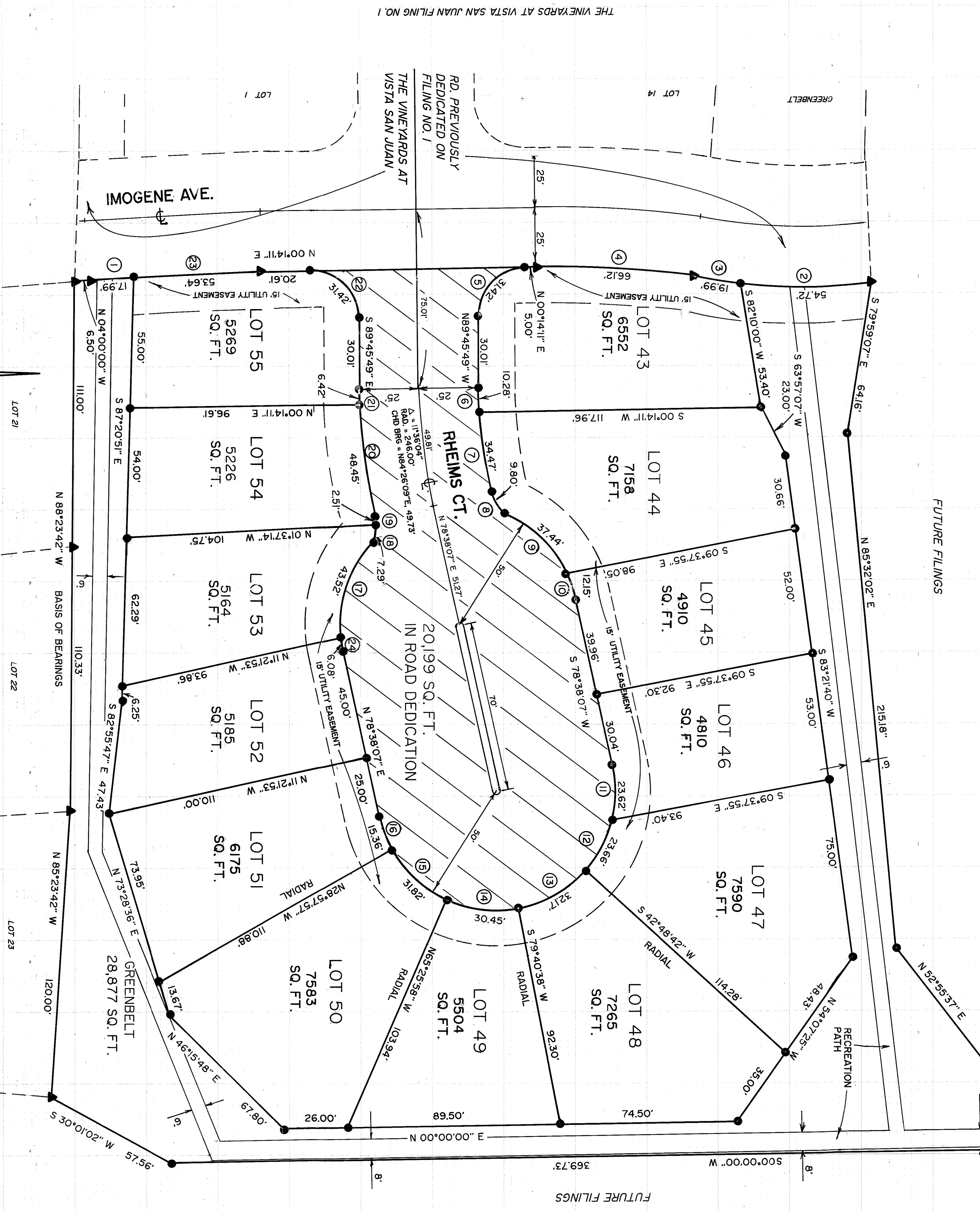


THE VINEYARDS AT VISTA SAN JUAN, FILING NO. 2

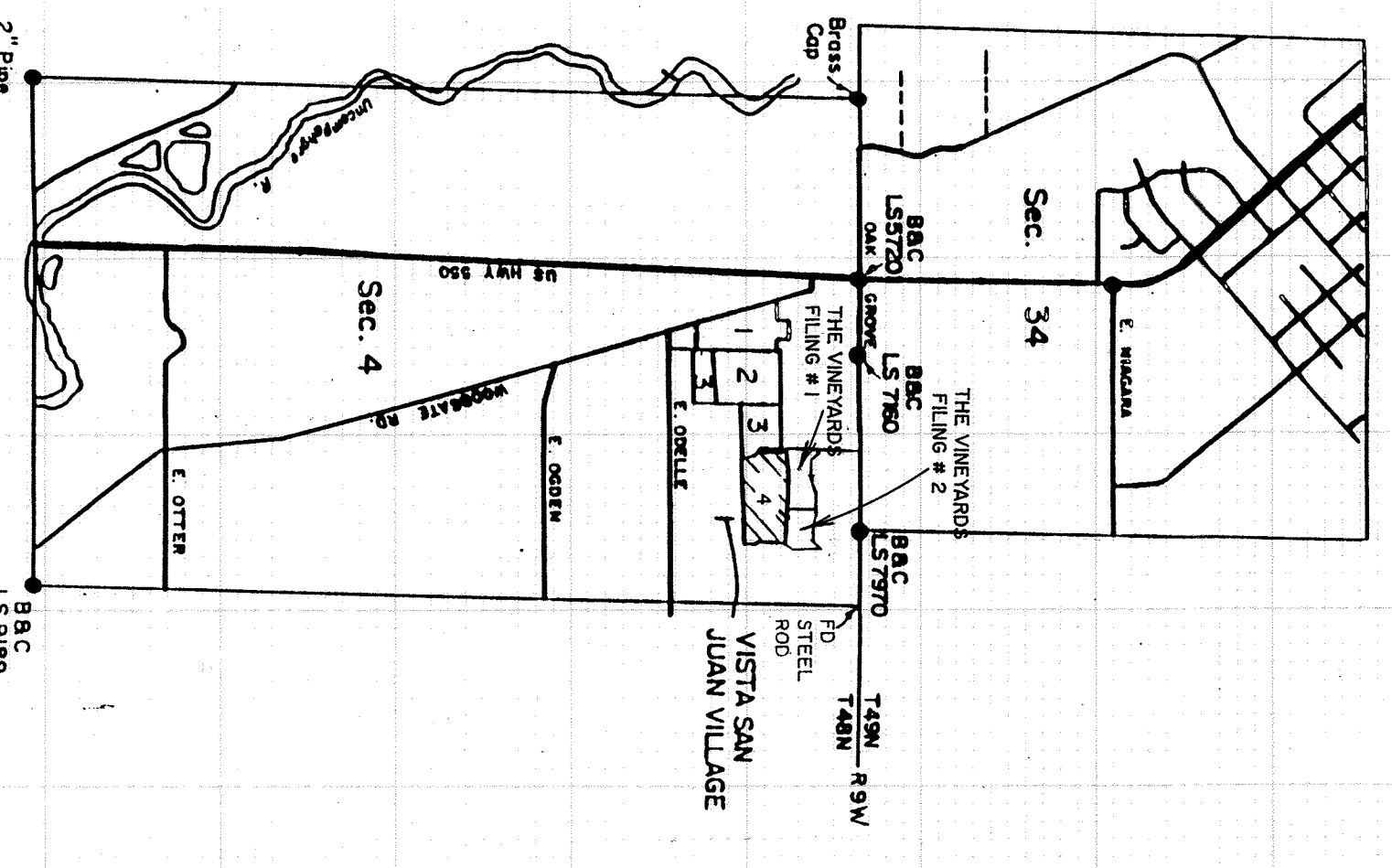
SITUATED IN U.S. GOV'T LOTS 1, 2, 7 & 8, SECTION 4
T48N, R9W, NMPM
A PART OF VISTA SAN JUAN ADDITION NO. 6,
TO THE CITY OF MONTROSE, COLORADO

SPECIAL IMPROVEMENT DISTRICT PLAT NOTE

All lots platted herein shall be subject to an assessment for the costs to construct improvements to Oak Grove Road between Highway 590 and Hillcrest Street and related improvements, curb, gutter, sidewalk, base, pavement and related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of Lots 1 through 14 as shown hereon for the purpose of executing improvement district petitions for the purpose of creating an improvement district for the purpose of assessing and levying taxes in any election to approve any financial obligations in connection with the formation of such districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots. Assessments made for an improvement district created pursuant to these covenants shall not exceed \$1,500 per dwelling unit. These covenants shall be applicable to improvement districts formed without regard to implementation of these covenants.



MORTGAGEE: FIRST NATIONAL BANK OF MONTROSE N.A.
By Donald S. Pitt, President
COUNTY OF MONTROSE) ss.
STATE OF COLORADO)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th day of February, 1994, by Donald S. Pitt, President, of the First National Bank of Montrose N.A., whose name and official seal, by commission expires 8-28-94.
Notary Public
Donna A. Bell



CURVE DATA			
NO.	RADIUS	DELTA	CHORD BEARINGS DISTANCE
1	968.69'	0°03'50"	N03°28'46"W 17.99'
2	378.44'	08°17'05"	N01°39'53"E 54.67'
3	378.44'	08°17'05"	N07°19'15"E 19.99'
4	440.65'	08°35'49"	N04°32'05"E 66.06'
5	250.00'	07°53'21"	N01°39'53"E 10.28'
6	250.00'	07°53'21"	S89°54'14"W 34.43'
7	221.00'	08°56'11"	S89°06'12"W 36.58'
8	20.00'	28°04'34"	S64°39'50"W 9.70'
9	50.00'	42°54'28"	S43°15'19"W 3.97'
10	50.00'	37°03'54"	S71°40'20"W 23.40'
11	50.00'	27°03'54"	N87°49'56"W 23.40'
12	50.00'	34°15'46"	N89°48'20"W 31.62'
13	50.00'	34°15'46"	N07°07'20"E 29.98'
14	50.00'	36°28'01"	N42°48'02"E 31.29'
15	50.00'	17°36'04"	N69°50'05"E 15.30'
16	50.00'	49°50'04"	S69°27'54"E 42.61'
17	20.00'	02°35'21"	N82°13'43"E 2.51'
18	20.00'	10°14'35"	N83°45'24"E 4.838'
19	20.00'	07°21'29"	N89°33'27"E 6.42'
20	20.00'	03°10'27"	N45°14'11"E 28.28'
21	271.00'	09°00'00"	N01°20'46"W 53.53'
22	968.69'	06°57'57"	N02°07'06"E 6.08'
23	50.00'		
24			

VICINITY & CONTROL MAP

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose and State of Colorado, to-wit:

Lots 1, 2, 7 & 8, Section 4, Township 48 North, Range 9 West, N.M.P.M., excepting from said lots 2 & 7 a tract described as commencing at the northeast corner of said lots 2 & 7, thence South, 733 ft.; thence West, 1,040.63 ft.; to west line of said Lot 7; thence North along west line of said lots 7 & 2 a distance of 733 ft. to point of beginning.

Have by these presents laid out, platted and subdivided part of same into lots, as shown on this plat, under the name and style of THE VINEYARDS AT VISTA SAN JUAN, FILING NO. 2 and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Resins Court as hereon shown. The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utility, drainage and irrigation purposes, including but not limited to water, sewer storm sewer, drainage, electrical, telephone, gas and other lines together with perpetual right of access and egress for installation, maintenance and replacement of such lines.

Executed this 28th day of MAY, 1993.

B.E.S., INC.
Steven M. Amis, President
COUNTY OF MONTROSE) ss.
STATE OF COLORADO)
The foregoing Certificate was acknowledged before me this 28th day of MAY, 1993, by Donald L. Zentmeyer as President, & E.W. Johnson as Secretary for Leisner Development Limited Liability Co. Witness my hand and official seal. My commission expires August 21, 1996.
Notary Public
Donna A. Bell

SURVEYOR'S CERTIFICATE

I, William D. Wiley, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and that the plat is a true and correct copy of the original plat on file in the office of the County Clerk of Montrose.

Witness my hand and official seal this 27th day of May, 1993.
William D. Wiley
Montrose Registered Land Surveyor
#12180

ENGINEER'S CERTIFICATE

I, Theodore V. Hennings, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the subdivision shown hereon. I further certify that the streets and other improvements are designed in accordance with applicable City specifications & regulations.

Theodore V. Hennings
Colorado PE # 15 9720
Date 5-18-93

CERTIFICATE OF COMPLETED IMPROVEMENTS

I hereby certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose have been completed and installed in this subdivision in accordance with applicable City regulations and specifications except as shown on the accompanying plans. I further certify that the improvements and utilities shown on the accompanying plans are properly designed, meet City of Montrose specifications, and are adequate to properly serve the subdivision shown hereon. I further certify that the streets and other improvements are designed in accordance with applicable City specifications & regulations.

Frank Messart
Engineering, Inspection & Public Works
Date 2-14-94

CERTIFICATE OF RECORD OF SECURITY

I, Mary Weller, City Clerk for the City of Montrose, Colorado, hereby certify that security, in an amount and with conditions as required by the City's Subdivision Regulations, has been received from the subdividers providing for and security to the City the actual construction and installation of the following improvements and utilities: curbs, gutters, road base, drainage, street lighting, decoration, water, sewer, storm sewer, telephone, gas, and other lines together with perpetual right of access and egress for installation, maintenance and replacement of such lines.

Mary Weller
City Clerk
Date 2-14-94

APPROVAL OF CITY COUNCIL

Approved by the Montrose City Planning Commission this 25th day of February, 1994.
Chairman
Mayor
City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this 17th day of FEB, 1994.
City Attorney

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk & Recorder of Montrose County, Colorado, on this 17th day of February, 1994, in Book 595179 Subdivision, Page 1241, and the Commission No. 595179 Subdivision, 1994, in Book 182.

Recorder
Montrose County Clerk & Recorder By Thomas A. Johnson

- NOTE:
- GREENBELT MAY ALSO BE USED FOR UTILITY EASEMENTS.
 - ZONING R - 3.
 - TOTAL ACREAGE FILING NO. 2, 2.941 ACRES
 - 15' BLVD SETBACK LINE ALONG ALL ROADWAYS.

BOOK 239, PAGE 28	DATE 9/23/93	RECEIVED 1/26/94
THE VINEYARDS AT VISTA SAN JUAN, FILING NO. 2		
FOR: B.E.S., INC.		
MESA SURVEYING		
P.O. BOX 1287	MONTROSE, COLORADO	FILE NO. 91 - 42