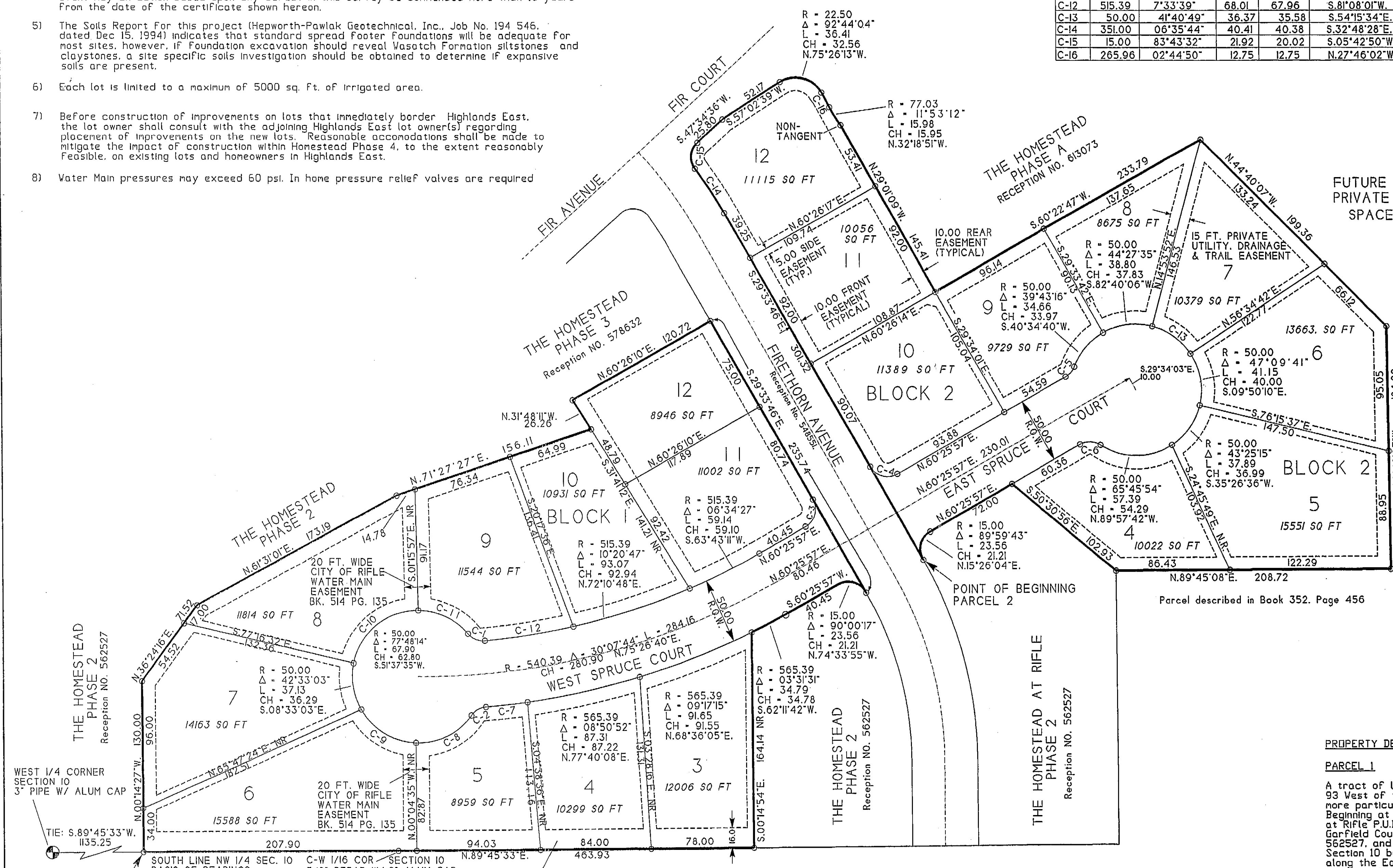


THE HOMESTEAD AT RIFLE P. U. D. PHASE 4 AMENDED FINAL PLAT

NOTES

- 1) Bearings shown hereon are based on the South line of the NW1/4 of Section 10, between the monuments found for the V1/4 Corner and the V1/16 Corner on the E/V Centerline of Section 10 being held to bear N89°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 5 Foot wide easement along all side lot lines. For utility and drainage purposes, unless otherwise specified. See Lot 11, Block 2 For typical easements.
- 3) Approval of this plat may create a vested property right pursuant to Article 6B 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 Soils Report for this project (Hepworth-Pawlak Geotechnical, Inc., Job No. 194 546, dated Dec 15, 1994) indicates that standard spread footer foundations will be adequate for most sites, however, if Foundation excavation should reveal Vasatch Formation siltstones and claystones, a site specific soils investigation should be obtained to determine if expansive soils are present.
- 6) Each lot is limited to a maximum of 5000 sq. ft. of irrigated area.
- 7) Before construction of improvements on lots that immediately border Highlands East, the lot owner shall consult with the adjoining Highlands East lot owners regarding placement of improvements on the new lots. Reasonable accommodations shall be made to mitigate the impact of construction within Homestead Phase 4, to the extent reasonably feasible, on existing lots and homeowners in Highlands East.
- 8) Water Main pressures may exceed 60 psi. In home pressure relief valves are required.

NO.	RAD.	DELTA	L	CH	BEARING
C-1	15.00	54°53'53"	14.37	13.83	N.67°38'14"W
C-2	15.00	49°26'42"	12.94	12.55	N.60°35'43"E
C-3	15.00	89°59'43"	23.56	21.21	S.15°26'05"W
C-4	15.00	90°00'17"	23.56	21.21	N.74°33'55"W
C-5	15.00	39°42'54"	10.40	10.19	S.40°34'30"W
C-6	15.00	62°28'18"	16.36	15.56	N.88°19'24"W
C-7	565.39	3°13'30"	31.82	31.82	N.83°43'19"E
C-8	50.00	56°18'35"	49.14	47.19	N.64°01'39"E
C-9	50.00	97°59'29"	50.61	48.47	S.58°49'19"E
C-10	50.00	77°48'14"	67.90	62.80	S.51°37'35"W
C-11	50.00	49°17'01"	43.01	41.69	S.64°49'47"E
C-12	515.39	7°33'30"	68.01	67.06	S.81°08'01"W
C-13	50.00	47°40'49"	36.37	35.58	S.54°15'34"E
C-14	351.00	06°35'44"	40.41	40.35	S.32°48'28"E
C-15	15.00	83°43'32"	21.92	20.02	S.05°42'50"W
C-16	265.96	02°44'50"	12.75	12.75	N.27°46'02"W



CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that VSJ, LLC being sole owner in fee simple of all that real property described as follows: Two Parcels (Parcel 1 containing 3.164 acres; and Parcel 2 containing 2.674 acres; described hereon) all in the NW1/4 of Section 10, T.6 S., R.93 W., 6th P.M., Garfield County, State of Colorado, have by these presents, sold out, plotted and subdivided the same as THE HOMESTEAD AT RIFLE P.U.D. PHASE 4 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, unless otherwise noted, and the Private Lands and easements shown hereon to THE HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION INC., as Common Areas; and so further state that this subdivision shall be subject to the Declaration of Colorado Common Interest Community Filled and recorded for this subdivision in the office of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 622831.

VSJ, LLC c/o P.O. Box 1926, Rifle, CO 81650-1926
 By: *John V. Savage* Managing Member Date: *5/16/03*
 John V. Savage, Notary Public
 STATE OF COLORADO, GARFIELD COUNTY SS.

The foregoing dedication was acknowledged before me on *5/16/03* by John V. Savage, as managing member of VSJ, LLC a Colorado limited liability company. Witness my hand and seal. My commission expires: *12/15/03*
 Notary Public: *John V. Savage*

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.
 Lender: *City of Rifle*
 By: *John V. Savage* as authorized agent Date: *5/20/03*
 Witness my hand and official seal.
John V. Savage
 Notary Public

PUBLIC WORKS DIRECTOR'S CERTIFICATE OF APPROVAL
 This plat approved by Rifle Public Works Director this day of *June* A.D. 20*03*
Bill Sawington
 Public Works Director

OWNER OF MINERAL RIGHTS
 John V. Savage and Sally M. Brands
 P.O. Box 1926, Rifle, CO 81650
 6.25% Royalty - Estate of Gordon V. Graham, address unknown and
 John V. Savage and Sally M. Brands

CCOIA CERTIFICATION
 This plat contains all information required by C.R.S. 38-33.3-209.
 Shale Country Surveyors
 By: *Midford L. Coobough* Date: *5/16/03*

CLERK AND RECORDERS CERTIFICATE
 This plat was filed for record in the Office of the Clerk and Recorder of Garfield County at *10:30* o'clock *P.M.* on the *16* day of *June*, A.D. 20*03* and is duly recorded in Book *628* Page *1100*
 Reception No. *628708*
 Fee: *\$1100*
 Drawer *11-A*
Conforming Copy

PROPERTY DESCRIPTION
PARCEL 1
 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 the Southeast Corner of Lot 20, Block 1, The Homestead at Rifle P.U.D. Phase 2. For which the plat is recorded in the Garfield County Clerk and Recorder's Office as Reception No. 562527, and from which point the West One Quarter Corner of said Section 10 bears S89°45'33"W a distance of 1135.25 feet; thence along the East and Southeast line of said Block 1, Phase 2, the following 3 courses:
 1) N00°14'27"W, 120.00 Feet;
 2) N35°24'16"E, 71.52 Feet;
 3) N61°31'01"E, 173.19 Feet to a point common to said Block 1, Phase 2, and Block 1, Phase 3, The Homestead at Rifle, P.U.D. For which the plat is recorded in the Garfield County Clerk and Recorder's Office as Reception No. 578632; thence along the southerly line of said Block 1, Phase 3, the following 3 courses:
 1) N71°27'27"E, 156.11 Feet;
 2) N31°48'11"W, 26.26 Feet;
 3) N60°26'10"E, 120.72 Feet to a point on the southwesterly right-of-way line of Firehorn Avenue as dedicated to the City of Rifle in the Homestead at Rifle P.U.D. Phase 1, and recorded in the Garfield County Clerk and Recorder's Office as Reception No. 548551; thence S29°33'46"E, and along said southwesterly right-of-way line a distance of 235.74 Feet to a point of curvature; thence leaving said southwesterly right-of-way line and following the line of said Block 1, Phase 2, along a curve to the left having a radius of 15.00 Feet and a central angle of 90°00'17" for an arc length of 23.56 Feet and for which the chord bears N74°33'55"W, a distance of 21.21 Feet; thence continuing along the line of said Block 1, Phase 2, S60°25'57"W, a distance of 40.35 Feet to a point of curvature; thence continuing along the line of said Block 1, Phase 2, following a curve to the right having a radius of 565.39 Feet and a central angle of 03°31'31" for an arc length of 34.79 Feet and for which the chord bears S62°11'42"W, a distance of 24.78 Feet; thence continuing along the line of said Block 1, Phase 2, S00°14'54"E, a distance of 164.14 Feet to a point on the northerly boundary line of Highlands East 7th Filing; recorded in the Garfield County Clerk and Recorder's Office as Reception No. 322566; thence along said northerly boundary line S89°45'33"W, a distance of 463.93 Feet to the Point of Beginning. Containing 3.164 acres more or less.

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 Firehorn Avenue as dedicated to the City of Rifle in the Homestead at Rifle P.U.D. Phase 1, and recorded in the Garfield County Clerk and Recorder's Office as Reception No. 548551, said point being common with and a point of reverse curvature on the boundary of Lot 3, Block 2 of the Homestead at Rifle P.U.D. Phase 2; thence along a curve to the right having a radius of 15.00 Feet and a central angle of 89°59'43" for an arc length of 23.56 Feet and for which the chord bears N15°26'04"E, a distance of 21.21 Feet; thence continuing along said boundary of Lot 3, Block 2, a distance of 102.93 Feet to the Northwest Corner of a parcel of land described in Book 352, Page 456 of the Garfield County Clerk and Recorder's Office as Reception No. 548551; thence following said boundary line of Phase 'A' S60°22'47"W, a distance of 233.79 Feet; thence continuing along the boundary line of said Phase 'A' having a radius of 77.03 Feet and a central angle of 11°53'12" for an arc length of 15.98 Feet and for which the chord bears N32°18'51"W, a distance of 15.95 Feet to a point of reverse curvature; thence continuing along the boundary line of said Phase 'A' following a curve to the left having a radius of 265.96 Feet and a central angle of 2°44'50" for an arc length of 12.75 Feet and for which the chord bears N27°46'02"W, a distance of 12.75 Feet to a point of compound curvature; thence continuing along the boundary of said Phase 'A' following a curve to the left having a radius of 25.00 Feet and a central angle of 92°44'04" for an arc length of 36.41 Feet and for which the chord bears N75°26'13"W, a distance of 32.56 Feet; thence continuing along the boundary of said Phase 'A' following a curve to the left having a radius of 15.00 Feet and a central angle of 5°35'44" for an arc length of 40.41 Feet and for which the chord bears S32°48'28"E, a distance of 40.35 Feet; thence continuing along said northerly right-of-way line S29°33'46"E, a distance of 301.32 Feet to the Point of Beginning. Containing 2.674 acres more or less.

SURVEYOR'S CERTIFICATE
 I, Midford L. Coobough, 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.
Midford L. Coobough
 Registered Professional Land Surveyor
 No. 1077, State of Colorado
 5/16/03

**THE HOMESTEAD AT RIFLE P.U.D.
 PHASE 4 AMENDED FINAL PLAT**
 Section 10, T.6 S., R.93 W., 6th P.M.

DATE	11/26/02	JOB NO.	HMS4
SCALE	1" = 50'	DWG. NO.	HMS4REV
		DRAWN	MLC

SHALE COUNTRY SURVEYING
 25 HUTTON AVE. RIFLE, CO 81650 PHONE (970) 625-3977