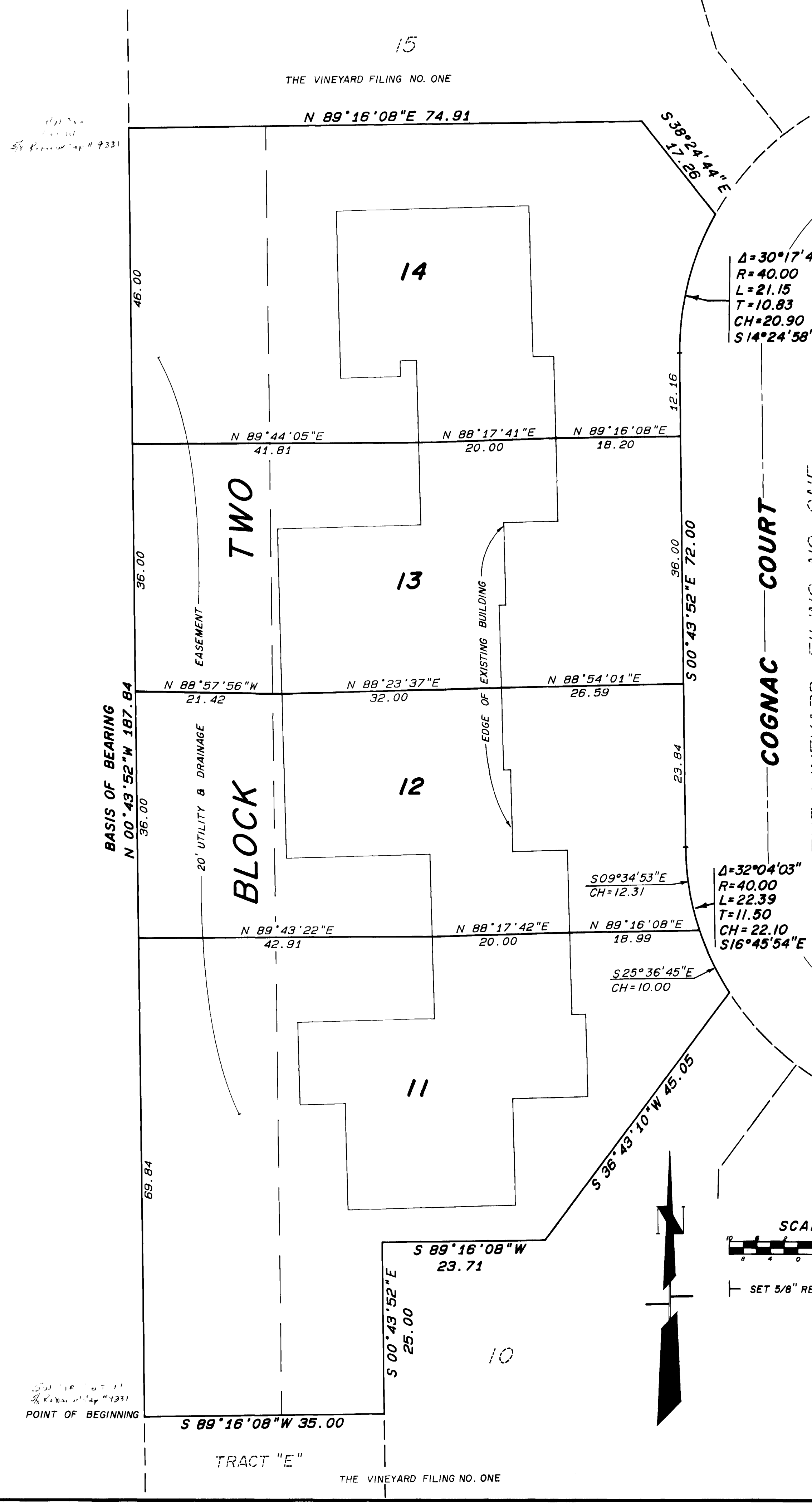


REPLAT OF LOTS 11 THRU 14, BLOCK TWO THE VINEYARD FILING NO. ONE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Conner W. Shepherd, Camille Olton, Virginia Maurer, and Oxford Avenue Limited, a Colorado Limited Partnership, are the owners of that real property being described as follows:

A tract or parcel of land situated in Lots 11, 12, 13, and 14 of Block 2, The Vineyard Filing No. One located in the Northwest quarter of Section 7, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, as described in Book 12 at Pages 440-441 of the Mesa County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11 whose west line is platted as bearing North 00°43'52" West in Book 12 at Pages 440-441 in the Mesa County Clerk and Recorder's Office, thence North 00°43'52" West 187.84 feet to the Northwest corner of said Lot 14, thence South 38°24'44" East 17.26 feet to the Westerly right-of-way of Cognac Court, thence along said Westerly right-of-way along the arc of a curve to the Left 21.50 feet whose radius is 40.00 feet with a central angle of 30°17'40" and long chord bears South 14°24'58" East 72.00 feet, thence along the arc of a curve to the Left 22.39 feet whose radius is 40.00 feet with a central angle of 32°04'03" and long chord bears South 16°45'54" East 22.10 feet, thence leaving said Westerly right-of-way South 36°43'10" West 45.05 feet, thence South 89°16'08" West 23.71 feet, thence South 00°43'52" East 25.00 feet, thence South 89°16'08" West 35.00 feet to the point of beginning. Said tract or parcel contains 0.31 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOTS 11 THRU 14, BLOCK TWO, THE VINEYARD FILING NO. ONE, a Planned Development 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 dedicates 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 the installation and subsequent maintenance of such lines. Said 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 12th day of October, A.D. 1982.

Oxford Avenue Limited, a Colorado Limited Partnership

Roger W. Ladd
 Roger W. Ladd
 General Partner, Owner

Conner W. Shepherd
 Conner W. Shepherd
 Owner

Camille Olton
 Camille Olton
 Owner

Virginia Maurer
 Virginia Maurer
 Owner

STATE OF COLORADO) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of October, A.D. 1982, by Conner W. Shepherd, owner, Camille Olton, owner, Virginia Maurer, owner, and Oxford Avenue Limited, a Colorado Limited Partnership, Roger W. Ladd, general partner, owner.

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

Lee Ann Ryden
 Lee Ann Ryden, Notary Public
 835 Colorado Avenue
 Grand Junction, Colorado 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss 1305958

I hereby certify that this instrument was filed in my office at 11:28'clock P.M., this 25th day of October, A.D. 1982, and is duly recorded as Reception Number 1305958 in Plat Book 13 at Pages 94 through 95 inclusive.

Paul Sawyer
 Clerk and Recorder

By: *Harold M. Hunsley*
 Deputy Fees 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of October, A.D. 1982,
 County Planning Commission of the County of Mesa, State of Colorado.

John J. H.
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19th day of October, A.D. 1982,
 Board of County Commissioners of the County of Mesa, State of Colorado.

John R. White
 Chairman

UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this 13th day of Oct, A.D. 1982,
 Utilities Coordinating Committee of the County of Mesa, State of Colorado.

Thomas La. Leckert Jr.
 Chairman

SURVEYORS CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of REPLAT OF LOTS 11 THRU 14, BLOCK TWO, THE VINEYARD FILING NO. ONE, a planned development of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of same.

William G. Ryden
 William G. Ryden
 Registered Land Surveyor LS 9331

This plat is subject to the covenants and restrictions for The Vineyard Filing No. One, as recorded in Book 1383, Page 217, in the records of Mesa County, State of Colorado.



 COLORADO WEST SURVEYING COMPANY COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE 835 Colorado Avenue Grand Junction, Colorado 81501 303 245-2767	NO.	DATE	REVISION	BY
	REPLAT OF LOTS 11 THRU 14, BLOCK TWO THE VINEYARD FILING NO. ONE			
DES	DR S.R.	CK	WGR	DATE 9/82
				02 1150
				SHEET / OF /

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.