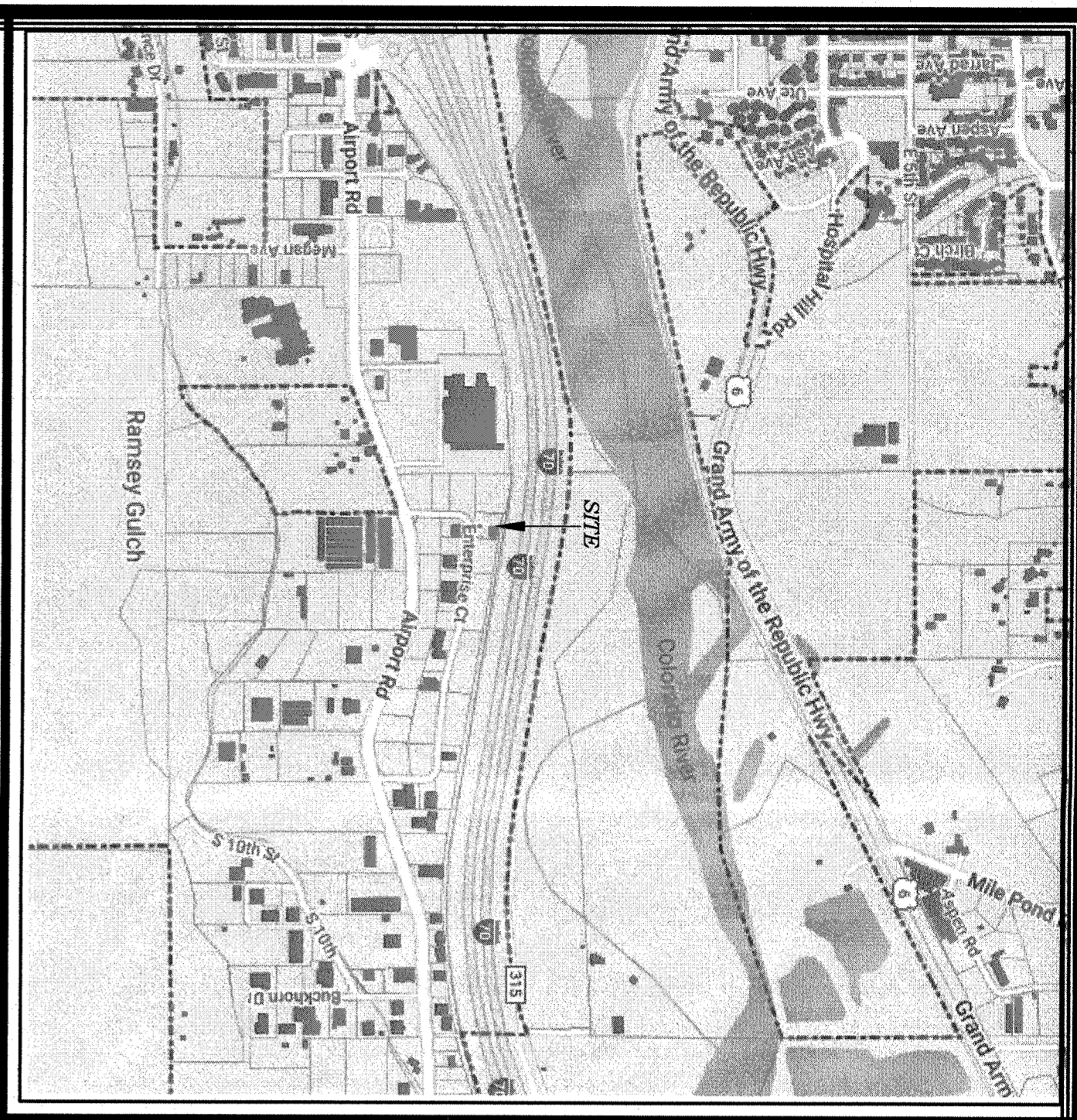


976381



Vicinity Map  
Scale: 1"=1000'

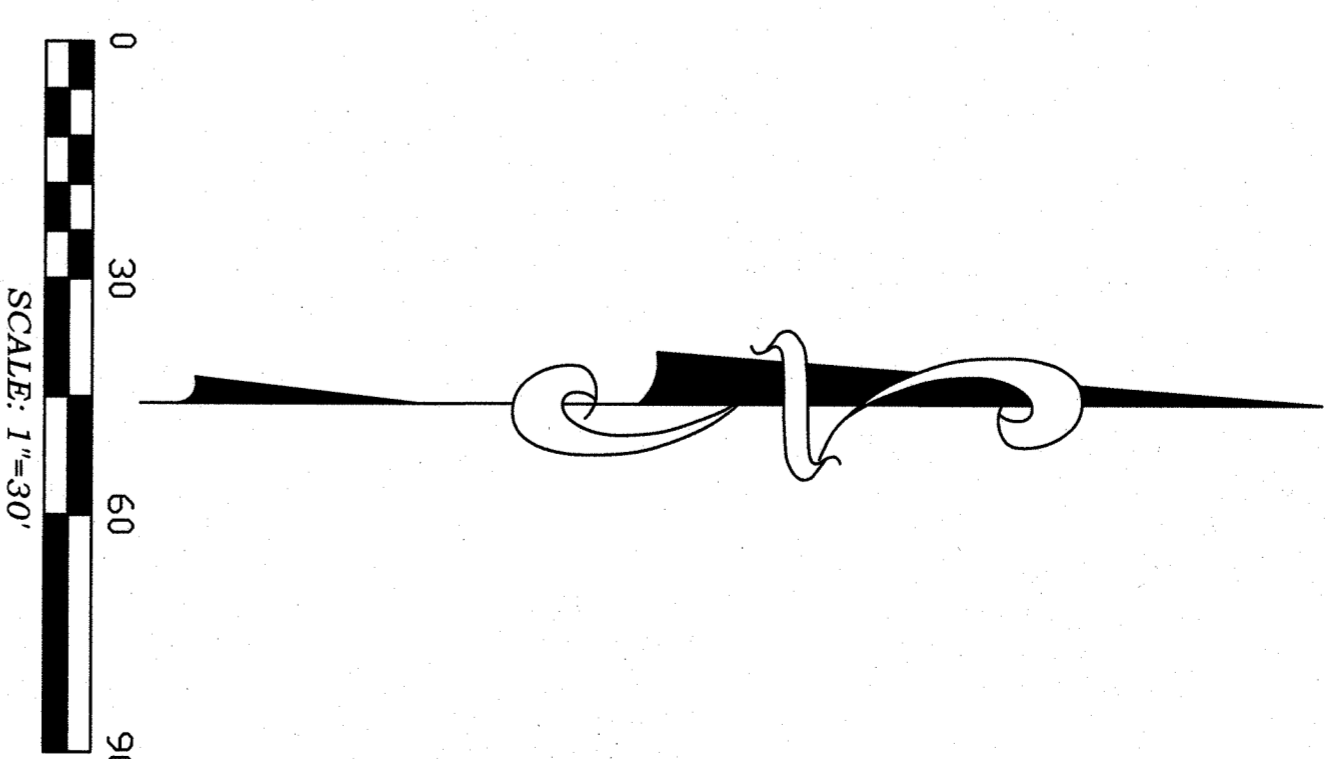
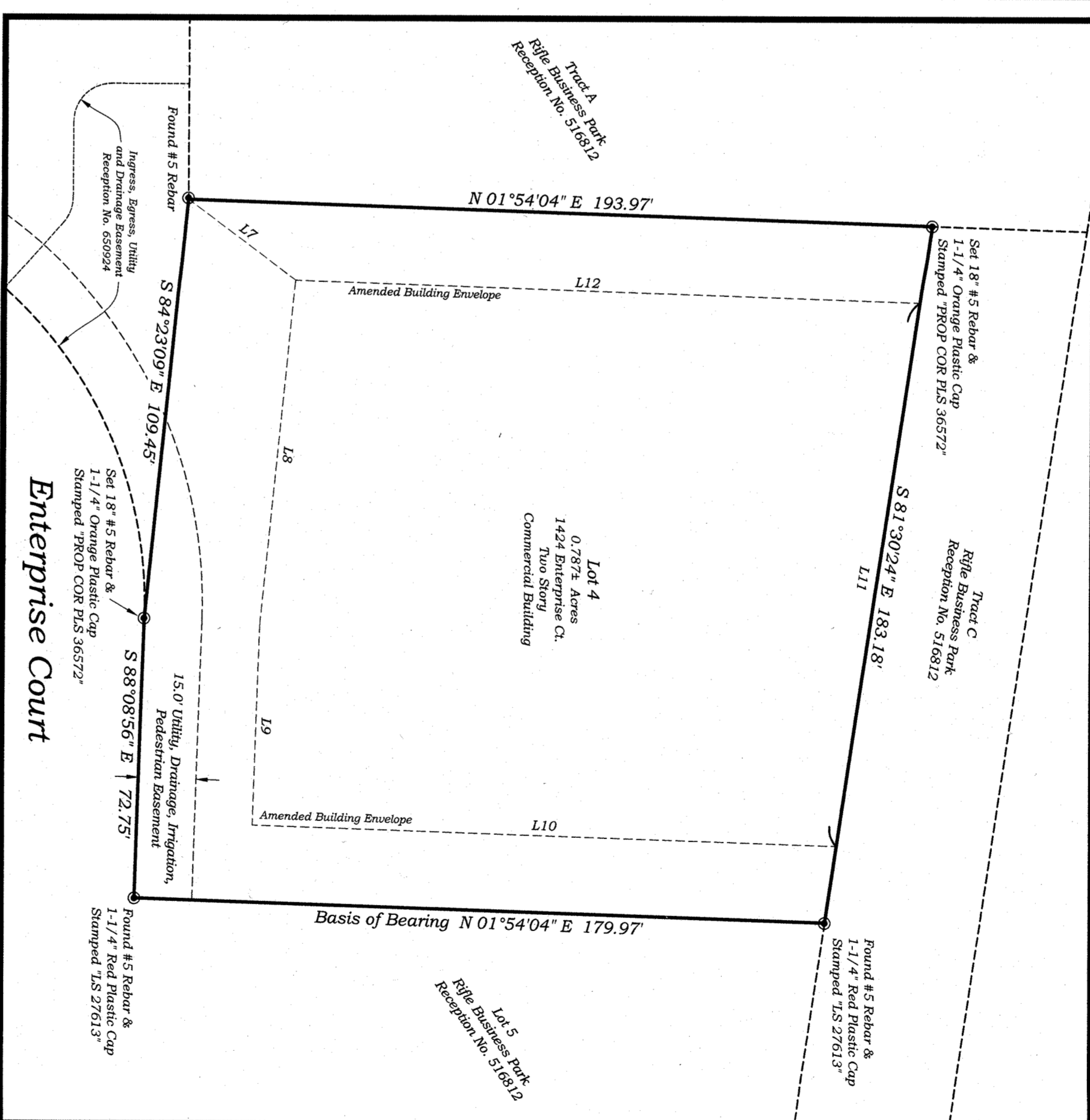
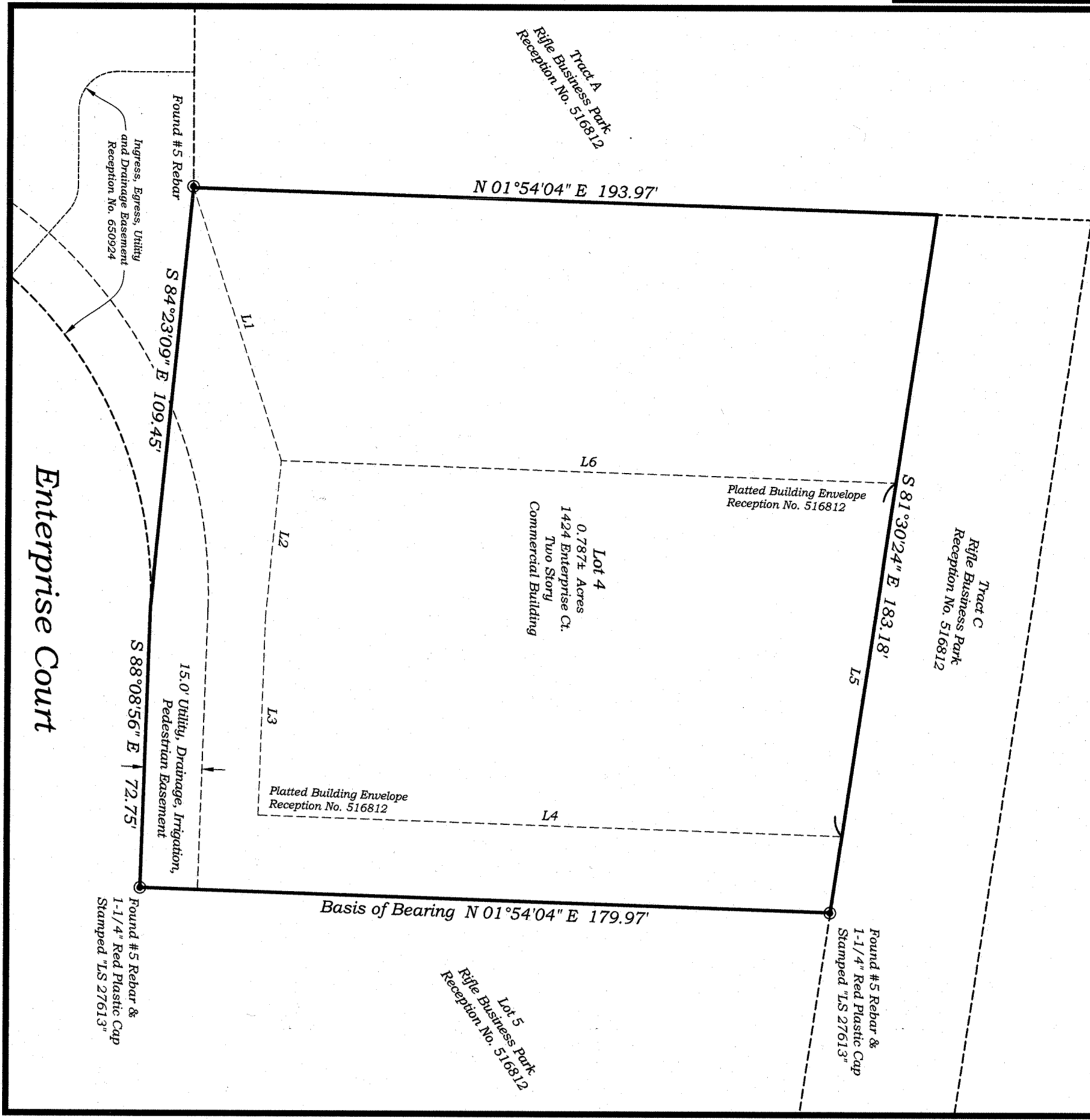
# Amended Final Plat

## LOT 4, RIFLE BUSINESS PARK

A Parcel of Land Situate in the S1/2 of Section 15,  
Township 6 South, Range 93 West of the 6th P.M.  
City of Rifle, County of Garfield, State of Colorado

As Platted

As Amended



LINE	BEARING	DISTANCE
L1	N 71°52'10" E	74.51'
L2	S 88°08'56" E	51.70'
L3	N 01°54'04" E	192.30'
L4	N 01°54'04" E	92.59'
L5	N 01°54'04" W	160.37'
L6	S 01°54'04" W	91.38'
L7	N 84°23'09" W	51.79'
L8	N 88°08'56" W	152.30'
L9	S 01°54'04" W	142.92'
L10	S 81°30'24" W	162.97'
L11	N 01°54'04" E	193.97'
L12	N 01°54'04" E	193.97'

**TITLE CERTIFICATE**  
1. Patricia P. Burwell, an agent authorized by a title insurance company, do hereby certify that I have examined the title to all lands shown upon this plat and that title to such lands is vested in Justin and Amber Stevenson, as shown on this plat, subject to the easements, covenants, conditions, contracts and agreements of record appertaining to this plat, except as follows:  
**EXCEPTIONS SET FORTH ON SCHEDULE B-SECTION 2 OF THIS PLAT.**  
C. B. - 11  
N. 20-22

**NOTES**  
1. DATE OF SURVEY WAS JANUARY 2021.  
2. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N01°54'04" E ALONG THE EAST LINE OF LOT 4, RIFLE BUSINESS PARK, BETWEEN FOUND #5 REBARS AND 1-1/4" RED PLASTIC CAPS STAMPED 1S 27613, AS SHOWN HEREON.  
3. THIS PLAT IS BASED ON:  
a. THE FINAL PLAT OF RIFLE BUSINESS PARK, RECORDED NOVEMBER 21, 1997 AS RECEPTION NO. 516812 IN THE RECORDS OF THE GARFIELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.  
b. RESEARCH FOR RIGHTS-OF-WAY AND EASEMENTS OF RECORD ARE BASED ON COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC. COMMITMENT NO. 2020-09-20 DATED MARCH 25, 2021.  
c. MONUMENTS FOUND IN PLACE AS INDICATED HEREON.  
4. THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST THE BUILDING ENVELOPE FOR LOT 4, AS SHOWN HEREON.  
5. ALL DIMENSIONS SHOWN HEREON ARE RECORD AND AS MEASURED UNLESS OTHERWISE INDICATED.  
6. ALL FOUND OR SET MONUMENTS ARE FLUSH WITH GROUND EXCEPT AS NOTED HEREON.  
7. THE LINEAL LIMIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL BUREAU OF STANDARDS AND TECHNOLOGY.8. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.**SURVEYOR'S CERTIFICATE**  
I, MICHAEL J. LANGHORNE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE AMENDED FINAL PLAT OF ACCURATELY REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONFORMS WITH THE CURRENT STANDARDS FOR LAND SURVEYS OF THE COLORADO ASSESSOR BOARD OF LICENSURE, AS WELL AS WITH RELATED SURVEY REGULATIONS OF CURRENT VERSIONS OF THE COLORADO REVISED STATUTES AND THE COUNTY OF GARFIELD REGULATIONS. THIS CERTIFICATE IS NOT INTENDED TO BE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE OF ANY MATTERS EXCEPT THOSE STATED IN STREETS OF THE AMENDED FINAL PLAT OF LOT 4, RIFLE BUSINESS PARK, RECORDED NOVEMBER 21, 1997 AS RECEPTION NO. 516812 IN GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.  
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL  
DATE: 6/16/22  
Michael J. Langhorne  
MICHAEL J. LANGHORNE, P.L.S. #3572

**LEASER/OWNER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, BEING THE BENEFICIARY UNDER A DEED OF TRUST GRANTED BY THE OWNERS UPON THE BASIS OF THIS PLAT, HAVE REVIEWED THE AMENDED FINAL PLAT AND BY THIS CERTIFICATE HEREBY CONSENT TO SAID AMENDED FINAL PLAT AND TO THE RECORDING THEREOF. BENEFICIARY FURTHER CONSENTS TO SAID AMENDED FINAL PLAT AND TO THE RECORDING THEREOF. AMENDED FINAL PLAT AS STATED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP EXECUTED BY THE OWNERS AND AS SHOWN HEREON. THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY LOUISE STEWART, A.D. 2022.  
ATTEST: My Commission Expires July 24, 2025  
KATE PARRINGTON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: R2020042290  
MY Commission Expires July 24, 2024

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN GARFIELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
LOT 4, RIFLE BUSINESS PARK  
ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1997 AS RECEPTION NO. 516812  
HAVE BY THESE PRESENTS, Laid Out and Platted the Same into Lots and Blocks as Shown Hereon and Designate the Same as Amended Final Plat Lot 4, RIFLE BUSINESS PARK.  
EXECUTED THIS 21<sup>st</sup> DAY OF June A.D. 2022  
JUSTIN STEVENSON  
1424 ENTERPRISE COURT  
RIFLE, CO 81650  
AMBER STEVENSON  
1424 ENTERPRISE COURT  
RIFLE, CO 81650  
COUNTY OF GARFIELD : SS  
THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF June A.D. 2022 BY Justin Stevenson and Amber  
ATTEST: My Commission Expires July 24, 2024  
KATE PARRINGTON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: R2020042290  
MY Commission Expires July 24, 2024

**CITY OF RIFLE PLANNING DIRECTOR CERTIFICATE OF APPROVAL**

THIS PLAT WAS FILED BY RIFLE CITY PLANNING DIRECTOR PURSUANT TO RIFLE MUNICIPAL CODE SECTION 16-5-140(D) ON 6/16/22 AT 1:58 PM A.D. 2022.  
PATRICK WALKER  
CITY OF RIFLE PLANNING DIRECTOR  
ATTEST: My Commission Expires July 24, 2024  
KATE PARRINGTON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: R2020042290  
MY Commission Expires July 24, 2024

CLERK AND RECORDERS CERTIFICATE  
THIS PLAT WAS FILED BY RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO ON 6/16/22 AT 1:58 PM A.D. 2022 AND WAS RECORDED AS DRAWING 24A  
FEE 13.00