

EASTGATE SHOPPING CENTER

AMENDED DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned EES, GRAND JUNCTION ASSOCIATES, a Limited Partnership, 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 metes 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 28 1/4 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 285.0 feet, thence westerly 112.0 feet to the easterly right-of-way line of 28 1/4 Road, thence N 00° 01' E along said easterly right-of-way line of 28 1/4 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 EES, GRAND JUNCTION ASSOCIATES, a Limited Partnership, by THE HANSON DEVELOPMENT COMPANY, a Delaware Corporation, the "GENERAL PARTNER", has caused their names to be hereunto subscribed this 3rd day of October, 1974.

(Signed EES, GRAND JUNCTION ASSOCIATES, a Limited Partnership, By THE HANSON DEVELOPMENT COMPANY, a Delaware Corporation,

By Maria Lanzetta and Charles A. Babikian Jr.
 Vice PRESIDENT GENERAL PARTNER SECRETARY



STATE OF New Jersey
 COUNTY OF Essex

The foregoing instrument was acknowledged before me this 3rd day of October, A.D. 1974 by EES, GRAND JUNCTION ASSOCIATES, a Limited Partnership, By THE HANSON DEVELOPMENT COMPANY, a Delaware Corporation, GENERAL PARTNER, by Maria Lanzetta as President and Charles A. Babikian Jr. Secretary. My Commission expires March 5, 1977.

Charles A. Babikian Jr.
 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

MANAGER	By _____	PRESIDENT OF COUNCIL
CHAIRMAN GRAND JCT CITY PLANNING COMMISSION	_____	DIRECTOR OF DEVELOPMENT
UTILITIES COORDINATING COMMITTEE	_____	GRAND JCT CITY ENGINEER
FRUITVALE 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 3:40 o'clock P. M. Oct 15, A.D. 1974, and is duly recorded in Plat Book Number 11, Page Number 125

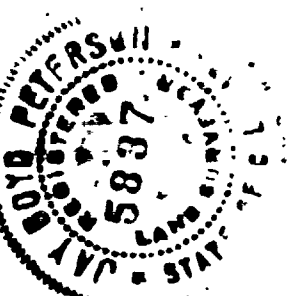
Annis M. Dunston
 CLERK & RECORDER

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 LAND SURVEYOR - COLO REG NO 5837

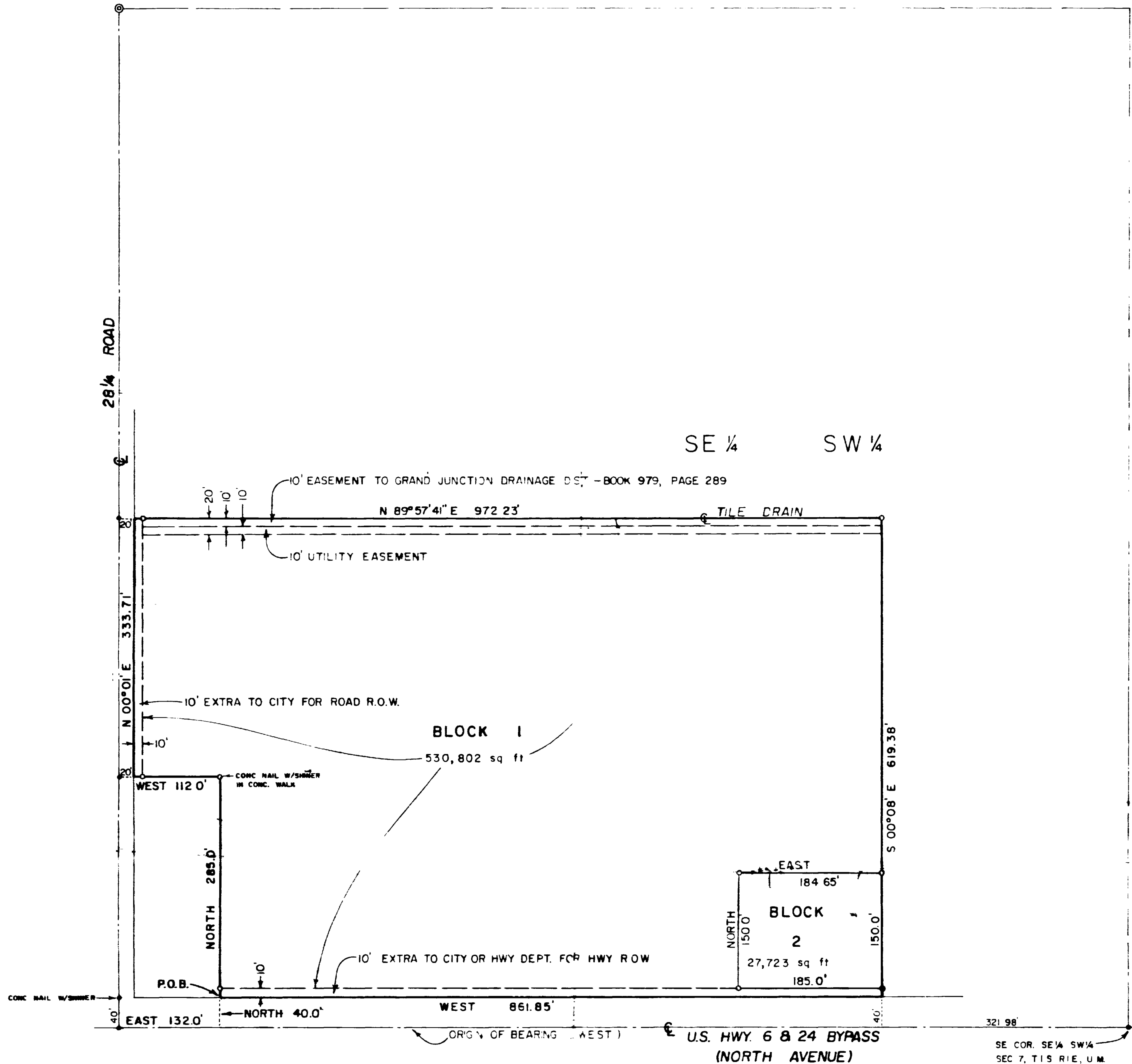


Approved for content and form only and not to the accuracy of surveys, calculations, and drafting Pursuant to C.R.S. 1963, 136-2-2 as amended

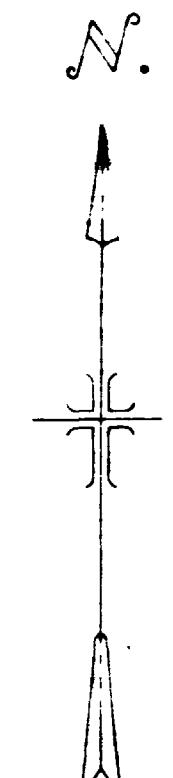
Roger C. Head
 MESA COUNTY SURVEYOR

10/15/74
 DATE

WESTERN ENGINEERS, INC.
 AMENDED PLAT OF
 EASTGATE SHOPPING CENTER
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO
 SURVEYED J.B.P. DRAWN R.W.G. CHECKED J.B.P.
 GRAND JUNCTION, COLO DWG 1-705-3 9/27/74



LEGEND:
 ○ METS REEPLY W/ COP 1 EXCEPT AS NOTED
 ● HINGE NAIL (EXCEPT AS NOTED)
 ● CITY MON.



SCALE: 1"=100'