

EASTGATE VILLAGE TOWNHOMES, FILING ONE

A REPLAT OF
LOTS 3, 4, 5, AND 6, BLOCK 1, EASTGATE PLAZA, FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert L. Dorsey and Glen Hickey, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1828 at Page 377 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SW1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Lots 3, 4, 5, and 6, Block 1, Eastgate Plaza, Filing No. One

That said owners have caused the said real property to be laid out and surveyed as EASTGATE VILLAGE TOWNHOMES, FILING ONE, a replat of Lots 3, 4, 5, and 6, Block 1, Eastgate Plaza, Filing No. One, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public 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, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said EASTGATE VILLAGE TOWNHOMES, FILING ONE, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of May, A.D., 1991.

Robert L. Dorsey
ROBERT L. DORSSEY

Glen Hickey
GLEN HICKEY
By Robert L. Dorsey
His Attorney in Fact

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 23rd day of May, A.D., 1991, by Robert L. Dorsey and Glen Hickey, by Robert L. Dorsey, His ATTORNEY, IN FACT.

6-23-94
My commission expires:

Rebecca S. Forkhart
Notary Public
Address 575 28th Road #39, Grand Junction, Co.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 3:00 o'clock P.M. this 23rd day of May, A.D., 1991, and is duly recorded in Plat Book No. 13, Page 221.

CITY APPROVAL

This plat of EASTGATE VILLAGE TOWNHOMES FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 28 day of May, A.D. 1991.

David A. Hansen
City Manager
Frank P. Benning
Director of Development
Ernie A. Newton
Grand Junction City Engineer

William J. ...
President of Council
William J. ...
Chairman, Grand Junction Planning Commission

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EASTGATE VILLAGE TOWNHOMES, FILING ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

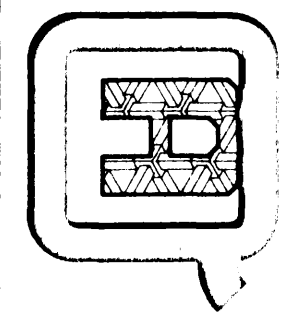
5/23/91
Date

EASTGATE VILLAGE TOWNHOMES, FILING ONE

A REPLAT OF
LOTS 3, 4, 5, AND 6, BLOCK 1, EASTGATE PLAZA, FILING NO. ONE

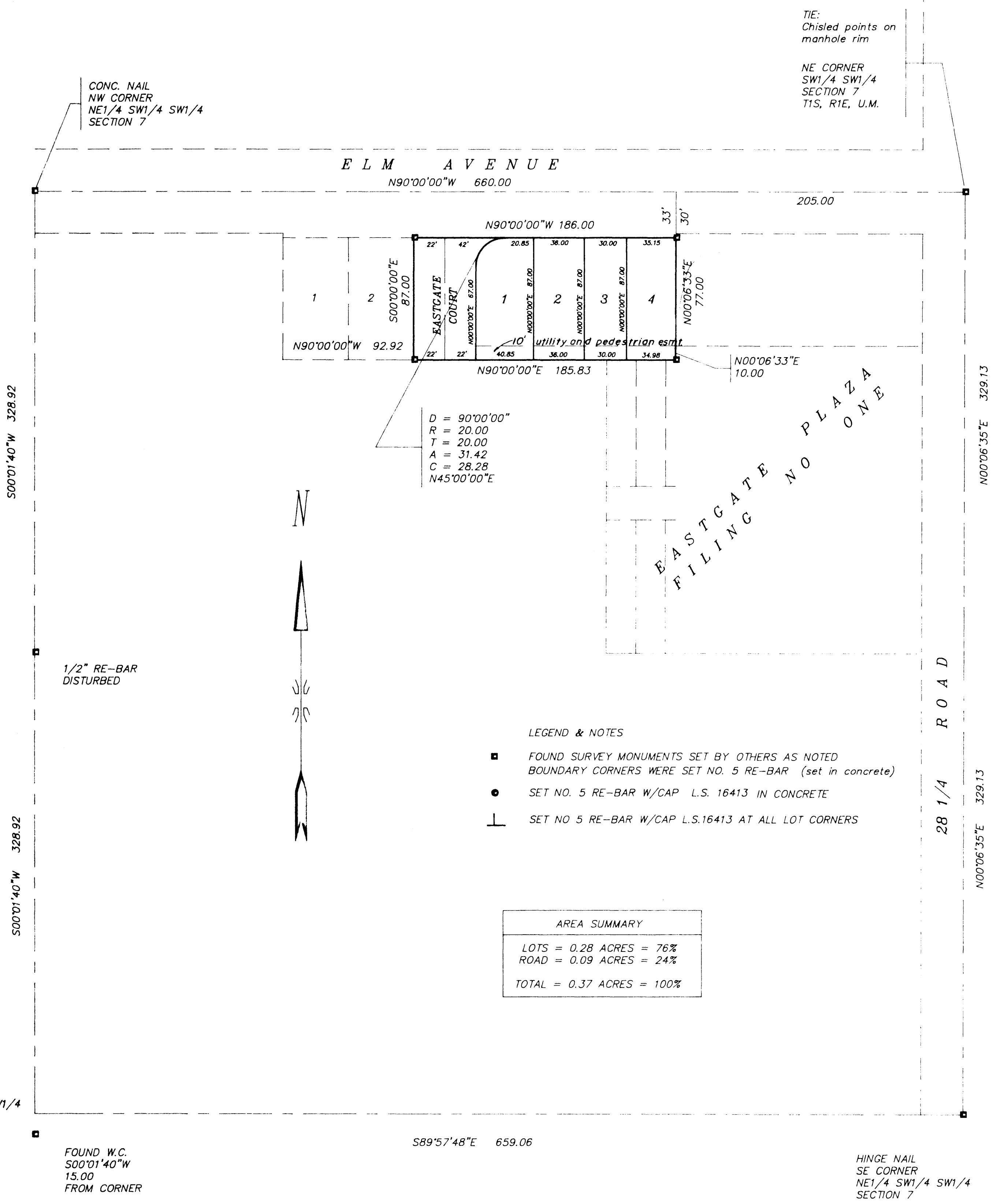
FINAL PLAT

SITUATED IN THE SW1/4 SW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR:	DORSSEY	SURVEYED BY: DMM MF
SCALE:	1" = 50' FT	DRAWN BY: MEM
DATE:	5/6/91	ACAD ID: EPREPLAT
		SHEET NO.
		FILE: 91017



Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
(303) 241-2370
464-7568

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. NO EXIST OR BEYOND ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED BOUNDARY CORNERS WERE SET NO. 5 RE-BAR (set in concrete)
 - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
 - └ SET NO 5 RE-BAR W/CAP L.S.16413 AT ALL LOT CORNERS

AREA SUMMARY	
LOTS =	0.28 ACRES = 76%
ROAD =	0.09 ACRES = 24%
TOTAL =	0.37 ACRES = 100%

CONC. NAIL
NW CORNER
NE1/4 SW1/4 SW1/4
SECTION 7

TIE:
Chisled points on
manhole rim

NE CORNER
SW1/4 SW1/4
SECTION 7
T1S, R1E, U.M.

1/2" RE-BAR
DISTURBED

SW CORNER
NE1/4 SW1/4 SW1/4
SECTION 7

FOUND W.C.
500'01'40"W
15.00
FROM CORNER

HINGE NAIL
SE CORNER
NE1/4 SW1/4 SW1/4
SECTION 7