

COVENTRY CLUB

A REPLAT OF BLOCK 5 OF THE REPLAT OF VILLAGE NINE—PHASE 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Oxford Avenue, Ltd., a Colorado limited partnership, is the owner of that real property situated in the County of Mesa, State of Colorado, being a part of the Replat of Village Nine - Phase 2 situated in the NW 1/4 of Section 30, T1S, R1E, of the Ute Meridian being more particularly described as follows:

Block 5 of the Replat of Village Nine - Phase 2.

That said owner has caused the said real property to be laid out and surveyed as "Coventry Club", a Replat of Block 5 of the Replat of Village Nine - Phase 2, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby grant these portions of said real property which are labeled as utility easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, transmission lines, electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush, with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights will be used in a reasonable and prudent manner.

That said owner in recording this plat of Coventry Club, has designated a certain area of land as "Tract A" in which the intent of said "Tract A" is for the use of homeowners of Coventry Club for access, ingress and egress; and to provide access for public services such as fire, police and mail; and as an easement for utility purposes, such as water, sewer, gas, electric, and telephone. Said "Tract A" is not dedicated for use by the general public but is dedicated to the common use and enjoyment of the homeowners in Coventry Club, as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Coventry Club, as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Coventry Club, recorded at the Mesa County, Colorado, Clerk and Recorder's Office in Book 1381 at pages 363 through 381 inclusive. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

In witness where said owner, Oxford Avenue, Ltd., a limited partnership, has caused its name to be hereunto subscribed this 17th day of JUNE, A.D., 1982.

Oxford Avenue, Ltd.

By: Roger W. Ladd
Roger W. Ladd, General Partner

Robert H. Gardner
Robert H. Gardner, General Partner

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of JUNE, 1982, by Roger W. Ladd and Robert H. Gardner, General Partners of Oxford Avenue, Ltd.

My commission expires 9-21-82

Witness my hand and seal.

Donald A. Buford
Notary Public
652 QUINCY AVE., GRAND JUNCTION, CO

$\Delta = 37^{\circ}54'38''$
 $R = 675.26'$
 $L = 446.80'$
 $T = 231.92'$
 $CH = 438.69'$

OXFORD AVENUE TOWNE
(BLOCK 4)

NOTE: ALL OF TRACT "A" IS
DEDICATED AS A UTILITY
EASEMENT AND FOR THE
USE, INGRESS, AND EGRESS
OF LOTS 1 THRU 50.

(BLOCK 5)

TRACT "A"

OXFORD AVENUE TOWNE PHASE 2
(BLOCK 6)

$\Delta = 32^{\circ}01'25''$
 $R = 277.50'$
 $L = 155.10'$
 $T = 79.63'$
 $CH = 153.09'$

$\Delta = 140^{\circ}03'50''$
 $R = 20.00'$
 $L = 48.89'$
 $T = 55.05'$
 $CH = 37.59'$

NW Corner
SE 1/4 NW 1/4
Section 30

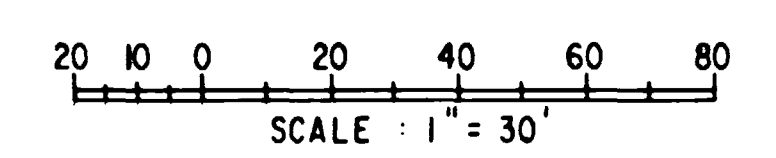
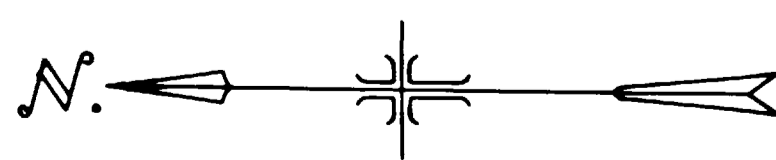
$\Delta = 19^{\circ}10'51''$
 $R = 572.96'$
 $L = 191.81'$
 $T = 96.81'$
 $CH = 190.91'$

LEGEND

- Found # 5 rebar w/cap (set in concrete)
- * Found hinge nail
- ⊥ Set # 5 rebar w/cap at lot corners

AREA SUMMARY

LOTS (50)	1.09 Ac.	38 %
TRACT "A"	1.77 Ac.	62 %
TOTAL	2.86 Ac.	100 %



QUINCY
PLACE

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Coventry Club, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Richard A. Mason
Richard A. Mason
Colorado Reg. No. 18469

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of July, A.D., 1982, County Planning Commission of the County of Mesa, State of Colorado.

D. Sko

CITY BOARD OF APPEALS CERTIFICATE

Approved this 13th day of July, A.D., 1982, Board of Appeals of the County of Mesa, State of Colorado.

Joseph White

PLANNING BOARD CERTIFICATE

Approved this 13th day of July, A.D., 1982, Planning Board of the County of Mesa, State of Colorado.

John H. H.

Notarially certified that this instrument was filed in my office at 10:11 A.M. on this 15th day of July, A.D., 1982, and is duly recorded in Plat Book 13, Page 65, Exception No. 1297498

Carl Sawyer Mary Baker

FEE \$10.00

SW Corner
SE 1/4 NW 1/4
Section 30
T1S, R1E
Ute Mer.

WESTERN ENGINEERS, INC.

PLAT OF
COVENTRY CLUB

MESA COUNTY, COLORADO

SURVEYED R.A.M. DRAWN D.S.G. CHECKED T.K.H.
GRAND JUNCTION, CO. DWG. 775-963-1