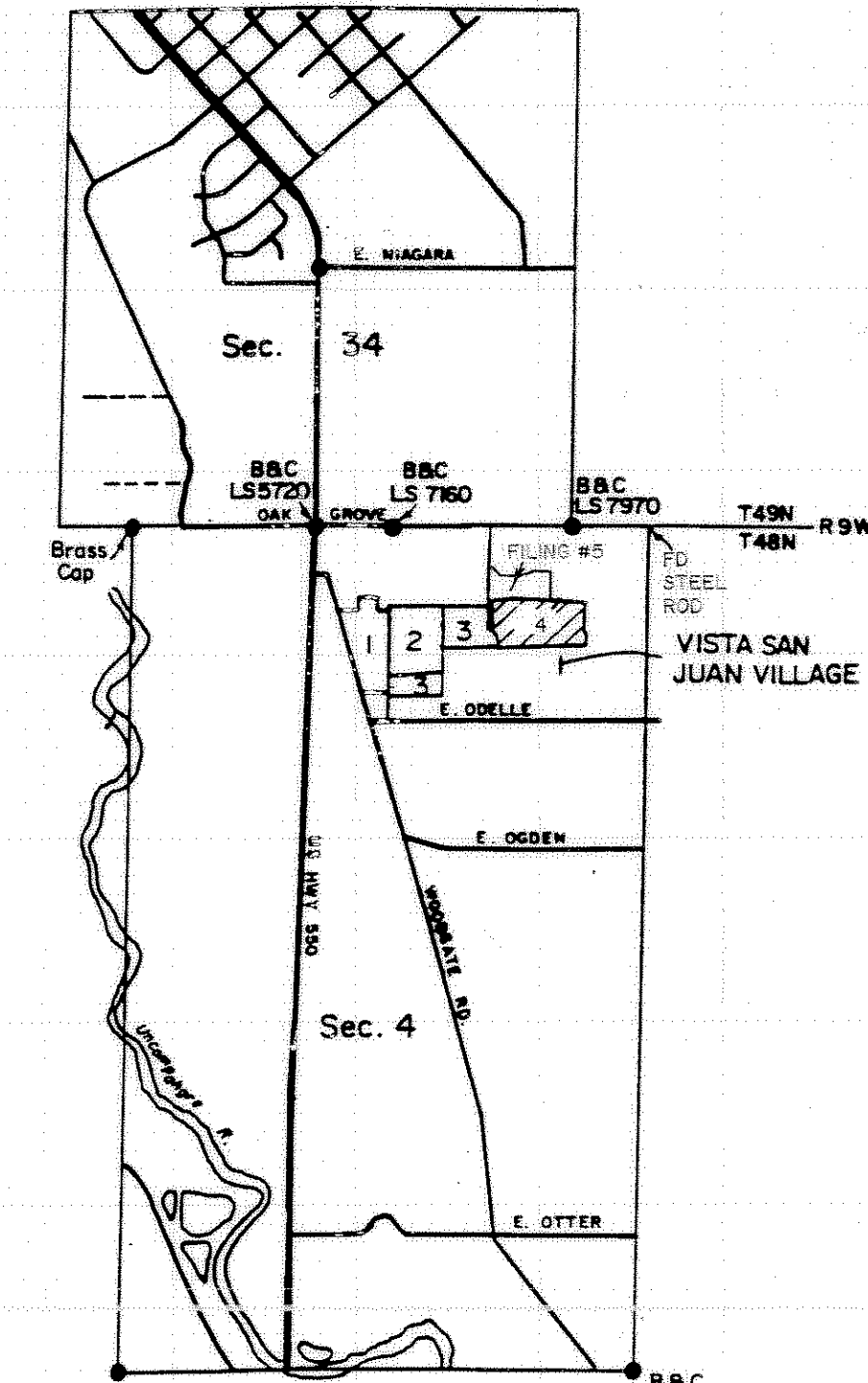
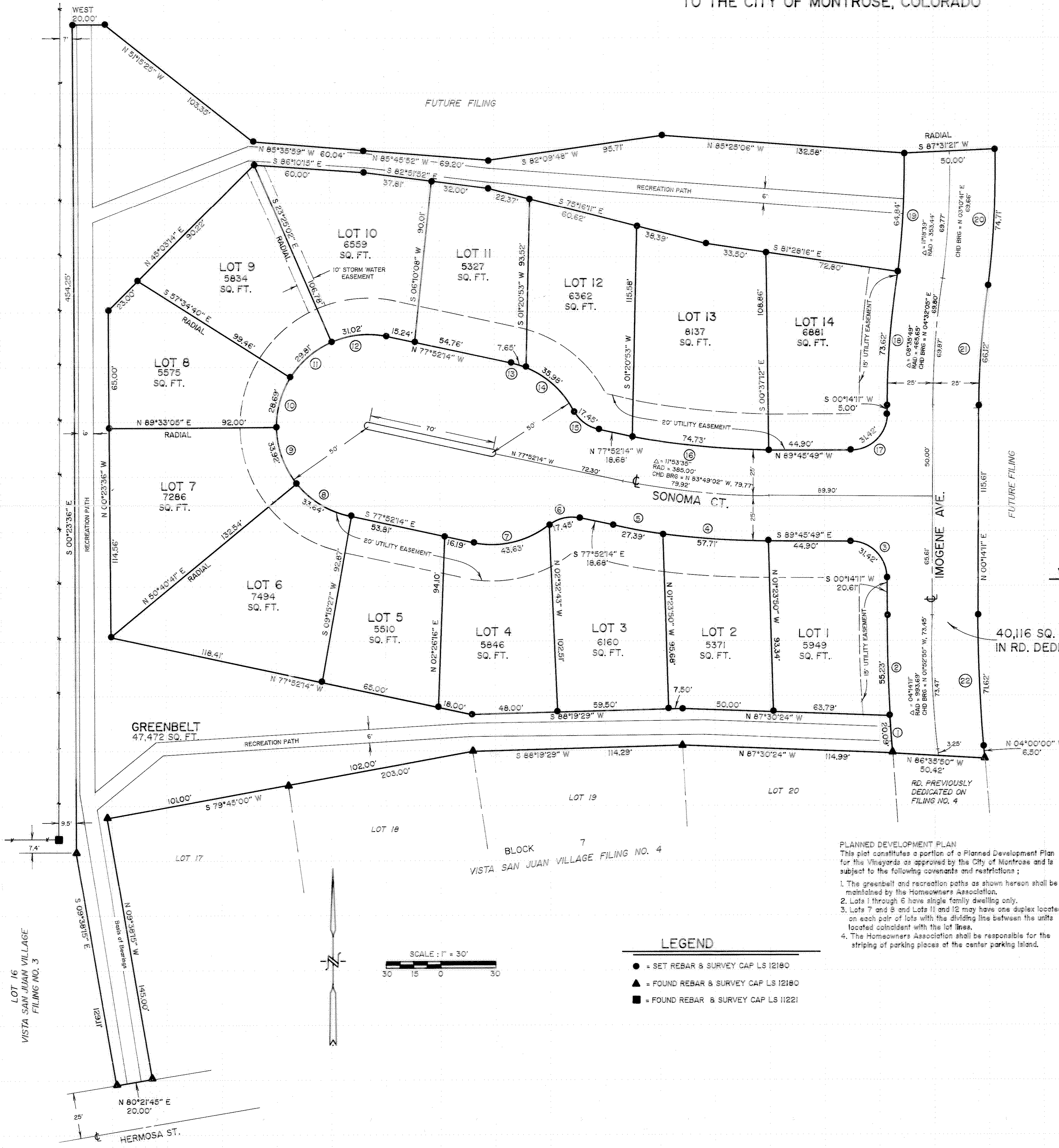


THE VINEYARDS AT VISTA SAN JUAN FILING NO. 1

SITUATED IN U.S. GOV'T LOTS 1, 2, 7 & 8, SECTION 4

T48N, R9W, NMPM

A PART OF VISTA SAN JUAN ADDITIONS NO. 5 & 6,
TO THE CITY OF MONTROSE, COLORADO



VICINITY & CONTROL MAP

- NOTE:
1. GREENBELT MAY ALSO BE USED FOR UTILITY EASEMENTS.
 2. ZONING R - 3
 3. TOTAL ACREAGE FILING NO. 5: 4.036 ACRES
 4. 15' BLDG. SETBACK LINE ALONG ALL ROADWAYS.

CURVE DATA				
NO.	RADIUS	DELTA	BEARING	DISTANCE
1	1018.69'	01°07'48"	N03°26'02"W	20.09'
2	1018.69'	03°06'23"	S01°19'03"E	55.22'
3	20.00'	90°00'00"	S44°43'49"E	28.28'
4	410.00'	08°03'55"	S85°43'52"E	57.67'
5	410.00'	03°49'40"	S79°47'04"E	27.39'
6	20.00'	49°59'41"	N77°07'55"E	16.90'
7	50.00'	49°59'42"	N77°07'55"E	42.26'
8	50.00'	38°32'55"	S58°35'46"E	33.01'
9	50.00'	38°52'23"	S19°53'07"E	33.28'
10	50.00'	32°52'15"	S15°59'12"W	28.29'
11	50.00'	34°09'39"	S49°30'09"W	29.37'
12	50.00'	35°32'48"	S84°21'22"W	30.53'
13	50.00'	08°45'46"	N73°29'21"W	7.64'
14	50.00'	41°13'55"	N48°29'31"W	35.21'
15	20.00'	49°59'41"	N52°52'24"W	16.90'
16	360.00'	11°53'35"	N83°49'02"W	74.59'
17	20.00'	90°00'00"	S45°14'11"W	28.28'
18	490.65'	08°35'49"	S04°32'05"W	73.55'
19	328.44'	11°18'39"	N03°10'41"E	64.73'
20	378.44'	11°18'39"	N03°10'41"E	74.59'
21	440.65'	08°35'49"	N04°32'05"E	66.06'
22	968.69'	04°14'11"	N01°52'55"W	71.61'

PLANNED DEVELOPMENT PLAN
This plan constitutes a portion of a Planned Development Plan for the Vineyards as approved by the City of Montrose and is subject to the following covenants and restrictions:

1. The greenbelt and recreation paths as shown hereon shall be maintained by the Homeowners Association.
2. Lots 1 through 6 have single family dwelling only.
3. Lots 7 and 8 and Lots 11 and 12 may have one duplex located on each pair of lots with the dividing line between the units located coincident with the lot lines.
4. The Homeowners Association shall be responsible for the striping of parking places at the center parking area.

LEGEND

- = SET REBAR & SURVEY CAP LS 12180
- ▲ = FOUND REBAR & SURVEY CAP LS 12180
- = FOUND REBAR & SURVEY CAP LS 11221

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 northwest corner of said Lot 2 a distance of 1,040.63 ft., 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. 1, and hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Imogene Avenue and Sonoma 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 CATV lines together with perpetual right of ingress and egress for installation, maintenance and replacement of such lines.

Executed this 22 day of Nov, 1992.

LEISURE DEVELOPMENT LIMITED LIABILITY CO.

Donald L. Zentmeyer, President

E.W. Johnson, Secretary

STATE OF COLORADO) ss.
COUNTY OF MONTROSE)

The foregoing Certificate was acknowledged before me this 22nd day of Nov, 1992, by Donald L. Zentmeyer as President, & E.W. Johnson as Secretary for Leisure Development Limited Liability Co. Witness my hand and official seal. My commission expires August 21st, 1996.

Linda L. Jones, Notary Public

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 their positions are as shown.

William D. Wiley 10-28-92
Date
Colorado Registered Land Surveyor #12180

ATTORNEY'S CERTIFICATE

I, Victor T. Roushar, an Attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Dedication and Ownership, and that title to such land is in the owner and dedicant, and that the title to the land dedicated hereon, including the dedication for utility and drainage easements, streets, alleys and parks is free and clear of all liens and encumbrances, except as follows:
DEED OF TRUST Dated September 2, 1985, Recorded October 1, 1985 in Book 552 at page 7-57.

Victor T. Roushar
Registration No. 1941

ENGINEER'S CERTIFICATE

I, Theodore V. Hermanns, 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. Hermanns 10-27-92
Date
Colorado PE & LS 5720

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 constructed and installed in this Subdivision in accordance with applicable City regulations and specifications except as follows: **RECREATION PATHS; STREET IMPROVEMENTS; CURB & GUTTER; WATER LINES; SEWER LINES AND STREET LIGHTING; AND GREEN BELTS**

Frank Messer, Manager 11-25-92
Date
Engineering, Inspection & Public Works

CERTIFICATE OF RECEIPT OF SECURITY

I, Mary Watt, City Clerk for the City of Montrose, Colorado, hereby certify that security, in 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: **RECREATION PATHS, STREET IMPROVEMENTS, curb & gutter, street lighting, green belt**

Patricia Shaw 7-26-93
Date
City Clerk

APPROVAL OF CITY MANAGER

Approved this 24th day of NOVEMBER, 1992

Theodore A. Barkley, City Manager

APPROVAL OF PLANNING COMMISSION

Approved by the Montrose City Planning Commission this 12th day of Nov, 1992.

B. Dianne Warren
Chairman

APPROVAL OF CITY COUNCIL

Approved by the Montrose City Council this 30th day of November, 1992

Margaret L. Camp
Mayor

APPROVAL OF CITY ATTORNEY

Approved for recording this 26 day of MARCH, 1993.

John R. Kappa, City Attorney

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk & Recorder of Montrose County, Colorado, at 2:10 p.m. on the 6th day of April, 1993, in Book 12, Page 1135.
Reception No. 575805

The undersigned Lienholder hereby joins in this subdivision and dedication of streets and easements as shown hereon.

FIRST NATIONAL BANK OF MONTROSE

By Kenneth E. Keltz, President

STATE OF COLORADO) ss.
COUNTY OF MONTROSE)

The foregoing Certificate was acknowledged before me this 26th day of Dec, 1992, by Kenneth E. Keltz, President, First National Bank of Montrose. Witness my hand and official seal. My commission expires 8-22-94.

Notary Public

BOOK 222 PAGE ALL	THE VINEYARDS AT	
DATE 10 / 23 / 92	VISTA SAN JUAN, FILING NO. 1	
REVISED:		
FOR:	VISTA SAN JUAN, INC.	
	MESA SURVEYING	
	P.O. BOX 1287	MONTROSE, COLORADO
SHEET 1 OF 1	FILE NO. 91-42	