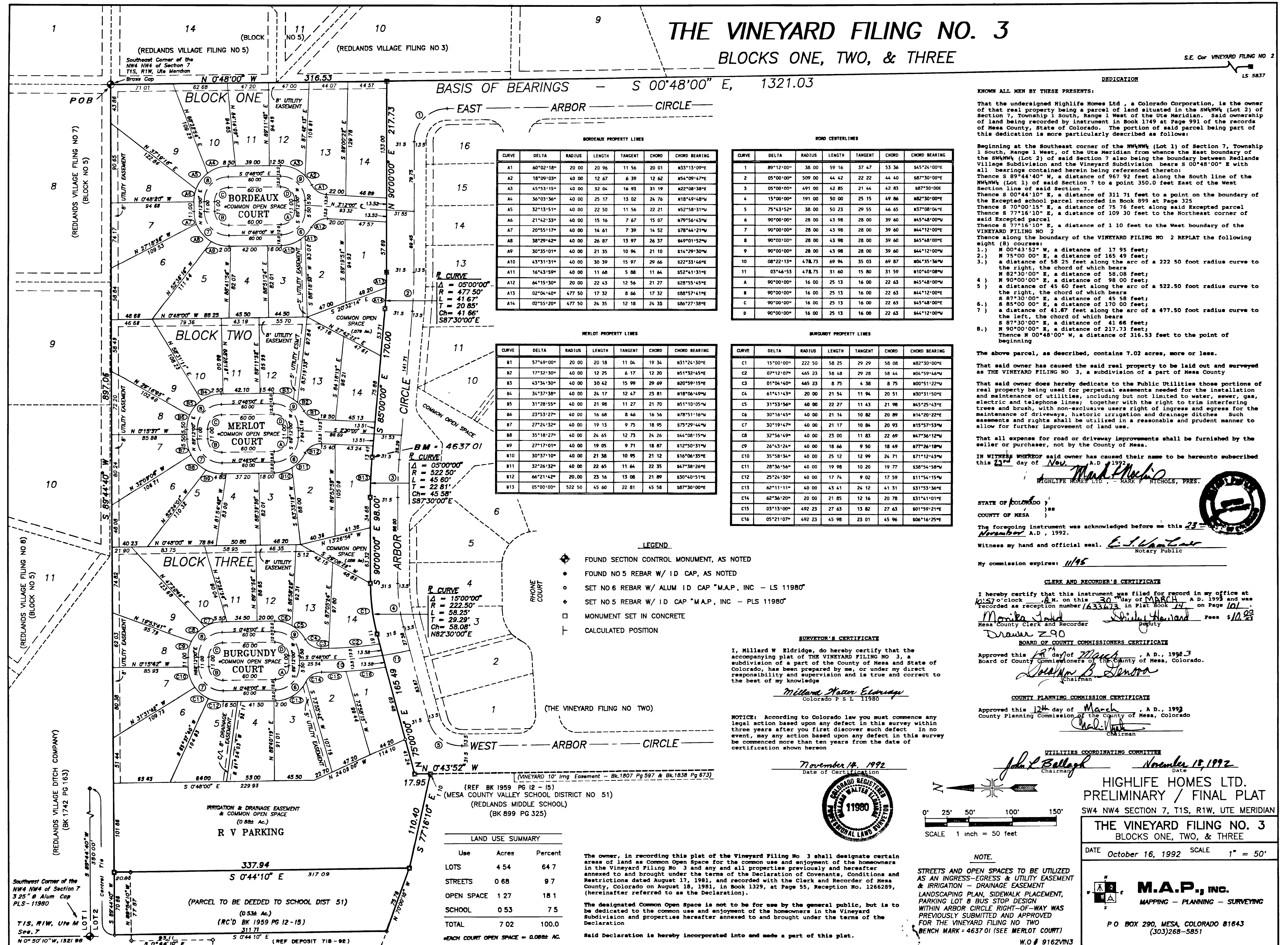


THE VINEYARD FILING NO. 3

BLOCKS ONE, TWO, & THREE

S.E. Cor VINEYARD FILING NO. 2



KNOWN ALL MEN BY THESE PRESENTS:

That the undersigned Highlife Homes Ltd., a Colorado Corporation, is the owner of that real property being a parcel of land situated in the SW1/4 (Lot 2) of Section 7, Township 1 South, Range 1 West of the Ute Meridian. Said ownership of land being recorded by instrument in Book 1749 at Page 991 of the records of Mesa County, State of Colorado. The portion of said parcel being part of this dedication is more particularly described as follows:

Beginning at the Southeast corner of the NW1/4 (Lot 1) of Section 7, Township 1 South, Range 1 West, of the Ute Meridian from whence the East boundary of the SW1/4 (Lot 2) of said Section 7 also being the boundary between Redlands Village Subdivision and the Vineyard Subdivision bears S 00°48'00" E with all bearings contained herein being referenced thereto:

Thence S 89°44'40" W, a distance of 967.92 feet along the South line of the NW1/4 (Lot 1) of said Section 7 to a point 350.0 feet East of the West Section line of said Section 7.

Thence S 00°44'10" E, a distance of 311.71 feet to a point on the boundary of the Excepted school parcel recorded in Book 899 at Page 325.

Thence S 70°00'15" E, a distance of 75.76 feet along said Excepted parcel.

Thence S 77°16'10" E, a distance of 109.30 feet to the Northeast corner of said Excepted parcel.

Thence S 77°16'10" E, a distance of 1.10 feet to the West boundary of the VINEYARD FILING NO. 2.

Thence along the boundary of the VINEYARD FILING NO. 2 REPLAT the following eight (8) courses:

- 1.) N 00°43'52" W, a distance of 17.95 feet;
- 2.) N 75°00'00" E, a distance of 165.49 feet;
- 3.) a distance of 58.25 feet along the arc of a 222.50 foot radius curve to the right, the chord of which bears N 82°30'00" E, a distance of 58.08 feet;
- 4.) N 90°00'00" E, a distance of 98.00 feet;
- 5.) a distance of 45.60 feet along the arc of a 522.50 foot radius curve to the right, the chord of which bears S 87°30'00" E, a distance of 45.58 feet;
- 6.) S 85°00'00" E, a distance of 170.00 feet;
- 7.) a distance of 41.67 feet along the arc of a 477.50 foot radius curve to the left, the chord of which bears S 87°30'00" E, a distance of 41.66 feet;
- 8.) N 90°00'00" E, a distance of 217.73 feet;

Thence N 00°48'00" W, a distance of 316.53 feet to the point of beginning.

The above parcel, as described, contains 7.02 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as THE VINEYARD FILING NO. 3, a subdivision of a part of Mesa County.

That said owner does hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines; together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

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

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 14th day of November, A.D. 1992.

HIGHLIFE HOMES LTD. - MARK F. NICHOLS, PRES.

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 23rd day of November, A.D. 1992.

Witness my hand and official seal. E. J. Walters, Notary Public

My commission expires: 11/95

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 10:57 o'clock A.M. on this 30th day of March, A.D. 1992 and was recorded as reception number 1633473 in Plat Book 14 on Page 101.

Maria J. Judd, Clerk and Recorder, Mesa County, Clerk and Recorder, Fee: \$10.00

Drawn Z.90

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 12th day of March, A.D. 1992, Board of County Commissioners of the County of Mesa, Colorado.

Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of March, A.D. 1992, County Planning Commission of the County of Mesa, Colorado.

Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 15th day of March, A.D. 1992, Utilities Coordinating Committee.

Chairman

HIGHLIFE HOMES LTD. PRELIMINARY / FINAL PLAT

SW4 NW4 SECTION 7, T1S, R1W, UTE MERIDIAN

THE VINEYARD FILING NO. 3 BLOCKS ONE, TWO, & THREE

DATE October 16, 1992 SCALE 1" = 50'

M.A.P., INC. MAPPING - PLANNING - SURVEYING

P.O. BOX 290, MESA, COLORADO 81643 (303)268-5851

NOTE.

STREETS AND OPEN SPACES TO BE UTILIZED AS AN INGRESS-EGRESS & UTILITY EASEMENT & IRRIGATION - DRAINAGE EASEMENT LANDSCAPING PLAN, SIDEWALK PLACEMENT, PARKING LOT & BUS STOP DESIGN WITHIN ARBOR CIRCLE RIGHT-OF-WAY WAS PREVIOUSLY SUBMITTED AND APPROVED FOR THE VINEYARD FILING NO. TWO BENCH MARK = 4637.01 (SEE MERLOT COURT) W.O. # 9162VIN3

The owner, in recording this plat of the Vineyard Filing No. 3 shall designate certain areas of land as Common Open Space for the common use and enjoyment of the homeowners in the Vineyard Filing No. 3 and any and all properties previously and hereafter annexed to and brought 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 Vineyard Subdivision 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.

- LEGEND**
- FOUND SECTION CONTROL MONUMENT, AS NOTED
 - FOUND NO 5 REBAR W/ 1D CAP, AS NOTED
 - SET NO 6 REBAR W/ ALUM 1D CAP "M.A.P., INC - LS 11980"
 - SET NO 5 REBAR W/ 1D CAP "M.A.P., INC - PLS 11980"
 - MONUMENT SET IN CONCRETE
 - CALCULATED POSITION

(THE VINEYARD FILING NO. TWO)

(VINEYARD 10' Irrig Easement - Bk.1807 Pg 597 & Bk.1838 Pg 673)

(REF Bk 1959 Pg 12 - 15) (MESA COUNTY VALLEY SCHOOL DISTRICT NO 51) (REDLANDS MIDDLE SCHOOL) (BK 899 PG 325)

IRRIGATION & DRAINAGE EASEMENT & COMMON OPEN SPACE (0.0882 AC.)

R V PARKING

(PARCEL TO BE DEEDED TO SCHOOL DIST 51) (0.532 AC.)

(RCD BK 1959 PG 12-15) 311.71

(REF DEPOSIT T18-92)

S 0°44'10" E

337.94

S 0°44'10" E

317.09

S 0°44'10" E

317.09

S 0°44'10" E

317.09

S 0°44'10" E

317.09

S 0°44'10" E

317.09