

EASTBROOK SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Bray Realty Company, W. R. Bray, President and Glenn Brock, Secretary is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 NE 1/4 of Section 9, T.1S, R.1E, 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 9; Thence N. 89° 50' 24" W along the South line SE 1/4 NE 1/4 of said Section 9 a distance of 990.73 feet; Thence N. 00° 00' 05" E 1045.00 feet; Thence N. 90° 00' 00" E 99.97 feet; Thence N. 00° 00' 00" E 15.00 feet; Thence N. 90° 00' 00" E 150.00 feet; Thence N. 73° 40' 06" E 52.10 feet; Thence N. 90° 00' 00" E 541.21 feet; Thence N. 74° 03' 16" E 60.00 feet; Thence N. 90° 00' 00" E 91.83 feet to a point on the East line NE 1/4 of said Section 9; Thence S. 00° 00' 00" W 1093.90 feet along said East line NE 1/4 Section 9 a distance of 1093.90 feet to the POINT OF BEGINNING. Containing 24.391 Acres.

That said owner has caused the said real property to be laid out and surveyed as Eastbrook Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the use of the public and public utilities forever and hereby dedicate those portions of said real property which are labeled as utility 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 line, irrigation ditches, flumes and conduits. 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 owner has caused their names to be hereunto subscribed this 6th day of JANUARY, A.D. 1978.

W R Bray
W. R. Bray, President
Bray Realty Company

Glenn Brock
Glenn Brock, Secretary
Bray Realty Company

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6th day of January, A.D., 1978 by W. R. Bray, President and Glenn Brock, Secretary of Bray Realty Company.

My Commission Expires: 6-3-79
Witness My Hand and Official Seal.

Marce Neuberg
Notary Public

RECEPTION No. 1154056

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:05 o'clock P. M., this 1 day of Mar., A.D., 1978 and duly recorded in Plat Book No. 77, Page 333 + 334

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 20⁰⁰

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of JANUARY, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

P. D. Van Dusen
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 10th day of JANUARY, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Eastbrook 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



Bill Berman
Mesa County Road Department

Date: 1-10-78

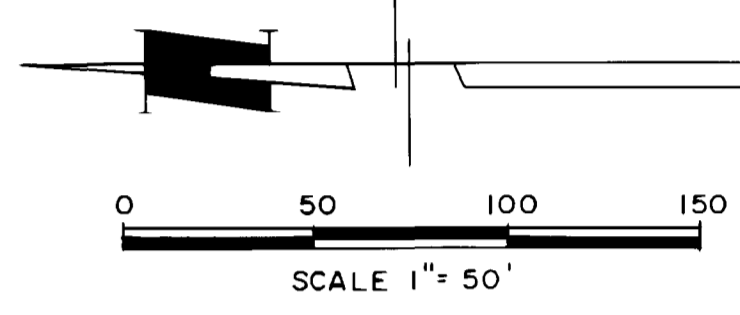
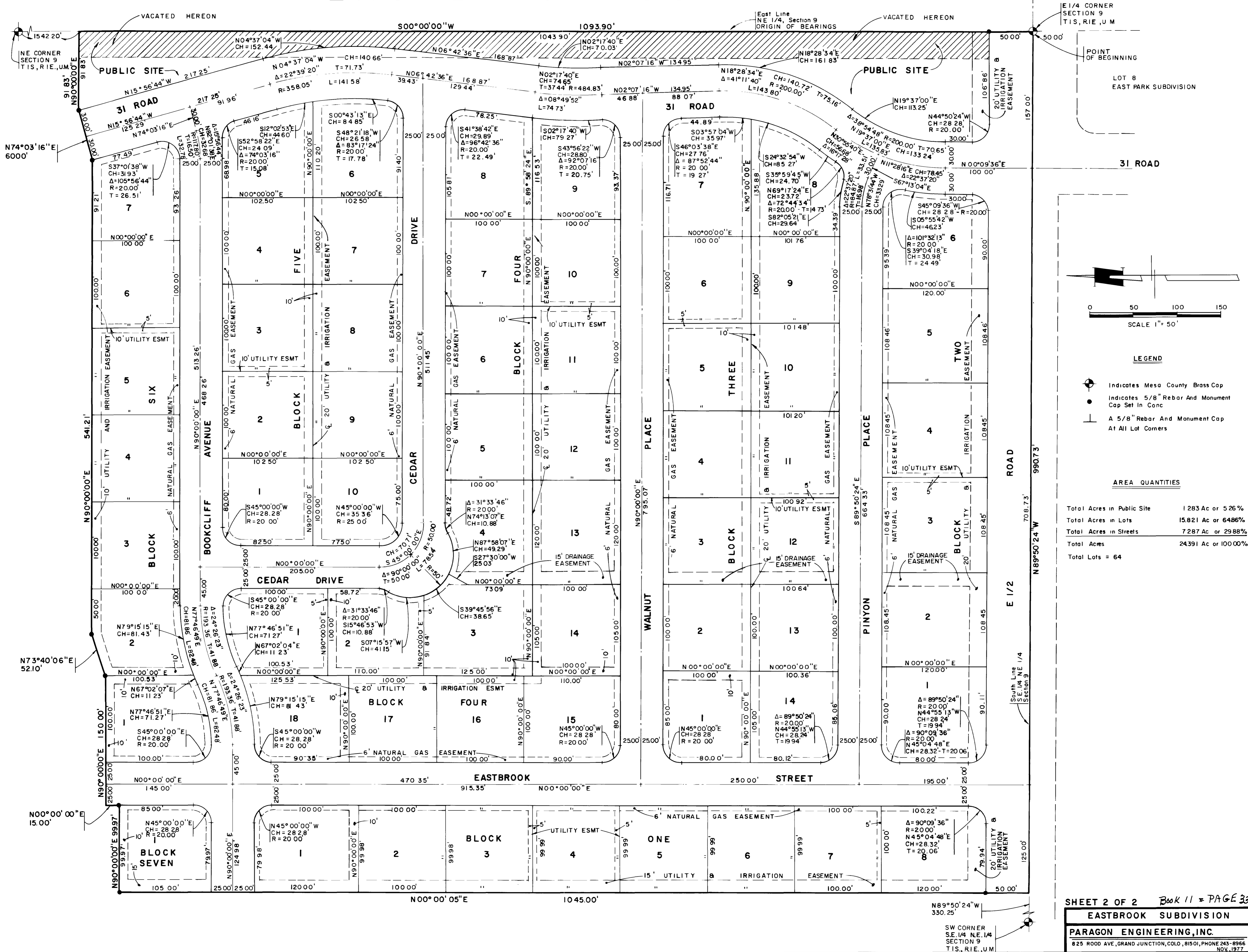
VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, dedicated by this plat, vacation of fractional parts of previously dedicated/reserved public rights-of-way are hereby ordered.

Approved this 10th day of JANUARY, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer
Chairman

EASTBROOK SUBDIVISION



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

AREA QUANTITIES

Total Acres in Public Site	1.283 Ac or 5.26%
Total Acres in Lots	15,821 Ac or 64.86%
Total Acres in Streets	7,287 Ac or 29.88%
Total Acres	24,391 Ac or 100.00%
Total Lots =	64