

THE HOMESTEAD AT RIFLE P. U. D. PHASE A FINAL PLAT HOMESTEAD HIGHLANDS TOWNHOMES

LEGEND

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

TITLE COMPANY CERTIFICATE

Commonwealth Title Co. does hereby certify they have examined the title to all lands dedicated and shown upon this plat, and title to such lands is in the dedicatory free and clear of all liens, taxes and encumbrances, except as follows:
5/8" REBAR & CAD MKD. L.S. 10871 AND CAP
OF COST RECORDED IN BOOK 1378
OF PAGE 335
 By: Don R. Miller
 Date: 10-7-02

CCOIA CERTIFICATION

This plat contains all information required by C.R.S. 38-33-209.

Shale Country Surveying

By: Don P. Phelan Date: 9/29/02

PROPERTY OWNERS AND MINERAL RIGHTS OWNER

Property: WSJ, LLC c/o PO Box 1926, Rifle, CO 81650.
 Mineral Rights: Estate of Gordon W. Graham, c/o Lillian Pickering 310 Cherry Lane, Grand Junction, CO 81603. 1/16 royalty interest.
 All mineral rights are unleased.

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 W1/16 Corner on the E/W Centerline of Section 10 being held to bear N.89°45'33"E.
- 2) In addition to the specific easement shown on the Plat the following additional easements are hereby created:
 - A. A 50' wide access and utility easement for roadways parking and utilities, labeled "Private Roadway". The roadway is a private access easement for the use and benefit of the Homestead Highlands Townhome owners and occupants and their guests, invitees, and agents. The right of any applicable jurisdiction to use of said roadway and easement for emergency access and administrative purposes shall not be impeded or hindered in any way. Maintenance and repair of the roadway and parking area is the responsibility of the Homestead Highlands Townhome Association. The utility easements are dedicated to the City of Rifle for maintenance and repair of the sewer and water lines.
 - B. All lot areas outside of the townhome units to be constructed shall be subject to an easement in favor of the Homestead Highlands Townhome Association for the installation, maintenance and repair of all landscaping. In addition, all lot areas, outside of the building foundation footprint, are subject to a blanket utility and drainage easement.
- 3) Approval of this plat may create a vested property right pursuant to Article 68 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. 194 548, 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. A site-specific Geotechnical investigation for foundation suitability shall be provided for all structures proposed to be constructed on steep slopes, unless a specific statement is provided from the geotechnical engineer indicating that the slopes are suitable for construction without a site-specific investigation.
- 6) WATER PRESSURE ISSUES: Phase A 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 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 A, may experience occasional water pressure deficiencies. Care should be taken in the design of in-home water supply systems to make allowance for the possibility of periods of low water pressure. In addition water pressure in this area can exceed 60 PSI. Pressure relief valves are recommended.
- 7) Each lot is limited to a maximum of 2500 sq. ft. of irrigated area. See the Declaration for Colorado Common Interest Community, for additional restrictions.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that WSJ, LLC being sole owner in fee simple of that real property described as follows:

A tract of land in the NW1/4 of Section 10, Township 6 South, Range 93 West of the 6th Principal Meridian in Garfield County, Colorado, and being more particularly described as follows: Beginning at the point set for the northeasterly corner of Phase III of The Homestead at Rifle P.U.D.; from which point the West One-Quarter Corner of said Section 10, bears S.52°05'50"W, a distance of 181.74 feet; thence S.2°17'22"E, and following the easterly boundary of The Homestead at Rifle P.U.D. Phase III a distance of 184.19 feet; thence S.00°04'13"W, and continuing along said easterly boundary a distance of 38.81 feet; thence S.73°27'21"E, and continuing along said easterly boundary a distance of 96.80 feet; thence S.58°21'29"E, and continuing along easterly boundary a distance of 161.55 feet; thence continuing along said easterly boundary following a curve to the right having a radius of 22.50 feet and a central angle of 98°27'41" 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.38°08'39"W, and continuing along said easterly boundary a distance of 51.89 feet; thence S.47°34'36"W, and continuing along said easterly boundary a distance of 25.80 feet; thence along a curve to the right having a radius of 15.00 feet and a central angle of 83°43'32" for an arc length of 21.92 feet, and for which the chord bears S.82°29'22"W, a distance of 20.02 feet to a point on the easterly right-of-way line of Firethorn Avenue as dedicated to the City of Rifle with The Homestead at Rifle P.U.D. Phase I; thence following said easterly right-of-way line of Firethorn Avenue, along a curve to the left having a radius of 351.28 feet and a central angle of 123°55' for an arc length of 76.87 feet, and for which the chord bears S.42°25'24"E, a distance of 76.72 feet; thence along said easterly right-of-way line, along a curve to the right having a radius of 15.00 feet and a central angle of 83°43'32" for an arc length of 21.92 feet and for which the chord bears N.02°14'50"E, a distance of 20.02 feet; thence N.47°34'36"E, a distance of 25.80 feet; thence N.57°02'39"E, a distance of 52.17 feet; thence along a curve to the right having a radius of 22.50 feet and a central angle of 92°44'04" for an arc length of 36.41 feet and for which the chord bears S.75°28'13"E, a distance of 32.56 feet to a point of compound curvature; thence along a curve to the right having a radius of 265.96 feet and a central angle of 2°44'49" for an arc length of 12.75 feet, and for which the chord bears S.27°48'01"E, a distance of 12.75 feet; to a point of reverse curvature; thence along a curve to the left having a radius of 77.03 feet and a central angle of 9°12' for an arc length of 15.98 feet and for which the chord bears S.32°18'50"E, a distance of 15.95 feet; thence S.29°01'09"E, a distance of 145.41 feet; thence N.60°22'47"E, a distance of 233.79 feet; thence N.12°54'51"W, a distance of 148.62 feet; thence N.06°21'42"W, a distance of 183.11 feet; thence N.35°49'16"W, a distance of 170.38 feet; thence S.89°45'21"W, a distance of 510.03 feet to the Point of Beginning. Containing 5.129 acres more or less.

have by these presents laid out, platted and subdivided the same as THE HOMESTEAD HIGHLANDS TOWNHOMES, 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 HIGHLANDS HOMEOWNERTOWNHOMES INC., as Common Areas; and so further state that this subdivision shall be subject to the Declaration of Colorado Common Interest Community filed and recorded in the office of 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 Date: 10/13/02
 John W. Savage, Managing Member

STATE OF COLORADO, GARFIELD COUNTY) ss.
 The foregoing dedication was acknowledged before me on 10/13/02
 John W. Savage, as managing member of WSJ, LLC, a Colorado limited liability company. Witness my hand and seal. My commission expires: 12/31/2006
 Notary Public: CR Nelson

LIENHOLDER CONSENT
 Lienholder consents to the Dedications set forth hereon and agrees to subordinate its security interest (Deed of Trust dated 7/31/2002 and recorded 8/16/2002, B.1378, P.335) to the dedications set forth herein.
 LIENHOLDER: ALPINE BANK
 By: John W. Savage DATE: 10/13/02
 100 East 4th Street, Rifle, CO 81650
 STATE OF COLORADO-COUNTY OF GARFIELD) ss.
 Acknowledged before me on 10/13/02, by John W. Savage, authorized agent for Alpine Bank, Rifle. Witness my hand and seal. My Commission expires: 1/5/02, Notary Public: CR Nelson

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 05 day of April, A.D. 2002, 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.
 ATTEST:
Andrea Glass
 City Clerk
 Deputy

CITY OF RIFLE PLANNING COMMISSION CERTIFICATE OF APPROVAL

This plat approved by City of Rifle Planning and Zoning Commission this 22 day of October, A.D. 2002.

PUBLIC WORKS DIRECTOR'S CERTIFICATE OF APPROVAL

This plat approved by Rifle Public Works Director this 22nd day of October, A.D. 2002.
Bill Sappington
 Public Works Director

COUNTY SURVEYOR'S CERTIFICATE

This plat was filed for record in the Office of the Clerk and Recorder of Garfield County at 1:30 o'clock, P.M. on the 28 day of October, A.D. 2002 and is duly recorded in Book _____ Page _____ Reception No. 163013 Confirming Copy
Don P. Phelan
 Garfield County Surveyor
 Date: 10/10/2002

CLERK AND RECORDERS CERTIFICATE

This plat was filed for record in the Office of the Clerk and Recorder of Garfield County at 1:30 o'clock, P.M. on the 28 day of October, A.D. 2002 and is duly recorded in Book _____ Page _____ Reception No. 163013 Confirming Copy
 Clerk and Recorder
 Deputy

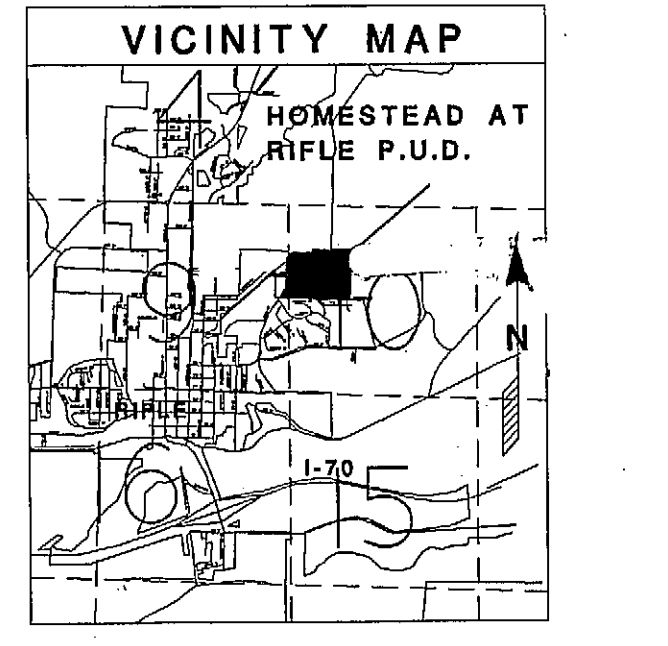
UTILITY COMPANY CERTIFICATES

This plat approved by Excel Energy Company of Colorado this 30th day of September, 2002.
 By: Thomas M. Johnson
 Title: Manager

This plat approved by Qwest Communications this 12th day of October, 2002.
 By: Craig Balaban
 Title: Manager

This plat approved by AT&T Broadband this 3rd day of October, 2002.
 By: Don Mauer
 Title: R.R. Tech

NO.	RAD.	DELTA	L	CH	BEARING
C-1	265.98	15°27'25"	62.46	69.32	S.49°04'47"E
C-2	265.98	15°14'10"	61.44	61.90	S.35°48'45"E
C-3	265.98	2°44'00"	19.75	19.75	S.87°44'00"E
C-4	62.63	75°20'18"	61.87	76.88	S.75°58'33"E
C-5	62.63	70°29'00"	76.30	71.86	S.73°33'24"E
C-6	62.63	35°19'50"	38.56	32.84	S.63°24'19"W
C-7	62.63	24°58'44"	27.05	26.83	S.23°05'38"W
C-8	62.63	88°27'01"	88.84	87.00	S.21°37'24"W
C-9	62.63	10°15'49"	21.18	21.88	S.47°48'48"E
C-10	62.63	14°30'52"	15.34	16.30	S.18°01'33"E
C-11	182.41	12°12'58"	38.90	38.90	S.17°07'18"E
C-12	182.41	25°10'37"	26.78	24.31	S.04°19'47"E
C-13	182.41	13°52'26"	48.59	46.48	S.04°19'47"E
C-14	182.41	11°32'00"	38.10	38.10	S.02°59'00"W
C-15	182.41	08°59'44"	27.41	27.39	S.08°28'18"W
C-16	67.11	17°10'49"	26.12	26.92	S.01°16'52"W
C-17	67.11	16°04'05"	27.47	27.36	S.15°40'30"W
C-18	67.11	10°02'48"	29.88	28.82	S.04°19'38"W
C-19	67.11	9°42'39"	140.06	139.02	S.04°19'38"W
C-20	67.11	16°53'28"	26.88	26.59	S.52°12'00"E
C-21	67.11	15°19'32"	23.30	23.23	S.68°18'28"E
C-22	67.11	20°51'28"	31.11	31.64	S.86°53'50"E
C-23	67.11	28°24'01"	38.62	38.30	S.70°28'17"E
C-24	67.11	31°08'00"	47.89	46.71	S.73°29'44"E
C-25	61.62	10°59'58"	19.88	19.74	N.48°32'04"E
C-26	61.62	32°07'50"	34.30	33.86	N.28°15'28"E
C-27	61.62	50°31'44"	54.95	52.81	N.03°29'54"E
C-28	61.62	63°28'21"	88.34	84.88	S.24°34'28"E
C-29	61.62	83°38'48"	103.91	102.79	N.42°57'48"W
C-30	265.98	28°41'29"	103.91	102.79	N.42°57'48"W



**THE HOMESTEAD AT RIFLE P.U.D.
PHASE A FINAL PLAT**

Section 10, T.6 S., R.93 W., 6th P.M.

PLAT DATE 2/20/02	JOB NO. 01017
SURVEY DATE 1/15/02	DWG NO. PH-APLAT
SCALE 1" = 50'	DRAWN MLC

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