

REPLAT OF LOTS 3 THRU 7 OF BLOCK 1 AND LOTS 1 THRU 14 OF BLOCK 5

THE VINEYARD FILING NO. TWO

CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
3	90° 00' 00"	28.00	43.98	28.00	39.60	N 45° 43' 52" W
4	90° 00' 00"	28.00	43.98	28.00	39.60	N 44° 16' 08" E
7	15° 00' 00"	200.00	52.36	26.33	52.21	N 82° 30' 00" E
8	05° 00' 00"	500.00	43.63	21.83	43.63	N 87° 30' 00" W
9	90° 00' 00"	47.00	73.83	47.00	66.47	N 44° 12' 00" E
10	42° 15' 40"	100.00	73.76	38.65	72.10	N 68° 04' 10" E
19	90° 00' 00"	28.00	43.98	28.00	39.60	N 36° 23' 40" W
20	90° 00' 00"	28.00	43.98	28.00	39.60	N 53° 36' 20" E

PROPERTY LINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A1	90° 00' 00"	69.50	109.17	69.50	92.29	N 44° 12' 00" E
A2	57° 01' 57"	20.00	19.91	10.87	19.10	N 29° 18' 59" W
A3	06° 37' 26"	40.00	4.62	2.31	4.62	N 54° 31' 14" W
A4	59° 48' 51"	40.00	41.76	23.01	39.89	N 21° 18' 06" W
A5	29° 25' 43"	40.00	20.54	10.50	20.32	S 23° 18' 59" W
A6	46° 16' 01"	40.00	32.30	17.09	31.43	S 61° 09' 15" W
A7	14° 19' 06"	40.00	10.00	5.02	9.97	N 88° 33' 22" W
A8	17° 09' 36"	40.00	11.98	6.04	11.94	N 72° 48' 52" W
A9	36° 25' 12"	40.00	25.43	13.16	25.00	N 46° 01' 28" W
A10	36° 25' 12"	40.00	25.43	13.16	25.00	N 09° 36' 16" W
A11	07° 11' 07"	40.00	5.02	2.51	5.01	N 12° 11' 54" E
A12	50° 21' 10"	40.00	35.15	18.80	34.03	E 40° 58' 02" E
A13	66° 56' 37"	20.00	23.37	13.22	22.06	N 32° 40' 19" E
A14	90° 00' 00"	16.00	25.13	16.00	22.63	N 53° 36' 20" E
A15	90° 00' 00"	16.00	25.13	16.00	22.63	N 36° 23' 40" W
A16	42° 15' 40"	77.50	57.16	29.95	55.88	N 68° 04' 10" E
E1	07° 06' 22"	177.50	22.01	11.02	22.00	N 86° 26' 49" E
E2	07° 53' 38"	177.50	24.45	12.25	24.44	N 78° 56' 49" E
E3	78° 43' 52"	24.50	32.38	19.05	30.08	N 37° 08' 04" E
E4	93° 00' 00"	20.00	32.46	21.08	29.02	N 47° 13' 52" W
E5	60° 34' 46"	20.00	21.15	11.68	20.18	N 55° 58' 45" E
E6	21° 22' 11"	40.00	14.92	7.55	14.83	N 36° 22' 28" E
E7	42° 12' 35"	40.00	29.47	15.44	28.21	N 68° 09' 51" E
E17	90° 00' 00"	16.00	25.13	16.00	22.63	N 45° 43' 52" W
E18	90° 00' 00"	16.00	25.13	16.00	22.63	N 44° 16' 08" E
E19	87° 00' 00"	20.00	30.37	18.98	27.53	N 42° 46' 08" E
DD	45° 00' 00"	20.50	16.10	8.49	15.69	N 67° 30' 00" W
F1	07° 54' 47"	40.00	5.52	2.77	5.52	S 86° 46' 32" E
F2	31° 55' 27"	40.00	22.29	11.44	22.00	S 66° 51' 30" E
F3	39° 26' 57"	40.00	27.54	14.34	27.00	S 31° 10' 18" E
F4	10° 42' 56"	40.00	7.48	3.75	7.47	S 06° 05' 20" E
F5	09° 34' 46"	40.00	6.69	3.35	6.68	S 04° 03' 2" W
F6	40° 58' 29"	40.00	28.61	14.95	28.00	S 29° 19' 56" W
F7	39° 26' 57"	40.00	27.54	14.34	27.00	S 69° 32' 40" W
F8	60° 45' 44"	40.00	42.42	23.45	40.46	N 60° 21' 03" W
F9	38° 24' 58"	20.00	13.41	6.97	13.16	N 49° 11' 14" W
F10	25° 19' 48"	20.00	8.84	4.49	8.77	N 81° 03' 33" W

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Oxford Avenue Limited, a Colorado Limited Partnership, Roger M. Ladd, general partner, is a owner of that real property situated in the County of Mesa, State of Colorado, and being Lots 3 thru 7, Block 1, and Lots 1 thru 14, Block 5, The Vineyards Filing No. Two, located in the Southwest quarter of Section 7, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Lots 3 thru 7, Block 1, and Lots 1 thru 14, Block 5, The Vineyards Filing No. Two.

That said owner has caused the real property to be laid out and surveyed as Replat of Lots 3 thru 7, Block 1, and Lots 1 thru 14, Block 5, The Vineyards Filing No. Two, a subdivision of a part of Mesa County, Colorado.

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.

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

IN WITNESS THEREOF said owner has his name to be hereunto subscribed this 7th day of May A. D. 1984. Oxford Avenue Limited, a Colorado Limited Partnership.

Roger M. Ladd
Roger M. Ladd, general partner

State of Colorado)
County of Mesa) ss

The foregoing instrument was acknowledge before me this 7th day of May A. D. 1984, by Oxford Avenue Limited, a Colorado Limited Partnership, Roger M. Ladd, general partner.

Witness my hand and official seal. My commission expires 9/22/86

Deborah L. Buford
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:21 o'clock P. M. this 21st day of June A. D. 1984 and is duly recorded in Plat Book No. 13, Page 260+261 Reception No. 1364764

Filed - 7-73
Earl Sawyer
Clerk and Recorder

By Hazel M. Huskey
Deputy

Fees: 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of June A. D., 1984 Board of County Planning Commissioners of the County of Mesa, Colorado.

Kathy Manning
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11th day of June A. D., 1984 Board of County Commissioners of the County of Mesa, Colorado.

Ray E. White
Chairman

I, Forrest L. Youngs, do hereby certify that the accompanying plat of the Replat of Lots 3 thru 7, Block One and Lots 1 thru 14, Block Five of The Vineyards Filing No. Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Forrest L. Youngs
Forrest L. Youngs
Registered Land Surveyor
Colorado Registration NO. 20166



UTILITIES COORDINATING COMMITTEE
Approved this 4th day of May A. D. 1984
Utilities Coordinating Committee of the County of Mesa, Colorado.

CE Hoebler
Chairman

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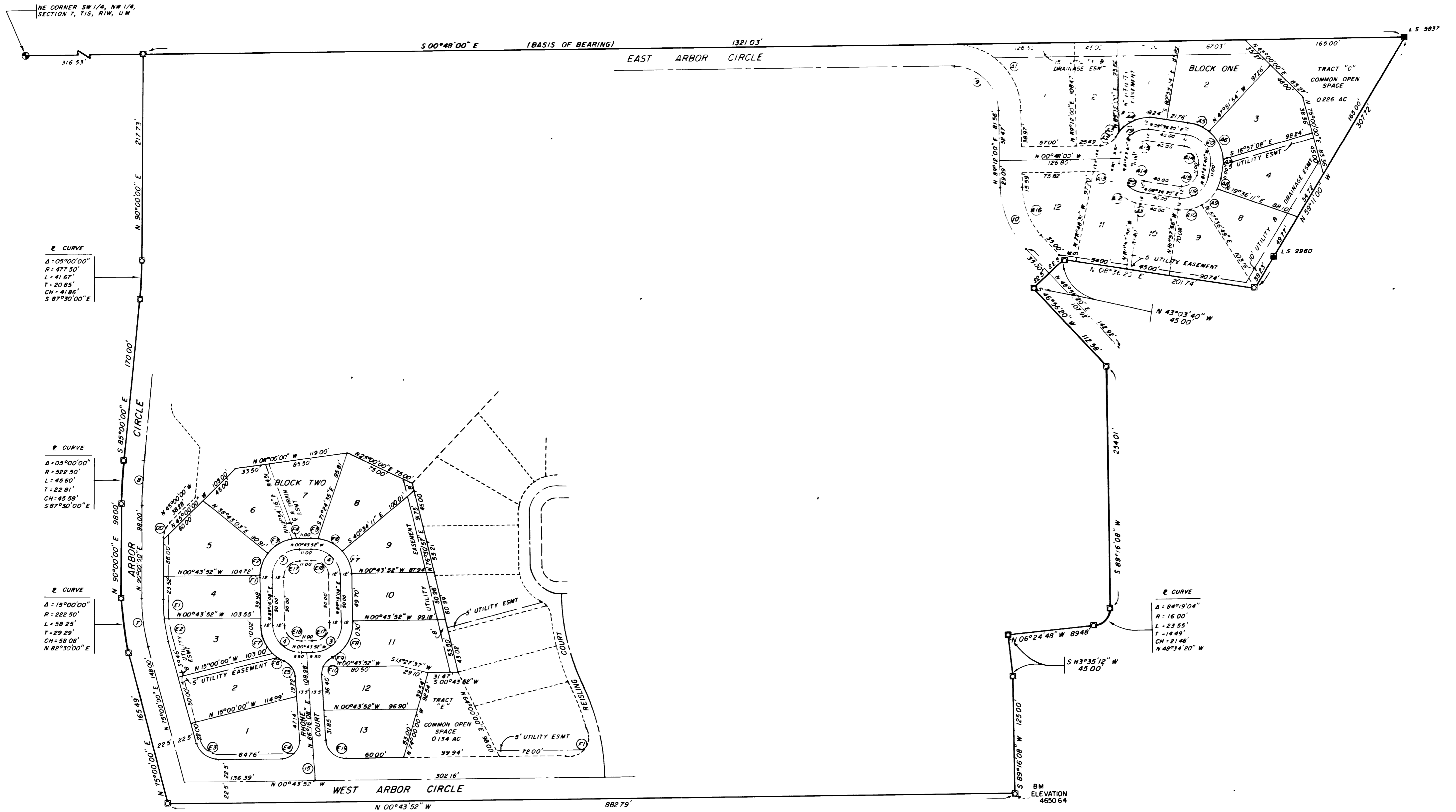
REPLAT OF LOTS 3 THRU 7 OF
BLOCK 1 AND LOTS 1 THRU 14 OF BLOCK 5.
THE VINEYARD FILING NO. 2

SHEPHERD ENGINEERS
1355 NORTH 4th
GRAND JUNCTION, CO 81501
(303) 243-5454

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you 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.

REPLAT OF LOTS 3 THRU 7 OF BLOCK I AND LOTS 1 THRU 14 OF BLOCK 5

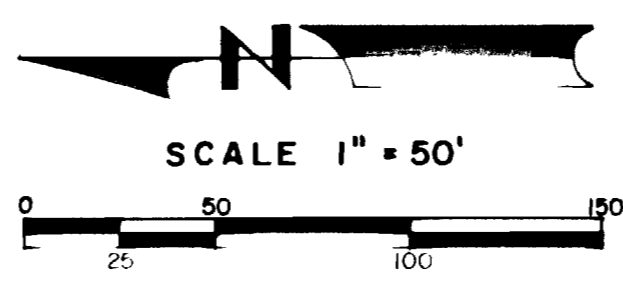
THE VINEYARD FILING NO. TWO



Owner, in recording this plat of the Replat of Lots 3 thru 7, Block I and Lots 1 thru 14, Block 5, The Vineyard Filing No. Two, shall designate certain areas of land in subsequent Filings of the Vineyards as Common Open Space for the Common use and enjoyment of the home owners in the Replat of Vineyards Filing No. Two and any and all properties hereafter annexed to and bought under the terms of the Declaration of Covenants, Conditions and Restrictions dated August 17, 1981, and recorded with the Clerk and Recorder of Mesa County, Colorado on August 18, 1981, in Book 1329, at page 55, Reception No. 1266289, (hereinafter referred to as the Declaration).

The designated Common Open Space is not to be for use by the general public, but is to be dedicated to the common use and enjoyment of the homeowners in the Replat of the Vineyards Filing No. Two and properties hereafter annexed to and bought under the terms of the Declaration.

Said Declaration is hereby incorporated into and made a part of this plat.



- LEGEND**
- ⊠ Found 5/8" Rebar & Cap LS 9331 IN Concrete
 - Set Rebar and Cap LS 20166
 - ⊙ Found existing Pin in Concrete
 - Mesa County Brass Cap

Note See Sheet 1 of 2 For Curve Data Information

Open Space To Be Utilized As An Ingress-Egress & Utility Easement
 Tracts E & C Designated As "Common Open Space" Shall Also Be Utility And Drainage Easement.

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 THE VINEYARD FILING NO 2**

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