

METZLER RANCH FILING NO. 3, 5TH AMENDMENT

A REPLAT OF LOT 4-C, METZLER RANCH FILING NO. 3, 2ND AMENDMENT, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 3: COVER

PROPERTY DESCRIPTION

LOT 4-C, METZLER RANCH FILING NO. 3 AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CONTAINING 1.888 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 3 5TH AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP 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, STREET LIGHTS, 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.

OWNERSHIP CERTIFICATE: U.S. BANK NATIONAL CORPORATION

BY: _____

AS: _____

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ } SS.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY
OF _____, 20____

BY _____ AS _____ OF U.S. BANK NATIONAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ } SS.

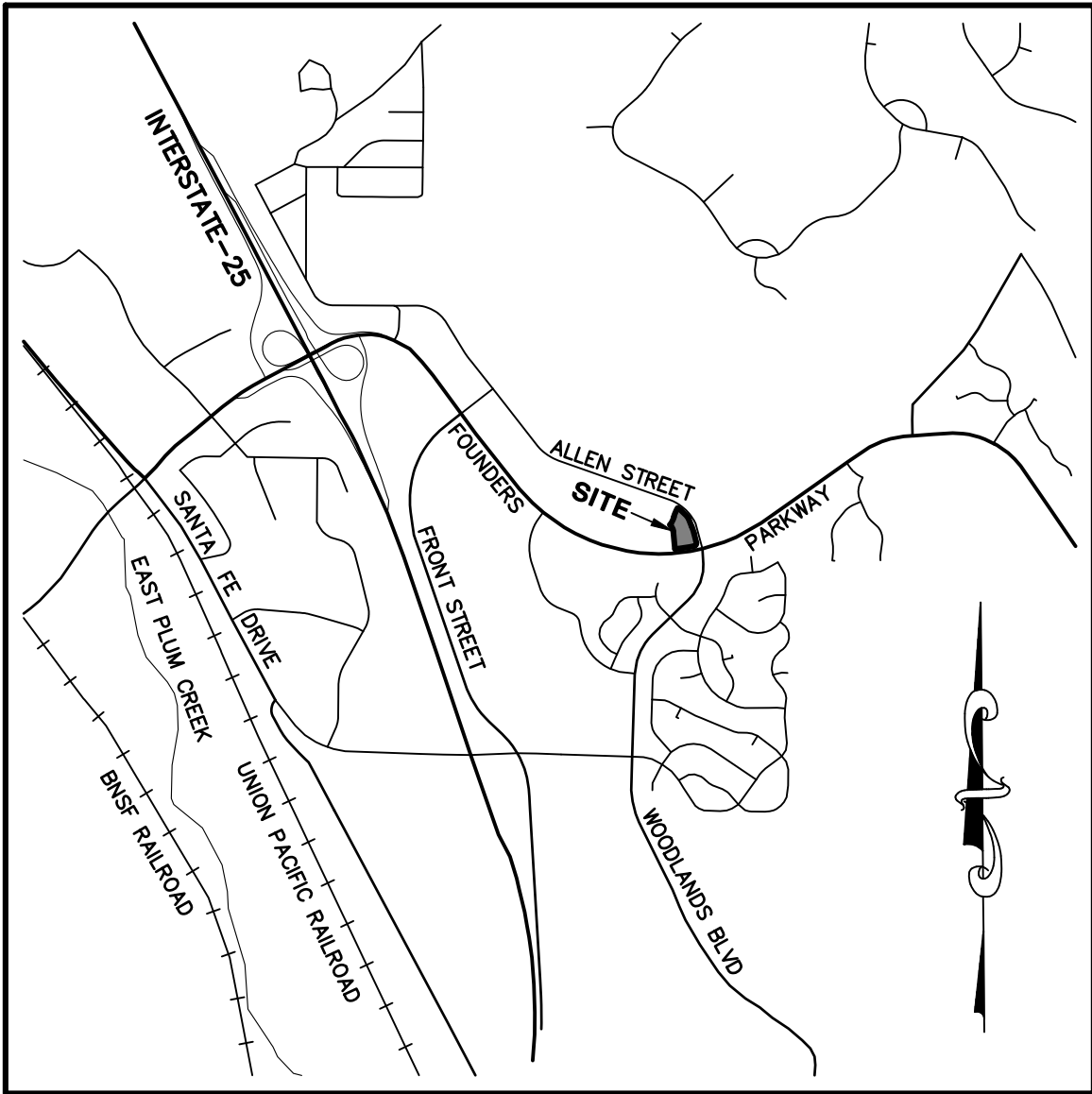
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH DEVELOPMENT AGREEMENT, RECORDED DECEMBER 24, 1996 IN BOOK 1396 AT PAGE 1742.



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

SHEET 1: COVER
SHEET 2: PLAT DRAWING
SHEET 3: NEW EASEMENT DETAIL

OWNER

US BANK NATIONAL ASSOCIATION
633 W. FIFTH ST. SUITE 2500
LOS ANGELES, CA 90071
213-615-6407

SUBDIVIDER

CLOCKTOWER DENTAL
718 MALETA LANE, SUITE 101
CASTLE ROCK, CO 80108
720-883-1662

SURVEYOR

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, CO 80234
303-452-4433

SURVEYOR'S CERTIFICATE

I, RAYMOND W. BAYER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY ADN LEGAL DESCRIPTION REPRESENTED BY THIS PLAT OF METZLER RANCH FILING NO. 3, 5TH AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT OF METZLER RANCH FILING NO. 3, 5TH AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR

DATE

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 LEGAL 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 OF METZLER RANCH FILING NO. 3, 5TH AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT OF METZLER RANCH FILING NO. 3, 5TH AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

NOTES

1. THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

2. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METERS.

3. THIS PARCEL IS NOT WITHIN A 100-YEAR FLOODPLAIN AND IS LABELED AS BEING IN ZONE X, AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 08035C0186G EFFECTIVE MARCH 16, 2016. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R. W. BAYER & ASSOCIATES, INC. FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS, RIGHTS OF WAY, AND OTHER ENCUMBRANCES AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES RELIED UPON THE FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. NCS-USB5156-MPLS REVISION NO. 2, DATED JUNE 5, 2025 AT 9:00 PM.

5. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE NAD83 (2011) STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE, AS REFERENCED BY THE LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY, MONUMENTED AS SHOWN HEREON, WHICH BEARS N70°07'01"W.

6. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

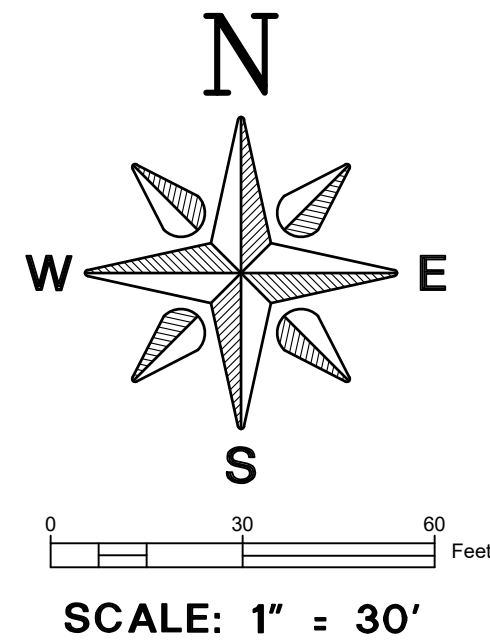
LOT SUMMARY TABLE

LOT NO.	AREA, ACRES	AREA, SQ. FT.	OWNERSHIP	USAGE
4-E	1.222	53,248	LOT 4-E OWNER	*COMMERCIAL
4-F	0.665	28,975	LOT 4-F OWNER	*COMMERCIAL
TOTAL	1.888	82,223		

*COMMERCIAL PER THE METZLER RANCH PUD, 3RD MAJOR AMENDMENT.

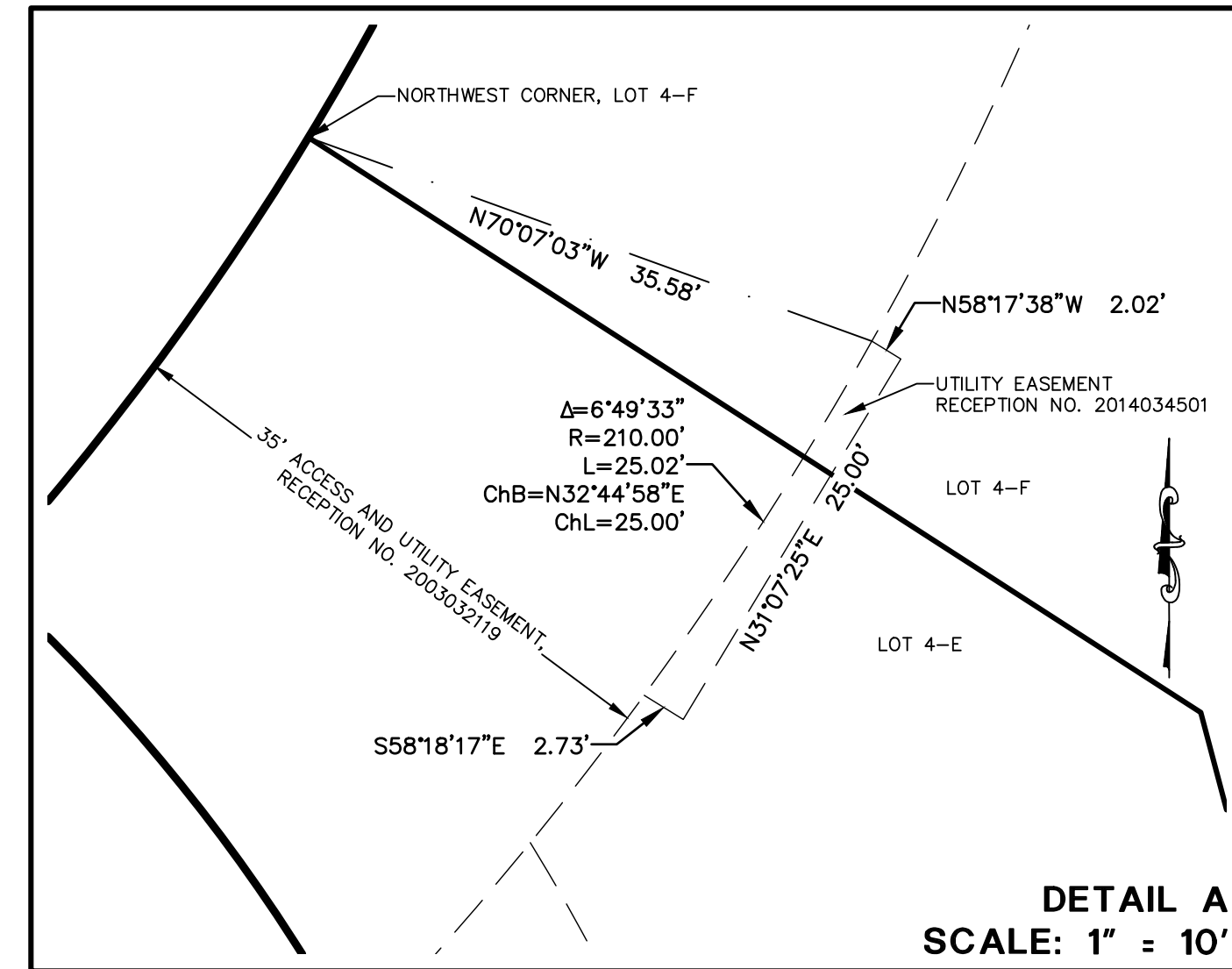
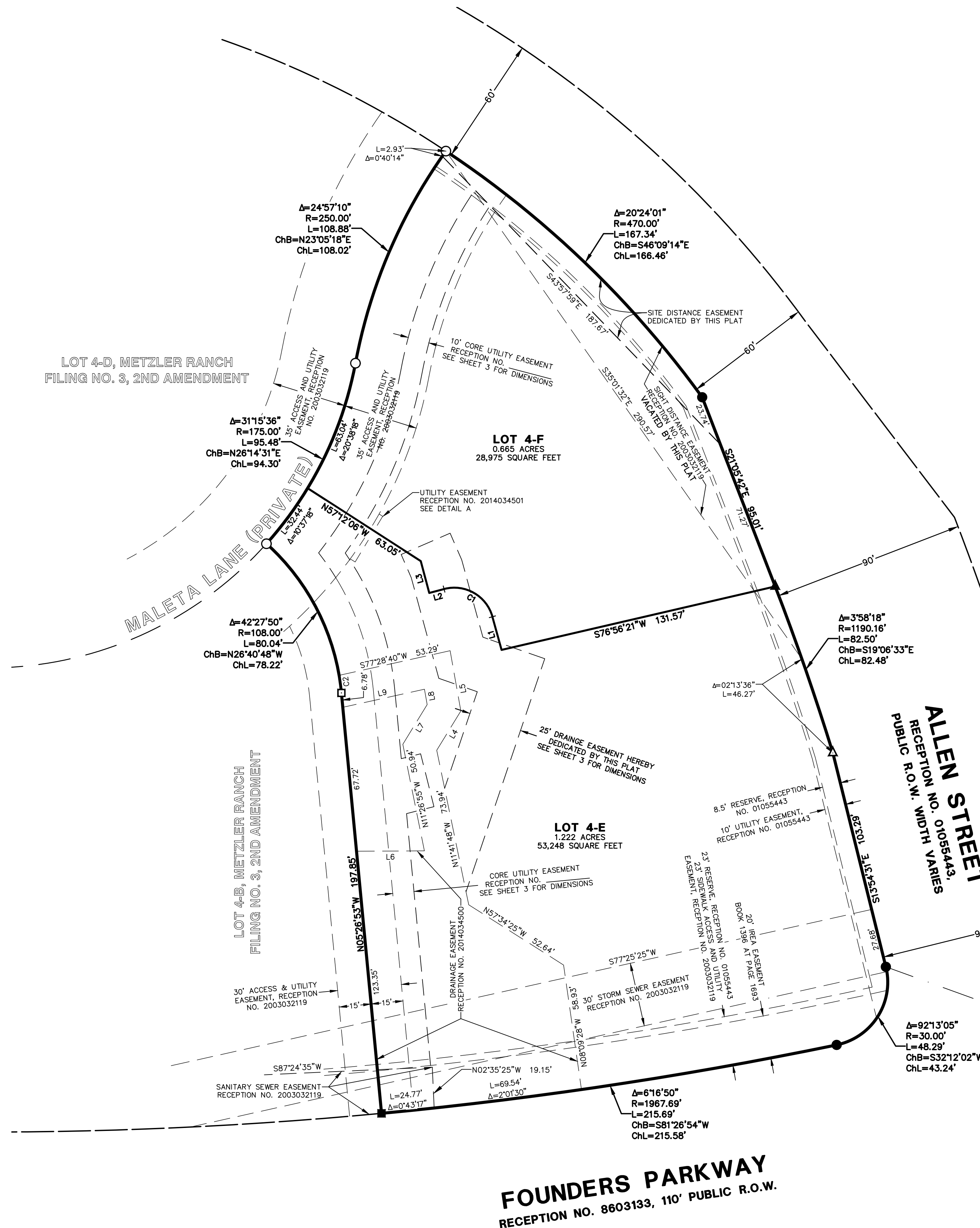
METZLER RANCH FILING NO. 3, 5TH AMENDMENT

A REPLAT OF LOT 4-C, METZLER RANCH FILING NO. 3, 2ND AMENDMENT, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3: PLAT DRAWING



LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND REBAR & YELLOW PLASTIC CAP - PLS 37929
- FOUND NAIL & BRASS TAG - PLS 37929
- FOUND REBAR & ILLEGIBLE YELLOW CAP
- FOUND 1/2" REBAR, BENT
- FOUND 1/2" REBAR & 1" YELLOW CAP - PLS 22564
- SET PK NAIL & 1-1/2" ALUMINUM DISK - PLS 6973



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	28.96	18.55	89°25'36"	N60°09'22"W	26.11
C2	8.30	108.00	4°24'12"	N07°38'59"W	8.30

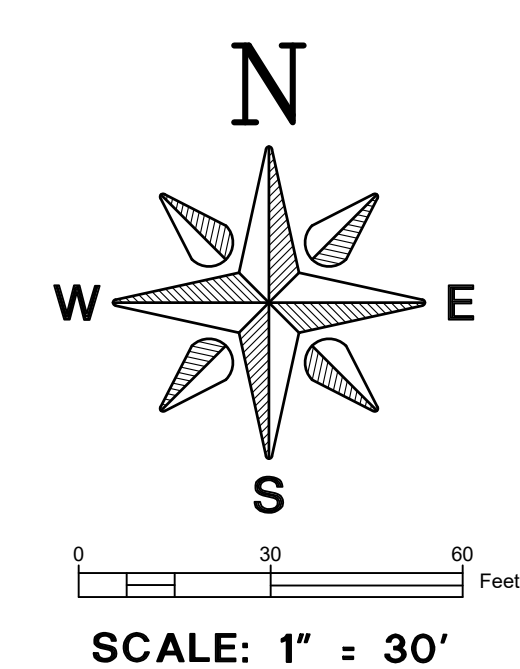
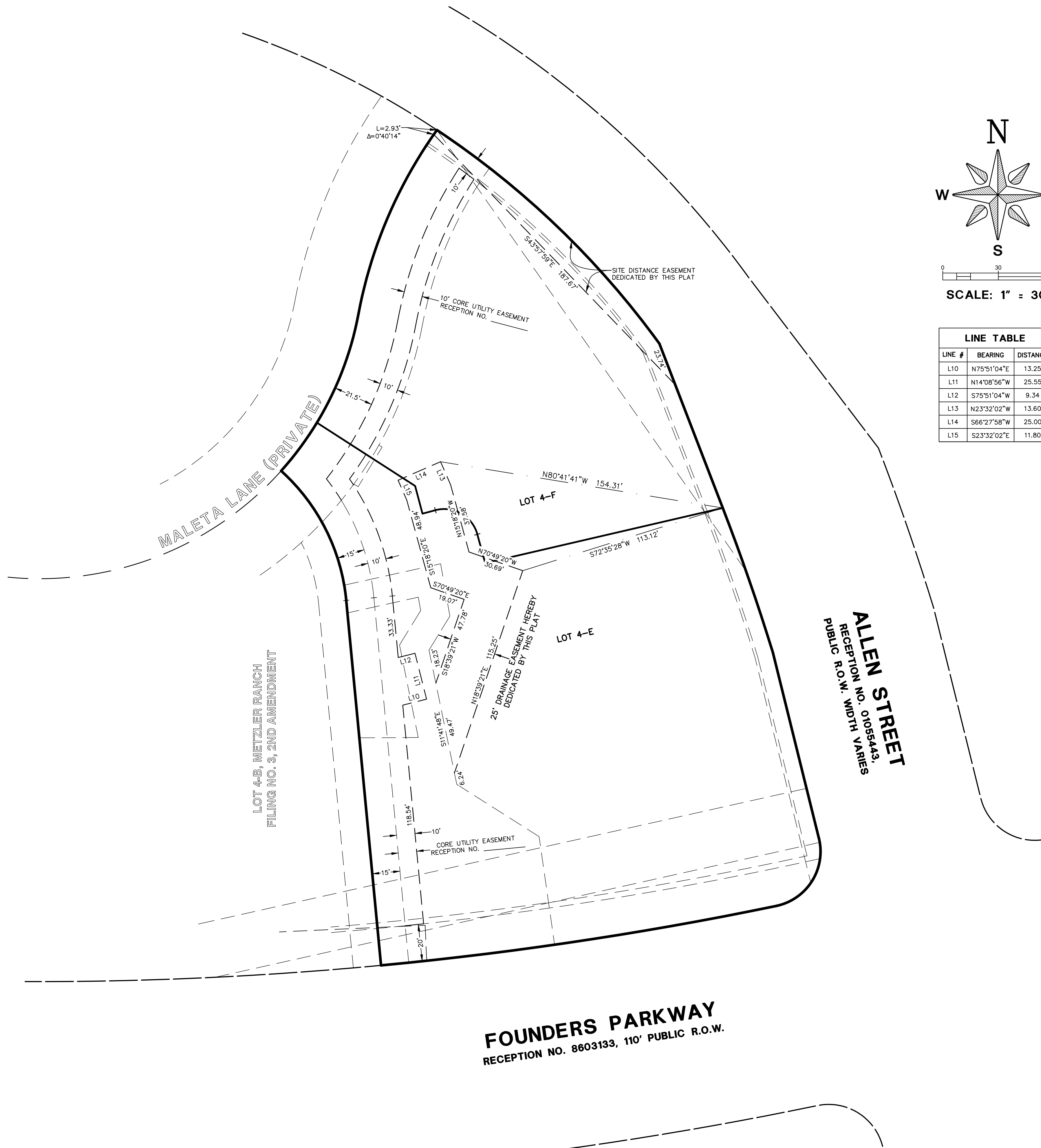
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N15°26'34"W	16.10
L2	S75°07'50"W	7.18
L3	N14°52'10"W	15.46
L4	N31°32'13"E	21.57
L5	N10°03'44"W	28.69
L6	N89°40'43"E	31.79
L7	N31°32'13"E	21.81
L8	N10°03'44"W	7.33
L9	S77°28'40"W	39.17

PREPARED BY:
R.W. BAYER & ASSOCIATES, INC.
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WESTMINSTER, COLORADO 80234
(303)452-4433
INFO@RWSURVEYING.COM
CAD FILE: 25136/25136P.DWG
SHEET 2 OF 3
DATE PREPARED: DECEMBER 16, 2025
REVISED: JULY 15, 2026
(1ST REVIEW COMMENTS)

PLAT DRAWING
PROJECT NO.: PL26-0008
METZLER RANCH FILING NO. 3, 5TH AMENDMENT SHEET 2 OF 2

METZLER RANCH FILING NO. 3, 5TH AMENDMENT

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SHEET 3 OF 3: NEW EASEMENT DETAIL



LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N75°51'04\"E	13.25
L11	N14°08'56\"W	25.55
L12	S75°51'04\"W	9.34
L13	N23°32'02\"W	13.60
L14	S66°27'58\"W	25.00
L15	S23°32'02\"E	11.80

PREPARED BY:
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SHEET 3 OF 3
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