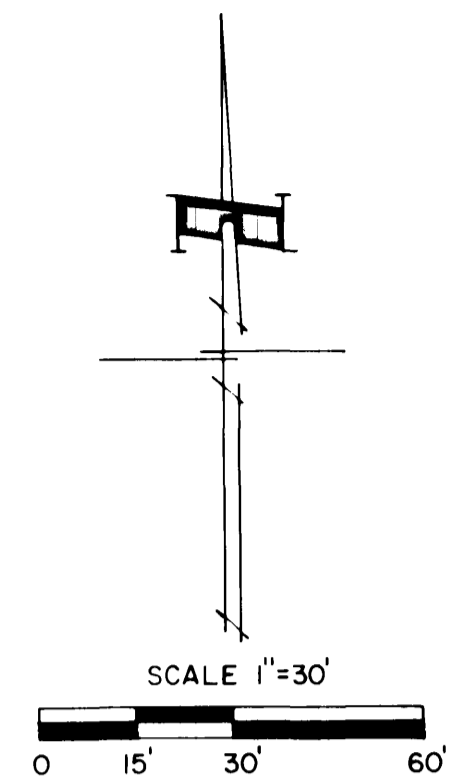
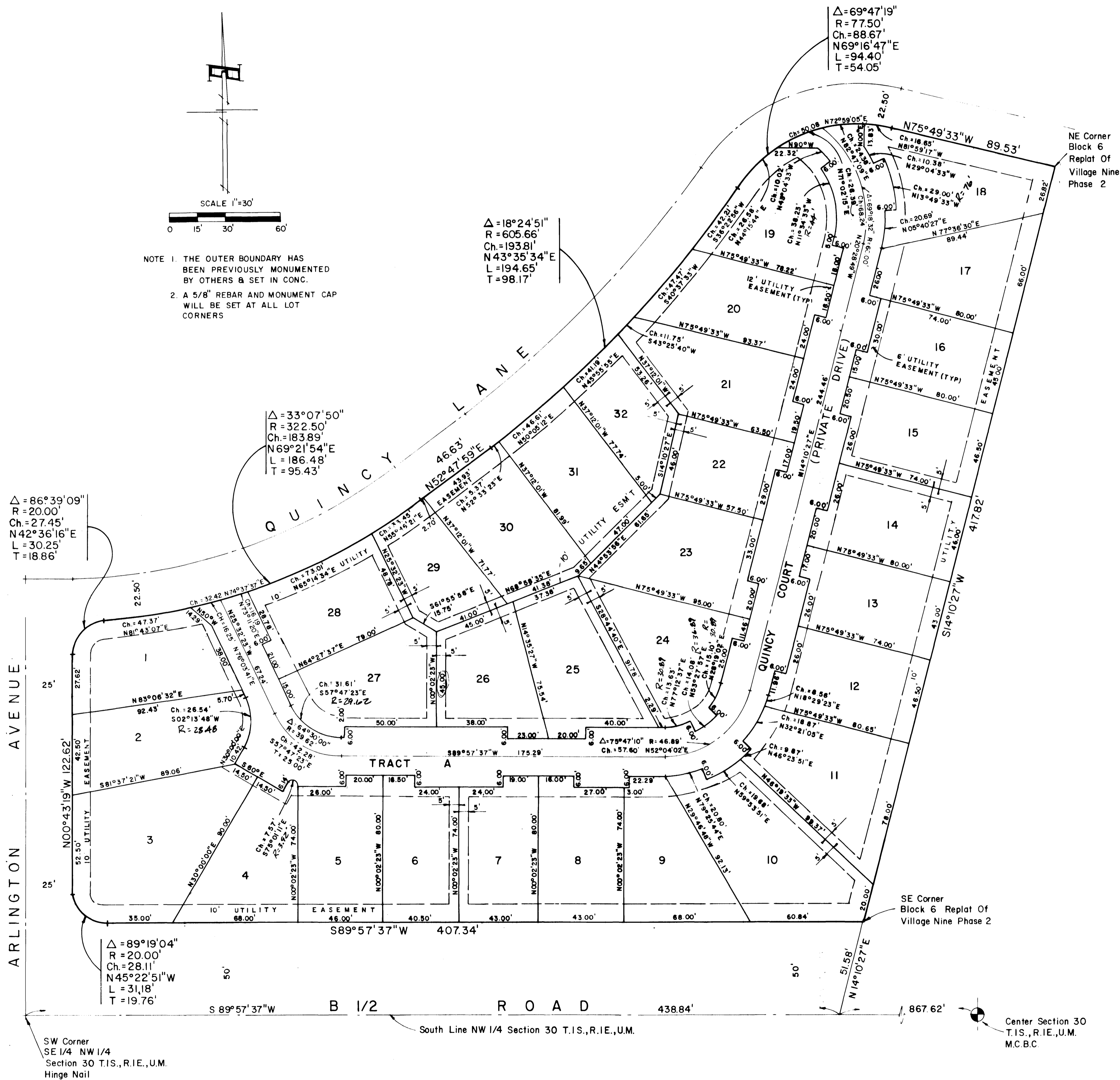


OXFORD AVENUE TOWNE, PHASE 2

A REPLAT OF BLOCK 6 OF THE REPLAT OF VILLAGE NINE - PHASE 2



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



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 11th Meridian being more particularly described as follows:

Block 6 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, Phase 2," a Replat of Block 6 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, Phase 2, 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 Oxford Avenue Towne, Phase 2, for access, for their ingress and egress, and to provide, in perpetuity, for public services access, such as fire, police and mail, and right of way and easement for utility purposes, such as water, sewer, gas and electric. Said "Tract A" is not dedicated hereby for use by the general public but is dedicated to the common use and enjoyment of the homeowners in Oxford Avenue Towne, Phase 2, as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Oxford Avenue Towne, Phase 2, 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 17th day of DECEMBER, 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)

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, A.D., 1980, by Roger W. Ladd and Robert H. Gardner, General Partners of Oxford Avenue, Ltd.

My commission expires 10-9-84

Witness my hand and seal.

James A. Ladd
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of December, A.D., 1980, County Planning Commission of the County of Mesa, State of Colorado.

Lloyd Sommanille
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of December, A.D., 1980, Board of County Commissioners of the County of Mesa, State of Colorado.

Paul Johnson for MA.
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:45 o'clock A.M., this 21st day of January, A.D., 1981, and is duly recorded in Plat Book No. 12, page 346, Section 12.46.285

Carl Sawyer
Clerk and Recorder
FEE \$ 10.00

By Hazel M. Huskey
Deputy

SURVEYOR'S CERTIFICATE

I, Richard L. Atkins, do hereby certify that the accompanying plat of Oxford Avenue Towne, Phase 2, 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

SW Corner
SE 1/4 NW 1/4
Section 30 T.1 S., R.1 E., U.M.
Hinge Nail

South Line NW 1/4 Section 30 T.1 S., R.1 E., U.M.

Center Section 30
T.1 S., R.1 E., U.M.
M.C.B.C.

OXFORD AVENUE TOWNE, PHASE 2

Atkins & Associates
CONSULTING ENGINEERS

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

OCTOBER 1980 80-07.03

The Declaration of Covenants, Conditions and Restrictions referred to in the Dedication are recorded in Book 1291 at pages 351 thru 360 inclusive.