

EASTGATE VILLAGE TOWNHOMES, FILING THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert L. Dorssey 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 a point on the West line of the NE1/4 SW1/4 SW1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, being 328.92 feet S00°01'40"W of the NW corner of the NE1/4 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 SW1/4 Section 7, T1S, R1E, U.M. to bear N90°00'00"W and all bearings contained herein to be relative thereto; thence S89°58'54"E 176.00 feet; thence N00°01'47"E 10.99 feet to the SW corner of Lot 5, Block One Eastgate Village Townhomes, Filing Two; 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 60.15 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 N01°04'30"E 69.27 feet; thence N90°00'00"E 106.27 feet; thence S00°06'35"W 239.06 feet; thence N89°57'48"W 10.00 feet; thence S00°06'35"W 62.50 feet; thence S89°57'48"E 226.00 feet; thence S00°06'35"W 27.50 feet to the South line of the NE1/4 SW1/4 SW1/4 Section 7; thence N89°57'48"W 639.06 feet to the SW corner of the NE1/4 SW1/4 SW1/4 Section 7; thence N00°01'40"E 328.92 feet to the point of beginning, containing 2.922 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as EASTGATE VILLAGE TOWNHOMES, FILING THREE, a subdivision of a part of the 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 THREE, 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 said owners do hereby dedicate the areas designated as Tracts to the Home Owners Association for Eastgate Village Townhomes. 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 13th day of December A.D., 1991.

Robert L. Dorssey
ROBERT L. DORSSEY

Glen Hickey by Robert L. Dorssey
GLEN HICKEY His attorney in fact

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

The foregoing instrument was acknowledged before me this 13th day of December A.D., 1991, by Robert L. Dorssey and Glen Hickey.

6-23-94
My commission expires:

Reva B. Lockhart
Notary Public
Address 575 28 1/2 Road #39, G.J. Co. 81501

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 11:35 o'clock A.M. this 27th day of May A.D., 1992 and is duly recorded in Plat Book No. 14, Page 50
Fee: \$10.00

CITY APPROVAL

This plat of EASTGATE VILLAGE TOWNHOMES, FILING THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 13th day of December A.D. 1991.

Shirley Decker City Manager
Barrett Bennett Director of Development
Gregory Don Newton Grand Junction City Engineer

John E. Ehman President of Council
John E. Ehman Chairman, Grand Junction Planning Commission

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EASTGATE VILLAGE TOWNHOMES, FILING THREE, 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

AREA SUMMARY

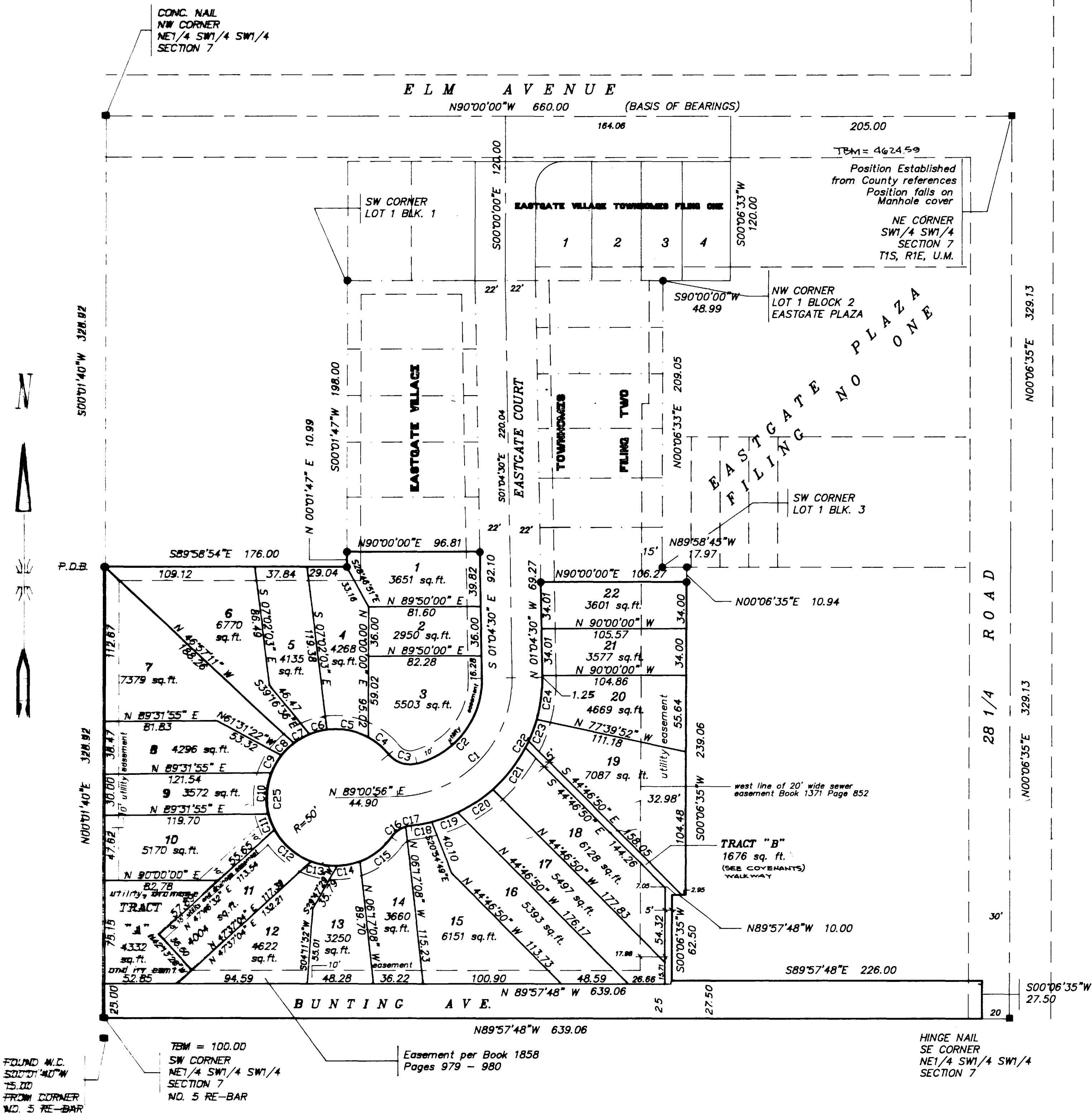
LOTS = 2.4182 ACRES = 83%
ROAD = 0.3663 ACRES = 13%
TRACTS = 0.1379 ACRES = 04%
TOTAL = 2.9224 ACRES = 100%

EASTGATE VILLAGE TOWNHOMES, FILING THREE

FINAL PLAT

SITUATED IN THE SW1/4 SW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: DORSSEY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM MF
SCALE: 1" = 50' FT	DATE: 9/1/91 revised 10/9/91	DRAWN BY: MEM
		ACAD ID: EV3FIN
		SHEET NO.
		FILE: 91017



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.

CURVE TABLE

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" E	65°32'48"	12.88
C4	50.00	19.56	19.44	S 50°19'06" E	22°24'49"	9.91
C5	50.00	31.41	30.90	S 79°31'27" E	35°59'52"	16.24
C6	50.00	12.92	12.88	N 75°04'29" E	14°48'16"	6.50
C7	50.00	13.37	13.33	N 60°00'36" E	15°19'30"	6.73
C8	50.00	12.66	12.63	N 45°05'34" E	14°30'34"	6.36
C9	50.00	14.66	14.61	N 29°26'18" E	16°48'03"	7.38
C10	50.00	30.55	30.07	N 03°32'08" E	35°00'12"	15.77
C11	50.00	12.02	11.99	N 20°51'11" E	13°46'26"	6.04
C12	50.00	36.17	35.39	S 48°27'49" E	41°26'51"	18.92
C13	50.00	19.14	19.02	S 80°09'10" E	21°55'50"	9.69
C14	50.00	17.04	16.95	N 79°07'18" E	19°31'16"	8.60
C15	50.00	29.68	29.24	S 52°21'29" E	34°00'23"	15.29
C16	20.00	12.94	12.71	N 53°53'08" E	37°03'42"	6.70
C17	20.00	3.98	3.98	N 78°07'17" E	11°24'36"	2.00
C18	107.00	15.47	15.45	N 79°41'07" E	08°16'56"	7.75
C19	107.00	20.15	20.12	N 70°09'00" E	10°47'18"	10.10
C20	107.00	30.70	30.59	N 56°32'10" E	16°26'21"	15.46
C21	107.00	36.86	36.85	N 37°54'43" E	20°48'35"	19.65
C22	107.00	5.29	5.29	S 26°05'24" W	62°59'03"	2.65
C23	107.00	17.10	17.08	N 20°05'43" W	09°09'19"	8.57
C24	107.00	30.99	30.88	S 07°13'17" W	16°35'34"	15.60
C25	50.00	249.18	60.51	N 01°52'42" W	285°32'01"	—