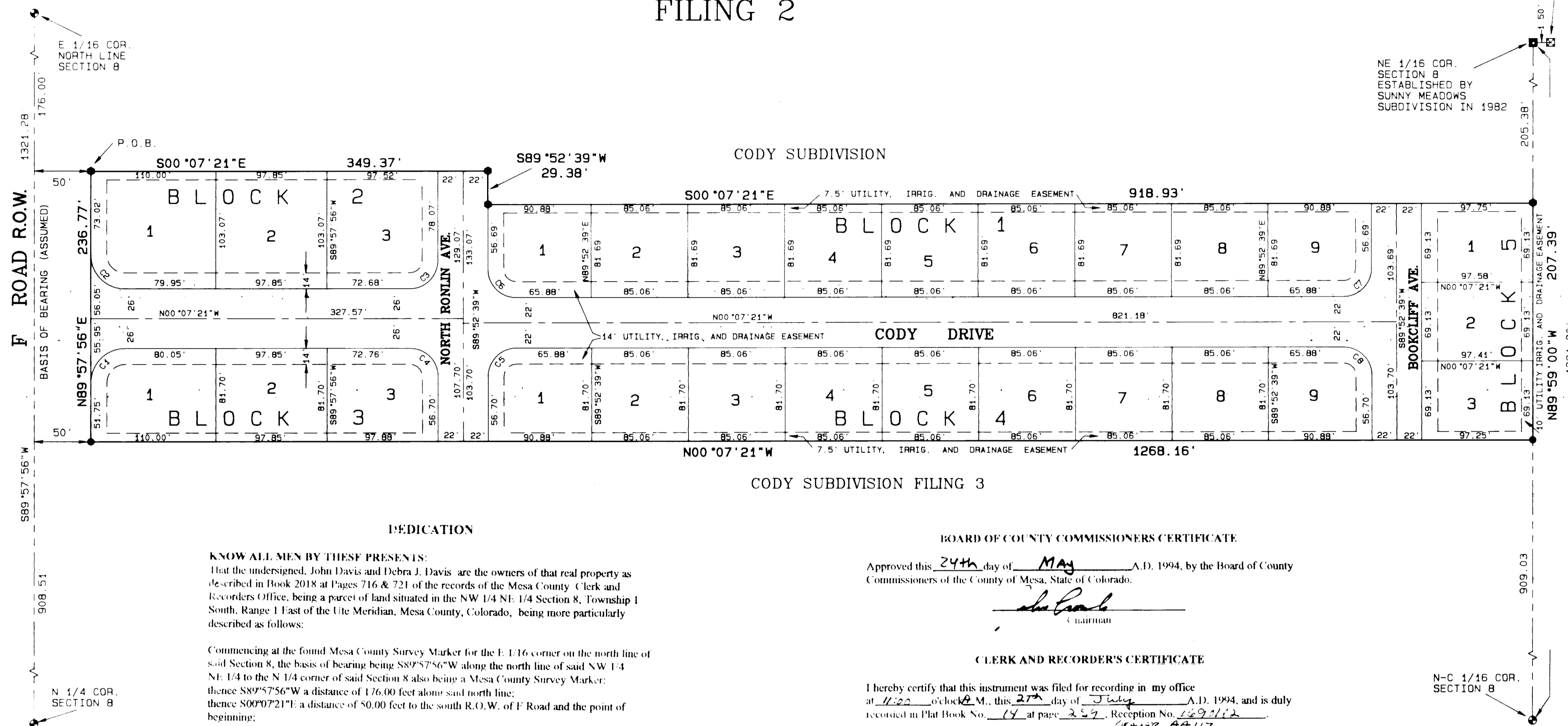
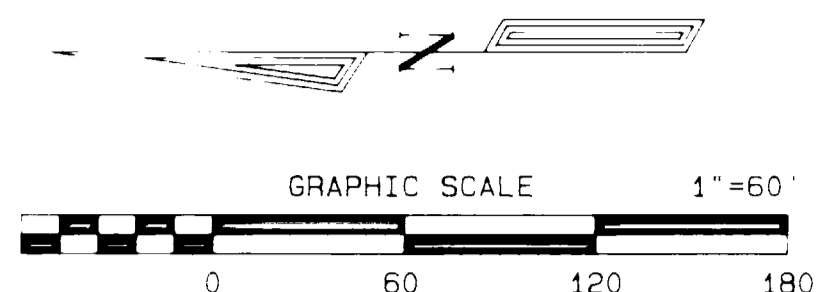


CODY SUBDIVISION

FILING 2

USED AS BENCH MARK
NOT ACCEPTED AS 1/16 COR.
3" ALUM. MON. STAMPED
ARMSTRONG NE 1/16
SEC. 8 1983 LS9175
ELEV. 4675.93



REPLAT OF TRACT C FILING 1 EASTWOOD SUBDIVISION

LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ◻ FD. 3" BRASS CAP ON 30" PIPE STAMPED PE PLS 14113
- FD. #5 REBAR AND CAP MARKED PE PLS 14113 (IN CONC)
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 20677 IN CONC.

BUILDING SETBACKS

FRONT 20'
SIDE 5'
REAR 10' EXCEPT ON EASEMENTS

AREA SUMMARY

NUMBER OF LOTS	=	27
AREA OF LOTS	=	4.64 AC. 74%
AREA OF STREETS	=	1.63 AC. 26%
TOTAL	=	6.27 AC. 100%
DENSITY	=	4.31 UNITS/AC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John Davis and Debra J. Davis are the owners of that real property as described in Book 2018 at Pages 716 & 721 of the records of the Mesa County Clerk and Recorders Office, being a parcel of land situated in the NW 1/4 NE 1/4 Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the E 1/16 corner on the north line of said Section 8, the basis of bearing being S89°57'56"W along the north line of said NW 1/4 NE 1/4 to the N 1/4 corner of said Section 8 also being a Mesa County Survey Marker; thence S89°57'56"W a distance of 176.00 feet along said north line; thence S00°07'21"E a distance of 50.00 feet to the south R.O.W. of F Road and the point of beginning; thence S00°07'21"E a distance of 349.37 feet; thence S89°52'39"W a distance of 29.38 feet; thence S00°07'21"E a distance of 918.93 feet to the south line of said NW 1/4 NE 1/4; thence S89°59'00"W a distance of 207.39 feet along said south line; thence N00°07'21"W a distance of 1268.16 feet to a point being 50.00 feet south of the north line of said NW 1/4 NE 1/4; thence N89°57'56"E a distance of 236.77 feet being parallel with said north line to the point of beginning. Said parcel contains 6.27 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as CODY SUBDIVISION FILING 2, a subdivision of a part of the County of Mesa, in the State of Colorado.

That said owners do 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, irrigation, drainage and sewer 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, maintenance and replacement of such lines. Also a perpetual ingress and egress easement being five feet on each side of all constructed wheel chair ramps. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for the installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 11th day of May, A.D., 1994

John Davis
John Davis
Debra J. Davis
Debra J. Davis

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of MAY, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:00 o'clock A.M., this 27th day of July, A.D., 1994, and is duly recorded in Plat Book No. 14 at page 259. Reception No. 149912.
Fee \$ 10.00
Debra J. Davis Deputy
Monika Todd Clerk and Recorder

UTILITIES COORDINATING COMMITTEE

Approved this 13 day of April, A.D., 1994 by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

D. Dale Clawson
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of MAY, A.D., 1994 by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman
Chairman

C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	89°54'43"	30.00'	47.08'	N45°04'43"W	42.39'
C2	90°05'17"	30.00'	47.17'	S44°55'17"W	42.46'
C3	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C4	90°00'00"	25.00'	39.27'	N44°52'39"E	35.36'
C5	90°00'00"	25.00'	39.27'	N45°07'21"W	35.36'
C6	90°00'00"	25.00'	39.27'	S44°52'39"E	35.36'
C7	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C8	90°00'00"	25.00'	39.27'	N44°52'39"E	35.36'

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of CODY SUBDIVISION FILING 2 were made by me and/or under my direct supervision and checking, and that both are accurate to the best of my knowledge and belief.

Michael W. Drissel
Michael W. Drissel PLS 20677

5-11-94
Date

CODY SUBDIVISION
FILING 2
NE 1/4, SEC. 8, T.1S., R.1E., U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(303) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	JOB No	199-94-04
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NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first 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.

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.