

AREA SUMMARY

Lots - 10	57.94 %	2.19 acres
Public Site	15.87	0.60
Streets	26.19	0.99
Total	100.00 %	3.78 acres

NE COR SEC. 7  
T1S, R1E, U.M  
ELEV 4682' by  
USGS GRAND  
JUNCTION QUAD

CURVE DATA

CURVE	RADIUS	Δ	TANGENT	LENGTH
1	2000'	89°47'20"	19.93'	31.34'
2	75.00'	25°50'31"	17.21'	33.83'
3	125.00'	25°50'31"	28.68'	56.38'
4	20.00'	90°12'40"	20.07'	31.49'
5	20.00'	73°24'00"	14.91'	25.62'
6	50.00'	81°30'41"	43.09'	71.13'
7	50.00'	51°33'58"	24.15'	45.00'
8	50.00'	34°22'39"	15.47'	30.00'

# 10-4 HOMESTEAD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, LOUISE FORSTER, A SINGLE WOMAN, ANITA H. FOUST, A SINGLE WOMAN AND LEE ANN HYRE, A WIDOW ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING WITHIN THE E-SE-NE<sup>1/4</sup> OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 7 FROM WHENCE THE E<sup>4</sup> CORNER OF SAID SECTION 7 BEARS S00°00'00"W 200.00 FT; THENCE N89°47'20"W 227.50 FT; THENCE N00°00'00"E 95.00 FT; THENCE N89°47'20"W 163.50 FT; THENCE N00°00'00"E 423.12 FT; THENCE N90°00'00"E 121.00 FT; THENCE S58°15'00"E 317.51 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 7, THENCE S00°00'00"W 352.48 FT. TO THE POINT OF BEGINNING; AND CONTAINING 3.78 ACRES, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS TEN BAR FOUR HOMESTEAD, A SUBDIVISION OF A PART OF THE COUNTY OF MESA:

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL THE STREETS, ROADS AND PUBLIC SITE AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF 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 LINE 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 EXPENSES FOR 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 LOUISE FORSTER, A SINGLE WOMAN, ANITA H. FOUST, A SINGLE WOMAN AND LEE ANN HYRE, A WIDOW HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 24<sup>th</sup> DAY OF September, A.D., 1975.

By Louise Forster By Anita H. Foust By Lee Ann Hyre  
LOUISE FORSTER ANITA H. FOUST LEE ANN HYRE

STATE OF COLORADO )  
 ) SS  
COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF September, A.D., 1975, BY OWNERS LOUISE FORSTER, ANITA H. FOUST AND LEE ANN HYRE.

MY COMMISSION EXPIRES May 3, 1978.

WITNESS MY HAND AND OFFICIAL SEAL.  
David C. Edwards  
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) SS  
COUNTY OF MESA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:30 O'CLOCK A.M., November 5, A.D., 1975 AND IS DULY RECORDED IN PLAT BOOK NO. 11, PAGE 172.

FEE \$ 10.00

Earl Sawyer  
CLERK & RECORDER  
By Patricia Neam  
DEPUTY

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 3 DAY OF NOVEMBER, A.D., 1975, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

By R. Van Arman  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 3<sup>rd</sup> DAY OF Nov., A.D., 1975, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

By Arvina Aubert  
CHAIRMAN

ENGINEERS' CERTIFICATE

I, LUTHER T. MUSGROVE, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF TEN BAR FOUR HOMESTEAD, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.



By Luther T. Musgrove 8-26-75  
REGISTERED LAND SURVEYOR, L.S. 10386

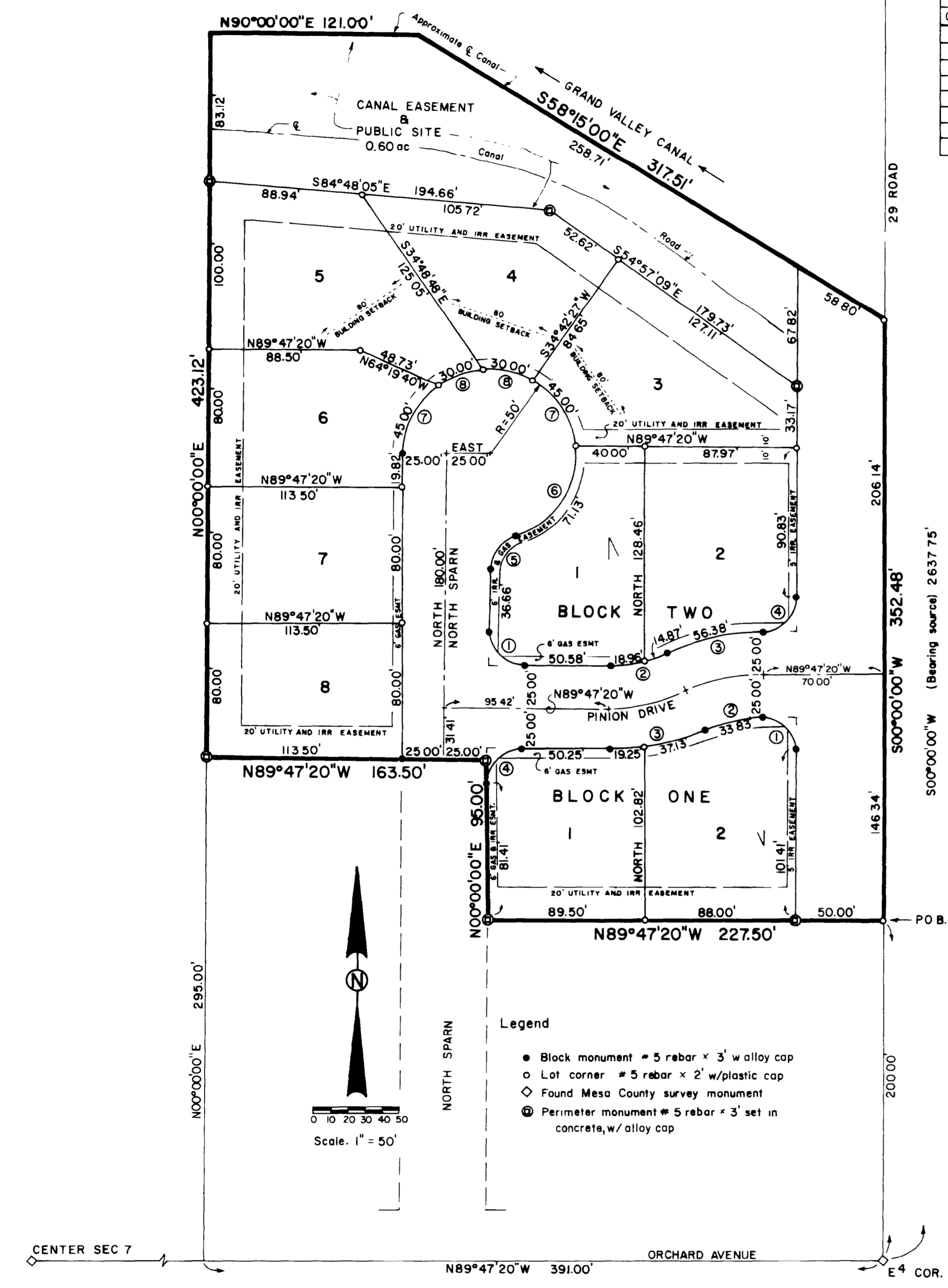
COUNTY SURVEYORS' CERTIFICATE

APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING. PURSUANT TO C.R.S 1963, 136-2-2 AS AMENDED.

By Reggie C. Thal DATE: 11-5-75  
MESA COUNTY SURVEYOR

By Jedl Berman DATE: 11-3-75  
MESA COUNTY ROAD DEPT.  
By R.H. Palmer DATE: 11-3-75  
UTILITIES COORDINATING COMMITTEE

**10-4 HOMESTEAD**  
BY  
MUSGROVE SURVEYING  
AUGUST 22, 1975  
FILE: 75-02-01



NOTE:  
DUE TO THE SOIL AND WATER TABLE CONDITIONS IN THIS AREA THE FOLLOWING FOUNDATION CONSIDERATIONS MUST BE MET:  
1) FOUNDATIONS MUST BE DESIGNED BY A REGISTERED ENGINEER FOR ANY STRUCTURE ON LOTS 3, 4 AND 5 OF BLOCK 2.  
2) FOUNDATIONS MUST BE DESIGNED BY A REGISTERED ENGINEER IF THE STRUCTURE IS TO EXCEED ONE STORY HEIGHT ON THE REMAINDER OF THE LOTS- 1, 2, 6, 7 AND 8 OF BLOCK 2 AND 1 AND 2 OF BLOCK 1.

Legend  
● Block monument # 5 rebar x 3' w alloy cap  
○ Lot corner # 5 rebar x 2' w/plastic cap  
◇ Found Mesa County survey monument  
⊙ Perimeter monument # 5 rebar x 3' set in concrete, w/ alloy cap

