

THE VINEYARD FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Oxford Avenue Ltd., a limited partnership, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the W 1/2 W 1/2 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:

Commencing at the NE Corner of the SW 1/4 NW 1/4 of said Section 7; Thence S 00° 48' 00" E along the east line of the W 1/2 W 1/2 of said Section 7 a distance of 1637.56 feet; Thence N 99° 11' 00" W 269.49 feet to the TRUE POINT OF BEGINNING; Thence S 00° 48' 00" E 710.75 feet to a point on the northeasterly right of way of Colorado Highway 340; Thence N 99° 01' 04" W along said northeasterly right of way a distance of 661.99 feet; Thence N 00° 43' 52" W 638.50 feet; Thence N 89° 16' 08" E 125.00 feet; Thence N 83° 35' 12" E 45.00 feet; Thence S 06° 24' 48" E 89.48 feet; Thence along the arc of a curve to the left whose radius is 16.00 feet and whose long chord bears S 48° 34' 20" E 21.48 feet; Thence N 89° 16' 08" E 254.02 feet; Thence N 46° 56' 20" E 112.58 feet; Thence S 43° 03' 40" E 45.00 feet; Thence S 08° 36' 20" W 201.74 feet; Thence S 99° 11' 00" E 38.23 feet to the TRUE POINT OF BEGINNING, containing 9.640 acres.

That said owner has caused the said real property to be laid out and surveyed as The Vineyard Filing No. One, 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 common open space and as utility and drainage 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.

Owner, in recording this plat of The Vineyard Filing No. One, shall designate certain areas of land in subsequent filings of The Vineyard as Common Open Space for the common use and enjoyment of the homeowners in The Vineyard Filing No. One and any and all properties hereafter annexed to and brought under the terms of the Declaration of Covenants, Conditions and Restrictions dated _____ and recorded with the Clerk and Recorder of Mesa County, Colorado on _____ in Book _____ at Page _____ reception no. _____ (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 Vineyard Filing No. One and properties hereafter annexed to and brought under the terms of the Declaration.

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

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 11th day of September A.D., 1981

Oxford Avenue Ltd., a Limited Partnership

Roger W. Ladd
Roger W. Ladd, General Partner

Robert H. Gardner
Robert H. Gardner, General Partner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 11th day of September A.D., 1981 by Roger W. Ladd and Robert H. Gardner, General Partners of Oxford Avenue Ltd., a Limited Partnership.

My commission expires: 9/22/82 Witness my hand and official seal.

Judith A. Buford
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss # 1272551

I hereby certify that this instrument was filed in my office at 9:30 o'clock P.M. this 23rd day of October A.D., 1981, and is duly recorded in Plat Book No. 12, Page 440-441.

Earl Sawyer Clerk and Recorder By Deputy Deputy Fees: \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of September A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

Chairman
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

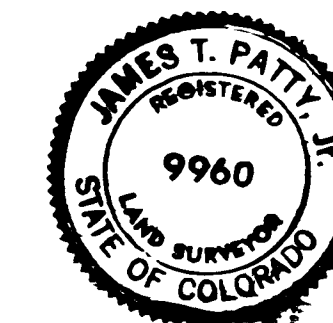
Approved this 29th day of September A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

Chairman
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Vineyard Filing No. One, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 9-9-81
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



Utilities Coordinating Committee:

Thomas C. Baldwin
Chairman

12. August 1981
Date

THE VINEYARD FILING NO. ONE

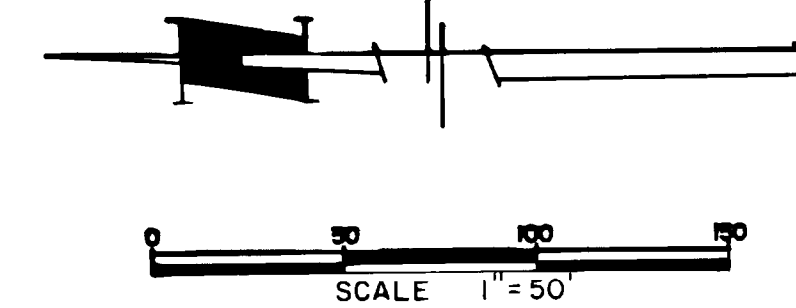
REDLANDS VILLAGE SUBDIVISION

NE CORNER
SW 1/4 NW 1/4
SECTION 7
T1S, R1W, U1M

S 00° 48' 00" E 1637.56'
EAST LINE W1/2 W1/2 SECTION 7 T1S, R1W, U1M
ORIGIN OF BEARINGS

WESTERN ENGINEERS

NHPQ



NOTE:
Tracts "A" Through "J", Designated As
Common Open Space, Shall Also Be
Utility And Drainage Easements

R CURVE DATA
A = 84° 19' 04"
R = 16.00'
T = 14.49'
L = 23.55'
CH = 21.48'
S 48° 34' 20" E

LEGEND

- ⊕ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument
Cap Set In Concrete
- ⊙ A 5/8" Rebar And Monument Cap
At All Lot Corners
- Indicates Found Corner

AREA QUANTITIES

Area in Lots	5.666 Acres or 58.78 %
Area in Tracts	0.724 Acres or 7.51 %
Area in Public R.O.W.	3.250 Acres or 33.71 %
Total Area	9.640 Acres or 100.00 %
Total Number Lots	56

C CURVE DATA						
NO	Δ	R	T	L	CH	BRNG
①	31° 42' 48"	53.50'	15.20'	29.61'	29.24'	S 74° 52' 28" E
②	90° 00' 00"	28.00'	28.00'	43.98'	39.60'	S 14° 01' 04" E
③	"	"	"	"	"	N 75° 58' 56" E
④	"	"	"	"	"	S 45° 43' 52" E
⑤	18° 56' 24"	53.50'	8.92'	17.69'	17.60'	S 44° 16' 08" W
⑥	"	"	"	"	"	N 79° 47' 56" E

CURVE RETURN DATA						
NO	Δ	R	T	L	CH	BRNG
①	90° 00' 00"	16.00'	16.00'	25.13'	22.63'	S 14° 01' 04" E
②	"	"	"	"	"	S 75° 58' 56" W
③	64° 37' 24"	"	10.12'	18.05'	17.11'	S 26° 42' 22" E
④	"	"	"	"	"	N 88° 40' 14" E
⑤	90° 00' 00"	"	16.00'	25.13'	22.63'	N 45° 43' 52" W
⑥	"	"	"	"	"	N 44° 16' 08" E
⑦	72° 49' 30"	"	11.80'	20.34'	19.00'	S 73° 15' 31" E
⑧	64° 27' 12"	40.00'	25.22'	45.00'	42.66'	N 57° 02' 32" E
⑨	84° 19' 04"	16.00'	14.49'	23.55'	21.48'	N 48° 34' 20" W