

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

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, T1S, R1E, 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, drainage and irrigation 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 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 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.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 9<sup>th</sup> day of October, A.D., 1979.

Paul S. Barru  
Paul S. Barru, President  
Barru Homes, Inc.

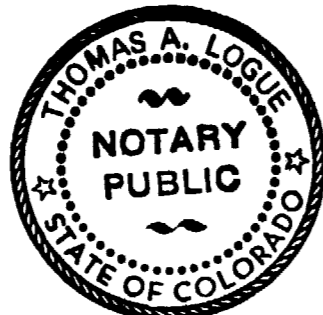
William H. Nelson  
William H. Nelson, Secretary  
Barru Homes, Inc.

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 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.

Thomas A. Logue  
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

RECEPTION NO. 1226834

I hereby certify that this instrument was filed in my office at 9:25 o'clock A.M., this 19 day of June, A.D., 1980, and duly recorded in Plat Book No. 12, Page 269 & 270

Earl Sawyer  
Clerk and Recorder

Mary Baker  
Deputy

Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19<sup>th</sup> day of June, A. D., 1980, County Planning Commission of the County of Mesa, Colorado.

Lloyd Sammerville  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

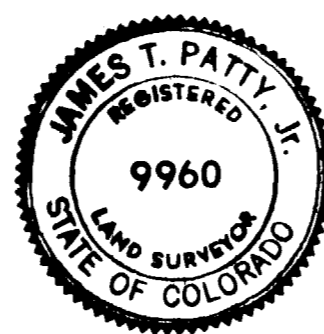
Approved this 12 day of May, A.D., 1980, Board of County Commissioners of the County of Mesa, Colorado.

Rob Pitt  
Chairman

SURVEYOR'S CERTIFICATE

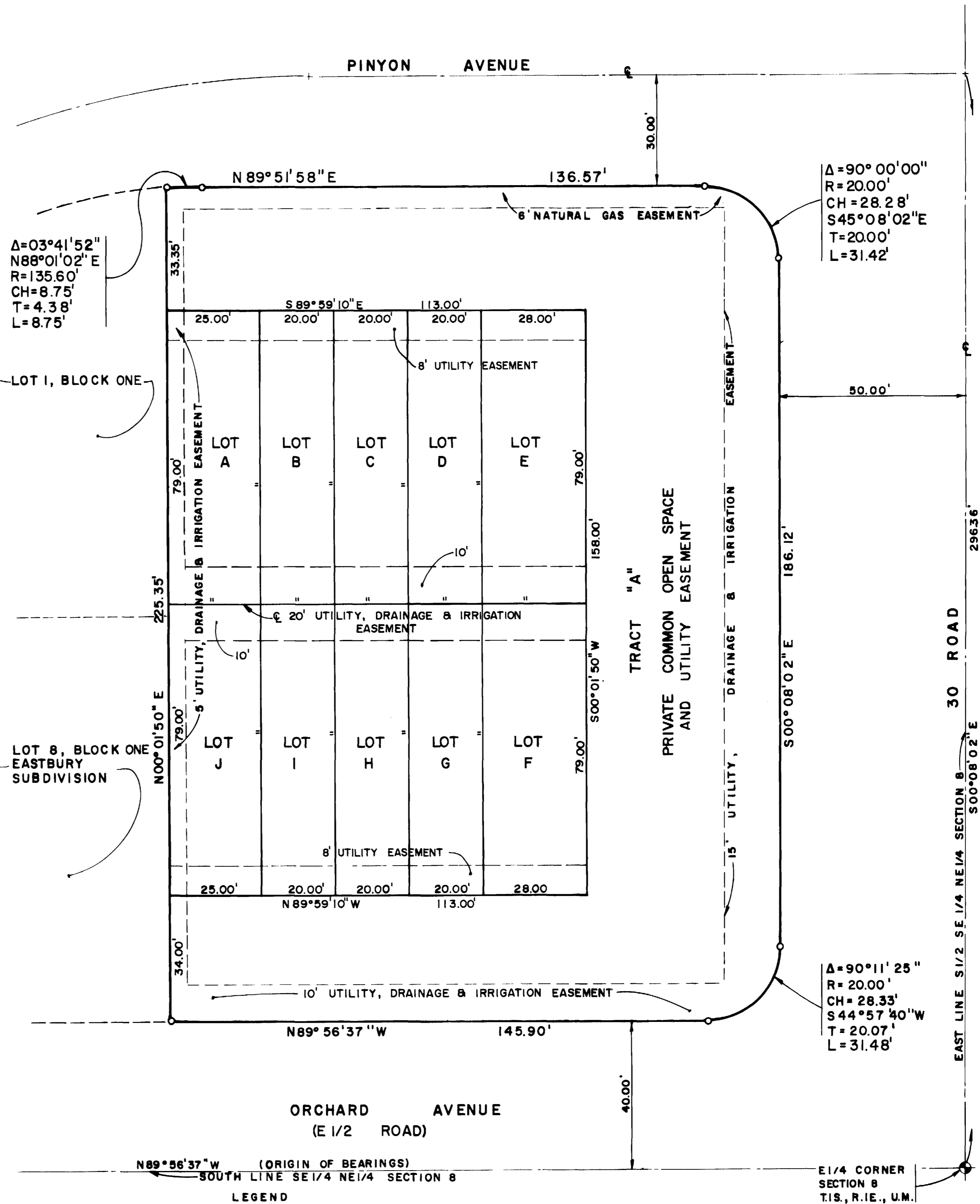
I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat Lot 9, Block One and Lot 1, Block Four, Eastbury Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



Robert H. Brown  
Mesa County Road Department

Date: 1-9-80



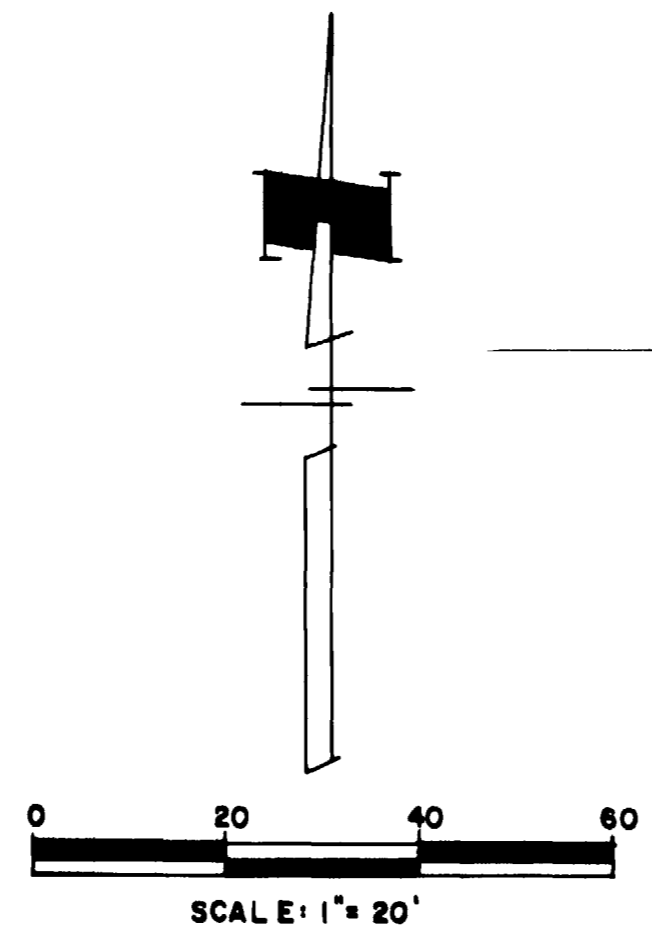
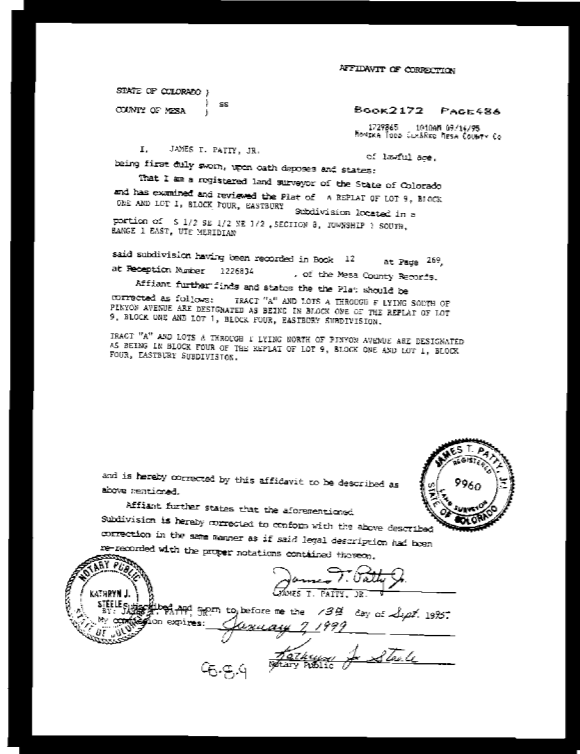
N 89° 56' 37" W (ORIGIN OF BEARINGS)  
SOUTH LINE SE 1/4 NE 1/4 SECTION 8

LEGEND

- ⊙ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners.

AREA QUANTITIES  
LOT 9, BLOCK ONE

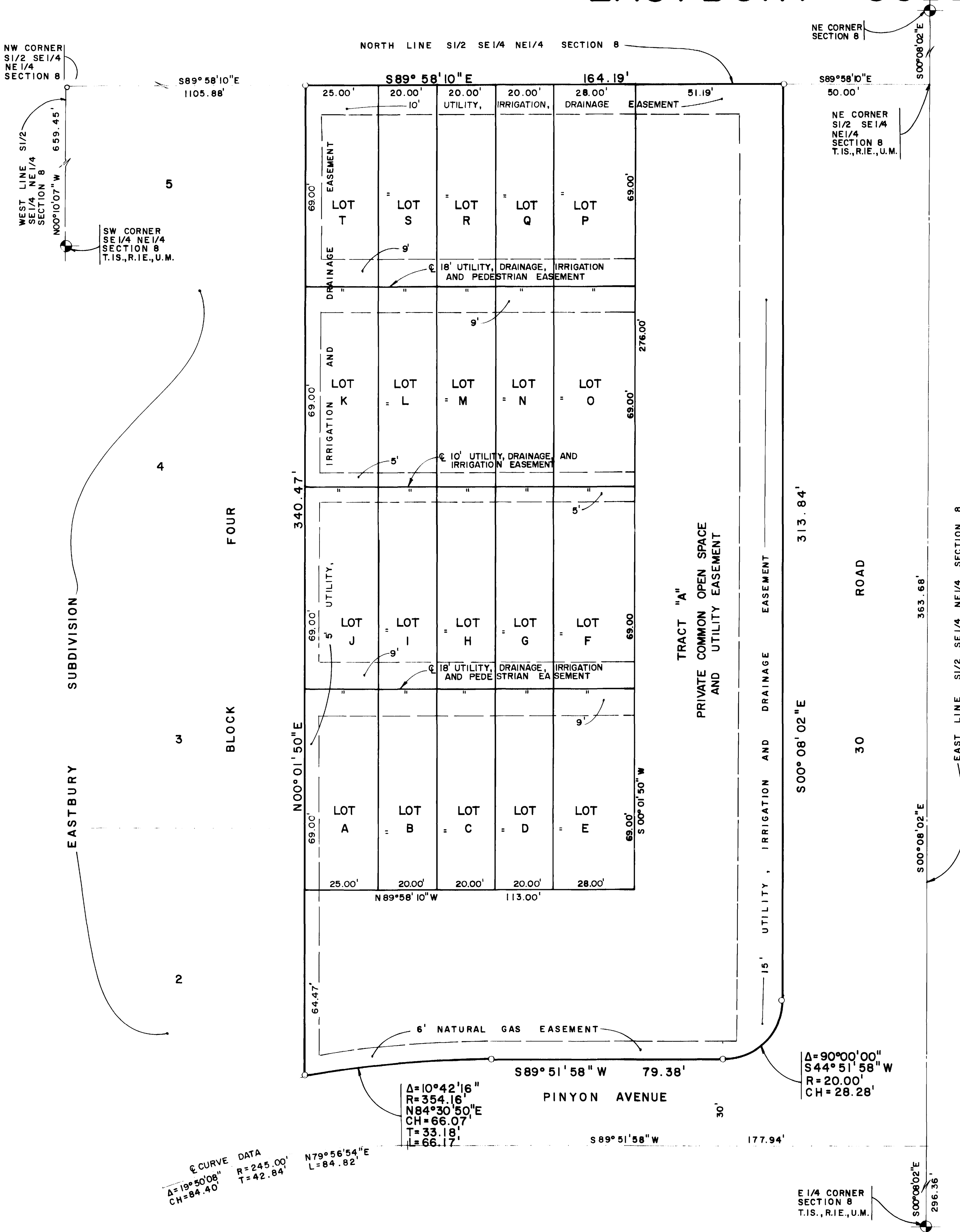
LOTS "A" THRU "J"	= 0.410 ACRES OR 47.95%
TRACT "A"	= 0.445 ACRES OR 52.05%
<b>TOTAL</b>	<b>= 0.855 ACRES OR 100.00%</b>



SHEET 1 OF 2  
A REPLAT OF LOT 9, BLOCK ONE AND  
LOT 1, BLOCK FOUR  
EASTBURY SUBDIVISION

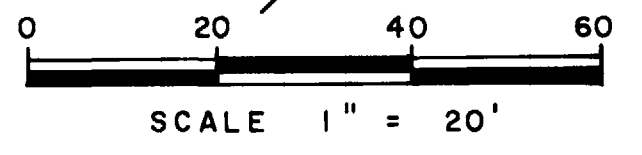
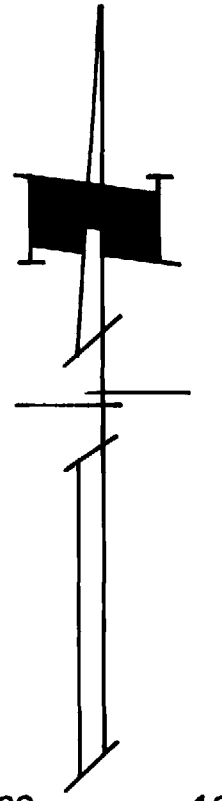
Pg. 269

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



**AREA QUANTITIES**  
**LOT 1, BLOCK FOUR**

LOTS "A" THRU "T"	= 0.704 ACRES OR 55.70%
TRACT "A"	= 0.560 ACRES OR 44.30%
<b>TOTAL</b>	<b>= 1.264 ACRES OR 100.00%</b>



- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap
  - A 5/8" Rebar And Monument Cap At All Lot Corners

Q CURVE DATA  
 Δ = 19°50'08"  
 CH = 84.40'  
 R = 245.00'  
 T = 42.84'

N79°56'54"E  
 L = 84.82'

Δ = 10°42'16"  
 R = 354.16'  
 N84°30'50"E  
 CH = 66.07'  
 T = 33.18'  
 L = 66.17'

E 1/4 CORNER SECTION 8  
 T.I.S., R.I.E., U.M.

SHEET 2 OF 2 Pg. 270

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