

EASTBROOK SUBDIVISION FILING NO. THREE

INDICATIVE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Bray Realty Company is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 NE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NW Corner of the NE 1/4 NE 1/4 of said Section 9; Thence S 89° 48' 20" E along the north line of the NE 1/4 NE 1/4 of said Section 9 a distance of 749.95 feet to the NW Corner of Eastbrook Subdivision Filing No. Two as filed and recorded in the records of the Mesa County Clerk and Recorder; Thence along the boundary of said Eastbrook Subdivision Filing No. Two by the following seven (7) courses and distances: (1) S 00° 00' 00" E 832.88 feet; (2) S 12° 30' 00" E 103.00 feet; (3) N 90° 00' 00" E 20.00 feet; (4) S 19° 32' 14" E 113.36 feet; (5) S 90° 00' 00" W 730.20 feet; (6) S 00° 00' 00" W 20.64 feet; (7) S 90° 00' 00" W 100.00 feet to a point on the west line of the NE 1/4 NE 1/4 of said Section 9; Thence S 00° 00' 00" E along said west line of the NE 1/4 NE 1/4 of Section 9 a distance of 1069.45 feet to the point of beginning, containing 18.156 acres.

That said owner has caused the said real property to be laid out and surveyed as Eastbrook Subdivision Filing No. Three, a subdivision of a part of Mesa County, Colorado.

That the said owner does 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused these names to be hereto subscribed this 11 day of MAY A.D. 1979.

Bray Realty Company

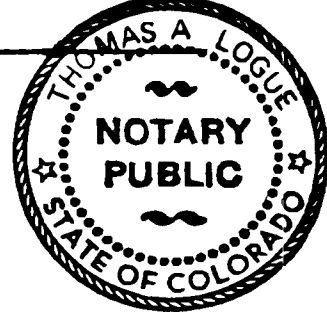
W.R. Bray
W.R. Bray, President

Glen Brock
Glen Brock, Secretary

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 11th day of MAY A.D., 1979 by W.R. Bray, President and Glen Brock, Secretary of Bray Realty Company.

My commission expires: Apr 9th 1981 Witness my hand and official seal. Thomas A. Locke
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS 1203222

I hereby certify that this instrument was filed in my office at 9:55 o'clock P.M. this 18th day of Sept A.D., 1979 and is duly recorded in Plat Book No. 12, Page 199 & 200

Earl Sauer
Clerk and Recorder Deputy Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11 day of June A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

H.C. Holcomb
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

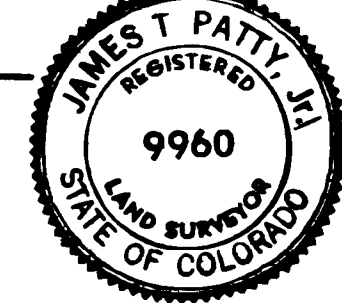
Approved this 14th day of May A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Madison Alford
Chairman

SURVEYOR CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Eastbrook Subdivision Filing No. Three, 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



By: Bill B. Burt
Mesa County Road Department

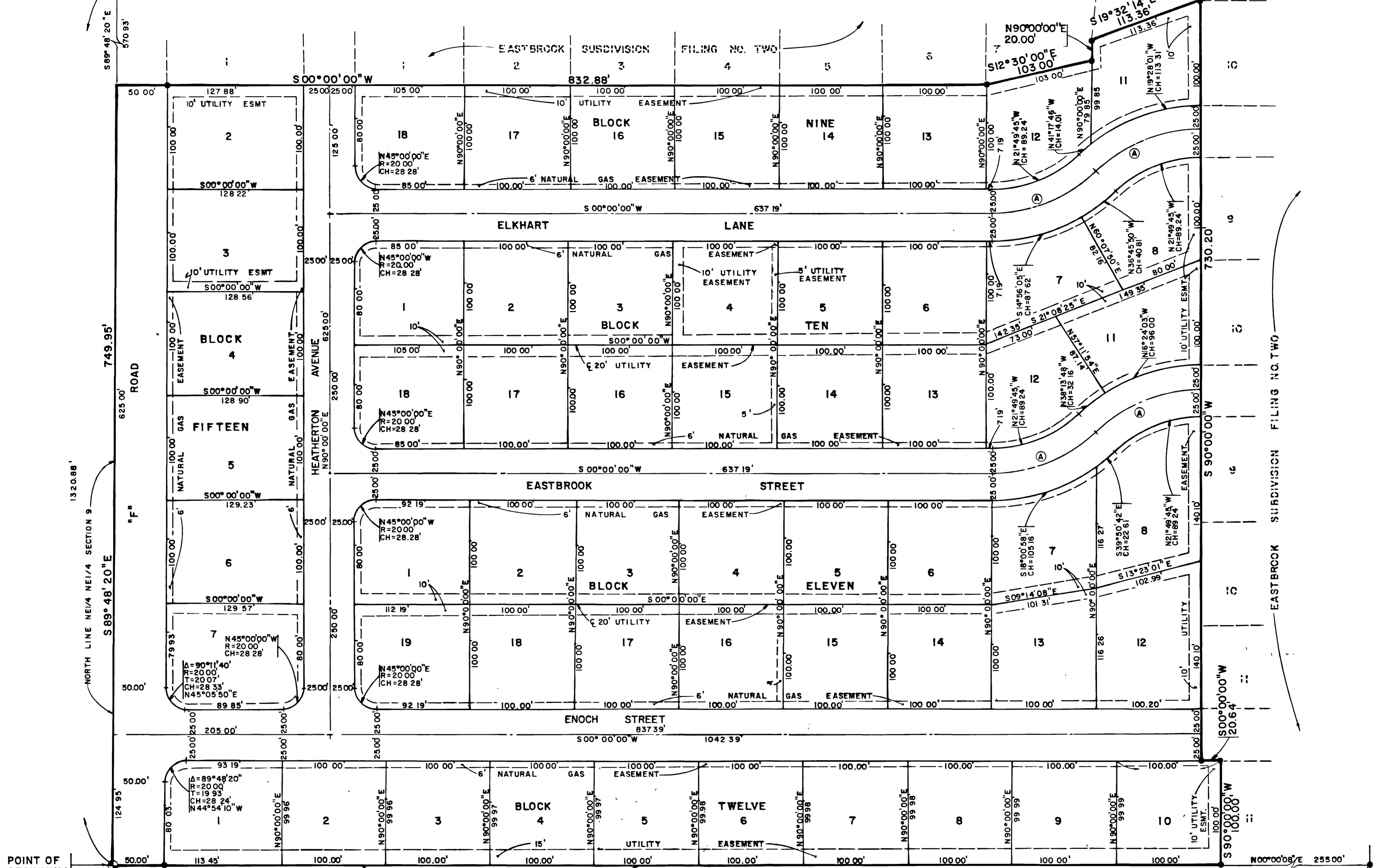
Date 6-13-79



NE CORNER
SECTION 9,
T1S, R1E, U1M

N00°00'00"E
EAST LINE NE1/4 SECTION 9
(ORIGIN OF BEARING)

EASTBROOK SUBDIVISION FILING NO. THREE



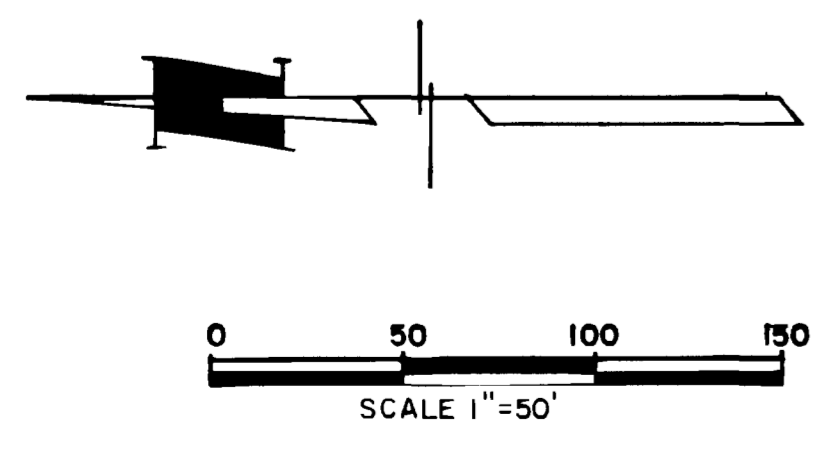
POINT OF BEGINNING

NW CORNER
NE1/4 NE1/4
SECTION 9,
T1S, R1E, U1M

WEST LINE NE1/4 NE1/4 SECTION 9

1063.45'

SW CORNER
NE1/4 NE1/4
SECTION 9,
T1S, R1E, U1M



CENTERLINE CURVE DATA

NO.	A	R	T	L	CH	BEARING
A	43°39'30"	145.00'	58.08'	110.49'	107.83'	N 21°49'45"W

AREA QUANTITIES

Total Acres In Lots	13.539	Ac or	74.57%
Total Acres In Streets	4.617	Ac or	25.43%
Total Acres	18.156	Ac or	100.00%
Total No Of Lots	56		

LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

