

C:\SCL14\WORK\BEBING.DWG Thu Jan 06 16:11:17 2000 MEM

BONNIE BROOK VINEYARDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Bonnie Brook Vineyards Development Company, L.L.C. a Colorado Limited Liability Company, is the owner of that real property situated in the County of Mesa, State of Colorado and is described in Book 2666 at Page 860 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 Section 23, Township 1 South, Range 1 East of the Ute Meridian and in the NW1/4 Section 24, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Lot 5 in Section 23, Township 1 South, Range 1 East of the Ute Meridian, the South Half of the Northwest Quarter of Section 24, Township 1 South, Range 1 East, Ute Meridian, and the Northwest Quarter of the Northwest Quarter of Section 24, Township 1 South, Range 1 East, Ute Meridian, EXCEPTING THEREFROM that portion thereof conveyed to County of Mesa by instrument recorded April 18, 1967, in Book 907 at Page 305, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as BONNIE BROOK VINEYARDS, a subdivision of a part of the County of Mesa, State of Colorado.
That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

That said owner does 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 installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

All (PRIVATE) streets and rights-of-way as shown on the accompanying plat to the Bonnie Brook Home Owners Association Inc., for Ingress and Egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the County of Mesa.

All Multi-purpose easements to Mesa County for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

Outlots "D thru G" as Open Space areas to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; and for Ingress and Egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the County of Mesa.

All Pedestrian easements to the Property owners of lots and tracts hereby platted as perpetual easements for Ingress and Egress purposes for the use by said lot or tract owners, their guests, and invitees.

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for Ingress and Egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the County of Mesa.

All drainage and irrigation Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Wildlife Habitat Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the use by said lot or tract owners, their guests, and invitees in accordance with the restrictions contained in the Restrictive Covenants for the Bonnie Brook Vineyards Subdivision.

All Orchard Mesa Irrigation District easements to the Orchard Mesa Irrigation District, its successors and assigns, for the installation and maintenance of Orchard Mesa Irrigation District irrigation facilities;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and irrigation easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 7th day of January, A.D., 2000

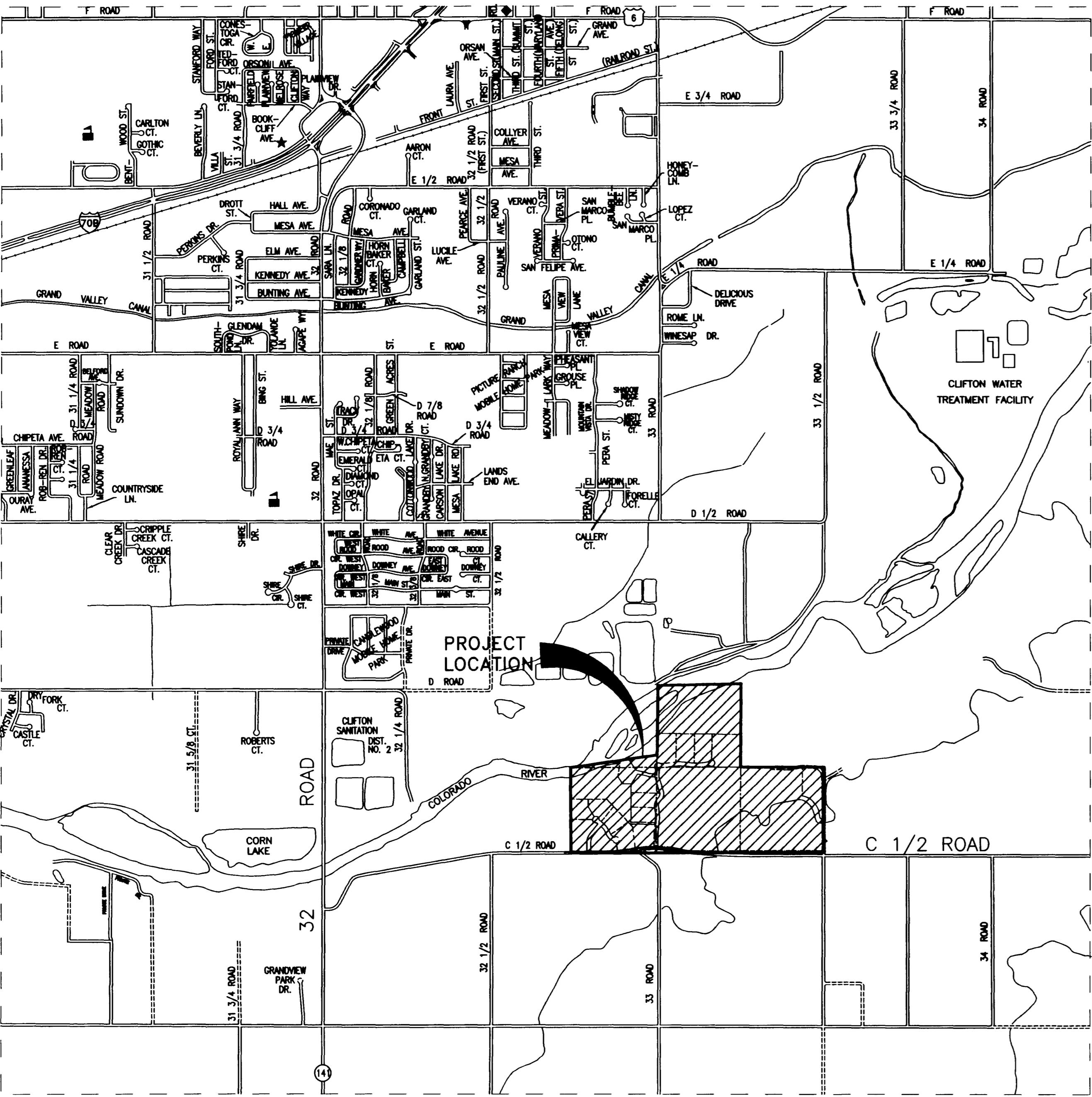
S. J. Archuleta
Bonnie Brook Vineyards Development Company, L.L.C.
By: S. J. Archuleta, Managing Member.

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of January, A.D., 2000, by S. J. Archuleta, Managing Member of Bonnie Brook Vineyards Development Company, L.L.C., a Colorado limited liability company.

Sandy B. Beckman
Notary Public
Address PO Box 220
WJ, CO 81502

My commission expires: 7-16-01



LOCATION MAP
NOT TO SCALE

- ### LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY SURVEY MARKER
 - ◆ 2 1/2" ALUM. CAP ON NO. 6 RE-BAR L.S. 16413
 - ◆ B.L.M. SURVEY MARKER
1. OUTSIDE BOUNDARY MARKERS SET IN CONCRETE
 2. THIS SUBDIVISION IS LOCATED IN A AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.
 3. RESTRICTIVE COVENANTS RECORDED IN BOOK 2669 AT PAGES 608-643 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE ARE APPLICABLE TO THE SUBDIVISION

NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR 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

AREA SUMMARY

LOTS	= 39.31 ACRES = 24.54%
ROAD	= 9.85 ACRES = 06.15%
OUTLOTS "D-G" = PRIVATE OPEN SPACE	= 36.68 ACRES = 22.90%
OUTLOTS "A-C"	= 74.35 ACRES = 46.41%
TOTAL	= 160.19 ACRES = 100%

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of January, A.D., 2000, County Planning Commission of the County of Mesa, Colorado.
Thomas K. Benton
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 7th day of January, A.D., 2000, Board of County Commissioners of the County of Mesa, Colorado.
Kathryn H. Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of BONNIE BROOK VINEYARDS, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413
Date 1/7/2000

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 11:19 o'clock A.M. this 10th day of January, A.D., 2000, and is duly recorded in Plat Book No. 17, Page 248, 249 & 250
Reception No. 1935051 Drawer No. II 38 Fee \$30⁰⁰
Monika Jod
Mesa County Clerk & Recorder
Shirley Howard
Deputy Clerk

BONNIE BROOK VINEYARDS

FINAL PLAT		
SITUATED IN THE NE1/4 SECTION 23, T1S, R1E, U. M. AND THE NW1/4 SEC. 24, T1S, R1E, U.M.		
FOR: <u>BBV-DEV. CO. L.L.C.</u>		SURVEYED BY: <u>RM (GPS)</u>
SCALE: <u>N/A</u>		DRAWN BY: <u>MEM</u>
DATE: <u>1/6/2000</u>	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: <u>BBFIna</u>
		SHEET NO <u>1 of 3</u>
		FILE: <u>98054</u>

CURVE TABLE 1

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.71	100.00	98.51	N27°12'22"E	174°20'0"	53.09
C2	140.57	150.00	135.49	N78°58'18"E	53°41'43"	75.93
C3	31.49	50.00	30.87	S55°08'20"E	38°05'02"	18.29
C4	84.64	165.00	84.22	S25°52'28"E	27°26'41"	32.74
C5	105.76	150.00	103.58	N34°51'01"W	40°23'46"	56.18
C6	152.27	333.00	150.95	S88°08'54"E	28°12'00"	77.49
C7	87.85	50.00	82.84	N58°48'02"E	77°52'07"	40.39
C8	83.82	150.00	83.53	S08°41'43"W	24°22'32"	32.40
C9	82.56	100.00	80.23	N20°08'29"E	47°18'04"	43.79
C10	241.37	350.00	236.61	N63°33'54"E	39°30'48"	125.71
C11	17.89	75.00	17.85	S89°53'23"E	13°30'40"	8.86
C12	27.29	485.00	27.29	S81°28'57"E	03°26'12"	13.65
C13	85.91	50.00	61.34	N44°53'51"W	78°31'20"	38.73
C14	37.98	100.00	37.73	S20°00'22"E	21°45'02"	19.21
C15	187.07	585.00	186.28	S40°02'33"E	18°19'19"	94.34
C16	23.10	75.00	23.01	S58°01'42"E	17°38'59"	11.64
C17	102.27	455.00	102.05	S73°17'31"E	12°52'40"	51.39

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY SURVEY MARKER
 - ◇ 2 1/2" ALUM. CAP ON NO. 6 RE-BAR L.S. 16413
 - ◆ B.L.M. SURVEY MARKER
- ALL EXTERIOR BOUNDARY CORNERS SET IN CONC.

- INDICATES BUILDING ENVELOPE
- - - - INDICATES EASEMENT LINES
- — — INDICATES PROPERTY LINES
- ▨ HATCHED AREA INDICATES LIMITS OF WILDLIFE HABITAT EASEMENT = 47.06 A

CURVE TABLE 2

C1	21.81	125.00	21.78	S74°20'37"E	09°59'48"	10.93
C2	38.38	70.00	37.90	S33°38'13"E	31°29'03"	19.89
C3	35.16	125.00	35.05	N29°52'09"W	16°07'03"	17.70
C4	68.45	73.00	66.86	N86°51'02"E	54°30'37"	37.81
C5	77.87	73.00	74.08	N89°06'53"E	80°57'37"	42.97
C6	29.15	82.00	29.03	S12°17'14"E	18°09'20"	14.70

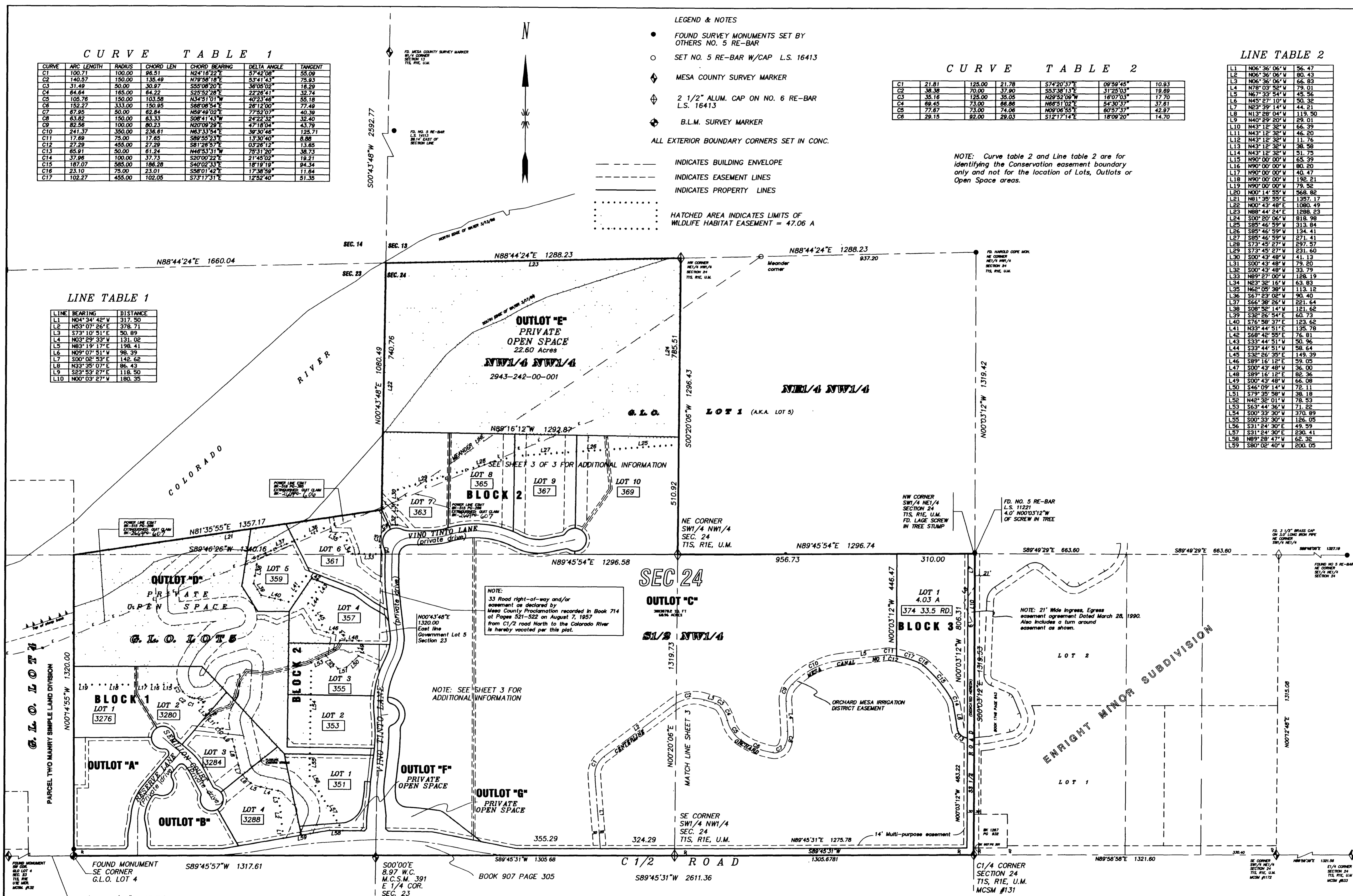
LINE TABLE 2

L1	N06°36'06"W	56.47
L2	N06°36'06"W	80.43
L3	N06°36'06"W	66.83
L4	N78°03'52"W	79.01
L5	N67°33'54"W	45.56
L6	N45°27'10"W	50.36
L7	N52°29'14"W	44.21
L8	N13°28'04"W	119.50
L9	N40°29'20"W	29.01
L10	N43°15'32"W	66.39
L11	N43°12'35"W	46.20
L12	N43°12'32"W	11.76
L13	N43°12'32"W	38.58
L14	N43°15'32"W	51.75
L15	N90°00'00"W	65.99
L16	N90°00'00"W	80.20
L17	N90°00'00"W	40.47
L18	N90°00'00"W	192.21
L19	N90°00'00"W	75.52
L20	N00°14'53"W	968.82
L21	N81°35'55"E	1387.17
L22	N00°43'48"E	1080.49
L23	N88°44'24"E	1288.23
L24	S00°20'06"W	818.98
L25	S85°46'59"W	313.84
L26	S85°46'59"W	134.41
L27	S85°46'59"W	271.41
L28	S73°45'27"W	297.57
L29	S73°45'27"W	231.60
L30	S00°43'48"W	41.13
L31	S00°43'48"W	78.20
L32	S00°43'48"W	33.79
L33	N89°27'00"W	128.19
L34	N83°28'16"W	63.83
L35	N82°09'38"W	113.12
L36	S67°23'02"W	90.40
L37	S66°38'26"W	221.64
L38	S08°58'14"W	121.62
L39	S32°26'44"W	60.73
L40	S76°58'37"E	123.62
L41	N33°44'51"E	135.78
L42	S68°42'35"E	76.81
L43	S33°44'51"E	50.96
L44	S33°44'51"E	58.64
L45	S32°26'35"E	149.39
L46	S89°16'12"E	59.05
L47	S00°43'48"W	36.00
L48	S89°16'12"E	82.96
L49	S00°43'48"W	66.08
L50	S46°09'14"W	72.11
L51	S79°25'58"W	38.18
L52	N42°32'01"W	78.53
L53	S63°44'36"W	71.22
L54	S00°39'30"W	370.89
L55	S00°39'30"W	126.05
L56	S31°24'30"E	49.99
L57	S31°24'30"E	230.41
L58	N89°28'47"W	62.32
L59	S80°02'40"W	200.05

NOTE: Curve table 2 and Line table 2 are for identifying the Conservation easement boundary only and not for the location of Lots, Outlots or Open Space areas.

LINE TABLE 1

LINE BEARING	DISTANCE
L1	N04°34'42"W 317.50
L2	N53°07'26"E 378.71
L3	S73°10'51"E 50.89
L4	N03°29'33"W 131.02
L5	N83°19'17"E 198.41
L6	N09°07'51"W 98.39
L7	S00°02'53"E 142.62
L8	N33°25'07"E 86.43
L9	S23°53'27"E 118.50
L10	N00°03'27"W 180.35



FOUND MONUMENT SE CORNER G.L.O. LOT 4
 N89°45'06"E 1317.61
 (BASIS OF BEARINGS FOR THIS EXHIBIT)
 Based on the local GIS coordinates provided by Mesa County Dept. of Public Works Engineering Division/Survey Section dated 12/28/95 revised 1/5/98

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BONNIE BROOK VINEYARDS
 FINAL PLAT

SITUATED IN THE NE1/4 SECTION 23 & THE NW1/4 SECTION 24 T1S, R1E, U.M.		
FOR:	BBV-DEV. CO. LLC	SURVEYED BY: RM
SCALE:	1 in = 200 ft	DRAWN BY: MEM
DATE:	1/6/2000	ACAD ID: BBfm1a
		SHEET NO. 2 OF 3
		FILE: 98054



Q.E.D. SURVEYING SYSTEMS INC.
 1018 COLO. AVE.
 GRAND JUNCTION COLORADO 81501
 (970) 241-2370
 464-7568

