

PLAT IDENTIFICATION SHEET

RECEPTION#: 02010146

DATE: 01/30/2002

TIME: 11:42

FEE: \$ 20.5 (2 P)

GRANTOR:

(owner/signer)

MSK Fairfield
Castle Rock LLC

GRANTEE:

(subdivision name or name of plat)

Metzler Ranch # 4
Final Plat

LEGAL:

(section-township-range)

26-7-67

NEW SUBDIVISION ABBREV: _____

FINAL PLAT

METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO 1 LOT - 19.18 ACRES

SURVEYOR'S STATEMENT

I, MICHAEL C. CREGGER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON May 17, 2001 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (second order); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

SIGNED THIS 14th DAY OF January, 2002

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.

NOTES

- 1. THE LANDS PLATTED HEREON ARE NOT WITHIN A 100-YEAR FLOOD PLAIN AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080050 0186 C, DATED SEPTEMBER 30, 1987.
2. INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS TAKEN FROM TITLE COMMITMENT FILE NO. CM 103720 C-5 PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 25, 2001 AS PROVIDED BY FAIRFIELD RESIDENTIAL AND DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC OF DENVER, CONSULTING ENGINEERS.
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 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 SUBDIVIDERS 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 COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
5. TRACT A, AS PLATTED HEREON, IS RESERVED FOR THE POTENTIAL WIDENING OF ALLEN STREET AND NO DEVELOPMENT SHALL OCCUR WITHIN THIS TRACT UNLESS APPROVED BY THE TOWN OF CASTLE ROCK. IN THE EVENT THIS 7.5 FEET WIDE STRIP IS UTILIZED FOR SUCH WIDENING, THE TOWN OF CASTLE ROCK, OR ITS ASSIGNS, WILL BE RESPONSIBLE FOR PURCHASE OF THE 7.5 FEET AS ADDITIONAL RIGHT-OF-WAY.
6. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR ALL ONGOING MAINTENANCE OF ALL PRIVATE DRIVES AND/OR ROADWAYS CONSTRUCTED ON SAID LOT 1.
7. NO LANDSCAPING, EXCEPT GRASS AND PRIVATE IRRIGATION SYSTEMS, NOR PERMANENT STRUCTURES (MAILBOXES, SHEDS, BUILDINGS, ETC.) SHALL BE PLACED IN UTILITY OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE TOWN OF CASTLE ROCK.
8. NO OBJECTS MORE THAN 36" ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, SHALL BE PLACED WITHIN ANY SIGHT DISTANCE EASEMENT, SINCE THEY CONSTITUTE SIGHT OBSTRUCTIONS. SUCH OBJECTS INCLUDE BUILDINGS, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, ETC.

LEGAL DESCRIPTION

A tract of land situated in the South half of Section 26, 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 Northeast corner of said South half of Section 26, as monumented by a pipe with a 2-1/2 inch diameter aluminum cap marked: LS6935, and considering the North line of said South half to bear North 89°38'29" West to the Northwest corner of said South half, as monumented by a pipe with a 3-1/2 inch diameter aluminum cap marked: LS14166, with all bearings contained herein, relative thereto; thence South 69°02'59" West, 2421.64 feet to the POINT OF BEGINNING of this description; thence South 31°21'17" West, 578.29 feet; thence North 70°21'07" West, 162.86 feet; thence along a curve to the right having a delta of 32°08'01", a radius of 470.00 feet and an arc of 263.59 feet; thence North 38°13'06" West, 1229.75 feet; thence South 89°38'29" East, 839.88 feet; thence South 41°09'01" East, 481.57 feet; thence South 31°47'21" East, 215.87 feet; thence South 50°41'28" East, 201.41 feet to the POINT OF BEGINNING of this description, containing 19.18 acres, more or less.

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 THE 28TH DAY OF DECEMBER, 1995 AT RECEPTION NO. 9561705, AND ACCORDINGLY 222 SFE ARE DEBITED FROM METZLER RANCH WATER BANK 1.

TITLE CERTIFICATE

I, LYNDA J. ROSAMOND, BEING AN AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 18th DAY OF January, 2002

Lynda J. Rosamond, North American Title Company, AUTHORIZED REPRESENTATIVE, TITLE INSURANCE COMPANY, Chief Title Officer

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.



TOWN OF CASTLE ROCK, Max St. Jean, TOWN MANAGER

STATEMENT OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO, THE 25 DAY OF January, 2002

Director of Planning and Development

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, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF METZLER RANCH FILING NO. 4. 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 CABLE TELEVISION 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.

OWNER: MSK FAIRFIELD CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY

- BY: FF CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: FAIRFIELD FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER
BY: FF PROPERTIES, INC., A DELAWARE CORPORATION, MANAGING MEMBER

BY: Patrick J. Gavin, PATRICK J. GAVIN

TITLE: VICE PRESIDENT

STATE OF California, COUNTY OF San Diego

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF January, 2002

BY: Patrick J. Gavin

Witness my hand and official seal: M.M. Rhinesmith, Notary Public, California, San Diego County, Commission Expires Jan 31, 2004

MY COMMISSION EXPIRES: Jan 31, 2004

MORTGAGEE AND LIENHOLDER: WASHINGTON MUTUAL BANK FA

BY: FVP

TITLE: FVP, STATE OF TEXAS, COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF JANUARY, 2002 BY: Willam Brown McDonald, Notary Public, State of Texas, My Commission Expires September 26, 2005

WITNESS MY HAND AND OFFICIAL SEAL: DEBORAH JACKSON COOK, NOTARY PUBLIC

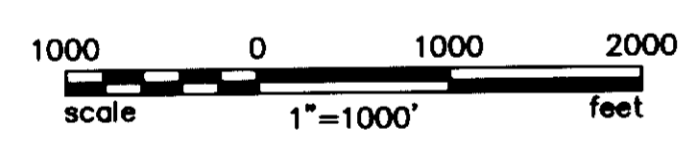
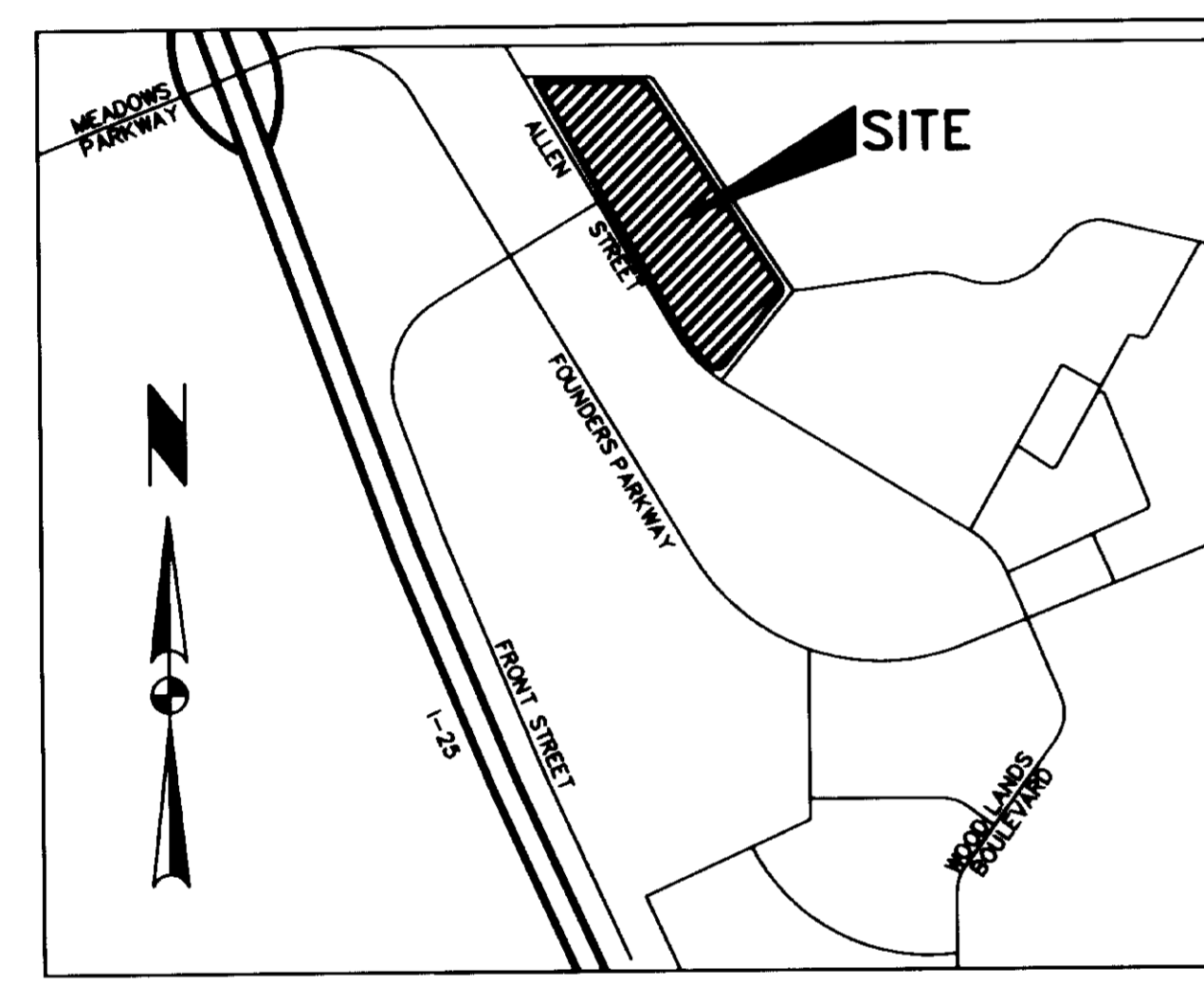
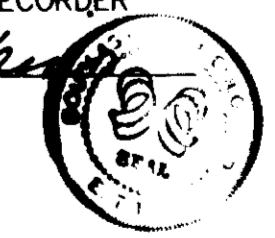
MY COMMISSION EXPIRES: 09-09-2005



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 11:42M. ON THE 30th DAY OF January, 2002. IN BOOK, PAGE, MAP, RECEPTION NO. 02010146

DOUGLAS COUNTY CLERK AND RECORDER BY: Lauren Jenkins, DEPUTY



SHEET INDEX

- SHEET 1 SIGNATURE SHEET
SHEET 2 FINAL PLAT

OWNER: MSK Fairfield Castle Rock LLC, 5510 Morehouse Dr. Suite 200, San Diego, CA 92121, Telephone: (858) 457-2123, Contact: Patrick Gavin

ENGINEER / SURVEYOR: TST Inc. of Denver, 9222 Teddy Lane, Lone Tree, Colorado 80124, Telephone: (303) 792-0557, Contact: John P. Cotten, P.E., Contact: Michael C. Cregger, P.L.S.

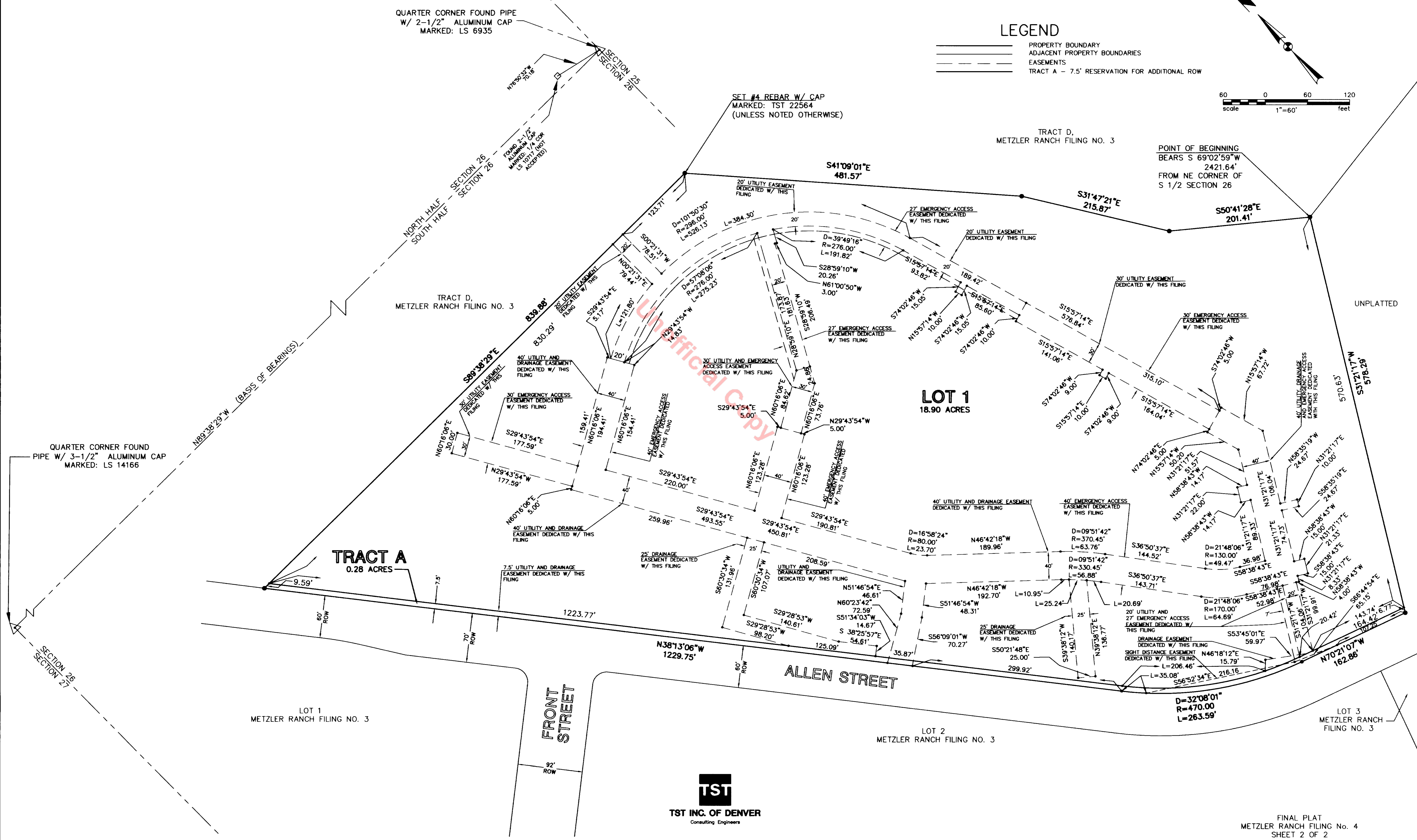
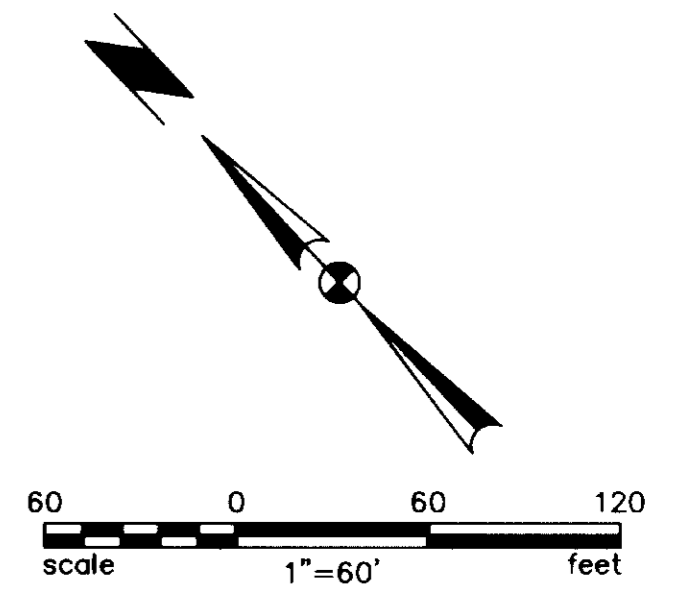


FINAL PLAT METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
1 LOT - 19.18 ACRES

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- EASEMENTS
- TRACT A - 7.5' RESERVATION FOR ADDITIONAL ROW



TST
TST INC. OF DENVER
Consulting Engineers