

OXFORD AVENUE TOWNE

A REPLAT OF BLOCK 4 OF THE REPLAT OF VILLAGE NINE - PHASE 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Oxford Avenue, Ltd., 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 Section 30, T.1 S., R.1 E., of the Ute Meridian being more particularly described as follows:

Block 4 of the Replat of Village Nine - Phase 2.

That said owner has caused the said real property to be laid out and surveyed as "Oxford Avenue Towne," a Replat of Block 4 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 those 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 Oxford Avenue Towne has designated certain areas of land as Tract "A" and Tract "B" in which the intent of said Tract "A" and Tract "B" is for the use of the homeowners of Oxford Avenue Towne for access, and to provide a utility and drainage easement in perpetuity. Said Tract "A" and Tract "B" are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Oxford Avenue Towne as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Oxford Avenue Towne recorded at the Mesa County, Colorado, Clerk and Recorder's office. 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 15th day of July, A.D., 1980.

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 15th day of July, A.D., 1980, by Roger W. Ladd, General Partner, and Robert H. Gardner, General Partner.

My commission expires 9-6-83 Witness my hand and seal.

Phonola Johnson
Phonola Johnson
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26th day of June, A.D., 1980, County Planning Commission of the County of Mesa, State of Colorado.

Lloyd Somerville
Lloyd Somerville
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 28th day of July, A.D., 1980, Board of County Commissioners of the County of Mesa, State of Colorado.

Rick Easton
Rick Easton
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 4:27 o'clock P.M. this 12th day of Aug, A.D., 1980, and is duly recorded in Plat Book No. 12, Page 291, Recordation No. 1430725

Carl Sawyer
Carl Sawyer
Clerk and Recorder
Fees \$ 10.00

Hazel M. Huskey
Hazel M. Huskey
Deputy

SHREVEYOR'S CERTIFICATE

I, Richard L. Atkins, do hereby certify that the accompanying plat of Oxford Avenue Towne, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of the same.

Richard L. Atkins
Richard L. Atkins
Registered Land Surveyor #12291

The Declaration of Covenants, Conditions and Restrictions referred to in the Dedication are recorded in Book 1269 at pages 141 thru 148 inclusive.

Atkins & Associates
CONSULTING ENGINEERS

576 25 ROAD SUITE 10
GRAND JUNCTION, COLORADO 81501
(303) 245-7551

OXFORD AVENUE TOWNE

JULY 1980

80-07-01



$\Delta = 124^{\circ}55'02''$
 $R = 20.00'$
 $Ch = 35.47'$
 $S 41^{\circ}32'59'' W$
 $L = 43.60'$
 $T = 38.35'$

$\Delta = 90^{\circ}09'57''$
 $R = 20.00'$
 $Ch = 28.32'$
 $N 30^{\circ}54'32'' W$
 $L = 31.47'$
 $T = 20.06'$

$\Delta = 41^{\circ}20'04''$
 $R = 665.26'$
 $Ch = 469.59'$
 $S 41^{\circ}34'34'' E$
 $L = 497.93'$
 $T = 250.95'$

$\Delta = 42^{\circ}38'39''$
 $R = 20.00'$
 $Ch = 14.54'$
 $S 83^{\circ}33'55'' E$
 $L = 14.89'$
 $T = 7.81'$

$\Delta = 29^{\circ}03'42''$
 $R = 122.50'$
 $Ch = 61.47'$
 $N 89^{\circ}38'36'' E$
 $L = 62.13'$
 $T = 31.75'$

$\Delta = 90^{\circ}00'00''$
 $R = 20.00'$
 $Ch = 28.28'$
 $N 59^{\circ}10'27'' E$
 $L = 31.42'$
 $T = 20.00'$

NOTE 1 THE OUTER BOUNDARY HAS BEEN PREVIOUSLY MONUMENTED BY OTHERS
2 A 5/8" REBAR AND MONUMENT CAP WILL BE SET AT ALL LOT CORNERS

