

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 2: 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.

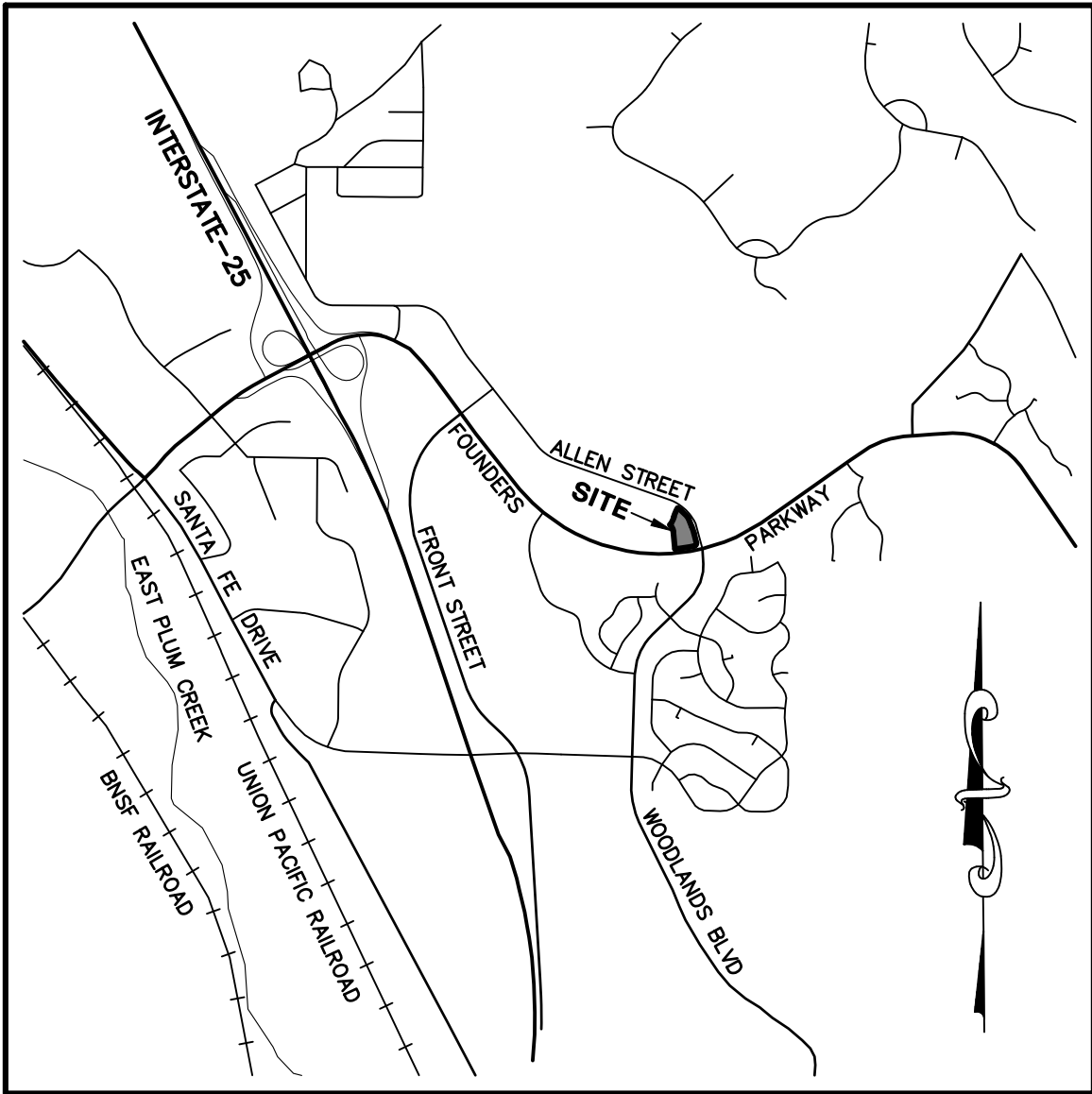
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

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

OWNER/SUBDIVIDER

CLOCKTOWER DENTAL
718 MALETA LANE, SUITE 101
CASTLE ROCK, CO 80108
303-883-1662

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

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

BY: _____
DOUGLAS COUNTY CLERK AND RECORDER

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.

LOT SUMMARY TABLE

LOT NO.	AREA, ACRES	AREA, SQ. FT.
4-E	1.222±	53,248±
4-F	0.665±	28,975±
TOTAL	1.888±	82,223±

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SHEET 2 OF 2: PLAT DRAWING



- | 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 |

Gunnar Guzman

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Monday, June 22, 2026 6:33 AM
To: Gunnar Guzman; Lauren Gleason
Cc: Clifford Netuschil; Austin Handley; John Beystehner
Subject: Re: Clock Tower SDP26-0006/PL26-0008 CORE Easement Requirements
Attachments: COREBuilderDeveloperServiceRequirements 2025.pdf

Good morning, Gunnar and Lauren,

CORE Electric Cooperative approves the proposed plat with the existing utility easements, including the 10-foot easement along Allen Street and the existing 20-foot IREA (CORE) easement.

At the time of electric design, the applicant will be required to grant an additional 10-foot easement, by separate document, to accommodate the existing CORE underground electric facilities as well as the extension of electric service necessary to complete the loop.

The site plan will require revisions to address the comments below, specifically related to the metering location. Refer to the attached CORE Builder Handbook for requirements and clearances for the metering and transformer.

Additional responses to questions are provided below.

Please let me know if you have any questions.

Best regards,

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



From: Gunnar Guzman <gguzman@shrewsusa.com>

Sent: Thursday, June 18, 2026 4:33 PM

To: Brooks Kaufman <BKaufman@core.coop>

Cc: Clifford Netuschil <cnetuschil@shrewsusa.com>; Austin Handley <ahandley@pmgdevelop.com>; John Beystehner <john@jandmarchitects.com>

Subject: Clock Tower SDP26-0006/PL26-0008 CORE Easement Requirements

You don't often get email from gguzman@shrewsusa.com. [Learn why this is important](#)

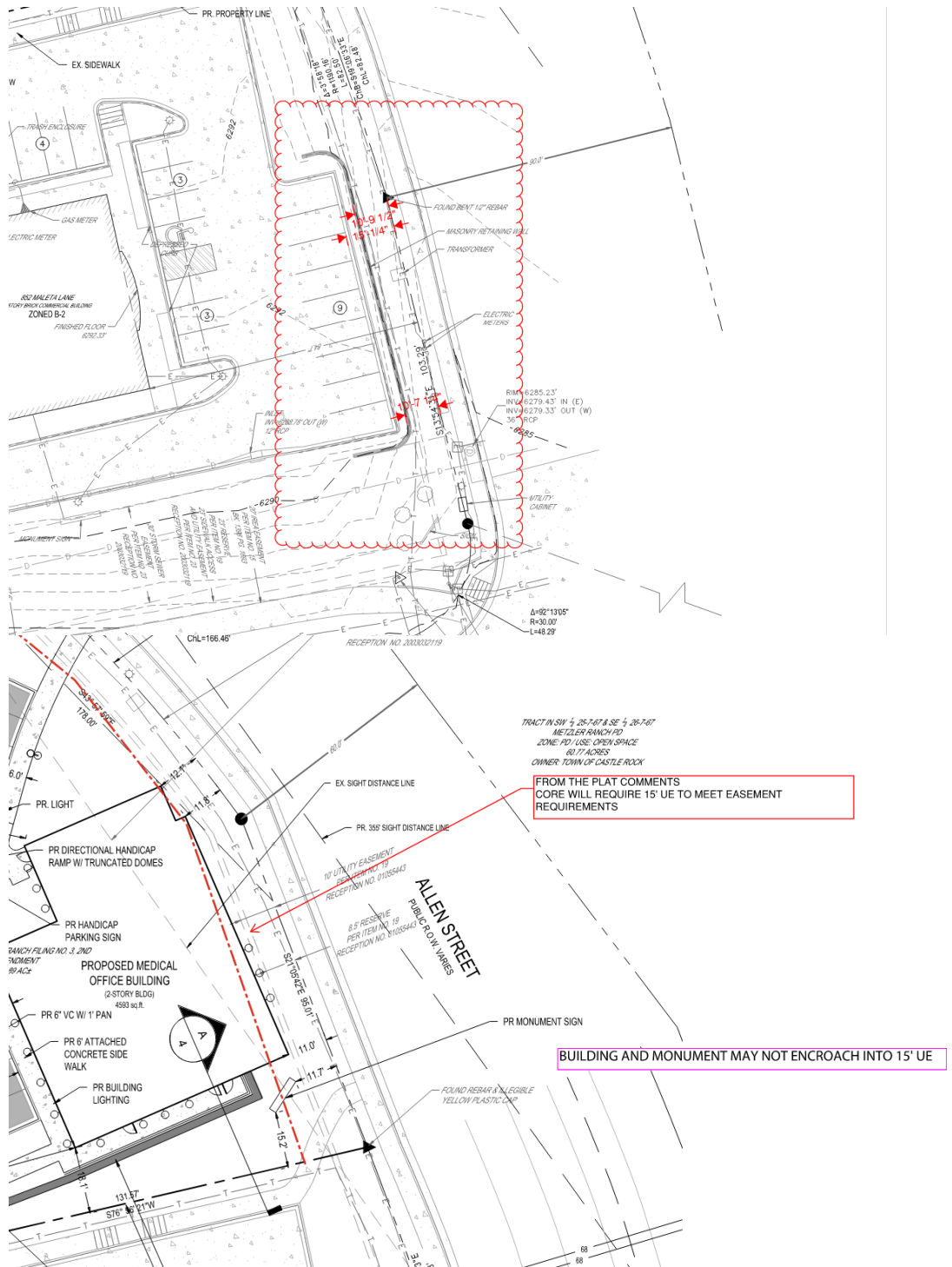
[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Brooks,

Thank you for taking the time to answer our questions regarding CORE Easement requirements today.

Please confirm the following as discussed earlier:

1. The 15' Utility Easement along Founders Parkway will no longer be required as there is an existing 20' IREA Easement. **Not needed**
2. The need for the 5' expansion of the existing 10' Utility Easement along Allen street will be re-evaluated by CORE given the following:
 1. The existing retaining wall and parking encroach the proposed 5' expansion. (image below, left)
 2. The impact on constructability of the proposed Clock Tower Dental Site. (image below, right)



3. A 5' Dry Utility Easement will not be required by CORE along the proposed property line on either side. (See attached document "U-SDP26-0006 Plans-Rev2" for reference) **Not needed**
4. The existing transformer (400 amp / 208V secondary) currently being used by US Bank is fit to serve the proposed site under the conditions:
 1. The upgrade of the transformer from 150 to 225 kVa. **May require an upgrade from 75 kVA, voltage will serve unless a request to 277/480 Volt.**
 2. Metering is located on the proposed Clock Tower Dental Building. **Provide metering location that meet CORE requirements for clearances and metering. Update site plan required.**

3. Proper Easement Dedication is provided for the additional secondary wire serving the Clock Tower Dental Building. **Additional easement maybe required to grant an easement for the secondary from the bank to the Dental office; that easement will be between property owners and not CORE.**
4. Loop of the system is completed with the ~347' extension to the existing structure at the western corner of Allen Street and Maleta Lane. **Will be required to be completed at electric design at the expense of the applicant and provide a 10-foot easement by CORE separate document.**
5. The need for the appropriate 10' Dry Utility Easement along the property line/existing core facilities between Lot 4B and 4E, continuing north along Maleta Lane for the proposed connection. **Provide a 10-foot easement for the existing CORE underground electric facilities and for the future electric loop to the western corner of Allen Street and Maleta Lane**

Once again, we appreciate your time and cooperation with our team. Please let us know if there is any information that you require from us, or any other questions/comments that you may have, at this time.

Thank you,

Gunnar Guzman, EIT

Project Engineer

Site Civil & Land Development



2696 South Colorado Boulevard, Suite 460

Denver, CO 80222

gguzman@shrewsusa.com

M 970.380.8185

shrewsusa.com



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