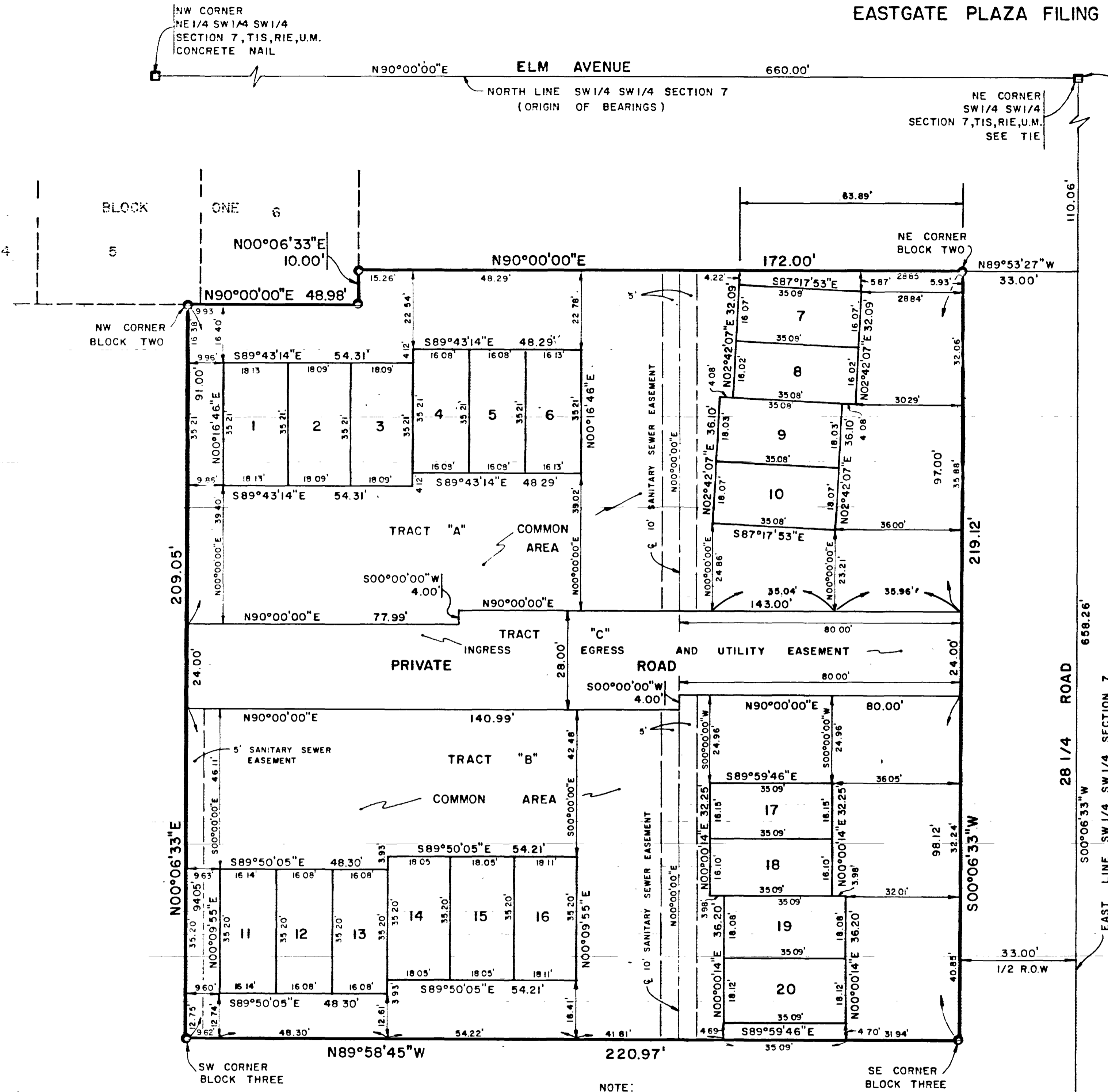


# BRIARGATE

A REPLAT OF BLOCK TWO & BLOCK THREE  
EASTGATE PLAZA FILING NO. ONE

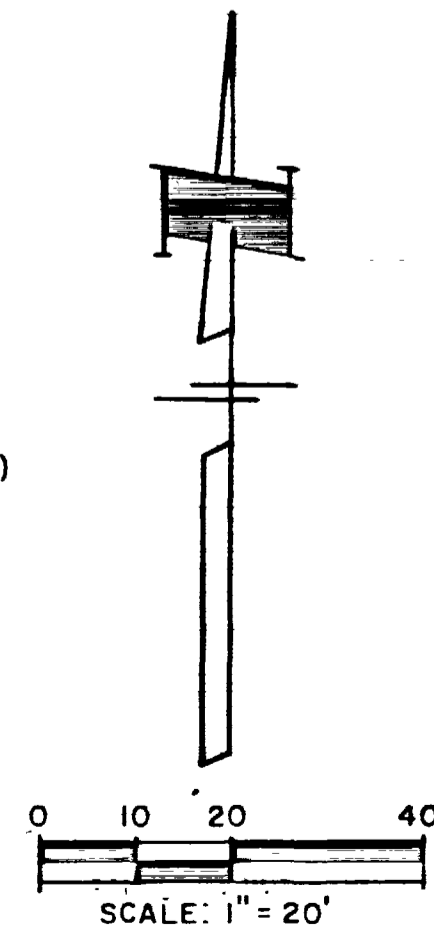


### AREA QUANTITIES

AREA IN LOTS	= 0.276 Acres	or	25.09 %
AREA IN TRACT "A"	= 0.350 Acres	or	31.82 %
AREA IN TRACT "B"	= 0.347 Acres	or	31.55 %
AREA IN TRACT "C"	= 0.127 Acres	or	11.54 %
<b>TOTAL</b>	<b>= 1.100 Acres</b>	<b>or</b>	<b>100.00 %</b>

### LEGEND

- INDICATES FOUND CORNER
- ⊥ INDICATES 5/8" REBAR & MONUMENT CAP (LS#9960) SET IN CONCRETE



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned Benchmark Homes Ltd., an Ohio Partnership, 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 NE 1/4 SW 1/4 SW 1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:  
Block Two and Block Three Eastgate Plaza, Filing No. One.

That said owners have caused the said real property to be laid out and surveyed as Briargate a replat of Block Two and Block Three, Eastgate Plaza Filing No. One, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of said real property not occupied by structures to be 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 private road are dedicated to the owners of the property within said Briargate for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

The areas shown as common areas are dedicated to the home owners in Briargate for the common use and enjoyment of the home owners of Briargate as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Briargate recorded at the Mesa County, Colorado, Clerk and Recorder's Office. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made part of this plat.

IN WITNESS WHEREOF said owner has caused these names to be hereunto subscribed this 20 day of April A.D., 1982.

Benchmark Homes Ltd., an Ohio Partnership

*[Signature]*  
Dan Riedel  
General Partner

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 21st day of April, A.D., 1982, by Dan Riedel, General Partner of Benchmark Homes Ltd., an Ohio Partnership.

Witness my hand and official seal.  
My commission expires: 7th 25, 1986  
*[Signature]*  
Notary Public

### CITY APPROVAL

This plat of Briargate, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 12th day of May, A.D., 1982.

*[Signatures]*  
James E. Wycinski, City Manager  
James R. Beach, President of Council  
Ronald R. Rich, Grand Junction City Engineer  
Kathy M. DeLeon, Director of Development  
Came S. Quinby, Chairman, Grand Junction Planning Commission

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
RECEPTION NO. 1303137  
I hereby certify that this instrument was filed in my office at 8:36 o'clock A.M. this 21 day of SEPTEMBER A.D., 1982 and is duly recorded in Plat Book No. 13, Page 79.

*[Signatures]*  
Earl Swenson, Clerk and Recorder  
Deputy

### SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Briargate, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a survey of the same.

*[Signature]*  
James T. Patty, Jr. 4-15-82  
Registered Land Surveyor  
Colorado Registration No. 9960

The Declaration of Covenants, Conditions and Restriction referred to in the Dedication are recorded in Book 1392 at pages 1 thru 49 inclusive as Reception No. 1303138.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**BRIARGATE**  
A REPLAT OF BLOCK TWO & BLOCK THREE  
EASTGATE PLAZA FILING NO. ONE

**PARAGON ENGINEERING, INC.**