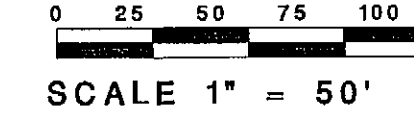


THE HOMESTEAD AT RIFLE P. U. D. PHASE 3 FINAL PLAT

SHEET 1 OF 2 SHEETS

NOTES

- 1) Bearings shown hereon are based on the South line of the NW1/4 of Section 10, between the monuments found for the W1/4 Corner and the W1/2 Corner on the E/W Centerline of Section 10 being held to bear N.89°45'33"E.
- 2) All lots shall have a 10 foot wide easement along all front lot lines (streets facing) and along all rear lot lines, and a 6 foot wide easement along all side lot lines, for utility and drainage purposes only, unless otherwise specified. See Lot 14, Block 4 for typical easements.
- 3) Approval of this plat may create a vested property right pursuant to Article 88 of Title 24, C.R.S., as amended.
- 4) 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 based upon any defect in this survey be commenced more than 10 years from the date of the certificate shown hereon.
- 5) The Bolla Report for this project (Hepworth-Pewick Geotechnical, Inc., Job No. 194-848, dated Dec 15, 1994) indicates that standard spread footer foundations will be adequate for most sites, however, if foundation excavation should reveal Wasatch Formation siltstones and claystones, a site specific soils investigation should be obtained to determine if expansive soils are present.
- 6) WATER PRESSURE ISSUES: Phase 3 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 entry 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 that 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 3 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. In addition water pressure in this area can exceed 80 PSI. Pressure relief valves are recommended.
- 7) Each lot is limited to a maximum of 5000 sq. ft. of irrigated area. See the Declaration for Colorado Common Interest Community, for additional restrictions.

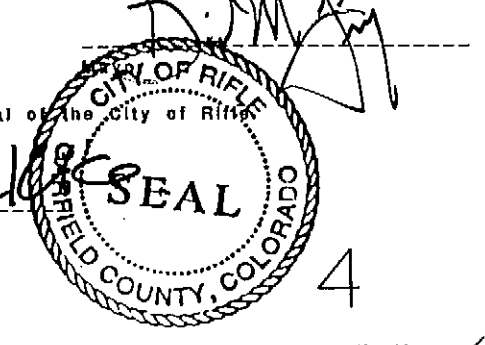


TITLE COMPANY CERTIFICATE
Commonwealth Title
 I, _____, do hereby certify that I have examined the title to all lands dedicated and shown upon this plat, and title to such lands is in the declarator free and clear of all liens, taxes and encumbrances except as follows:
Deed of Trust in Book 1183 of Page 818
Deed of Trust in Book 1183 of Page 818
 By: *Deann R. Hubbell, Pres.*
 Date: **2-28-01**

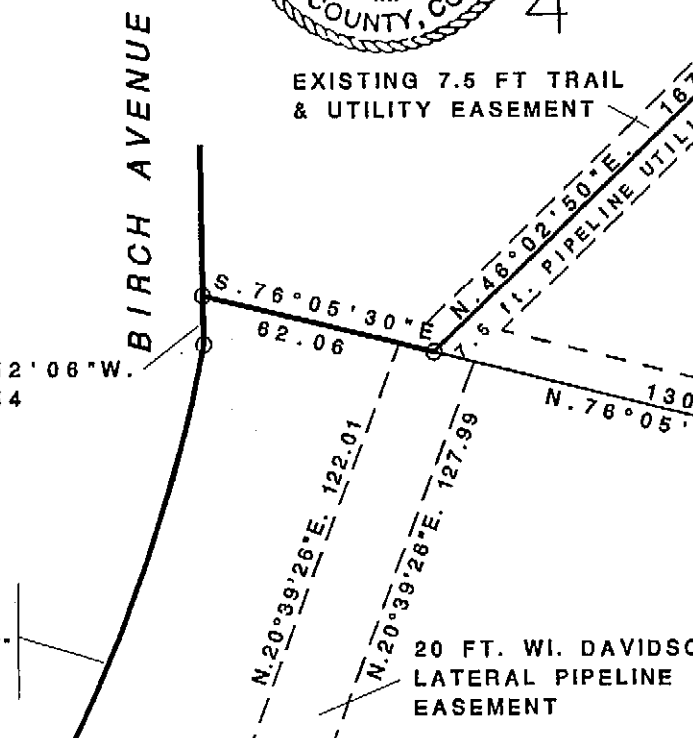
LEGEND

- 5/8" REBAR & CAO MKD. L.S. 10871
- CENTERLINE MONUMENT 5/8" REBAR W/ ALUM. CAP

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. 2001, 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.



Witness my hand and the seal of the City of Rifle, Colorado, this _____ day of _____, A.D. 2001.
 By: *Deann R. Hubbell*
 City Clerk



PARCEL 1

PUBLIC OPEN SPACE
 2.75 ACRES
 DEDICATED TO THE CITY OF RIFLE

HOMESTEAD AT RIFLE P.U.D. PHASE 2

CLERK AND RECORDERS CERTIFICATE
 This plat was filed for record in the Office of the Clerk and Recorder of Garfield County at _____ o'clock, _____ M. on the _____ day of _____, A.D. 20____ and is duly recorded in Book _____, Page _____, Reception No. _____

OWNER OF MINERAL RIGHTS
 John W. Savage and Sally M. Brands, PO Box 1926, Rifle, CO 81650. Gordon W. Graham, address unknown, 1/10th royalty interest. All mineral rights are released.

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.

CITY ATTORNEY CERTIFICATE
 This plat approved by the City Attorney of the City of Rifle, this _____ day of _____, A.D. 20____

CITY ENGINEER'S CERTIFICATE OF APPROVAL
 This plat approved by Rifle City Engineer this _____ day of _____, A.D. 2001

COUNTY SURVEYOR'S CERTIFICATE
 Approved for content and form only and not the accuracy of surveys, calculations and drawings Pursuant to C.R.S., 38-51-101 et. seq.
 By: *Deann R. Hubbell*
 County Surveyor
 Date: **2/1/01**

CITY OF RIFLE PLANNING COMMISSION CERTIFICATE OF APPROVAL
 This plat approved by City of Rifle Planning and Zoning Commission this _____ day of _____, A.D. 2001.
 By: *Kenneth _____*
 Chairman

PROPERTY DESCRIPTION

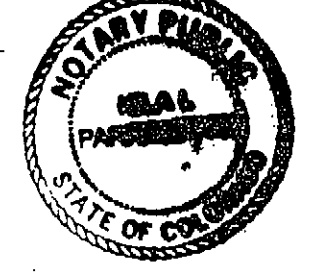
PARCEL 1
 A tract of land in the NW1/4 of Section 10, and in the NE1/4 of Section 9, all in Township 6 South, Range 93 West of the 6th P.M. in Garfield County, Colorado, and being more particularly described as follows:
 Beginning at the 1/4 Corner common to said Sections 9 and 10, monumented with an aluminum pipe and 3/12" aluminum cap; thence a distance of 108.16 feet to a point on the easterly right-of-way line of Birch Avenue in the City of Rifle; thence N.89°45'33"E. and along said easterly right-of-way line a distance of 113.04 feet to a point of curvature; thence continuing along said easterly right-of-way line, along a curve to the left having a radius of 410.01 feet and a central angle of 25°38'47" for an arc length of 189.52 feet and for which the chord bears N.59°44'02"E. a distance of 181.39 feet to a non-tangent point on the east right-of-way line of said Birch Avenue; thence N.00°52'08"W. a distance of 9.54 feet to the southwest corner of Lot 4, Block 4, The Homestead at Rifle P.U.D. Phase 1 (Rec. No. 54851; Garfield County records); thence S.76°05'30"E. and along the southerly line of said Lot 4, Block 4, a distance of 82.08 feet; thence N.68°02'50"E. and along the southerly right-of-way line of said Lot 4, Block 4, a distance of 167.89 feet to a point on the southerly right-of-way line of Firethorn Drive in the City of Rifle; thence N.29°11'34"E. a distance of 101.00 feet to a point on the southerly right-of-way line of the Homestead at Rifle P.U.D. Phase 1 Final Plat, Rec. No. 54851; thence following said southerly right-of-way line along a curve to the left having a radius of 144.21 feet, and a central angle of 75°59'48", for an arc length of 191.28 feet, and for which the chord bears S.82°18'49"E. a distance of 177.55 feet; thence continuing along said southerly right-of-way line N.59°44'02"E. a distance of 170.88 feet to a point of curvature; thence continuing along said southerly right-of-way line, along a curve to the right having a radius of 846.09 feet and a central angle of 39°1'36" for an arc length of 288.35 feet, and for which the chord bears N.89°29'50"E. a distance of 288.35 feet; thence continuing along said southerly right-of-way line N.79°15'35"E. a distance of 421.39 feet to a point of curvature; thence continuing along said southerly right-of-way line along a curve to the right having a radius of 301.00 feet and a central angle of 50°16'46", for an arc length of 255.75 feet; thence leaving said southerly right-of-way line, and along the northerly right-of-way line of Fir Avenue as platted and dedicated in "The Homestead at Rifle Phase 2 Final Plat, Rec. No. 56252", along a curve to the right having a radius of 15.00 feet and a central angle of 98°03'03", for an arc length of 25.87 feet, and for which the chord bears S.77°46'52"E. a distance of 22.85 feet; thence continuing along said northerly right-of-way line, S.47°34'36"W. a distance of 58.88 feet; thence continuing along said northerly right-of-way line along a curve to the right having a radius of 205.30 feet and a central angle of 30°50'00", for an arc length of 110.49 feet, and for which the chord bears S.82°59'39"W. a distance of 109.16 feet; thence continuing along said northerly right-of-way line, along a curve to the left having a radius of 67.88 feet and for which the chord bears S.73°55'05"W. a distance of 67.88 feet and for which the chord bears S.73°55'05"W. a distance of 67.88 feet to the southeast corner of Lot 10, Block 8, The Homestead at Rifle P.U.D. Phase 2 (Rec. No. 56252); the following twelve (12) courses follow the northerly and westerly boundary lines of said Homestead at Rifle P.U.D. Phase 2:
 1) N.14°22'24"W. a distance of 151.94 feet;
 2) S.71°55'08"W. a distance of 104.18 feet;
 3) S.22°16'48"E. a distance of 200.00 feet;
 4) S.80°40'53"W. a distance of 200.00 feet;
 5) S.53°27'29"W. a distance of 188.34 feet;
 6) N.59°29'50"E. a distance of 109.16 feet;
 7) N.72°55'52"W. a distance of 48.03 feet;
 8) N.81°28'02"W. a distance of 67.00 feet;
 9) S.77°46'52"E. a distance of 64.42 feet;
 10) S.44°50'47"W. a distance of 64.40 feet;
 11) N.24°03'10"W. a distance of 67.39 feet;
 12) S.00°14'24"E. a distance of 163.00 feet to a point on the northerly boundary line of Highlands East 5th Filing (Rec. No. 301962); thence S.89°45'33"W. and along the Northerly 11th of said Highlands East 5th Filing a distance of 476.25 feet more or less to the Point of Beginning. Containing 7.759 acres more or less

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: Three Parcels (Parcel 1 containing 7.759 acres; Parcel 2 containing 11.668 acres; Parcel 3 containing 0.585 acres; described hereon) in the NW1/4 of Section 10, T.6 S., R.93 W., 6th P.M., Garfield County, State of Colorado and containing 19.992 acres, more or less; have by these presents laid out, platted and subdivided the same as THE HOMESTEAD AT RIFLE PHASE 3, in the City of Rifle, County of Garfield, State of Colorado, and do hereby grant to the City of Rifle, the Public Lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only, unless otherwise noted; and the Private Lands and easements shown hereon to THE HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION INC., as Common Area; and so further state that this subdivision shall be subject to the Declaration of Colorado Common Interest Community filed and recorded for the subdivision in the office of the Clerk and Recorder of Garfield County, Colorado, as Reception No. _____

WSJ, LLC, c/o P.O. Box 1926, Rifle, CO 81650-1926
 By: *John W. Savage*
 John W. Savage, Managing Member Date: **4/3/2001**

The foregoing dedication was acknowledged before me on **4/3/2001**, by John W. Savage, as managing member of WSJ, LLC, a Colorado limited liability company. Witness my hand and seal. My commission expires: **10/11/2005**
 Notary Public: *Natale J. Rainton*
 Notary Public



SURVEYOR'S CERTIFICATE

I, Midford Lee Colbaugh, 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 charge, and that the same is true and correct to the best of my knowledge and belief.
 M.L.C.
 Midford L. Colbaugh, S.L.S. No. 10714
 Date: **2/16/01**

SHEET 2 SHEETS

**THE HOMESTEAD AT RIFLE P.U.D.
 PHASE 3 FINAL PLAT**
 Sheet 1 of 2 Sheets
 Section 10, T.6 S., R.93 W., 6th P.M.

PLAT DATE AUG. 28, 2000
 SURVEY DATE JUNE '99
 SCALE 1" = 50'
 JOB NO. _____
 DWG. NO. HMSD3-1
 DRAWN MLC

SHALE COUNTRY SURVEYING
 215 HUTTON AVE. RIFLE, CO 81650 PHONE (970) 825-3977

DATE	REVISIONS DESCRIPTION
8/21/00	JWS NOTES
10/27/00	AREAS LOTS 7 & 8
12/19/00	JWS NOTES
1/17/01	JWS NOTES
7/25/01	JWS NOTES
2/7/01	ADD EASEMENT LOT 17

FUTURE FILING - ESTATE LOTS - P.U.D.

THE HOMESTEAD AT RIFLE P. U. D. PHASE 3 FINAL PLAT SHEET 2 OF 2 SHEETS

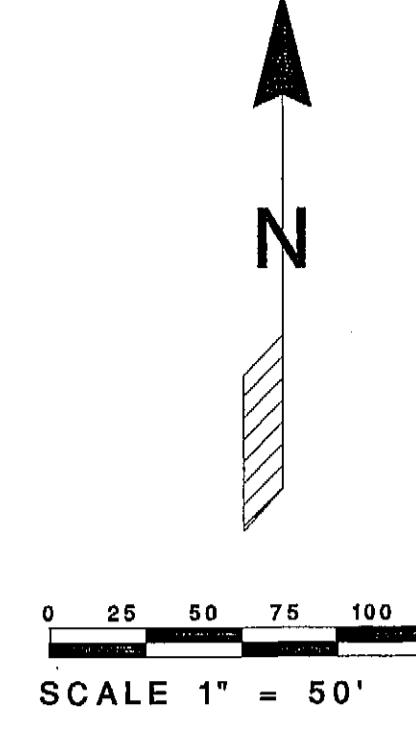
PROPERTY DESCRIPTION

PARCEL 2

A tract of land in the NW1/4 of Section 10, Township 6 South, Range 93 West of the 6th P.M. in Garfield County, Colorado, and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Firethorn Drive in the City of Rifle, said point being also the southwesterly corner of Lot 17, Block 3, The Homestead at Rifle P.U.D. Phase 1 (Rec. No. 548551); thence following the westerly boundary of the abovesaid Homestead at Rifle P.U.D. Phase 1 the following 9 courses:

- 1) N. 51°25'10"E, a distance of 150.00 feet;
- 2) N. 01°38'10"W, a distance of 485.66 feet;
- 3) N. 17°14'56"E, a distance of 77.79 feet; thence N. 89°45'28"E, a distance of 622.35 feet to a point on the westerly line of that parcel of land described in Book 692 at Page 754, Garfield County records; thence S. 00°49'12"E, a distance of 89.73 feet to the Southwest Corner of the abovesaid parcel described in Book 692 at Page 754; thence N. 89°45'24"E, and along the South line of the abovesaid parcel described in Book 692 at Page 754 a distance of 293.35 feet to the centerline of the City of Rifle's 20 foot wide water line easement described in Book 514, at Page 135, Garfield County records; thence following the centerline of said easement S. 20°37'22"E, a distance of 184.19 feet; thence S. 00°04'13"W, and continuing along the centerline of said easement a distance of 36.61 feet; thence leaving said centerline S. 73°27'21"E, a distance of 96.80 feet; thence S. 66°21'29"E, a distance of 161.65 feet; thence along the right having a radius of 22.50 feet and a central angle of 98°28'07" for an arc length of 37.88 feet and for which the chord bears S. 10°07'25"E, a distance of 33.56 feet; thence S. 08°00'38"W, a distance of 51.89 feet; thence S. 47°34'02"W, a distance of 58.80 feet; thence along a curve to the right having a radius of 15.00 feet and a central angle of 83°36'46" for an arc length of 21.89 feet and for which the chord bears S. 89°22'58"W, a distance of 20.00 feet to a point on the northerly right-of-way line of said Firethorn Drive in the City of Rifle; thence following said northerly right-of-way line along a curve to the left having a radius of 351.00 feet and a central angle of 82°02'41" for an arc length of 318.84 feet; and for which the chord bears N. 74°43'06"W, a distance of 307.88 feet; thence continuing along said northerly right-of-way line along a curve to the left having a radius of 307.88 feet; thence continuing along said northerly right-of-way line S. 73°27'21"E, a distance of 421.39 feet; thence continuing along said northerly right-of-way line along a curve to the left having a radius of 896.09 feet and a central angle of 19°31'56" for an arc length of 305.39 feet; and for which the chord bears S. 68°25'00"W, a distance of 302.82 feet; thence continuing along said northerly right-of-way line S. 58°44'02"W, a distance of 170.88 feet; thence continuing along said northerly right-of-way line along a curve to the right having a radius of 84.21 feet and a central angle of 92°08'06" for an arc length of 151.60 feet and for which the chord bears N. 74°12'55"W, a distance of 136.66 feet to the Point of Beginning. Containing 11.668 Acres more or less.



THE HOMESTEAD AT RIFLE
PHASE 1
(REC. NO. 548551)

BLOCK 5
11
12
13
14
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5

AGRICULTURAL OPEN SPACE
BLANKET DRAINAGE & UTILITY EASEMENT
DEDICATED TO THE HOMESTEAD AT RIFLE HOMEOWNERS
ASSOCIATION INC. AS COMMON AREA
7.97 ACRES

PARCEL DESCRIBED IN
BOOK 692, PAGE 754

ACTUAL LOCATION
OF 18" WATER MAIN

FUTURE FILING MDR

NOTE
"Davidson Lateral Pipeline Non-Exclusive Easement is hereby conveyed to the owners of water rights in the Davidson Lateral of the Rifle Creek Canon Ditch, and their successors and assigns: Archdeacon of Denver, Chris M. and Dayle L. Christensen; Bernard M. and Charlene Collett; Russell L. and Neel E. George; Michael E. and Becky L. Homan; Charles R. Penwill and Patricia L. Penwill; Trustees of the Charles R. Penwill Revocable Trust; Keith L. and Shana L. Podvasek; Savage Limited Partnership I; and John A. and Julia A. Whitcombe."

FUTURE FILING
MDR P.U.D.

POINT OF
BEGINNING
PARCEL 2

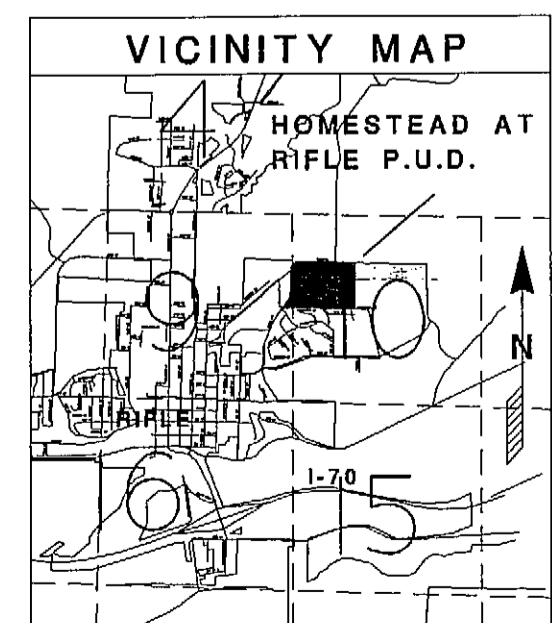
THE HOMESTEAD AT RIFLE
PHASE 3 (SEE SHEET 1 OF 2)

POINT OF
BEGINNING
PARCEL 3

LEGEND
○ 5/8" REBAR & CAP
MKD. L.S. 10571

COPIA CERTIFICATION
This plat contains all information
required by C.R.S. 38-33.3-209.
Shale Country Surveying
M. J. ... Date: 2/6/01

PARCEL 3
A parcel of land in the NW1/4 of Section 10, Township 6 South, Range 93 West of the 6th P.M. in Garfield County, Colorado, and being more particularly described as follows:
Beginning at the Northeast Corner of Lot 15, Block 1, The Homestead at Rifle P.U.D. Phase 2 (Rec. No. 562527 Garfield County records) and from which the West Quarter Corner of said Section 10 bears S. 73°51'00"W, a distance of 1284.02 feet; thence S. 00°01'35"W, and along the easterly line of said Lot 15 a distance of 109.89 feet; to the Southwest Corner of said Lot 15; thence N. 71°27'27"E, a distance of 156.11 feet; thence N. 31°48'11"W, a distance of 25.28 feet; thence N. 60°28'10"E, a distance of 120.72 feet to a point on the southwesterly right-of-way line of Firethorn Drive in the City of Rifle; thence N. 29°53'48"W, and along said southwesterly right-of-way line a distance of 65.80 feet to a point of curvature; thence continuing along said southwesterly right-of-way line along a curve to the left having a radius of 301.00 feet and a central angle of 24°48'45", for an arc length of 25.28 feet and for which the chord bears N. 31°58'36"W, a distance of 25.07 feet; thence leaving said westerly right-of-way line, along a curve to the left having a radius of 15.00 feet and a central angle of 98°28'07", for an arc length of 37.87 feet and for which the chord bears N. 83°24'12"W, a distance of 22.85 feet to a point on the southerly right-of-way line of Fir Avenue in the City of Rifle; thence along said southerly right-of-way line S. 47°34'02"W, a distance of 58.80 feet to a point of curvature; thence continuing along said southerly right-of-way line along a curve to the right having a radius of 255.30 feet and a central angle of 30°50'08", for an arc length of 137.40 feet and for which the chord bears S. 62°58'39"W, a distance of 135.75 feet to a point of reverse curvature; thence continuing along said southerly right-of-way line along a curve to the left having a radius of 385.00 feet and a central angle of 01°00'48", for an arc length of 6.77 feet and for which the chord bears S. 77°54'47"W, a distance of 6.77 feet to the Point of Beginning. Containing 0.565 Acres more or less.



SHEET 2 OF 2 SHEETS
THE HOMESTEAD AT RIFLE P.U.D.
PHASE 3 FINAL PLAT
 Sheet 2 of 2 Sheets
 Section 10, T.6 S., R.93 W., 6th P.M.

PLAT DATE	AUG. 26, 2000	JOB NO.	
SURVEY DATE	JUNE '99	DWG NO.	HMSD3-2
SCALE	1" = 50'	DRAWN	MLC

SHALE COUNTRY SURVEYING
 215 HUTTON AVE. RIFLE, CO 81650 PHONE (970) 625-9977

DATE	REVISIONS DESCRIPTION
8/21/00	JWS NOTES
12/22/00	JWS NOTES
12/12/00	JWS NOTES
7/18/01	JWS NOTES
1/28/01	JWS NOTES