

EASTMOOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

and Cecil E. Cutbirth
That the undersigned Bray Realty Company, a Colorado corporation, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat thereof; said plat being more particularly described as follows:

Commencing at the West Quarter Corner (W1/4Cor) of said Section 9; Thence North 00°07'37" West along the West line of the Northwest Quarter (NW1/4) of said Section 9 a distance of 264.00 feet to the True Point of Beginning; Thence continuing North 00°07'37" West along said West line of the Northwest Quarter (NW1/4) of Section 9 a distance of 847.47 feet; Thence South 89°58'21" East 208.71 feet; Thence North 00°07'37" West 208.71 feet to a point on the North line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 9; Thence South 89°58'21" East along said North line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 9; Thence North 00°07'37" West 431.89 feet to the Southeast Corner (SECor) of the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 9; Thence South 00°07'37" West along the Last line of the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 9 a distance of 1,319.86 feet to the Southeast Corner (SECor) of the Northwest Quarter (NW1/4) of said Section 9; Thence North 90°00'00" West along the South line of the Northwest Quarter (NW1/4) of said Section 9 a distance of 439.72 feet; Thence North 00°07'37" West 264.00 feet; Thence North 90°00'00" West 225.00 feet to the True Point of Beginning containing 17.000 acres. That said owners have caused the real property to be layed out and surveyed as Eastmoor Subdivision, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expense of installation of utilities or ditches referred to above, for grading or landscaping and for street graveling or improvements shall be financed by the seller or purchaser - not the County of Mesa.

In WITNESS WHEREOF, said owners, Bray Realty Company, a Colorado corporation, and Cecil E. Cutbirth have caused their names to be hereunto subscribed this 5th day of November, A.D., 1975.

W.R. Bray, President
Glen Brock, Secretary
Cecil E. Cutbirth

STATE OF COLORADO } ss The foregoing instrument was acknowledged before me this 5th day of November, A.D., 1975, by W. R. Bray, President, and Glen Brock, Secretary, of Bray Realty Company, a Colorado corporation, and Cecil E. Cutbirth.
County of MESA }
My Commission expires: January 14, 1979
Witness my hand and official seal. Betty S. Bray, Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } ss 1097444
COUNTY OF MESA } I hereby certify that this instrument was filed in my office at 2:05 o'clock P.M., November 17, A.D., 1975, and is duly recorded in plat book 11, page 174, Reception No. 1097444.
Earl Sawyer, Clerk and Recorder
Lansing Hamilton, Deputy
Fees: 10.00

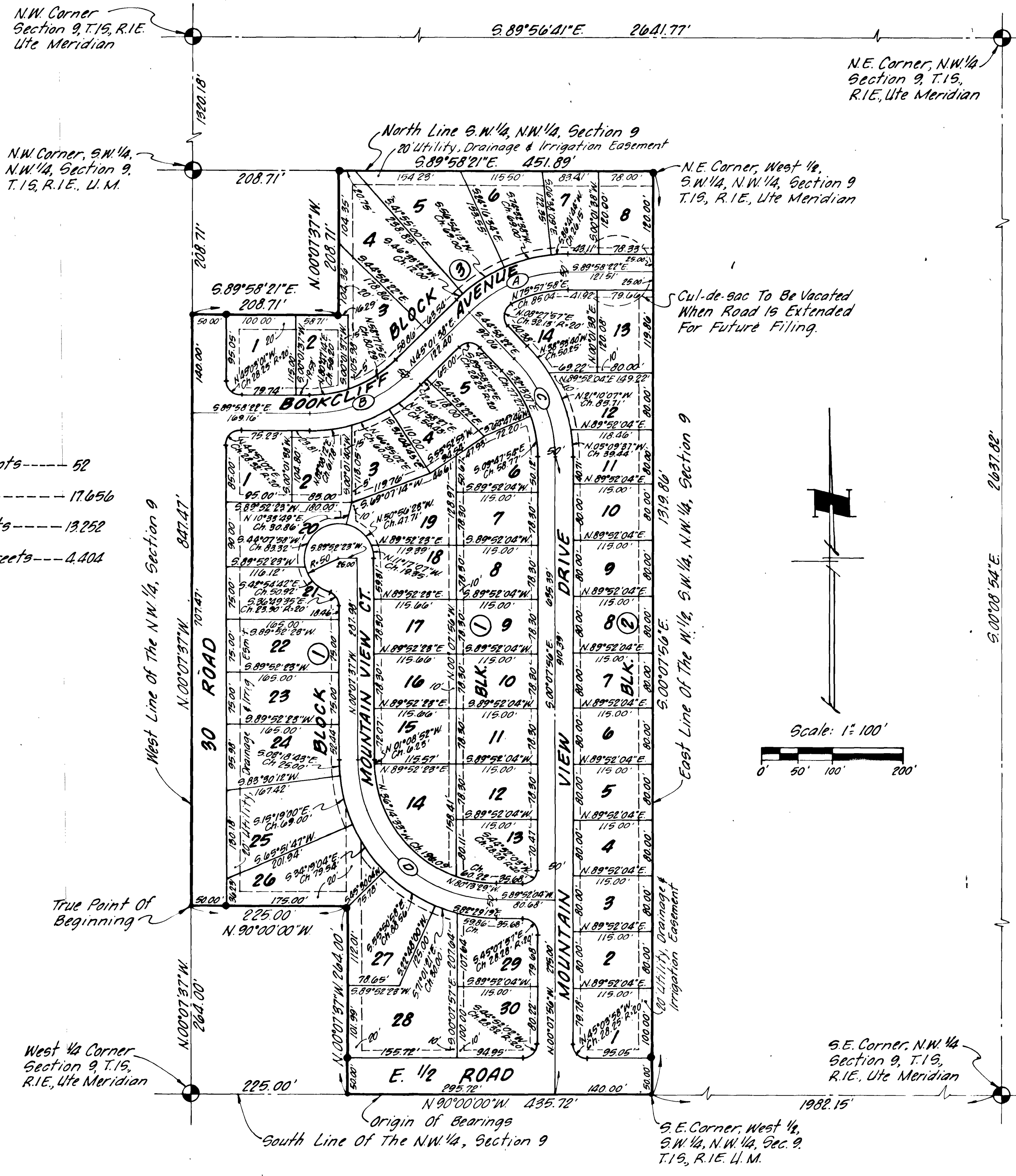
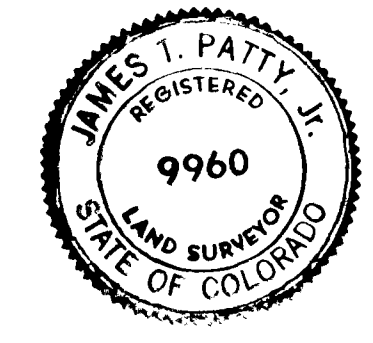
COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 7th day of November, A.D., 1975, County Planning Commission of the County of Mesa, Colorado.
P. M. Jensen, Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 10th day of Nov., A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado.
Laurie A. Aubert, Chairman

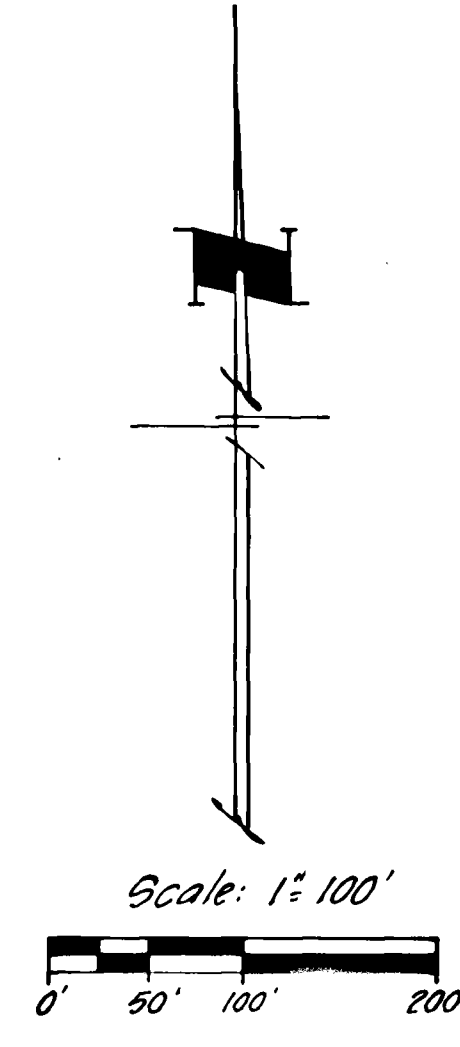
SURVEYOR'S CERTIFICATE
I, James T. Patty, Jr., do hereby certify that the accompanying plat of Eastmoor Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direction, and accurately represents a field survey of same.
James T. Patty, Jr., Registered Land Surveyor, Colo. Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, Pursuant to C.R.S. 1973, 30-31-101-102 as amended.
By: Ron C. Head, Mesa County Surveyor, Date: 11-17-75

K. W. Bolwin, Utilities Coordinating Committee, Date: 11-12-75
Jack Bowman, Mesa County Road Department, Date: 11-6-75
Robert W. Young, Grand Junction City Engineer, Date: Nov. 7, 1975
Kevin Suero, Grand Junction City Planning Commission, Chairman, Date: Nov. 7, 1975



Total Number of Lots-----52
Total Acres-----17.056
Total Acres in Lots-----13.252
Total Acres in Streets-----4.404



STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CH. BEARING	TANGENT	ARC LENGTH
A	45°00'00"	200.00'	159.07	N.67°31'38"E	82.84	157.08'
B	45°00'00"	200.00'	159.07	N.67°31'38"E	82.84	157.08'
C	44°50'25"	200.00'	152.50	S.22°33'09"E	82.52	150.52'
D	90°00'19"	200.00'	282.86	N.45°07'47"W	200.02	314.18'

- Indicates Mesa County Brass Cap
- 5/8" Rebar & Monument Cap Set in Concrete By N.H.P.Q.
- Indicates P.K. Nails Set
- 5/8" Rebar & Monument Cap Set At All Lot Corners

- NOTE:
- All Easements Are 20 Ft Utility, Drainage And Irrigation Easements, 10 Ft Each Side Of Lot Lines Except Where Noted.
 - 10 Ft Planting And Utility Easement On Front Of All Lot Lines.

EASTMOOR SUBDIVISION
PREPARED BY:
NELSON, HALEY, PATTERSON & QUIRK, INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO
AUGUST, 1975