A REPLAT OF LOT 9, BLOCK ONE AND LOT 1, BLOCK FOUR EASTBURY SUBDIVISION

PINYON

AVENUE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Barru Homes, Inc. Paul S. Barru, President and William H. Nelson, Secretary is the owner 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, T.1S, R.1E, Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

All of Lot 9, Block One - and all of Lot 1, Block Four, Eastbury Subdivision as recorded in Plat Book 11, Page 211 of the Mesa County Clerk and Recorders office.

That said owner has caused the said real property to be laid out and surveyed as Replat of Lot 9, Block One and Lot 1, Block Four, Eastbury Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility, resaminage

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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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as Private Common Open Space are dedicated to the owners of the		. 8	
property within this replat for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as private open space are dedicated to the owners of the property within said replat for recreational and esthetic purposes as determined appropriate by said owner.	N 89° 51' 58" E	136.57 ¹	Δ=90° 00'00"
IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 9th day of October, A.D., 1979. Paul S. Barru, President Barru Homes, Inc. Barru Homes, Inc.	Δ=03°41'52" N88°01'02' E R=135.60'	B'NATURAL GAS EASEMENT	R = 20.00' CH = 28.28' S45°08'02"E T=20.00' L=31.42'
STATE OF COLORADO) COUNTY OF MESA)	CH=8.75' T=4.38' L=8.75' 25.00' 20.00' 20.00' 20.00'	28.001	
The foregoing instrument was acknowledged before me this 9th day of Ocroser, A.D., 1979, by Paul S. Barru, President and William H. Nelson, Secretary, Barru Homes, Inc.		 	
My Commission Expires: Aug. 9, 1981 Witness My Hand and Official Seal. Notary Public NOTARY	LOT I, BLOCK ONE	EASEMEN I	50.00
CLERK AND RECORDERS CERTIFICATE CLERK AND RECORDERS CERTIFICATE OF COLORADO)	LOT LOT LOT C D	LOT _8	
I hereby certify that this instrument was filed in my office at 75 o'clock A, M., this 19 day of June A.D., 1980, and duly recorded in Plat Book No. 12, Page 269 4270 Clerk and Recorder COUNTY PLANNING COMMISSION CERTIFICATE COUNTY PLANNING COMMISSION CERTIFICATE	IGA 1 0 N I I I I I I I I I I I I I I I I I I	PACE FIGN	
Clerk and Recorder Mary Baker Fees \$20-		A" SE MENT	
Approved this 19th day of June, A. D., 1680, County Planning Commission of the County of Mesa, Colorado. Slayd Sommewille Chairman		RIGATION TO THE TOTAL TO THE TOTAL T	
Approved this 12 day of May, A.D., 1980. Heard of County Commissioners of the County of Mesa, Colorado. Chairman SURVEYOR'S CERTIFICATE	LOT 8, BLOCK ONE DE LOT LOT LOT	OO' SOO*OI'50"W AND UTILI AND UTILI SOO*O8'02"E	Q N
I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat Lot 9, Block One and Lot 1, Block Four, 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. James T. Patty Jr.	EASTBURY OF J I H G	F 62	
Registered Land Surveyor Colorado Registration No. 9960 9960 Colorado Registration No. 9960	8 UTILITY EASEMENT 25.00' 20.00' 20.00' N 89°59'10" W 113.00'	28.00	
Robert H. Comman Date: 1-9-80	34.00		Δ=90°11' 25 "
lesa County Road Department	IO' UTILITY, DRAINAGE &	IRRIGATION EASEMENT	R = 20.00 ' CH = 28.33' S 44°57 40"W
	N89° 56'37 "W	145.90'	T = 20.07 * L = 31.48
ATTURNITY OF COMPACTION STATE OF COLUMNO)	ORCHARD AVEN (E I/2 ROAD)	U E .	
SE SOCK2172 PACE 486 177875 Inthin Strings 1. JAMES T. PAITY, IR. Dising figure duly secur, upon each deposes and states That I am a replacated and surveyor of the State of Colorado and has extend outerained and surveyor of the State of Colorado ORE ADD LT, SLOCK FOR, RANDOW REDUCT OF SURVEY STATES OF SURVEY SURVEY STATES OF SURVEY SURVEY SURVEY STATES OF SURVEY SURVEY STATES OF SURVEY SURVEY SURVEY STATES OF SURVEY SU	N89°56'37"W (ORIGIN OF BEARINGS) SOUTH LINE SE 1/4 NE 1/4 SECTION 8		E1/4 CORNER
pertion of 5 1/2 St 1/2	LEGEND		T.IS., R.IE., U.M.
TRACT "A" AND LOTS A TRACQUE : LITING MORNE OF FIRM ANABUL ARE DESIGNATED AS RELEGIS BOUCK FOR OF THE SEPLAT OF LOT 9, SLOCK DE AND LOT 1, SLOCK FORM, ENTERED REPUBLISHES.	Indicates Mesa County Brass Cap Indicates 5/8" Rebar And Monument	LOT 9, BLOCK ONE LOTS "A" THRU "J" = 0.410 ACRES OR 47.95%	
and is hereby corrected by this affidavit to be described as above remained. Affidable further status that the aforesentational Subdivision is hereby corrected to conform with the above described corrected on the same among as if said legal description about the conformation of the the purpose manager as if said legal description to be conformation.	Cap A 5/8"Rebar And Monument Cap At All Lot Corners.	TRACT "A" = 0.445 ACRES OR 52.05% TOTAL = 0.855 ACRES OR 100.00%	SHEET 1

SCAL E: | "= 20"

A REPLAT OF LOT 9, BLOCK ONE AND LOT 1, BLOCK FOUR EASTBURY SUBDIVISION NE CORNER SECTION B NORTH LINE SI/2 SEI/4 NEI/4 SECTION 8 ---NW CORNER S1/2 SE1/4 NE1/4 164.191 SECTION 8 S89° 58' 10" E S89° 58'10"E S89°58'Ю"E 50.00 25.00 20.00 20.00 20.00' 2**8**.00' 51.i9¹ E ASEMENT ____ DRAINAGE --- 10' UTILITY, IRRIGATION, NE CORNER SI/2 SE I/4 NEI/4 SECTION B T. IS., R.IE., U.M. LOT LOT LOT LOT LOT SW CORNER SEI/4 NEI/4 SECTION 8 T. IS., R. IE., U. M 18' UTILITY, DRAINAGE, IRRIGATION AND PEDESTRIAN EASEMENT 9'__ LOT LOT LOT LOT IO' UTILITY, DRAINAGE, AND IRRIGATION EASEMENT FOUR LOT LOT 2 18 UTILITY, DRAINAGE, IRRIGATION AND PEDE STRIAN EA SEMENT BLOCK Ω 02 90 0 s 00° AREA QUANTITIES LOT I, BLOCK FOUR LOTS "A" THRU "T" = 0.704 ACRES OR 55.70% = 0.560 ACRES OR 44.30% = 1.264 ACRES OR 100.00% 20.00 20.00 28.00 25.00 20.00 N 89°58' 10" W 113.00 LEGEND Indicates Mesa County Brass Cap NATURAL GAS EASEMENT Indicates 5/8" Rebar And Monument Δ=90°00'00" S44°51'58"W S89°51'58"W 79.38 R = 20.00' CH = 28.28' A 5/8" Rebar And Monument Cap At All Lot Corners Δ=10°42'16" R=354.16' N84°30'50"E CH=66.07' PINYON AVENUE Q CURVE DATA

R=245.00' N79°56'54"E

L=84.82'

A=19°50'08" T=42.84' L=84.82'

CH=84.40' T= 33.18; L= 66.17 177.94 S 89° 51'58" W Pg. 270 A REPLAT OF LOT 9, BLOCK ONE AND LOT 1, BLOCK FOUR EASTBURY SUBDIVISION SCALE | " = 20' E 1/4 CORNER SECTION 8 FARA ON ETHOUGH CHIEF HILL T.IS., R.IE., U.M.