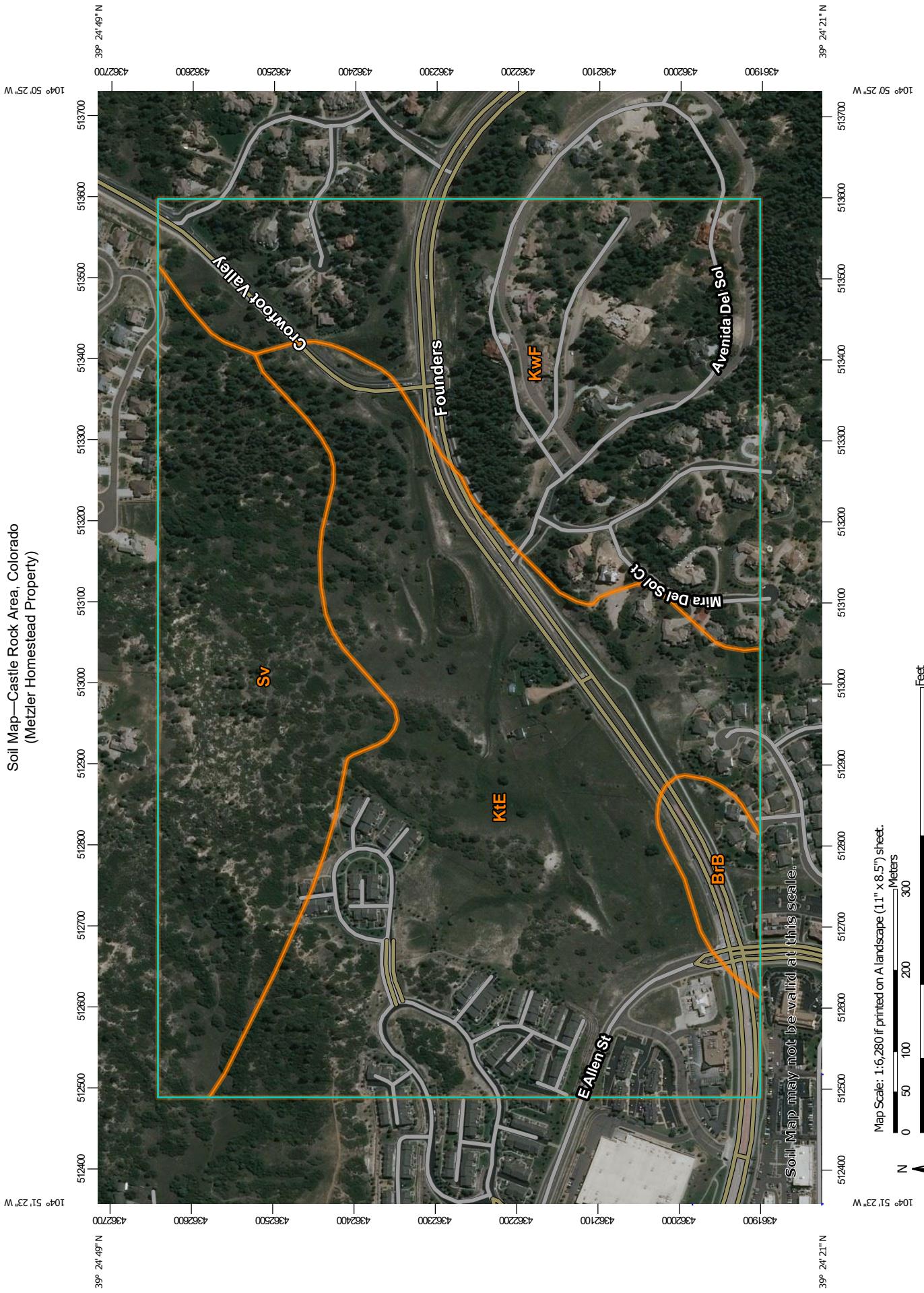
OLD CHICKEN HOUSE
FAIR QUALITY

AVERAGE QUALITY
0331620



Natural Resources Conservation Service Soils Map

Soil Map—Castle Rock Area, Colorado
(Metzler Homestead Property)



Map Scale: 1:6,280 if printed on A landscape (11" x 8.5") sheet.
0 50 100 200 300 600 1200 1800
Meters Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 13N WGS84

Natural Resources
Conservation Service

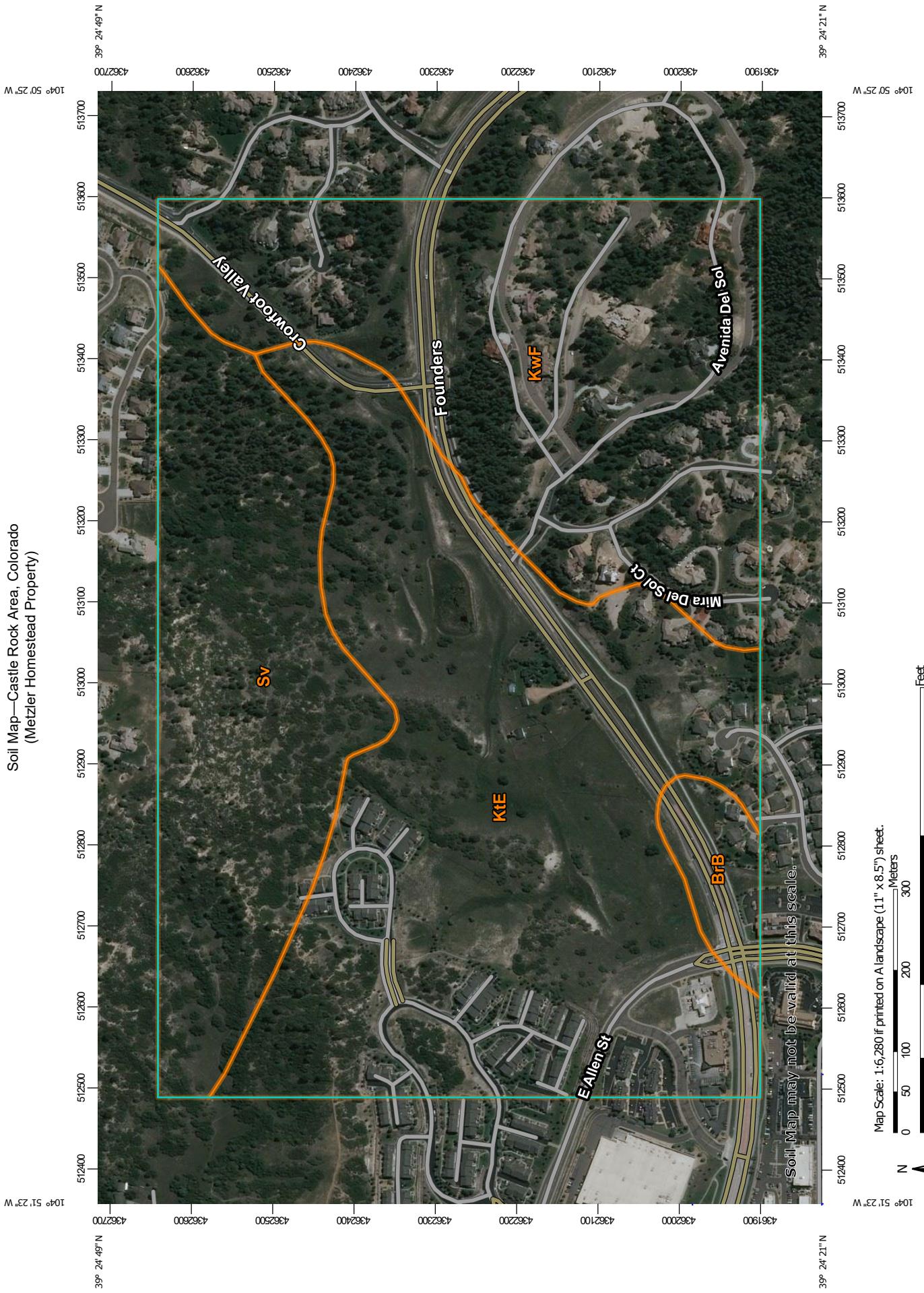


Web Soil Survey
National Cooperative Soil Survey

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	5.3	2.6%
KtE	Kutch sandy loam, 5 to 20 percent slopes	91.7	45.0%
KwF	Kutch-Newlin-Stapleton complex, 8 to 40 percent slopes	62.3	30.5%
Sv	Stony steep land	44.5	21.8%
Totals for Area of Interest		203.9	100.0%

Soil Map—Castle Rock Area, Colorado
(Metzler Homestead Property)



Map Scale: 1:6,280 if printed on A landscape (11" x 8.5") sheet.
0 50 100 200 300 600 1200
0 300 600 1200 1800
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 13N WGS84

Natural Resources
Conservation Service



Web Soil Survey
National Cooperative Soil Survey

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Sv	Stony steep land	44.5	21.8%
Totals for Area of Interest		203.9	100.0%

Plant Species List

Native Plant Species List – Metzler Homestead Property

Plants

Common Name	Scientific Name
Alfalfa	<i>Medicago sativa</i>
American vetch	<i>Vicia americana</i>
Ball cactus	<i>Escobaria vivipara</i>
Blanketflower	<i>Gaillardia aristata</i>
Blue grama	<i>Bouteloua gracilis</i>
Common bulrush	<i>Scirpus tabernaemontani</i>
Common dandelion	<i>Taraxacum officinale</i>
Common harebell	<i>Campanula rotundifolia</i>
Common horehound	<i>Marrubium vulgare</i>
Common mullein	<i>Verbascum thapsus</i>
Common peppergrass	<i>Lepidium densiflorum</i>
Common tansymustard	<i>Descurainia sophia</i>
Common toadflax	<i>Linaria vulgaris</i>
Crested wheatgrass	<i>Agropyron cristatum</i>
Curly-cup gumweed	<i>Grindelia squarrosa</i>
Curly dock	<i>Rumex crispus</i>
Drummond's milkvetch	<i>Astragalus dummondii</i>
Field chickweed	<i>Cerastium arvense</i>
Field timothy	<i>Phleum pratense</i>
Foxtail barley	<i>Hordeum jubatum</i>
Fringed sage	<i>Artemisia frigida</i>
Golden-aster	<i>Heterotheca villosa</i>
Green needlegrass	<i>Stipa viridula</i>
Hairy arnica	<i>Arnica mollis</i>
Hoary alyssum	<i>Berteroia incana</i>
Indian paintbrush	<i>Castilleja integra</i>
Indian rice grass	<i>Oryzopsis hymenoides</i>
Intermediate wheatgrass	<i>Thinopyrum intermedium</i>
Junegrass	<i>Koeleria macrantha</i>
Kentucky bluegrass	<i>Poa pratensis</i>
Low daisy	<i>Erigeron pumilus pumilus</i>
Mountain muhly	<i>Muhlenbergia montana</i>
Mountain bladderpod	<i>Lesquerella montana</i>
Narrow-leaved penstemon	<i>Penstemon angustifolius</i>
Needle-and-thread grass	<i>Stipa comata</i>
Orange paintbrush	<i>Castilleja integra</i>
Pennycress	<i>Thlaspi arvense</i>
Prairie clover	<i>Dalea purpurea</i>
Prairie junegrass	<i>Koeleria macrantha</i>
Prairie sagewort	<i>Artemisia frigida</i>
Prairie sandreed	<i>Calamovilfa longifolia</i>

Prickly lettuce	<i>Lactuca serriola</i>
Prickly-pear cactus	<i>Opuntia polyacantha</i>
Prickly poppy	<i>Argemone polyanthemos</i>
Purple milk-vetch	<i>Astragalus agrestis</i>
Purple threeawn	<i>Aristida purpurea</i>
Red clover	<i>Trifolium pratense</i>
Rush	<i>Juncus</i> spp.
Rush-like sedge	<i>Carex pyrenaica</i>
Sagewort	<i>Artemisia ludoviciana</i>
Scarlet gilia	<i>Ipomopsis aggregata</i>
Scarlet globemallow	<i>Sphaeralcea coccinea</i>
Scorpion weed	<i>Phacelia heterophylla</i>
Sedge	<i>Carex</i> spp.
Showy milkweed	<i>Asclepias speciosa</i>
Sideoats grama	<i>Bouteloua curtipendula</i>
Smooth wildrye	<i>Elymus glaucus</i>
Spike trisetum	<i>Trisetum spicatum</i>
Sprawling daisy	<i>Erigeron divergens</i>
Spreading dogbane	<i>Apocynum androsaemifolium</i>
Sulphur buckwheat	<i>Eriogonum umbellatum</i>
Tufted hairgrass	<i>Deschampsia cespitosa</i>
Velvetweed	<i>Guara parviflora</i>
Water sedge	<i>Carex aquatilis</i>
Western groundsel	<i>Senecio integerrimus</i>
Western marbleseed	<i>Onosmodium bbajariense</i> var. <i>occidentale</i>
Western wallflower	<i>Erysimum asperum</i>
Western wheatgrass	<i>Pascopyrum smithii</i> = <i>Agropyron smithii</i>
Yarrow	<i>Archillea millefolium</i>
Yellow salisfy	<i>Tragopogon dubius</i>

Trees & Shrubs

Common Name	Scientific Name
Choke cherry	<i>Prunus virginiana</i>
Colorado blue spruce	<i>Picea pungens</i>
Creeping Oregon-grape	<i>Mahonia repens</i>
Gambel's oak	<i>Quercus gambelii</i>
Lilac	<i>Syringa vulgaris</i>
Mountain mahogany	<i>Cercocarpus montanus</i>
Narrow-leaved yucca	<i>Yucca glauca</i>
Peach-leaf willow	<i>Salix amygdaloides</i>
Plains cottonwood	<i>Populus deltoides</i> ssp. <i>monilifera</i>
Ponderosa pine	<i>Pinus ponderosa</i>
Prairie rose	<i>Rosa woodsii</i>
Rabbitbrush	<i>Chrysothamnus nauseosus</i>

Rocky Mountain juniper	<i>Juniperus scopulorum</i>
Rocky Mountain ninebark	<i>Physocarpus monogynus</i>
Sandbar willow	<i>Salix exigua</i>
Shrubby cinquefoil	<i>Pentaphylloides floribunda</i>
Snowberry	<i>Symphoricarpos occidentalis</i>
Three-leaf sumac (Skunkbrush)	<i>Rhus trilobata</i>
Wax currant	<i>Ribes cereum</i>
Wooly groundsel	<i>Senecio canus</i>

Wildlife Species List

Species List for Metzler Homestead Site, Douglas County, Colorado*

Amphibians & Reptiles

Common Name	Scientific Name	Abundance
Great Plains Toad	<i>Bufo cognatus</i>	Unknown
Plains Spadefoot	<i>Spea bombifrons</i>	Fairly Common
Fence Lizard	<i>Sceloporus undulatus</i>	Common
Gopher Snake	<i>Pituophis catenifer</i>	Uncommon
Milk Snake	<i>Lampropeltis triangulum</i>	Unknown
Plains Back-headed Snake	<i>Tantilla nigriceps</i>	Rare
Plains Garter Snake	<i>Thamnophis radix</i>	Common
Racer	<i>Coluber constrictor</i>	Sparsely Common
Short-horned Lizard	<i>Phrynosoma hernandesi</i>	Unknown
Western Rattlesnake	<i>Crotalus viridis</i>	Uncommon
Western Terrestrial Garter Snake	<i>Thamnophis elegans</i>	Common
Woodhouse's Toad	<i>Anaxyrus woodhousii</i>	Uncommon

Birds

Common Name	Scientific Name	Abundance
American Crow	<i>Corvus brachyrhynchos</i>	Common
American Goldfinch	<i>Carduelis tristis</i>	Fairly Common
American Kestrel	<i>Falco sparverius</i>	Fairly Common
American Robin	<i>Turdus migratorius</i>	Common
American Tree Sparrow	<i>Spizella arborea</i>	Fairly Common
Barn Swallow	<i>Hirundo rustica</i>	Fairly Common
Black-billed Magpie	<i>Pica pica</i>	Common
Black-capped Chickadee	<i>Parus atricapillus</i>	Common
Black-headed Grosbeak	<i>Pheucticus melanocephalus</i>	Common
Blue Grosbeak	<i>Guiraca caerulea</i>	Uncommon
Blue Jay	<i>Cyanocitta cristata</i>	Uncommon
Blue-gray Gnatcatcher	<i>Polioptila caerulea</i>	Common
Brewer's Blackbird	<i>Euphagus cyanocephalus</i>	Common
Brewer's Sparrow	<i>Spizella brewerii</i>	Common
Broad-tailed Hummingbird	<i>Selasphorus platycercus</i>	Common
Brown Creeper	<i>Certhia Americana</i>	Unknown
Brown Thrasher	<i>Toxostoma rufum</i>	Uncommon
Brown-headed Cowbird	<i>Molothrus ater</i>	Common
Bushtit	<i>Psaltriparus minimus</i>	Fairly Common
Cassin's Finch	<i>Carpodacus cassini</i>	Unknown
Cassin's Sparrow	<i>Aimophila cassinii</i>	Fairly Common
Chipping Sparrow	<i>Spizella passerina</i>	Common
Cliff Swallow	<i>Hirundo pyrrhonota</i>	Fairly Common
Common Grackle	<i>Quiscalus quiscula</i>	Common
Common Nighthawk	<i>Chordeiles minor</i>	Common
Common Poorwill	<i>Phalaenoptilus nuttalli</i>	Unknown

Common Raven	<i>Corvus corax</i>	Unknown
Cooper's Hawk	<i>Accipiter cooperii</i>	Fairly Common
Dark-eyed Junco	<i>Junco hyemalis</i>	Common
Downy Woodpecker	<i>Picoides pubescens</i>	Common
Eastern Kingbird	<i>Tyrannus tyrannus</i>	Fairly Common
Eurasian Collared-Dove	<i>Streptopelia decaocto</i>	Fairly Common
European Starling	<i>Sturnus vulgaris</i>	Uncommon
Golden Eagle	<i>Aquila chrysaetos</i>	Unknown
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	Fairly Common
Gray Catbird	<i>Dumetella carolinensis</i>	Uncommon
Green-tailed Towhee	<i>Pipilo chlorurus</i>	Uncommon
Hairy Woodpecker	<i>Picoides villosus</i>	Common
Horned Lark	<i>Eremophila alpestris</i>	Common
House Finch	<i>Carpodacus mexicanus</i>	Common
House Sparrow	<i>Passer domesticus</i>	Uncommon
House Wren	<i>Troglodytes aedon</i>	Common
Killdeer	<i>Charadrius vociferus</i>	Common
Lapland Longspur	<i>Calcarius lapponicus</i>	Unknown
Lark Bunting	<i>Calamospiza melanocorys</i>	Fairly Common
Lark Sparrow	<i>Chondestes grammacus</i>	Common
Lazuli Bunting	<i>Passerina amoena</i>	Uncommon
Lesser Goldfinch	<i>Carduelis psaltria</i>	Common
Lincoln Sparrow	<i>Melospiza lincolnii</i>	Uncommon
Mountain Bluebird	<i>Sialia currucoides</i>	Common
Mourning Dove	<i>Zenaida macroura</i>	Common
Northern Flicker	<i>Colaptes auratus</i>	Common
Northern Rough-winged Swallow	<i>Stelgidopteryx serripennis</i>	Fairly Common
Ovenbird	<i>Seiurus aurocapillus</i>	Unknown
Plumbeous Vireo	<i>Vireo plumbeus</i>	Fairly Common
Prairie Falcon	<i>Falco mexicanus</i>	Unknown
Pygmy Nuthatch	<i>Sitta pygmaea</i>	Fairly Common
Red-breasted Nuthatch	<i>Sitta Canadensis</i>	Unknown
Red-tailed Hawk	<i>Buteo jamaicensis</i>	Fairly Common
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	Fairly Common
Rock Wren	<i>Salpinctes obsoletus</i>	Fairly Common
Savannah Sparrow	<i>Passerculus sandwichensis</i>	Uncommon
Say's Phoebe	<i>Sayornis saya</i>	Fairly Common
Sharp-shinned Hawk	<i>Accipiter striatus</i>	Unknown
Song Sparrow	<i>Melospiza melodia</i>	Common
Spotted Towhee	<i>Pipilo erythrrophthalmus</i>	Common
Steller's Jay	<i>Cyanocitta stelleri</i>	Unknown
Swainson's Hawk	<i>Buteo swainsonii</i>	Common
Townsend's Solitaire	<i>Myadestes townsendi</i>	Fairly Common
Tree Swallow	<i>Tachycineta bicolor</i>	Fairly Common
Turkey Vulture	<i>Cathartes aura</i>	Fairly Common

Vesper's Sparrow	<i>Pooecetes gramineus</i>	Fairly Common
Violet-green Swallow	<i>Tachycineta thalassina</i>	Fairly Common
Western Bluebird	<i>Sialia mexicana</i>	Common
Western Kingbird	<i>Tyrannus verticalis</i>	Common
Western Meadowlark	<i>Sturnella neglecta</i>	Common
Western Scrub-Jay	<i>Aphelocoma coerulescens</i>	Common
Western Wood-Pewee	<i>Contopus sordidulus</i>	Common
White-crowned Sparrow	<i>Zonotrichia leucophrys</i>	Unknown
Wild Turkey	<i>Meleagris gallopavo</i>	Fairly Common
Yellow-breasted Chat	<i>Icteria virens</i>	Uncommon

Mammals

Common Name	Scientific Name	Abundance
American Badger	<i>Taxidea taxus</i>	Uncommon
American Elk	<i>Cervus elaphus</i>	Uncommon
Black Bear	<i>Ursus americanus</i>	Common
Big Brown Bat	<i>Eptesicus fuscus</i>	Common
Black-tailed Jackrabbit	<i>Lepus californicus</i>	Unknown
Black-tailed Prairie Dog	<i>Cynomys ludovicianus</i>	Uncommon
Bobcat	<i>Lynx rufus</i>	Common
Bushy-tailed Woodrat	<i>Neotoma cinerea</i>	Unknown
Colorado Chipmunk	<i>Tamias quadrivittatus</i>	Unknown
Common Porcupine	<i>Erethizon dorsatum</i>	Uncommon
Coyote	<i>Canis latrans</i>	Common
Deer Mouse	<i>Peromyscus maniculatus</i>	Abundant
Desert Cottontail	<i>Sylvilagus audubonii</i>	Uncommon
Dwarf Shrew	<i>Sorex nanus</i>	Unknown
Fox Squirrel	<i>Sciurus niger</i>	Unknown
Fringed Myotis	<i>Myotis thysanodes</i>	Common
Gray Fox	<i>Urocyon cinereoargenteus</i>	Uncommon
Golden-mantled Ground Squirrel	<i>Spermophilus lateralis</i>	Unknown
Hispid Pocket Mouse	<i>Chaetodipus hispidus</i>	Fairly Common
Hoary Bat	<i>Lasiurus cinereus</i>	Common
House Mouse	<i>Mus musculus</i>	Abundant
Least Chipmunk	<i>Tamias minimus</i>	Common
Little Brown Myotis	<i>Myotis lucifugus</i>	Unknown
Long-eared Myotis	<i>Myotis evotis</i>	Unknown
Long-legged Myotis	<i>Myotis volans</i>	Unknown
Long-tailed Weasel	<i>Mustela frenata</i>	Common
Meadow Vole	<i>Microtus pennsylvanicus</i>	Common
Merriam's Shrew	<i>Sorex merriami</i>	Unknown
Mexican Woodrat	<i>Neotoma mexicana</i>	Unknown
Mountain Cottontail	<i>Sylvilagus nuttallii</i>	Common
Mountain Lion	<i>Felis concolor</i>	Common
Mule Deer	<i>Odocoileus hemionus</i>	Common

Northern Grasshopper Mouse	<i>Onychomys leucogaster</i>	Unknown
Northern Pocket Gopher	<i>Thomomys talpoides</i>	Unknown
Northern Rock Mouse	<i>Peromyscus nasutus</i>	Unknown
Ord's Kangaroo Rat	<i>Dipodomys ordii</i>	Unknown
Plains Harvest Mouse	<i>Reithrodontomys montanus</i>	Unknown
Plains Pocket Mouse	<i>Perognathus flavescens</i>	Unknown
Pronghorn	<i>Antilocapra Americana</i>	Uncommon
Raccoon	<i>Procyon lotor</i>	Common
Red Fox	<i>Vulpes vulpes</i>	Common
Ringtail	<i>Bassariscus astutus</i>	Unknown
Rock Squirrel	<i>Spermophilus variegatus</i>	Fairly Common
Silky Pocket Mouse	<i>Perognathus flavus</i>	Unknown
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	Unknown
Striped Skunk	<i>Mephitis mephitis</i>	Common
Swift Fox	<i>Vulpes velox</i>	Unknown
Thirteen-lined Ground Squirrel	<i>Spermophilus tridecemlineatus</i>	Unknown
Western Harvest Mouse	<i>Reithrodontomys megalotis</i>	Unknown
Western Small-footed Myotis	<i>Myotis ciliolabrum</i>	Common
Western Spotted Skunk	<i>Spilogale gracilis</i>	Uncommon
White-tailed Deer	<i>Odocoileus virginianus</i>	Uncommon
White-tailed Jackrabbit	<i>Lepus townsendii</i>	Unknown

* Information for this list was obtained from the National Diversity Information Source, Colorado Parks & Wildlife, Mammals of Colorado and the Colorado Bird Atlas Partnership. This list has been edited to exclude species for which appropriate habitat is not present on the property.

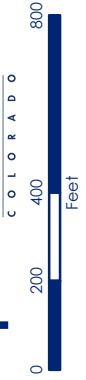
**Map of Photo Points
And
Baseline Photographs**

Metzler Homestead Property

Baseline Photopoints Map

Legend

Parks/Open Space:	
Subject Property	Parcels
Open Space	Park
	School
	Town Limits



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates, please visit CRgov.com/directory for contact information.
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Coordinate System: SPCS Colorado Central (0502)
Projection: Lambert Conformal Conic
Datum: North American 1983
Units: Foot US
Creation Date: 7/20/2018



Metzler Homestead Property Baseline Inventory Report

Baseline Photopoints



Photopoint 1



Photopoint 2



Photopoint 3



Photopoint 4



Photopoint 5



Photopoint 6

Metzler Homestead Property Baseline Inventory Report

Baseline Photopoints



Photopoint 7



Photopoint 8



Photopoint 9



Photopoint 10



Photopoint 11



Photopoint 12

Metzler Homestead Property Baseline Inventory Report

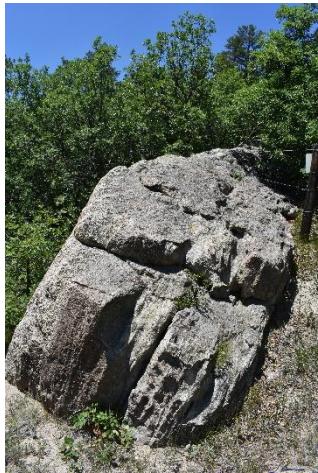
Baseline Photopoints



Photopoint 13



Photopoint 14



Photopoint 15



Photopoint 16



Photopoint 17



Photopoint 18

Metzler Homestead Property Baseline Inventory Report

Baseline Photopoints



Photopoint 19



Photopoint 20



Photopoint 21



Photopoint 22



Photopoint 23



Photopoint 24

Metzler Homestead Property Baseline Inventory Report
Baseline Photopoints



Photopoint 25



Photopoint 26



Photopoint 26a

Metzler Homestead Property Baseline Inventory Report

Baseline Photographs – Homestead Area



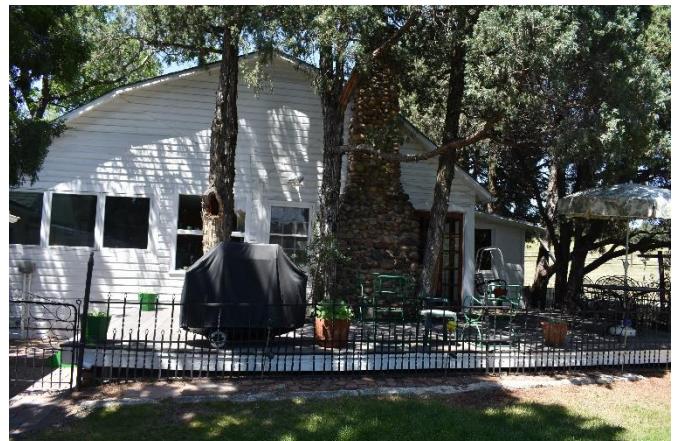
Residence view from driveway.



Original homestead building.



Residence entrance area.



Side patio area.



View of addition to residence.



Mowed lawn on north side of residence.

Metzler Homestead Property Baseline Inventory Report

Baseline Photographs – Homestead Area



Garage and storage building (former milking barn).



Chicken coop building.



Dairy barn and silo.



Small shed next to the dairy barn.



Interior fencing for grazing areas.



Cattle chute.

Metzler Homestead Property Baseline Inventory Report
Baseline Photographs: Homestead Area – February 2021



Metzler Homestead Property Baseline Inventory Report
Baseline Photographs: Homestead Area – February 2021



Metzler Homestead Property Baseline Inventory Report
Baseline Photographs: Homestead Area – February 2021



Metzler Homestead Property Baseline Inventory Report
Baseline Photographs: General Site Photos – February 2021



Metzler Homestead Property Baseline Inventory Report
Baseline Photographs: General Site Photos – February 2021



Metzler Homestead Property Baseline Inventory Report
Baseline Photographs: Pond Area – February 2021



**Deed of
Conservation
Easement**