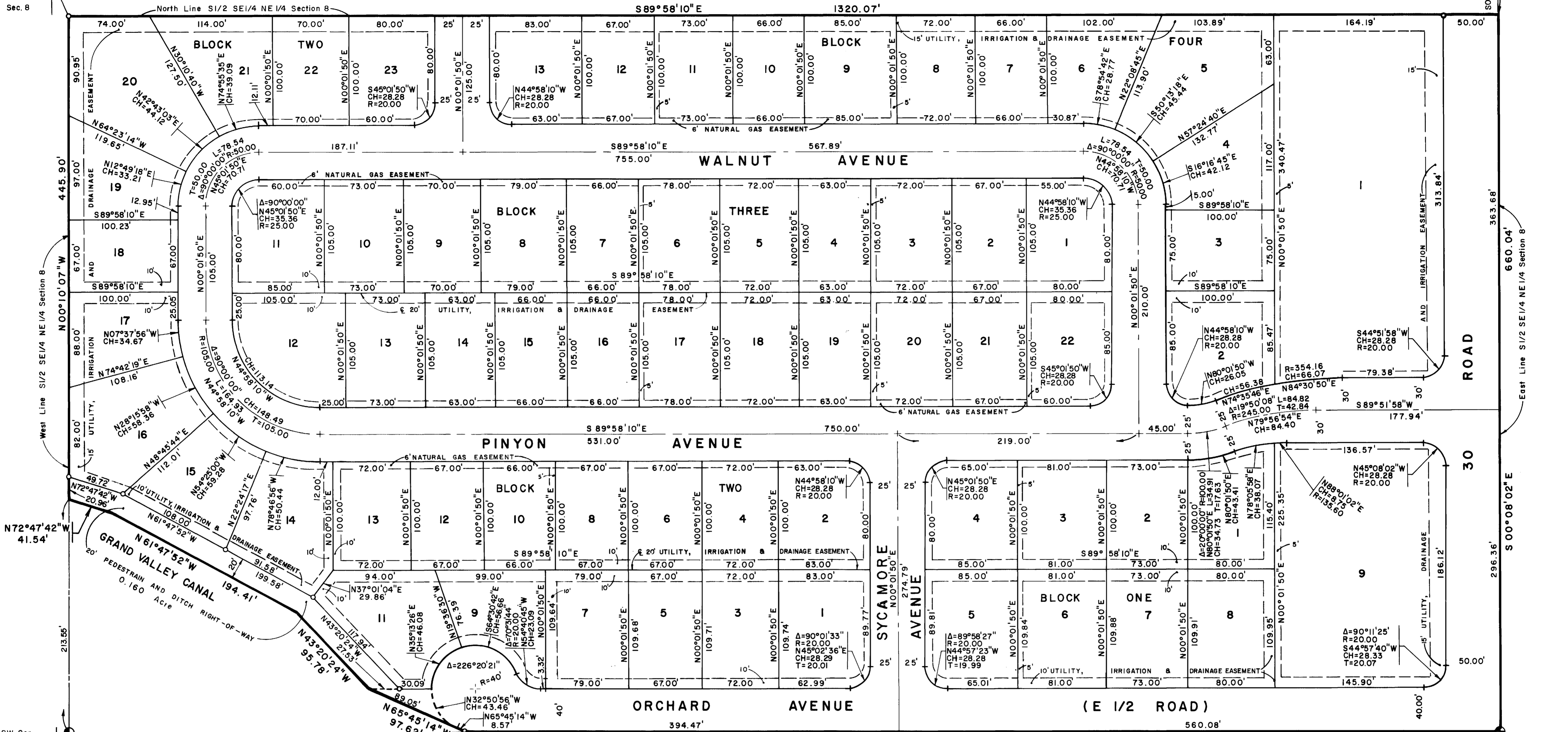


NW Cor. S1/2 SE1/4 NE1/4 Sec. 8

NE Cor. S1/2 SE1/4 NE1/4 Sec. 8

EASTBURY SUBDIVISION



SW Cor. SE1/4 NE1/4 Sec. 8

E1/4 Cor. Sec. 8, T1S, R1E, U.M. POINT OF BEGINNING

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the S 1/2 SE 1/4 NE 1/4 of Section 8, T1S, R1E, Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the E 1/4 Corner of said Section 8; Thence N 89° 56' 37" W along the South line of the SE 1/4 NE 1/4 of said Section 8 a distance of 954.56 feet to the Grand Valley Canal; Thence along said Grand Valley Canal by the following four (4) courses and distances:

- N 65° 45' 14" W 97.62 feet
- N 43° 20' 24" W 95.78 feet
- N 61° 47' 52" W 194.41 feet
- N 72° 47' 42" W 41.54 feet

to a point on the West line S 1/2 SE 1/4 NE 1/4 of said Section 8; Thence N 00° 10' 07" W along said West line S 1/2 SE 1/4 NE 1/4 of said Section 8 a distance of 445.90 feet to the NW Corner S 1/2 SE 1/4 NE 1/4 of said Section 8; Thence S 89° 58' 10" E along the North line S 1/2 SE 1/4 NE 1/4 of said Section 8 a distance of 1320.07 feet to the NE Corner S 1/2 SE 1/4 NE 1/4 of said Section 8; Thence S 00° 08' 02" W along the East line S 1/2 NE 1/4 of said Section 8 a distance of 660.04 feet to the POINT OF BEGINNING. Containing 15.037 Acres.

That said owners have caused the said real property to be laid out and surveyed as Eastbury Subdivision a subdivision of a part of Mesa County, 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 dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities 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. Said 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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 2nd day of June, A.D., 1976.

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 2nd day of June, A.D., 1976, by Ben E. Carnes and Kenneth P. McIntire.
 My Commission expires: May 28, 1978
 Witness my hand and official seal.

STATE OF COLORADO)
 COUNTY OF MESA) ss
 I hereby certify that this instrument was filed in my office at 9:00 o'clock A.M., This 29 day of June, A.D., 1976 and duly recorded in Plat Book No. 11 Page 211.
Earl Sawyer Deputy Fees: 10.00
 Clerk and Recorder

APPROVED this 13th day of April, A.D., 1976. County Planning Commission of the County of Mesa, Colorado.
[Signature]
 Chairman

APPROVED this 21st day of June, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.
[Signature]
 Chairman

I, James T. Patty Jr. do hereby certify that the accompanying plat of Eastbury Subdivision, 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.
 Registered Land Surveyor
 Colorado Registration No. 6460

Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973.
 38-51-101-102.
 By Mesa County Surveyor [Signature] Date: 6-23-76
 By Mesa County Road Department [Signature] Date: 6-22-76
 Utilities Coordinating Commission [Signature] Date: 6-21-76

LEGEND

- Mesa County Brass Cap.
- Indicates 5/8 Rebar and Monument Cap Set in Concrete.
- 5/8 Rebar and Monument Cap at all Lot Corners.
- LOT LINE
- WIDTH AS NOTED
- TYPICAL UTILITY, IRRIGATION AND DRAINAGE EASEMENT

SCALE: 1" = 50'

EASTBURY SUBDIVISION
ROBERT P. GERLOFS
 Engineering Consultants P.O. BOX 287E GRAND JCT., COLO. 81601, PHONE 243-8848
 MAY 1978