

STATE OF COLORADO }
COUNTY OF MESA }

BOOK 1879 PAGE 193

1592941 02:53 PM 02/11/92
MONIKA TODD CLK&REC MESA COUNTY CO

Beginning at the NW corner of Lot 1, Block Two, Eastgate Plaza Filing No. One, being 205.00 feet N90°00'00"W and 120.00 feet S00°06'33"W and 48.99 feet N90°00'00"W of the NE corner of the SW1/4 SW1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, and considering the North line of the SW1/4 SW1/4 Section 7, T1S, R1E, U.M. to bear N90°00'00"W and all bearings contained herein to be relative thereto; thence N90°00'00"W 229.85 feet to the SW corner of Lot 1, Block One Eastgate Plaza Filing No. One; thence S00°01'47"W 198.00 feet; thence N90°00'00"E 96.81 feet; thence S01°04'30"E 92.10 feet, thence 133.65 feet along the arc of a curve to the right with a radius of 85.00 feet and whose chord bears S43°58'13"W 120.30 feet; thence 84.02 feet along the arc of a curve to the right with a radius of 63.00 feet and whose chord bears S37°08'00"W 77.93 feet, thence 22.88 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N71°53'06"W 21.65 feet; thence 249.18 feet along the arc of a curve to the left with a radius of 50.00 feet and whose chord bears S01°52'42"E 60.15 feet; thence 16.92 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N59°35'26"E 16.42 feet; thence 158.55 feet along the arc of curve to the left with a radius of 107.00 feet and whose chord bears N41°22'32"E 144.44 feet; thence N01°04'30"W 69.27 feet, thence N90°00'00"E 106.27 feet; thence N00°06'35"E 10.94 feet to the South line of Eastgate Plaza, Filing No. One; thence N89°58'45"W 17.97 feet to the SW corner of Lot 1, Block Three Eastgate Plaza, Filing One; thence N00°06'33"E 209.05 feet to the point of beginning.

WHEREAS, on the 26th day of August 1991, Max E. Morris Notary Public of the State of Colorado Notarized the Plat of EASTGATE VILLAGE TOWNHOMES, FILING TWO, recorded September 19, 1991, in Book 14 at Page 10, Reception Number 1581270.

WHEREAS, on the Notary Acknowledgement the names of Robert L. Dorsey and Glen Hickey appeared as though they had both signed the plat. NOW THEREFORE the Notary Acknowledgement should be corrected to show that Robert L. Dorsey did sign the plat individually and as attorney-in-fact for Glen Hickey.

STATE OF COLORADO }
COUNTY OF Mesa }

Sworn to and subscribed before me this 10th day of February, 1992.

Donna M. Jackson
NOTARY PUBLIC

My Commission Expires 10-19-95



91-10-113

BOOK 1913 PAGE 526

1609313 10:42 AM 07/23/92
MONIKA TODD CLK&REC MESA COUNTY CO

BOOK 1913 PAGE 527

AFFIDAVIT OF CORRECTION

EXHIBIT A

7/21/92

STATE OF COLORADO }
COUNTY OF MESA }

I, MAX E. MORRIS of lawful age, being first duly sworn, upon oath deposes and states:

That I am a registered land surveyor of the State of Colorado and have examined and revised the Plat of EASTGATE VILLAGE TOWNHOMES, FILING TWO Subdivision located in a portion of the SW1/4 SW1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, said subdivision having been recorded in Book 14, at Page 10, at Reception Number 1581270, of the Mesa County Records.

Affiant finds and states that the Plat should be corrected as follows: The legal description in the Dedication as shown on the attached Exhibit A, and is hereby corrected by this affidavit to be described as above mentioned.

Affiant further states that the aforementioned Subdivision is hereby corrected to conform with the above described correction in the same manner as if said legal description had been re-recorded with the proper notations contained thereon.

Affiant further states that the AFFIDAVIT OF CORRECTION as recorded in Book 1879 at Pages 193 and 194 of the Mesa County Clerk and Records Office is hereby corrected by this affidavit to correct the legal description therein.

Beginning at the NW corner of Lot 1, Block Two, Eastgate Plaza Filing No. One, being 205.00 feet N90°00'00"W and 120.00 feet S00°06'33"W and 48.99 feet N90°00'00"W of the NE corner of the SW1/4 SW1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, and considering the North line of the NE1/4 SW1/4 Section 7, T1S, R1E, U.M. to bear N90°00'00"W and all bearings contained herein to be relative thereto; thence N90°00'00"W 229.85 feet to the SW corner of Lot 1, Block One Eastgate Plaza Filing No. One; thence S00°01'47"W 198.00 feet; thence N90°00'00"E 96.81 feet; thence S01°04'30"E 92.10 feet; thence 84.02 feet along the arc of a curve to the right with a radius of 63.00 feet and whose chord bears S37°08'00"W 77.93 feet; thence 22.88 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N71°53'06"W 21.65 feet; thence 249.18 feet along the arc of a curve to the left with a radius of 50.00 feet and whose chord bears S01°52'42"E 60.51 feet; thence 16.92 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N59°35'26"E 16.42 feet; thence 158.55 feet along the arc of a curve to the left with a radius of 107.00 feet and whose chord bears N41°22'32"E 144.44 feet; thence N90°00'00"E 106.27 feet; thence N00°06'35"E 10.94 feet to the South line of Eastgate Plaza, Filing No. One; thence N89°58'45"W 17.97 feet to the SW corner of Lot 1, Block Three Eastgate Plaza, Filing One; thence N00°06'33"E 209.05 feet to the point of beginning.

THIS DESCRIPTION IS TO CORRECT THE DESCRIPTION FOUND IN BOOK 1879 AT PAGE 194 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE.

Subscribed and sworn to before me the 23rd day of July, 1992.

My Commission Expires: 10-19-95



Donna M. Jackson
Notary Public

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EASTGATE VILLAGE TOWNHOMES, FILING TWO

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 & 378 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:

Beginning at the NW corner of Lot 1, Block Two, Eastgate Plaza Filing No. One, being 205.00 feet N90°00'00"W and 120.00 feet S00°06'33"W and 48.99 feet N90°00'00"W of the NE corner of the SW1/4 SW1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, and considering the North line of the SW1/4 SW1/4 Section 7, T1S, R1E, U.M. to bear N90°00'00"W and all bearings contained herein to be relative thereto; thence N90°00'00"W 229.85 feet to the SW corner of Lot 1, Block One Eastgate Plaza Filing No. One; thence S00°01'47"W 198.00 feet; thence N90°00'00"E 96.81 feet; thence S01°04'30"E 92.10 feet; thence 133.65 feet along the arc of a curve to the right with a radius of 85.00 feet and whose chord bears S43°58'13"W 120.30 feet; thence 84.02 feet along the arc of a curve to the right with a radius of 63.00 feet and whose chord bears S37°08'00"W 77.93 feet; thence 22.88 feet along the arc of a curve to the left with a radius of 20.00 feet and whose chord bears N71°53'06"W 21.65 feet; thence 249.18 feet along the arc of a curve to the left with a radius of 50.00 feet and whose chord bears S01°52'42"E 60.15 feet; thence 16.92 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N59°35'26"E 16.42 feet; thence 158.55 feet along the arc of a curve to the left with a radius of 107.00 feet and whose chord bears N41°22'32"E 144.44 feet; thence N90°00'00"E 106.27 feet; thence N00°06'35"E 10.94 feet to the South line of Eastgate Plaza, Filing No. One; thence N89°58'45"W 17.97 feet to the SW corner of Lot 1, Block Three Eastgate Plaza, Filing One; thence N00°06'33"E 209.05 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as EASTGATE VILLAGE TOWNHOMES, FILING TWO, 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 utility easements 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 utility easements are dedicated to the owners of the property within said EASTGATE VILLAGE TOWNHOMES, FILING TWO, 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 CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 26th day of AUGUST A.D., 1991.

Robert L. Dorsey
ROBERT L. DORSEY

Glen Hickey
By Robert L. Dorsey
GLEN HICKEY

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 26th day of AUGUST A.D., 1991 by Robert L. Dorsey and Glen Hickey.

Nov 1, 1991
My commission expires:

Notary Public
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 3:07 o'clock P.M. this 19th day of September A.D., 1991, and is duly recorded in Plat Book No. 14, Page 10.

City Clerk & Recorder
CITY APPROVAL
Reception # 1581210
Drawer # Z8
Fee \$10.00

This plat of EASTGATE VILLAGE TOWNHOMES FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21st day of August A.D. 1991.

City Manager

President of Council

Director of Development

Chairman, Grand Junction Planning Commission

Grand Junction City Engineer

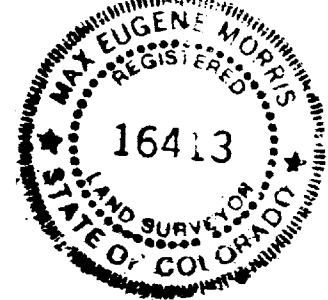
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EASTGATE VILLAGE TOWNHOMES, FILING NO. TWO, 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, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

Date 8/22/91

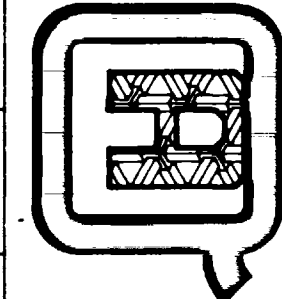
REVISED 8/22/91



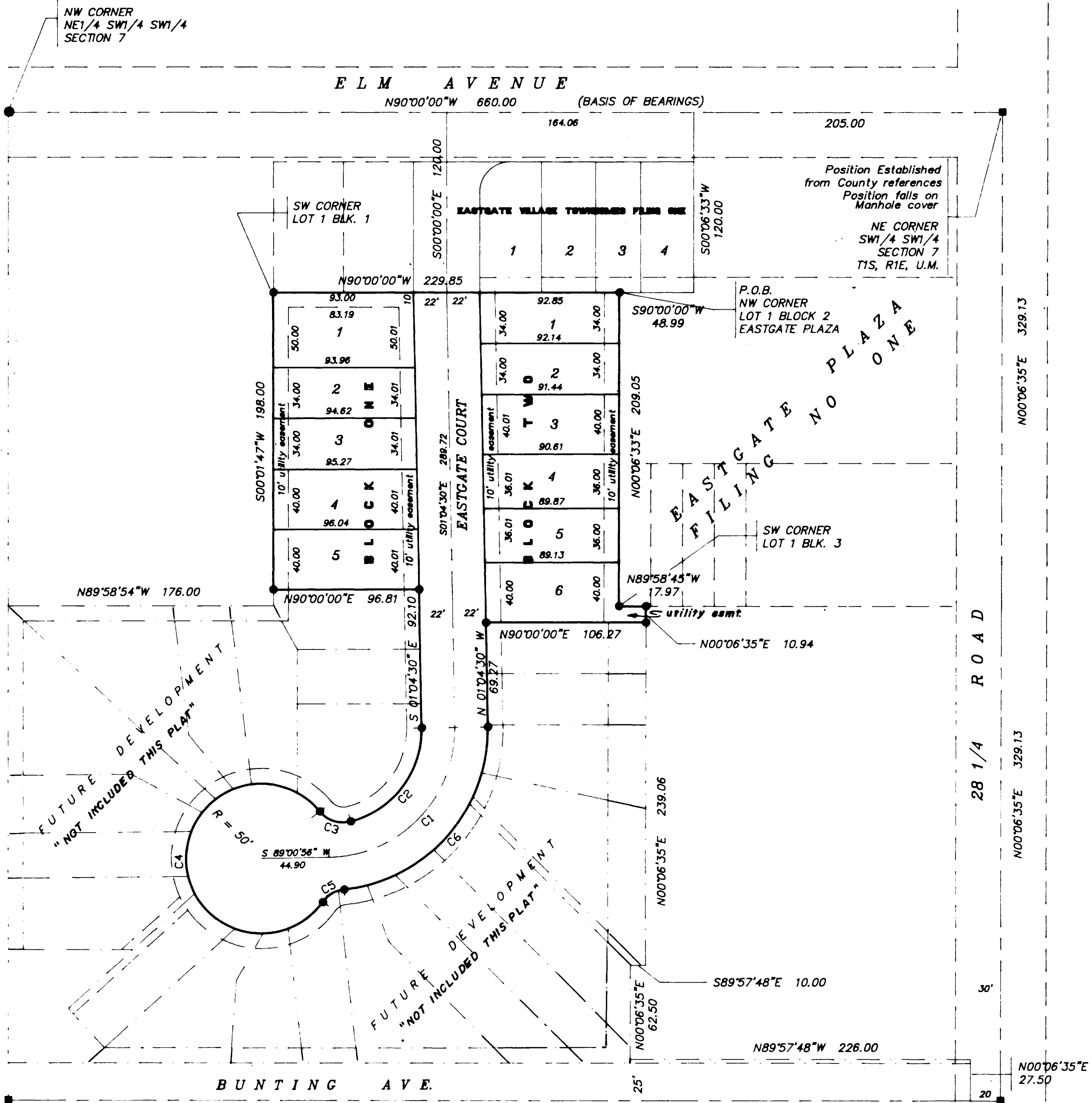
EASTGATE VILLAGE TOWNHOMES, FILING TWO

FINAL PLAT

SITUATED IN THE SW1/4 SW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR:	DORSEY	SURVEYED BY: DMM MF
SCALE:	1" = 50 FT	DRAWN BY: MEM
DATE:	5/31/91	ACAD ID: EVFIN2
		SHEET NO.
		FILE: 91017



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



CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	85.00	133.65	120.30	S 43°58'13" W	90°05'27"	85.13
C2	63.00	84.02	77.93	S 37°08'00" W	76°25'01"	49.59
C3	20.00	22.88	21.65	S 71°53'06" W	65°32'48"	12.88
C4	50.00	249.18	60.51	S 01°52'42" E	285°32'01"	38.00
C5	20.00	16.92	16.42	N 59°35'26" E	48°28'18"	9.00
C6	107.00	158.55	144.44	N 41°22'32" E	84°54'05"	97.88

LOTS = 0.8933 ACRES = 60%
ROAD = 0.6054 ACRES = 40%
TOTAL = 1.4987 ACRES = 100%

FOUND W.C. 500°01'40"W 15.00 FROM CORNER NO. 5 RE-BAR

TBM = 100.00 = 4623.30 (CITY GRD. JCT. DATUM)
SW CORNER NE1/4 SW1/4 SECTION 7 NO. 5 RE-BAR

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
 - 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

These lots are subject to an Exterior Maintenance Area and Special easement as set forth in the Declaration of Covenants, Conditions, and Restrictions of Eastgate Village as recorded in the Records of the Mesa County Clerk and Recorder's Office.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.