

THE HOMESTEAD AT RIFLE P. U. D. PHASE 2 FINAL PLAT

NOTES

- Bearings shown hereon are based on the North line of the NW¼ of Section 10, between the monuments found for the W¼ Corner and the NW¼ Corner on the E/W Centerline of Section 10 being held to bear N.89°45'39"E.
- All lots shall have a 10 foot wide easement along all front lot lines (streets facing) and along all rear lot lines, and a 5 foot wide easement along all side lot lines, for utility and drainage purposes only, unless otherwise specified. See Loc. B, Block 6 for typical easements.
- Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S. as amended.
- Fir Avenue Drive north of the end of Phase 2 temporary cul-de-sac, and Fir Avenue east of the end of Phase 2 temporary cul-de-sac shall not be open to the public until construction of the street or a pedestrian trail is completed.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect in this survey. In no event may an action be based upon any defect in this survey be commenced more than 10 years from the date of the certificate shown hereon.
- The temporary cul-de-sac on Fir Avenue Drive and Fir Avenue are dedicated for public use until the streets are constructed by Phase 2, at which time the temporary cul-de-sacs shall automatically revert to the Dedicator and their successors and assigns.
- The Sales Report for this project (Hepworth-Pawlik Geotechnical, Inc., Job No. 184 548, dated Dec. 16, 1994) indicates that standard spread footer foundations will be adequate for most sites, however, if foundation excavation should reveal Westcott Formation silt and claystone, a site specific soils investigation should be obtained to determine if expansive soils are present.
- WATER PRESSURE ISSUES:** Phase 2 of the HOMESTEAD AT RIFLE PUD is in the Highlands East Pressure Zone where domestic water pressure is supplied by a pump system. This system has experienced occasional periods of inadequate pressure and, infrequently, failed entirely for short periods. This system is powered by electricity and there is no emergency power source. The Developer and the City of Rifle have decided not to attempt to make temporary improvements to the system, but rather to dedicate all available resources to construction of a water storage tank at a higher elevation which will provide gravity fed water pressure, a much more reliable system. However, until that new water tank is constructed, THE HOMESTEAD Phase 2 may experience occasional water pressure deficiencies. Care should be taken in the design of in-home water supply systems and particularly landscape irrigation systems to make allowance for the possibility of periods of low water pressure. Developer has agreed to install pressure booster systems in homes built for sale by it or its affiliates and to offer similar systems to custom home buyers as an add-on option.
- Before construction of improvements on lots that immediately border Highlands East, the lot owner shall consult with the adjoining Highlands East lot owner(s) regarding placement of improvements on the new lots. Reasonable accommodations shall be made to mitigate the impacts of construction within Homestead Phase 2, to the extent reasonably feasible, on existing lots and homeowners in Highlands East.

CLERK AND RECORDERS CERTIFICATE

This plat was filed for record in the Office of the Clerk and Recorder of Garfield County on the _____ day of _____ A.D. 20____, and is duly recorded in Book _____, Page _____
 Reception No. _____

By: _____
 Clerk and Recorder
 Deputy

DATE 4-26-2000
COPY - NOT COMPARED
 ORIGINAL FILED WITH RECEPTION # 362522
BOOK PAGE
MILED ALREADY
CANCELLED COUNTY
BY C. G. Blockman
DRAWER & H

OWNER OF MINERAL RIGHTS

John W. Savage and Sally M. Brands, PO Box 1826, Rifle, CO 81650.
 Gordon W. Graham, address unknown, 1/10th royalty interest.
 All mineral rights are reserved.

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 81650
 By: Jay Tucker
 Authorized agent of Alpine Bank
 Date: 2-18-00

Witness my hand and official seal:

My Commission Expires March 10, 2000
 CITY OF RIFLE PLANNING COMMISSION CERTIFICATE OF APPROVAL
 This plat approved by City of Rifle Planning and Zoning Commission this _____ day of _____ A.D. 20____.

 Chairwoman

 Notary Public

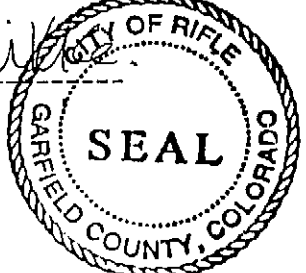
CITY OF RIFLE COUNCIL CERTIFICATE OF APPROVAL AND ACCEPTANCE

This plat approved by the City Council of the City of Rifle, Garfield County, Colorado, this _____ day of _____ A.D. 20____, for filing with the Clerk and Recorder of Garfield County and for conveyance to the City of the public dedications shown hereon subject to the provisions that approval in no way obligates the City of Rifle, for financing or constructing of improvements on land, streets or easements dedicated to the public except as specifically agreed to by the City Council.

 City Clerk

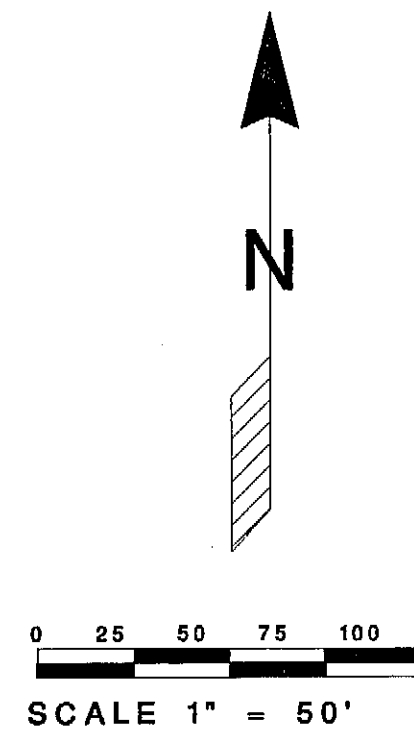
Witness my hand and the seal of the City of Rifle, Colorado:

By: Dave Smith
 City Clerk



TITLE COMPANY CERTIFICATE

I, Donald Lee Currie, does hereby certify that I have examined the title to all lands dedicated and shown upon this plat, and title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances except as follows:
 BOOK 100, PAGE 1130, N.E. 1/4, S. 34 & 35, AND S. 14 & 15, SECTION 10, T.6 S., R.93 W., 6th P.M.
 By: D. Lee Currie
 Date: 4-16-2000



CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that WSJ, LLC being sole owner in fee simple of all that real property described as follows: A parcel of land in the NW¼ of Section 10, Township 6 South, Range 93 West of the 6th Principal Meridian, Garfield County, State of Colorado and described as follows:
 Beginning at a point on the East/West centerline of said Section 10 from which the West One Quarter Corner bears S.89°45'39"W, a distance of 476.25 feet; said East/West centerline being also the northern boundary line of Highlands East Fifth Filing, Annexation and Subdivision, the plat of which is recorded as Reception No. 321893; Garfield County records; thence N.02°16'24"W, a distance of 182.00 feet; thence N.24°03'10"E, a distance of 67.38 feet; thence N.44°50'47"E, a distance of 64.40 feet; thence N.77°49'39"E, a distance of 64.42 feet; thence N.01°28'02"E, a distance of 62.00 feet; thence S.72°55'22"E, a distance of 48.00 feet; thence S.89°45'39"E, a distance of 282.00 feet; thence N.52°37'29"E, a distance of 188.34 feet; thence N.95°40'59"E, a distance of 200.00 feet; thence N.22°18'49"W, a distance of 24.41 feet; thence N.71°55'05"E, a distance of 104.16 feet; thence S.14°22'34"E, a distance of 111.94 feet; thence along a curve to the right having a radius of 432.00 feet and a central angle of 0°00'00" for an arc length of 87.88 feet, and for which the chord bears S.72°55'22"E, a distance of 87.82 feet; thence along a curve to the left having a radius of 236.30 feet and a central angle of 30°50'06" for an arc length of 110.49 feet, and for which the chord bears N.52°37'29"E, a distance of 104.16 feet; thence along a curve to the right having a radius of 19.49 feet and a central angle of 88°52'08" for an arc length of 35.67 feet, and for which the chord bears N.01°28'02"W, a distance of 22.85 feet to a point on the southwesterly right-of-way line of Fir Avenue, previously platted and dedicated with Homestead at Rifle Phase 1 Reception No. 64883; thence following said southwesterly right-of-way line along a curve to the right having a radius of 303.00 feet and a central angle of 15°04'49" for an arc length of 84.48 feet, and for which the chord bears S.42°25'24"E, a distance of 84.20 feet; thence along said southwesterly right-of-way line, along a curve to the left having a radius of 15.00 feet and a central angle of 98°03'03" for an arc length of 25.67 feet, and for which the chord bears N.01°28'05"W, a distance of 22.85 feet; 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