

EASTGATE SHOPPING CENTER

DEDICATION.

Know All Men By These Presents:

That the undersigned Hanson Development Co. is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter of the Southwest Quarter of Section Seven, Township One South, Range One East of the Ute Principal Meridian as shown on the accompanying plat thereof; said real property being more particularly described by sites and bounds as follows:

Tract of land situated in Section 7, Township 1 South, Range 1 East of the Ute Principal Meridian in the City of Grand Junction, Mesa County, Colorado, more specifically described as follows: Commencing at the point of intersection of the center line North Avenue with the center line of 28th Road; running thence easterly along said center line of North Avenue 132.0 feet; running thence northerly 40.0 feet to the northerly right-of-way line of North Avenue for a point of beginning; thence northerly 288.0 feet; thence westerly 42.0 feet to the easterly right-of-way line of 28th Road; thence N. 00° 01' S. along said easterly right-of-way line of 28th Road 333.71 feet; thence N. 89° 57' 41" E. 972.23 feet; thence S. 00° 08' E. 619.38 feet to the northerly right-of-way line of North Avenue, thence westerly along the northerly right-of-way line of North Avenue 861.85 feet to the point of beginning. Except 10 feet on west side for road right-of-way, and 10 feet along south side for highway right-of-way.

That said owner has caused the said real property to be laid out and platted as Eastgate Shopping Center a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That 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 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, electric and cable television 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.

IN WITNESS WHEREOF said Hanson Development Co. have caused their names to be hereunto subscribed this 6th day of May A.D. 1974.

HANSON DEVELOPMENT CO.

J. B. Peterson
SECRETARY

Jan K. Thayer
VICE-PRESIDENT

STATE OF COLORADO ss

The foregoing instrument was acknowledged before me this 6th day of May A.D. 1974

by Hanson Development Co

My Commission expires _____

Witness my hand and official seal

NOTARY PUBLIC:

CITY APPROVAL

This plat of Eastgate Shopping Center, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this _____ day of _____, A.D. 19____.

CITY OF GRAND JUNCTION

CITY MANAGER: *David Sanchez*
CHAIRMAN, GRAND JCT. CITY PLANNING COMMISSION

By: *Richard M. Gu*
DIRECTOR OF DEVELOPMENT

Dean Z. Walker
UTILITIES COMMISSIONER

GRAND JCT. CITY ENGINEER

FRONTALE SANITATION DIST.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. A.D. 19____, and is duly recorded in Plat Book Number _____, Page Number _____.

CLERK & RECORDER

By: _____
DEPUTY

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of Eastgate Shopping Center, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and accurately represents a field survey of same

J. Boyd Peterson
REGISTERED L.S. SURVEYOR - COLO REG NO 3837

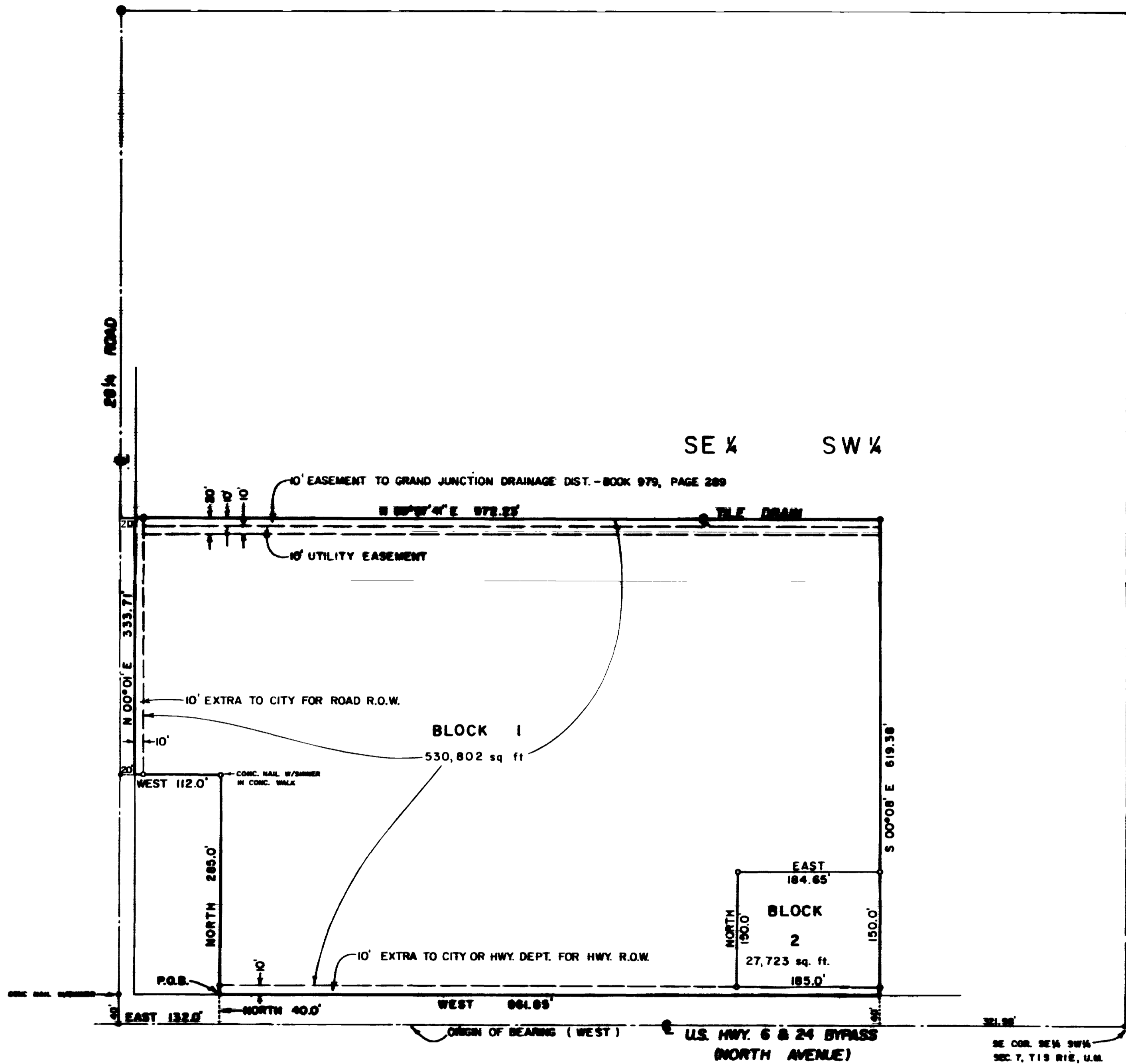
Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

MESA COUNTY SURVEYOR

DATE

WESTERN ENGINEERS, INC.
PLAT OF
EASTGATE SHOPPING CENTER
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYED BY: J. B. P. DRAWN BY: J. B. P. CHECKED BY: J. B. P.
GRAND JUNCTION, COLO. DATE: 1-7-74



LEGEND:

- 1/2" REBAR W/CAP (EXCEPT AS NOTED)
- IRON NAIL (EXCEPT AS NOTED)
- CITY MON.

