

EASTBROOK MEADOWS SUBDIVISION

FINAL PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Vernon O Pace, and Rosia J Pace are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1911 at Pages 402-403 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 NE1/4 Section 9, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows

The W1/4 SE1/4 NE1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT Beginning at the Southwest Corner of the SE1/4 NE1/4 of said Section 9, thence N00°00'08"E 557.6 feet, thence S89°50'24"E 330.24 feet, thence S00°00'05"W 557.6 feet, thence N89°50'24"W 330.25 feet to beginning, and being additionally described as follows
Beginning at a point of the West line of the W1/4 SE1/4 NE1/4 Section 9, Township 1 South, Range 1 East of the Ute Meridian being 557.60 feet N00°00'08"E of the SW corner of the SE1/4 NE1/4 Section 9 T1S, R1E, U.M., and considering the South line of the SE1/4 NE1/4 Section 9, T1S, R1E, U.M. to bear N89°50'24"W and all bearing contained herein to be relative thereto, thence N00°00'08"E 780.84 feet along the West line of the W1/4 SE1/4 NE1/4 Sec. 9, also being the East line of Jaquette Sub, to the NW corner of the W1/4 SE1/4 NE1/4 Sec. 9, also being the SW corner of Eastbrook Sub Filing No Two, thence S89°49'23"E 330.23 feet along the South line of Eastbrook Sub Filing No Two, thence S00°00'05"W 760.74 feet along the West line of Eastbrook Sub Filing No Two and the West line of Eastbrook Sub, thence N89°50'24"W 330.24 feet to the Point of Beginning, containing 5.77 Acres as described

That said owners have caused the said real property to be laid out and surveyed as EASTBROOK MEADOWS SUBDIVISION, a subdivision of a part of Mesa County, 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 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

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 4th day of August A.D. 1993

Vernon O Pace
VERNON O PACE

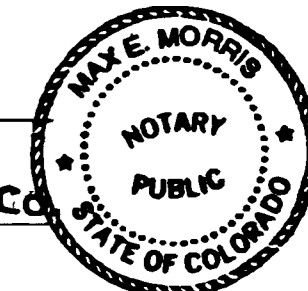
Rosia J Pace
ROSIA J PACE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 8th day of AUGUST A.D. 1993 by Vernon O Pace and Rosia J Pace

11/1/1995
My commission expires

Max E Morris
Notary Public
Address 1018 COW. AVE., GRAND JCT. CO.



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 2:49 o'clock P.M. this 18th day of August rec'd # 1649868 A.D. 1993 and is duly recorded in Plat Book No 14, Page 145 Drawer AA 231 Fee \$ 10.00

Deputy Kathy Wood
County Planning Commission Certificate

Morona Todd Clerk + Recorder
County Planning Commission Certificate

Approved this 16th day of August A.D. 1993 County Planning Commission of the County of Mesa, Colorado

Mary Fuller
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 10th day of August A.D. 1993 Board of County Commissioners of the County of Mesa, Colorado

Sarah B. Simon
Chairman

SURVEYOR'S CERTIFICATE

I, Max E Morris, certify that the accompanying plat of EASTBROOK MEADOWS SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E Morris
Max E Morris, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413



7/15/93
Date

EASTBROOK MEADOWS SUBDIVISION

FINAL PLAT		SITUATED IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN	
FOR	PACE	SURVEYED BY	DMM SB
SCALE	1" = 50' FT	DRAWN BY	MEM DB
DATE	5/5/93	ACAD ID	EMFINA
		SHEET NO	1 OF 1
		FILE	93019

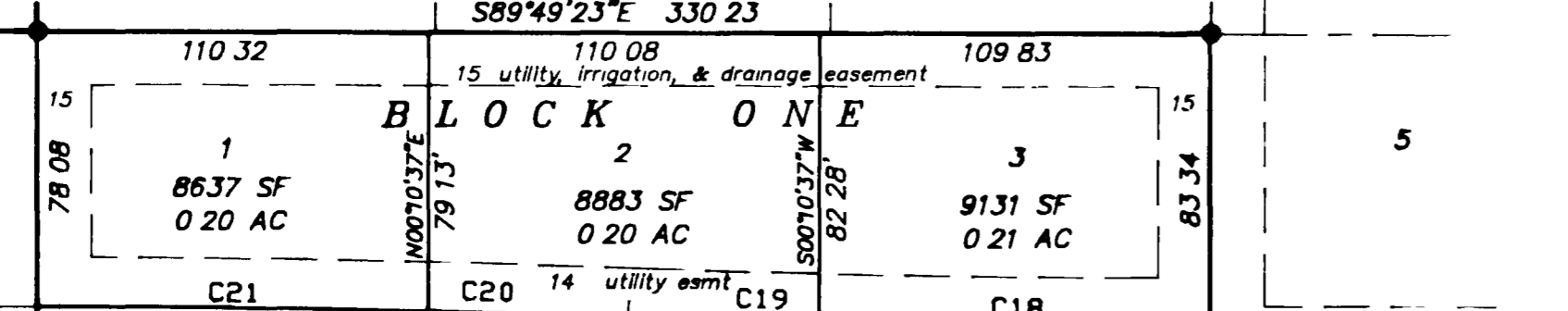
RECORDED NOTE - POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

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 SHALL ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

NW CORNER
SE1/4 NE1/4
SECTION 9
T1S, R1E, U.M

NE CORNER
SE1/4 NE1/4
SECTION 9
T1S, R1E, U.M

EASTBROOK SUBDIVISION
FILING NO TWO
BLOCK THIRTEEN



BOOKCLIFF AVENUE

SOUTH ASBURY COURT

EVANSTON AVENUE

EASTBROOK STREET

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR
 - SET NO 5 RE-BAR W/CAP L.S. 16413
 - MESA COUNTY BRASS CAP
 - SET BOUNDARY CORNERS IN CONCRETE

AREA SUMMARY	
LOTS = 4.44 ACRES = 77%	
ROAD = 1.33 ACRES = 23%	
TOTAL = 5.77 ACRES = 100%	

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	4341.29	165.16	165.15	S88°54'37"E	02°10'47"	82.59
C2	4345.70	163.05	163.04	S88°06'21"E	00°34'08"	81.57
C3	4345.70	163.05	163.04	S89°11'40"E	01°36'51"	82.59
C4	4366.29	171.24	171.24	S89°25'39"E	01°06'41"	85.62
C5	4366.29	171.24	171.24	S88°20'30"E	01°01'38"	84.14
C6	4366.29	171.24	171.24	N44°05'13"E	82°01'11"	21.77
C7	4366.29	171.24	171.24	N44°59'56"E	80°00'08"	20.00
C8	4366.29	171.24	171.24	N45°00'04"E	89°28'04"	20.00
C9	4366.29	171.24	171.24	N37°38'55"E	75°18'06"	15.43
C10	4366.29	171.24	171.24	S34°56'14"E	40°43'27"	17.44
C11	4366.29	171.24	171.24	S14°56'14"E	39°16'23"	16.21
C12	4366.29	171.24	171.24	S14°56'14"E	26°50'08"	11.21
C13	4366.29	171.24	171.24	N61°19'24"E	59°31'45"	28.91
C14	4366.29	171.24	171.24	S64°48'14"E	48°09'54"	21.01
C15	4366.29	171.24	171.24	N62°21'33"E	40°43'25"	17.44
C16	4366.29	171.24	171.24	S89°16'10"E	01°27'41"	25.05
C17	4366.29	171.24	171.24	S88°10'46"E	00°43'06"	22.01
C18	4366.29	171.24	171.24	S88°11'19"E	00°44'03"	22.01
C19	4366.29	171.24	171.24	S89°16'38"E	01°26'35"	25.05

UTILITIES COORDINATING COMMITTEE
Approved this 9th day of August A.D. 1993
Utilities Coordinating Committee of the County of Mesa, Colorado
Harry R. Matthews
Chairman

E 1/4 CORNER
SECTION 9
T1S, R1E, U.M

SW CORNER
SE1/4 NE1/4
SECTION 9
T1S, R1E, U.M