

THE HOMESTEAD AT RIFLE P. U. D. PHASE I FINAL PLAT

TIE: N. 49°43'24"W. 46.35'
Fnd. Rebar & Cap L.S. 27925
NI/16 CORNER SECTIONS 9/10
County Road 295 Annexation

CLERK AND RECORDER'S CERTIFICATE
 This plat was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, on the 9TH day of July, A.D. 1999, and is duly recorded in Book 548551, Reception No. 548551.

CITY ENGINEER'S CERTIFICATE OF APPROVAL
 This plat approved by Rifle City Engineer on the 9TH day of July, A.D. 1999.
S/ JEFF S.
 City Engineer

COUNTY SURVEYOR'S CERTIFICATE
 Approved for consent and form only and not the accuracy of surveys, calculations and drafting. Pursuant to C.R.S. 38-35-101, et. sec.
S/ SAMUEL D. PHELPS
 Garfield County Surveyor
 Date: 2/15/99

CERTIFICATE OF DEDICATION AND OWNERSHIP
 Know all men by these presents that WJL, LLC, being sole owner in fee simple of all that real property described as follows: A parcel of land in the NW1/4 of Section 10, Township 4 South, Range 89 West of the 6th Meridian, Garfield County, State of Colorado and described as follows:

TITLE COMPANY CERTIFICATE
COMMONWEALTH TITLE does hereby certify they have examined the title to all lots depicted and shown upon this plat and file to each lot as the dedicator free and clear of all liens, taxes and encumbrances except as follows:
**DEED AT TRAIL, RECEPTION 512069
 IN BOOK 1180 AT PAGE 842**
S/ DEAN H. HUABEL
 Date: 6-15-99

CITY OF RIFLE COUNCIL CERTIFICATE OF APPROVAL AND ACCEPTANCE
 This plat approved by the City Council of the City of Rifle, Garfield County, Colorado, on the 15TH day of July, A.D. 1999, for filing with the Clerk and Recorder of Garfield County and for conveyance to the City of the public dedications shown herein; subject to the provisions that approval in no way obligates the City of Rifle, for financing or constructing of improvements on lots, streets or easements dedicated to the public except as specifically agreed to by the City Council.
S/ DAVID M. LING
 Mayor

CITY OF RIFLE PLANNING COMMISSION CERTIFICATE OF APPROVAL
 This plat approved by the City of Rifle Planning and Zoning Commission on the 15TH day of July, A.D. 1999.
S/ K.
 Chairman

LEGEND
 ○ = Box 5/8" rebar & cap stamped L.S. 10871
 ● = Fnd. 5/8" rebar & cap stamped L.S. 27925

UTILITY COMPANY CERTIFICATE
 This plat approved by Public Service Company of Colorado on the 10TH day of June, 1999.
**S/ PAUL SIACOLGOTTI
 PLANNER**

EXECUTED this 9TH day of July, A.D. 1999.
Owner: WJL, LLC, a Colorado Limited Liability Company
By: S/ JOHN W. SAUSAGE
 John W. Sausage, Managing Member, PO Box 1028, Rifle, CO 81660.

STATE OF COLORADO
 COUNTY OF GARFIELD
 CITY OF RIFLE
 The foregoing dedication was acknowledged before me this 9TH day of July, A.D. 1999, by John W. Sausage, as Managing Member of WJL, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal:
 My commission expires: 10/19/2000
S/ NILA F. PARRINGTON
 Notary Public

OWNER OF MINERAL RIGHTS
 John W. Sausage and Sally M. Brends, PO Box 1028, Rifle, CO 81660. Gordon W. Grahm, address unknown, 1/16th royalty interest. All mineral rights are unleased.

LIENHOLDER
 Lienholder consents to the dedications set forth hereon and agrees to subordinate its security interest in said property to the dedications set forth hereon.

ALPINE BANK, 100 E. 4th Street, Rifle, CO 81660
By: S/ SAV. RICKSBERG SUP Date: 6/16/99
 As authorized agent of Alpine Bank

Witness my hand and official seal:
 My commission expires: 12/19/2000
S/ NILA F. PARRINGTON
 Notary Public

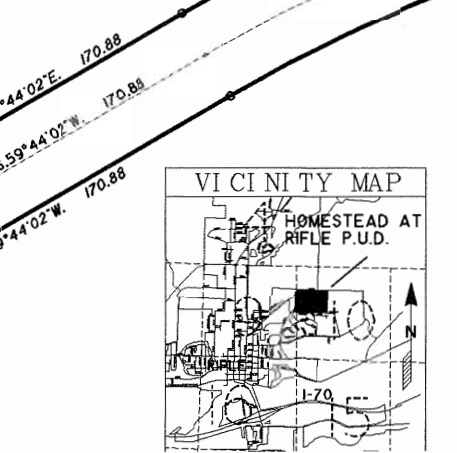
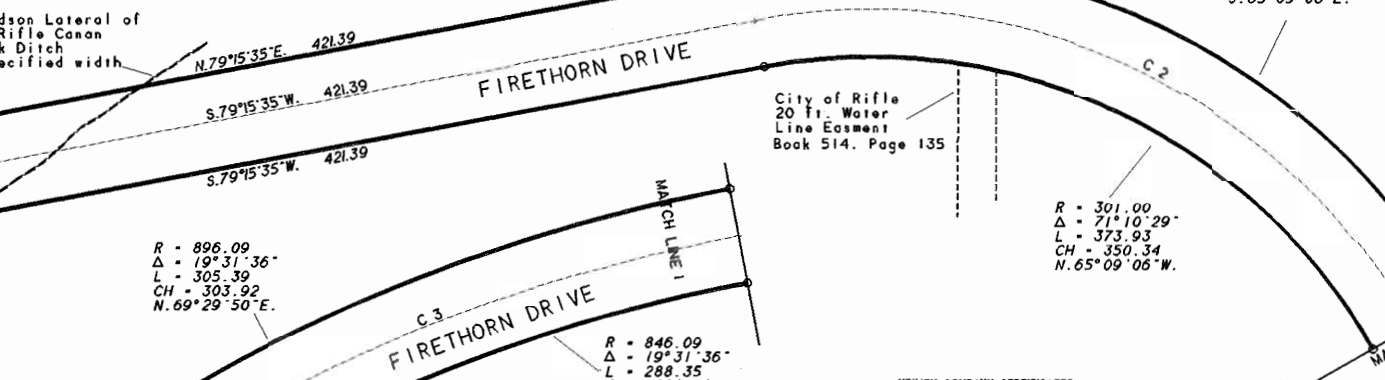
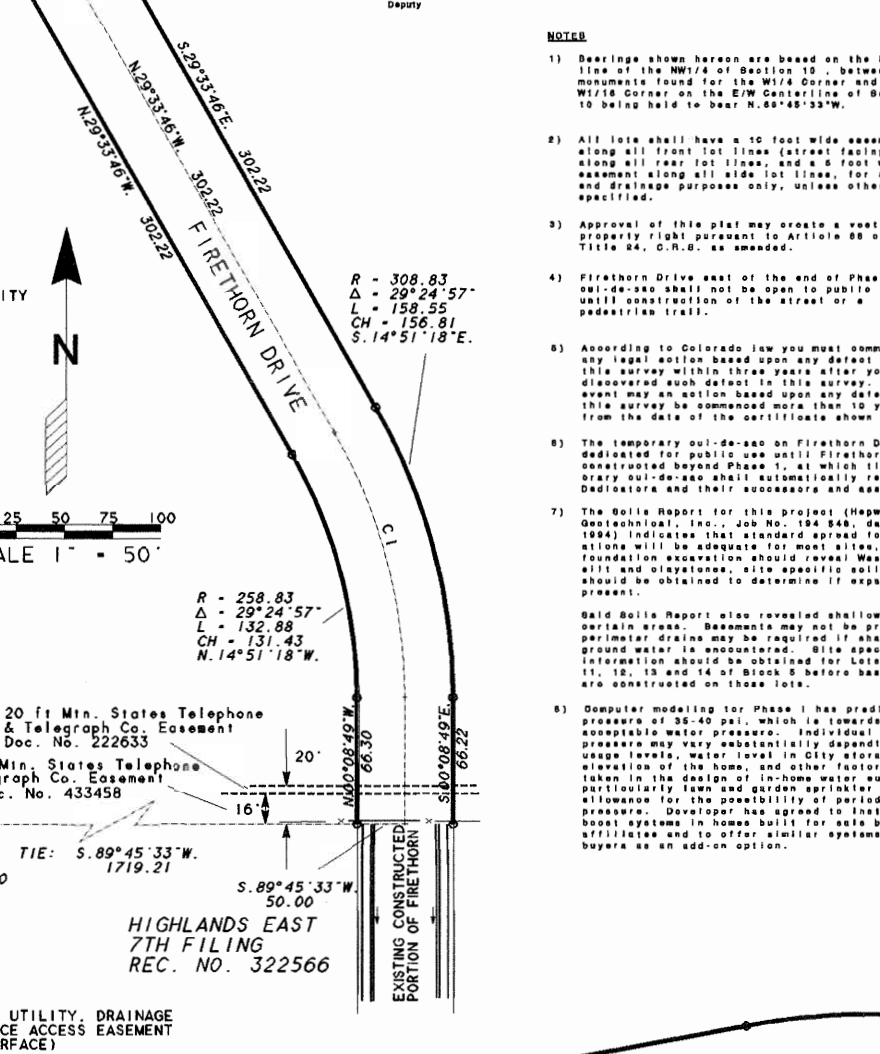
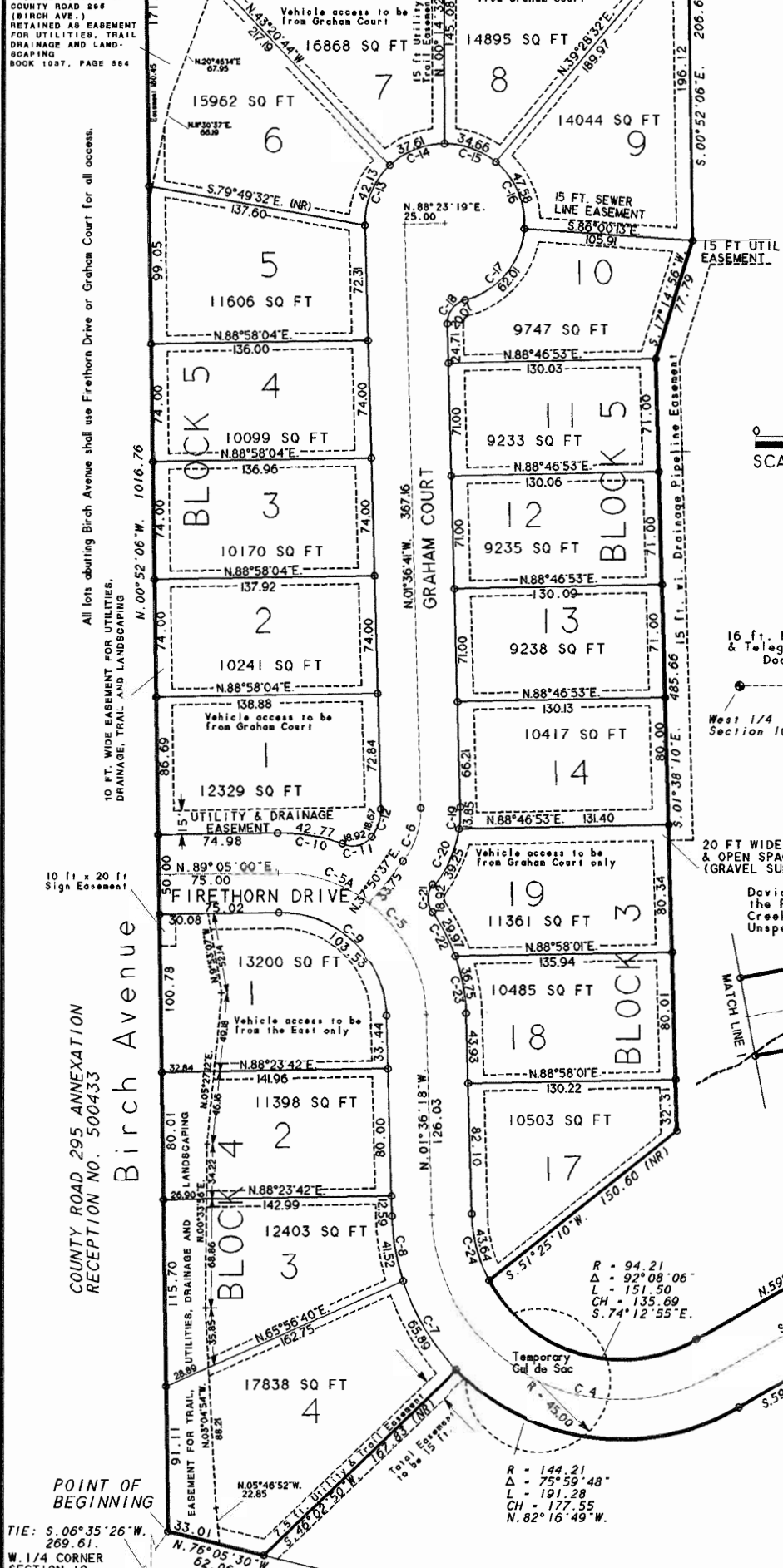
COCA CERTIFICATION
 This plat contains all information required by C.R.S. 38-35-308.
Garfield County Surveying
 By: S/ ANDREW COOK Date: 5/25/99

**THE HOMESTEAD AT RIFLE P. U. D.
 PHASE I FINAL PLAT**
 Sections 9 & 10, T.6 S., R.93 W., 6th P.M.
 PLAT DATE: 5/13/99
 SURVEY DATE: JUNE '99
 SCALE: 1" = 50'
 DRAWN: MLC

This plat approved by U.S. West Communications this 15TH day of JUNE 1999.
S/ ROBERT S. FIELD ENGINEER

This plat approved by TCI of Central Colorado this 10TH day of JUNE 1999.
S/ DON M. RIFE TECH.

SURVEYOR'S CERTIFICATE
 I, Midford Lee Coolbaugh, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey shown hereon was prepared by me or under my direct supervision, responsibility and checking, and that it is true and correct to the best of my knowledge.
S/ MIDFORD L. COOLBAUGH
 Midford L. Coolbaugh, P.L.S. 10871



CURVE DATA TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD	BEARING
1	283.83	29°24'57"	145.72	144.12	N14°51'18"W
2	326.00	71°10'29"	404.99	379.45	N65°09'06"W
3	871.09	19°31'36"	296.87	295.44	S69°29'50"W
4	119.20	18°39'40"	246.87	205.05	N69°58'08"W
5	91.44	59°33'05"	80.68	78.09	N121°32'37"E
5A	91.44	38°45'37"	61.85	60.69	N73°32'37"W
6	52.12	39°27'18"	35.89	35.18	N18°06'51"E
7	144.19	24°10'58"	65.89	65.32	N31°15'22"W
8	144.19	16°29'55"	41.52	41.38	N09°51'22"W
9	66.44	89°18'39"	103.57	93.40	N46°16'04"W
10	116.44	27°02'40"	42.77	42.52	S80°22'28"E
11	15.00	72°40'00"	20.07	18.61	S34°31'39"W
12	22.12	39°27'05"	13.65	13.33	N18°06'51"E
13	50.00	48°16'25"	42.13	40.50	N22°35'50"E
14	50.00	43°06'12"	37.61	36.73	N68°12'22"E
15	50.00	39°43'04"	34.66	33.97	S70°23'00"E
16	50.00	54°31'51"	47.58	45.80	S23°15'50"E
17	50.00	71°03'32"	62.01	58.1	S39°41'33"W
18	15.00	76°40'00"	20.07	18.61	S34°31'39"W
19	22.12	39°27'05"	13.65	13.33	N18°06'51"E
20	77.12	10°27'09"	13.65	13.33	S03°32'04"W
21	20	77°12'40"	18.92	17.69	S01°42'05"W
22	16.43	18°44'48"	29.97	29.88	S27°05'09"E
23	16.43	18°44'48"	29.97	29.88	S27°05'09"E
24	16.43	18°44'48"	29.97	29.88	S27°05'09"E

POINT OF BEGINNING
 TIE: S. 06°35'26"W. 269.61'.
 W. 1/4 CORNER SECTION 10

R = 351.00
 Δ = 71°10'29"
 L = 436.04
 CH = 408.54
 S. 65°09'06"W.

R = 258.83
 Δ = 29°24'57"
 L = 132.88
 CH = 131.43
 N. 14°51'18"W.

R = 896.09
 Δ = 19°31'36"
 L = 305.39
 CH = 286.96
 S. 69°29'50"E.

R = 846.09
 Δ = 19°31'36"
 L = 288.35
 CH = 286.96
 S. 69°29'50"W.