

THE VINEYARD FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Oxford Avenue Limited, a Colorado Limited Partnership, Robert H. Gardner, general partner and Roger W. Ladd, general partner, are the owners of that real property situated in the Southwest quarter of Section 7, Township 1 South, Range 1 West of the 10th Meridian, County of Mesa, State of Colorado as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Northeast corner of the SW 1/4 of the NW 1/4, thence S 00° 48' 00" E 316.53 feet to the true point of beginning; thence continuing S 00° 48' 00" E 1321.03 feet, thence N 59° 11' 00" W 307.72 feet, thence N 08° 36' 20" E 201.74 feet, thence N 43° 03' 40" W 45.00 feet, thence S 46° 56' 20" W 112.58 feet, thence S 89° 16' 08" W 254.01 feet, thence 23.55 feet along the arc of a curve to the right, having a central angle of 89° 19' 04", and a radius of 16.00 feet, whose long chord bears N 48° 34' 20" W 21.48 feet, thence N 06° 24' 48" W 89.48 feet, thence S 83° 35' 12" W 45.00 feet, thence S 89° 16' 08" W 125.00 feet, thence N 00° 43' 52" W 382.79 feet, thence N 75° 00' 00" E 165.49 feet, thence 58.25 feet along the arc of a curve to the right, having a central angle of 15° 00' 00", and a radius of 222.50 feet, whose long chord bears N 82° 30' 00" E 58.08 feet, thence N 90° 00' 00" E 98.00 feet, thence 45.60 feet along the arc of a curve to the right, having a central angle of 05° 00' 00", and a radius of 522.50 feet, whose long chord bears S 87° 30' 00" E 45.58 feet, thence S 85° 00' 00" E 170.00 feet, thence 41.67 feet along the arc of a curve to the left, having a central angle of 05° 00' 00", and a radius of 477.50 feet, whose long chord bears S 87° 30' 00" E 41.86 feet, thence N 90° 00' 00" E 217.73 feet to the true point of beginning. Said tract or parcel contains 19.2533 acres more or less.

That said owners have caused the real property to be laid out and surveyed as THE VINEYARD FILING NO. TWO, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 30th day of December A. D., 19 81

Oxford Avenue Limited, a Colorado Limited Partnership

Robert H. Gardner
Robert H. Gardner, general partner

Roger W. Ladd
Roger W. Ladd, general partner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 30th day of December A. D., 19 81, by Oxford Avenue Limited, a Colorado Limited Partnership, Robert H. Gardner, general partner, and Roger W. Ladd, general partner.

Witness my hand and official seal. My commission expires: 3-8-84

Joe Dan Ryden
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 8:57 o'clock P. M., this 16 day of July, 1982, and is duly recorded in Plat Book No. 13, at Page 22422, Reception No. 1297613

Earl Sawyer
Clerk and Recorder

Deputy

Fees: 20⁰⁰

FILE 11-44

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 22 day of June A. D., 19 82, County Planning Commission of the County of Mesa, Colorado.

Dr. Kenner
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21st day of June A. D., 19 82, Board of County Commissioners of the County of Mesa, Colorado.

Ray E. White
Chairman

UTILITIES COORDINATING COMMITTEE

Approved this ___ day of ___ A. D., 19 __, Utilities Coordinating Committee of the County of Mesa, Colorado.

Chairman

SURVEYORS CERTIFICATE

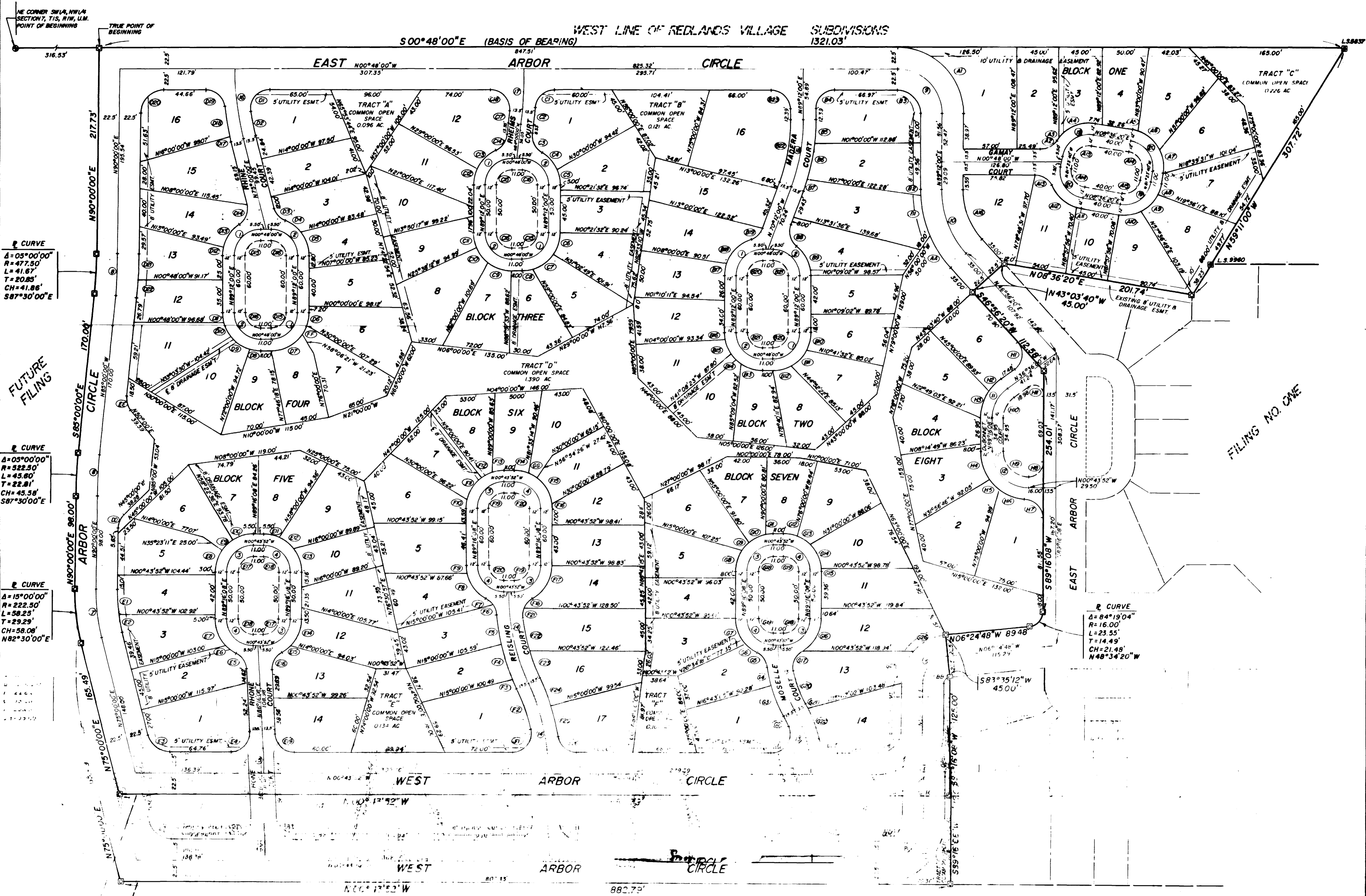
I, William G. Ryden, do hereby certify that the accompanying plat of THE VINEYARD FILING NO. TWO, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

William G. Ryden
Registered Land Surveyor
Colorado Registration No. 9331

CENTERLINE CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	90°00'00"	28.00'	43.98'	28.00'	39.60'	N45°48'00"W
2	90°00'00"	28.00'	43.98'	28.00'	39.60'	N44°12'00"E
3	90°00'00"	28.00'	43.98'	28.00'	39.60'	N45°43'52"W
4	90°00'00"	28.00'	43.98'	28.00'	39.60'	N44°16'08"E
5	84°19'04"	29.00'	42.68'	26.26'	38.93'	N48°34'20"W
6	90°00'00"	47.00'	73.88'	47.00'	66.47'	N45°43'52"W
7	15°00'00"	200.00'	52.36'	26.33'	52.21'	N82°30'00"E
8	05°00'00"	500.00'	43.63'	21.83'	43.62'	N87°30'00"W
9	90°00'00"	47.00'	73.83'	47.00'	66.47'	N44°12'00"E
10	42°15'40"	100.00'	73.76'	38.65'	72.10'	N68°04'10"E
11	54°07'52"	38.00'	35.90'	19.42'	34.58'	N63°39'56"W
12	90°00'00"	38.00'	59.69'	38.00'	53.74'	N44°16'08"E
13	29°46'00"	136.97'	71.16'	36.40'	70.36'	N74°23'08"E
14	24°59'32"	227.22'	99.11'	50.36'	98.33'	N76°46'22"E
15	03°00'00"	500.00'	26.18'	13.09'	26.18'	N87°46'08"E
16	14°12'00"	300.00'	74.35'	37.37'	74.16'	N82°06'00"E
17	06°48'00"	500.00'	59.34'	29.71'	59.31'	N87°24'00"W
18	20°36'00"	200.00'	71.91'	36.35'	71.52'	N80°30'00"W
19	90°00'00"	28.00'	43.98'	28.00'	39.60'	N45°43'52"W
20	90°00'00"	28.00'	43.98'	28.00'	39.60'	N45°43'52"W

PROPERTY LINE CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
D12	13°37'39"	40.00'	9.51'	4.78'	9.49'	N83°59'11"W
D13	41°22'47"	40.00'	28.89'	15.11'	28.26'	N56°28'58"W
D14	69°12'26"	20.00'	24.16'	13.80'	22.72'	N70°23'47"W
D15	90°00'00"	16.00'	25.13'	16.00'	22.63'	N45°48'00"W
D16	90°00'00"	16.00'	25.13'	16.00'	22.63'	N45°48'00"W
D17	00°51'56"	313.50'	4.74'	2.37'	4.74'	N45°25'58"E
D18	06°00'47"	313.50'	32.90'	16.47'	32.89'	N78°22'19"E
D19	82°40'43"	20.00'	28.86'	17.60'	28.42'	N40°32'21"E
D20	89°12'00"	24.50'	38.14'	24.16'	34.41'	N45°24'00"W
D21	02°58'52"	522.50'	27.19'	13.60'	27.18'	N88°30'34"W
D22	02°01'08"	522.50'	18.41'	9.21'	18.41'	N86°00'34"W
E1	08°44'22"	177.50'	27.02'	13.56'	27.05'	N85°37'49"E
E2	06°15'38"	177.50'	19.39'	9.71'	19.39'	N78°07'49"E
E3	78°43'52"	24.50'	32.38'	19.05'	30.08'	N37°08'04"E
E4	93°00'00"	20.00'	32.46'	21.08'	29.02'	N47°13'52"W
E5	60°34'46"	20.00'	21.15'	11.68'	20.18'	N55°28'42"E
E6	21°22'11"	40.00'	14.92'	7.55'	14.83'	N56°22'28"E
E7	42°12'35"	40.00'	29.47'	15.44'	28.81'	N68°09'51"E
E8	36°07'03"	40.00'	25.21'	13.04'	24.80'	N72°40'21"W
E9	22°59'25"	40.00'	16.05'	8.13'	15.94'	N43°07'07"W
E10	30°53'52"	40.00'	21.57'	11.05'	21.31'	N16°10'38"W
E11	23°50'08"	40.00'	16.64'	8.44'	16.82'	N11°11'12"E
E12	24°24'03"	40.00'	17.03'	8.65'	16.91'	N35°18'18"E
E13	41°45'49"	40.00'	29.16'	15.26'	28.51'	N68°23'14"E
E14	44°21'42"	40.00'	30.97'	16.31'	30.20'	N68°33'01"W
E15	16°22'59"	40.00'	11.44'	5.76'	11.40'	N38°10'40"W
E16	63°44'42"	20.00'	22.25'	12.44'	21.12'	N61°31'31"W
E17	90°00'00"	16.00'	25.13'	16.00'	22.63'	N45°43'52"W
E18	90°00'00"	16.00'	25.13'	16.00'	22.63'	N45°43'52"W
E19	87°00'00"	20.00'	30.37'	18.98'	27.53'	N42°46'08"E
F1	102°40'23"	20.00'	35.84'	25.00'	31.23'	N42°04'03"W
F2	12°19'09"	213.72'	45.95'	23.07'	45.86'	N70°26'11"E
F3	02°45'02"	240.72'	11.56'	5.78'	11.55'	N65°39'04"E
F4	09°04'13"	230.72'	38.11'	19.09'	38.07'	N71°33'44"E
F5	07°30'38"	240.72'	31.55'	15.80'	31.53'	N79°51'10"E
F6	34°02'11"	20.00'	11.88'	6.12'	11.71'	N66°35'23"E
F7	23°50'37"	20.00'	8.32'	4.22'	8.27'	N37°38'49"E
F8	52°45'21"	40.00'	36.88'	19.87'	35.89'	N62°08'02"W
F9	10°43'25"	40.00'	7.49'	3.75'	7.48'	N83°54'26"E
F10	14°31'26"	40.00'	10.14'	5.10'	10.11'	N83°28'09"W
F11	41°06'59"	40.00'	28.70'	15.00'	28.09'	N53°38'57"W
F12	16°23'08"	40.00'	11.44'	5.76'	11.40'	N66°03'53"W
F13	17°58'27"	40.00'	12.55'	6.33'	12.50'	N69°43'06"W
F14	21°36'50"	40.00'	15.09'	7.64'	15.00'	N10°04'33"E
F15	46°32'02"	40.00'	32.49'	17.20'	31.60'	N58°30'40"E
F16	07°29'27"	40.00'	5.23'	2.62'	5.23'	N65°31'25"E
F17	60°43'12"	40.00'	42.25'	23.34'	40.32'	N60°28'09"W
F18	40°04'30"	20.00'	13.99'	7.29'	13.71'	N50°14'34"W
F19	90°00'00"	16.00'	25.13'	16.00'	22.63'	N45°43'52"W
F20	90°00'00"	16.00'	25.13'	16.00'	22.63'	N45°43'52"W
F21	27°38'15"	20.00'	9.65'	4.92'	9.55'	N44°05'37"W
F22	09°44'44"	213.72'	36.35'	18.22'	36.31'	N77°12'34"E
F23	08°03'35"	213.72'	30.06'	15.06'	30.04'	N68°18'23"E
F24	07°28'35"	240.72'	31.41'	15.73'	31.39'	N68°00'56"E
F25	08°08'03"	240.72'	34.17'	17.12'	34.15'	N75°49'10"E
F26	80°37'06"	20.00'	28.14'	16.57'	28.88'	N39°34'41"E
G1	114°15'09"	20.00'	39.88'	30.95'	33.59'	N37°31'26"W
G2	05°30'51"	123.47'	11.88'	5.95'	11.88'	N62°15'34"E
G3	13°20'45"	150.47'	35.05'	17.60'	34.97'	N66°10'30"E
G4	07°37'17"	150.47'	20.01'	10.02'	20.00'	N76°39'32"E
G5	55°31'42"	20.00'	19.38'	10.53'	18.63'	N32°42'19"E
G6	23°04'27"	40.00'	16.11'	8.16'	16.00'	N36°28'42"E
G7	41°15'13"	40.00'	28.80'	15.06'	28.18'	N68°38'31"E
G8	33°25'50"	40.00'	23.34'	12.01'	23.01'	N74°00'57"W
G9	16°20'06"	40.00'	11.40'	5.74'	11.37'	N49°07'59"W
G10	28°53'34"	40.00'	20.17'	10.30'	19.96'	N26°31'09"W
G11	11°20'30"	40.00'	7.92'	3.97'	7.91'	N66°24'07"W
G12	22°04'51"	40.00'	15.41'	7.80'	15.32'	N10°18'34"E
G13	23°43'40"	40.00'	16.56'	8.40'	16.45'	N33°12'49"E
G14	38°58'22"	40.00'	27.21'	14.15'	26.69'	N64°33'50"E
G15	05°13'07"	40.00'	3.64'	1.82'	3.64'	N66°39'34"E
G16	59°12'33"	40.00'	41.34'	22.73'	39.52'	N61°07'35"W
G17	72°21'42"	20.00'	25.26'	14.63'	23.61'	N67°42'09"W
G18	90°00'00"	16.00'	25.13'	16.00'	22.63'	N45°43'52"W
G19	90°00'00"	15.00'	25.13'	16.00'	22.63'	N44°15'08"E
G20	16°36'52"	123.47'	35.80'	18.03'	35.68'	N67°48'34"E
G21	01°54'14"	150.47'	5.00'	2.50'	5.00'	N60°27'23"E
G22	13°25'33"	150.47'	35.26'	17.71'	35.18'	N68°07'08"E
G23	78°33'47"	20.00'	26.38'	15.50'	24.31'	N37°03'02"E
G24	90°00'00"	24.50'	38.48'	24.50'	34.65'	N45°43'52"W
G25	40°44'03"	51.50'	36.61'	19.12'	35.85'	N70°21'50"W
G26	43°35'01"	51.50'	39.17'	20.59'	38.24'	N28°12'18"W
H1	96°27'40"	20.00'	33.67'	22.39'	29.83'	N84°49'50"W
H2	20°00'09"	50.00'	17.46'	8.82'	17.37'	N46°36'05"W
H3	34°07'43"	50.00'	29.78'	15.35'	29.34'	N73°40'01"W
H4	35°15'28"	50.00'	30.77'	15.89'	30.29'	N71°38'24"E
H5	17°15'13"	50.00'	15.06'	7.59'	15.00'	N45°23'04"E
H6	34°13'06"	50.00'	29.86'	15.39'	29.42'	N19°38'54"E
H7	86°43'47"	20.00'	30.27'	18.89'	27.47'	N45°54'15"E
H8	90°00'00"	16.00'	25.14'	16.00'	22.64'	N45°43'52"W
H9	90°00'00"	26.00'	40.84'	26.00'	36.77'	N44°16'08"E
H10	54°07'52"	26.00'	24.56'	13.29'	23.66'	N63°39'56"W
H11	125°52'08"	10.00'	21.97'	19.57'	17.81'	N26°20'04"E
AA	18°47'35"	122.50'	40.18'	20.27'	40.00'	N56°20'07"E
BB	84°19'04"	6.50'	9.57'	5.89'	8.73'	N48°34'20"W
CC	90°00'00"	69.50'	109.17'	69.50'	98.29'	N45°43'52"W
DD	45°00'00"	20.50'	16.10'	8.49'	15.65'	N67°30'00"W
EE	45°00'00"	20.50'	16.10'	8.49'	15.69'	N72°30'00"E

THE VINEYARD FILING NO. TWO



R CURVE
 $\Delta = 05^{\circ}00'00''$
 $R = 477.50'$
 $L = 41.67'$
 $T = 20.85'$
 $CH = 41.86'$
 $S87^{\circ}30'00''E$

R CURVE
 $\Delta = 05^{\circ}00'00''$
 $R = 322.50'$
 $L = 45.80'$
 $T = 22.81'$
 $CH = 45.58'$
 $S87^{\circ}30'00''E$

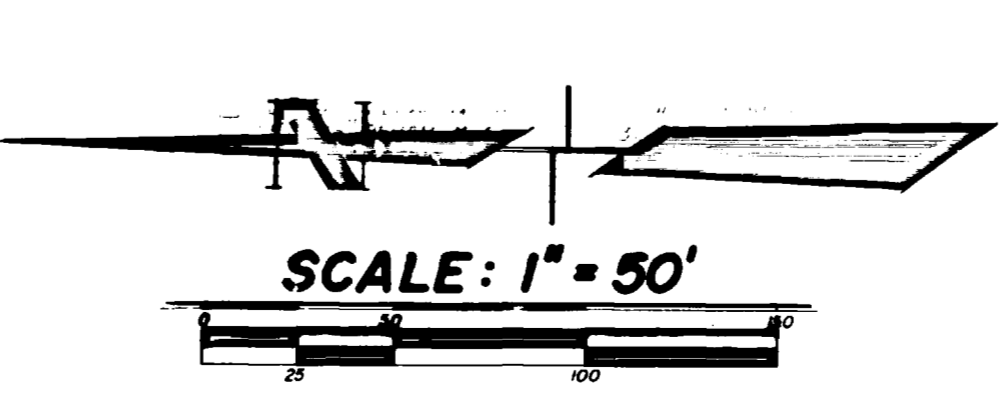
R CURVE
 $\Delta = 15^{\circ}00'00''$
 $R = 222.50'$
 $L = 58.25'$
 $T = 29.29'$
 $CH = 58.08'$
 $N82^{\circ}30'00''E$

R CURVE
 $\Delta = 84^{\circ}19'04''$
 $R = 16.00'$
 $L = 23.55'$
 $T = 14.49'$
 $CH = 21.48'$
 $N48^{\circ}34'20''W$

Writer, in recording this plat of the vineyard filing no. two, shall designate certain areas of land subsequent filing of the vineyard filing no. two and all properties hereafter annexed to and brought under the terms of the Declaration of Covenants, Conditions and Restrictions dated August 17, 1981, and recorded with the Clerk and Recorder of Mesa County, Colorado on August 18, 1981, in Book 1329, at Page 55, (hereinafter referred to as the Declaration).

The designated Common Open Space is not to be for use by the general public, but is to be dedicated to the common use and enjoyment of the homeowners in The Vineyard Filing No. Two and properties hereafter annexed to and brought under the terms of the Declaration.

Said Declaration is hereby incorporated into and made a part of this plat.



NOTE
 SEE SHEET 1 OF 2 FOR CURVE DATA INFORMATION
 OPEN SPACE TO BE UTILIZED AS AN INGRESS-EGRESS & UTILITY EASEMENT
 TRACTS "A" THROUGH "G" DESIGNATED AS "COMMON OPEN SPACE" SHALL ALSO BE UTILITY AND DRAINAGE EASEMENT

SET 5/8" REBAR & CAP L.S. 9331 IN CONCRETE
 SET 5/8" REBAR & CAP L.S. 9331

COLORADO WEST SURVEYING COMPANY
 COMPREHENSIVE LAND PLANNING
 COMPLETE SURVEYING SERVICE

NO.	DATE	REVISION	BY
THE VINEYARD FILING NO. TWO			
A SUBDIVISION			
LOCATED IN THE SW1/4, NW1/4, SECTION 7, T15, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO			
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