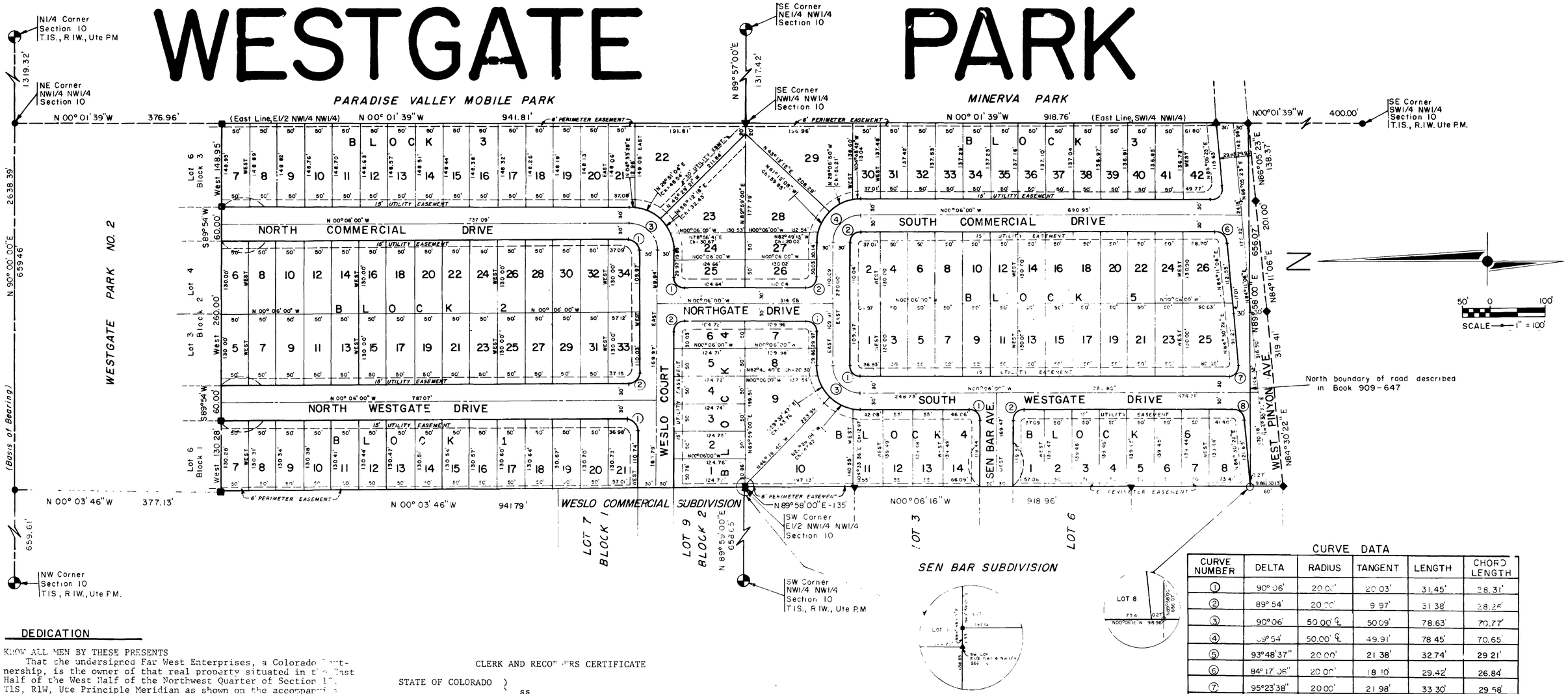
WESTGATE PARK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Far West Enterprises, a Colorado Partnership, is the owner of that real property situated in the East Half of the West Half of the Northwest Quarter of Section 10, T1S, R1W, Ute Principle Meridian as shown on the accompanying plat thereof; said property being more accurately described as follows:

The E½NW¼NW¼ of said Section 10, EXCEPT Westgate Park No. 2, Mesa County, Colorado; and all that portion of the SW¼NW¼ of said Section 10 lying North of the road described in deed recorded in Book 909-647, EXCEPT the West 660 feet, AND EXCEPT that portion thereof lying within Sen-Bar Subdivision, Mesa County, Colorado.

That said owner has caused the real property to be laid out and surveyed as shown on the accompanying plat of WESTGATE PARK.

That said owner does hereby dedicate and set apart all of the roadways and streets as shown on the accompanying plat to the use of the public forever and does hereby dedicate those portions of real property which are labeled as utility 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 pipelines, and irrigation or drainage facilities; with further right of ingress and egress to and from the above described utility easements to the utility companies forever. That all expense of installation of utilities or ditches referred to above, for grading, landscaping, and street improvements shall be financed by the owner, seller, or purchaser - not the County of Mesa.

IN WITNESS WHEREOF, said owner Far West Enterprises, a Colorado Partnership, to be hereunto subscribed this 27th day of December, A.D., 1978.

Glen R. Green
Glen R. Green, Partner

John W. Maloney, Jr., Partner

Charles G. Kohles
Charles G. Kohles, Partner

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me on this 27th day of December, A.D., 1978, by Glen R. Green, Charles G. Kohles, and John W. Maloney, Jr., Partners.

Witness my hand and official seal.

My Commission Expires Aug 9th 1981.

Thomas A. Rogue
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:20 o'clock P.M. this 23rd day of March, A.D., 1979, and duly recorded in Plat Book No. 12, Page 134, Reception No. 1186994.

Earl Sawyer
Clerk and Recorder

Fee $ 10.00 By: _____
Deputy

CITY APPROVAL

This plat of WESTGATE PARK, located in the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted the 15 day of November, A.D. 1978 by:

Karen Johnson
President of Council

Jerome E. Wysocki
Grand Junction City Manager

Edward A. Beaver
City Planner

Grand Junction City Planning Commission; Chairman

Ronald P. Rish
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of WESTGATE PARK, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James H. Luke
Registered Land Surveyor
LS 14115

CURVE DATA

CURVE NUMBER	DELTA	RADIUS	TANGENT	LENGTH	CHORD LENGTH
1	90° 06'	20.00'	20.03'	31.45'	28.31'
2	89° 54'	20.00'	9.97'	31.38'	28.26'
3	90°06'	50.00' ℄	50.09'	78.63'	70.77'
4	89°54'	50.00' ℄	49.91'	78.45'	70.65'
5	93°48'37"	20.00'	21.38'	32.74'	29.21'
6	84° 17' 06"	20.00'	18.10'	29.42'	26.84'
7	95°23'38"	20.00'	21.98'	33.30'	29.58'
8	84°36'22"	20.00'	18.20'	29.53'	26.92'

LAND USE BREAKDOWN

Commercial	21.667 ac	77.2%
Streets	6.432 ac	22.8%
Total	28.099 ac	100.0%

LEGEND

- Mesa County Brass Cap
- Found Nail in Pavement
- Found Rebar with Cap marked WESTERN ENGINEERS
- Found Rebar with Cap marked RYDEN 9331
- Found Rebar without Cap
- Found Rebar with Cap marked ARMSTRONG L.S. 11441
- Found Rebar with Cap marked N.H.P.Q
- Set 5/8" Rebar with Cap marked LUKE L.S 14115

ALL BOUNDARY CORNERS SET IN CONCRETE

WESTGATE PARK

ARMSTRONG ENGINEERS & ASSOCIATES, INC.
861 ROOD GRAND JUNCTION, COLORADO 81501 (303) 245-3931

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