

EASTGATE PLAZA FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS,

That the undersigned Real Estate Investments of Grand Junction, Inc., a Colorado Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the N 1/2 NE 1/4 SW 1/4 SW 1/4 of Section 7, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the NE Corner of the SW 1/4 SW 1/4 of said Section 7; Thence S 00° 06' 33" W along the east line of the SW 1/4 SW 1/4 of said Section 7 a distance of 329.13 feet to the SE Corner of the N 1/2 NE 1/4 SW 1/4 SW 1/4 of said Section 7; Thence N 89° 58' 45" W 30.00 feet to the TRUE POINT OF BEGINNING; Thence continuing N 89° 58' 45" W 223.97 feet; Thence N 00° 06' 33" E 209.05 feet; Thence S 90° 00' 00" W 229.85 feet; Thence N 00° 01' 40" E 90.00 feet; Thence N 90° 00' 00" E 278.96 feet; Thence S 00° 06' 33" W 80.00 feet; Thence N 90° 00' 00" E 175.00 feet; Thence S 00° 06' 33" W 219.12 feet to the TRUE POINT OF BEGINNING, containing 1.691 acres.

That said owner has caused the said real property to be laid out and surveyed as Eastgate Plaza, Filing No. One, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the public all streets, avenues and roads as shown on the accompanying plat forever and 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. The areas shown as ingress and egress easements are dedicated to the owners of the property within said Eastgate Plaza, Filing No. One for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF said owner has caused these names to be hereunto subscribed this 30th day of August A.D., 1979.

Real Estate Investments of Grand Junction, Inc., a Colorado Corporation
Stanley R. Anderson
 Stanley R. Anderson, President

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of August A.D., 1979 by Stanley R. Anderson, President of Real Estate Investments of Grand Junction, Inc., a Colorado Corporation.

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

CITY APPROVAL

This plat of Eastgate Plaza Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this ___ day of ___ A.D., 1979.

City Manager _____ President of Council _____

Chairman, Grand Junction Planning Commission _____ Director of Development _____

Ronald P. Red
 Grand Junction City Engineer

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

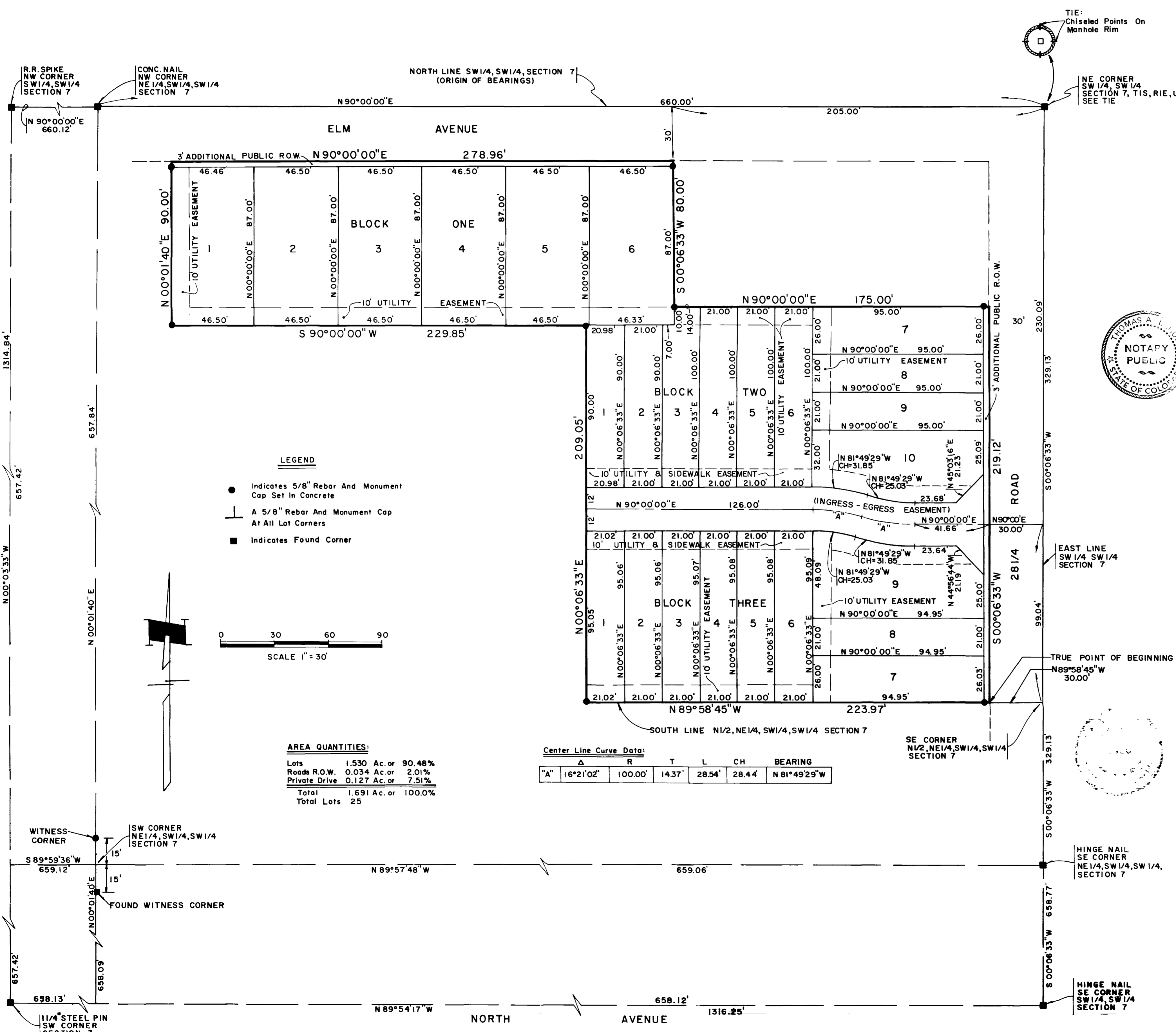
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 1979 and is duly recorded in Plat Book No. _____, Page _____.

Clerk and Recorder _____ Deputy _____ Fees: _____

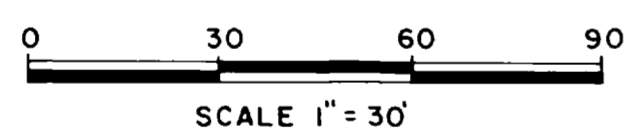
SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Eastgate Plaza Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 11-1-80
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960



- LEGEND**
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
 - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
 - Indicates Found Corner



AREA QUANTITIES:

Lots	1.530 Ac. or	90.48%
Roads R.O.W.	0.034 Ac. or	2.01%
Private Drive	0.127 Ac. or	7.51%
Total	1.691 Ac. or	100.0%
Total Lots	25	

Center Line Curve Data:

Δ	R	T	L	CH	BEARING	
"A"	16°21'02"	100.00'	14.37'	28.54'	28.44'	N 81°49'29"W

