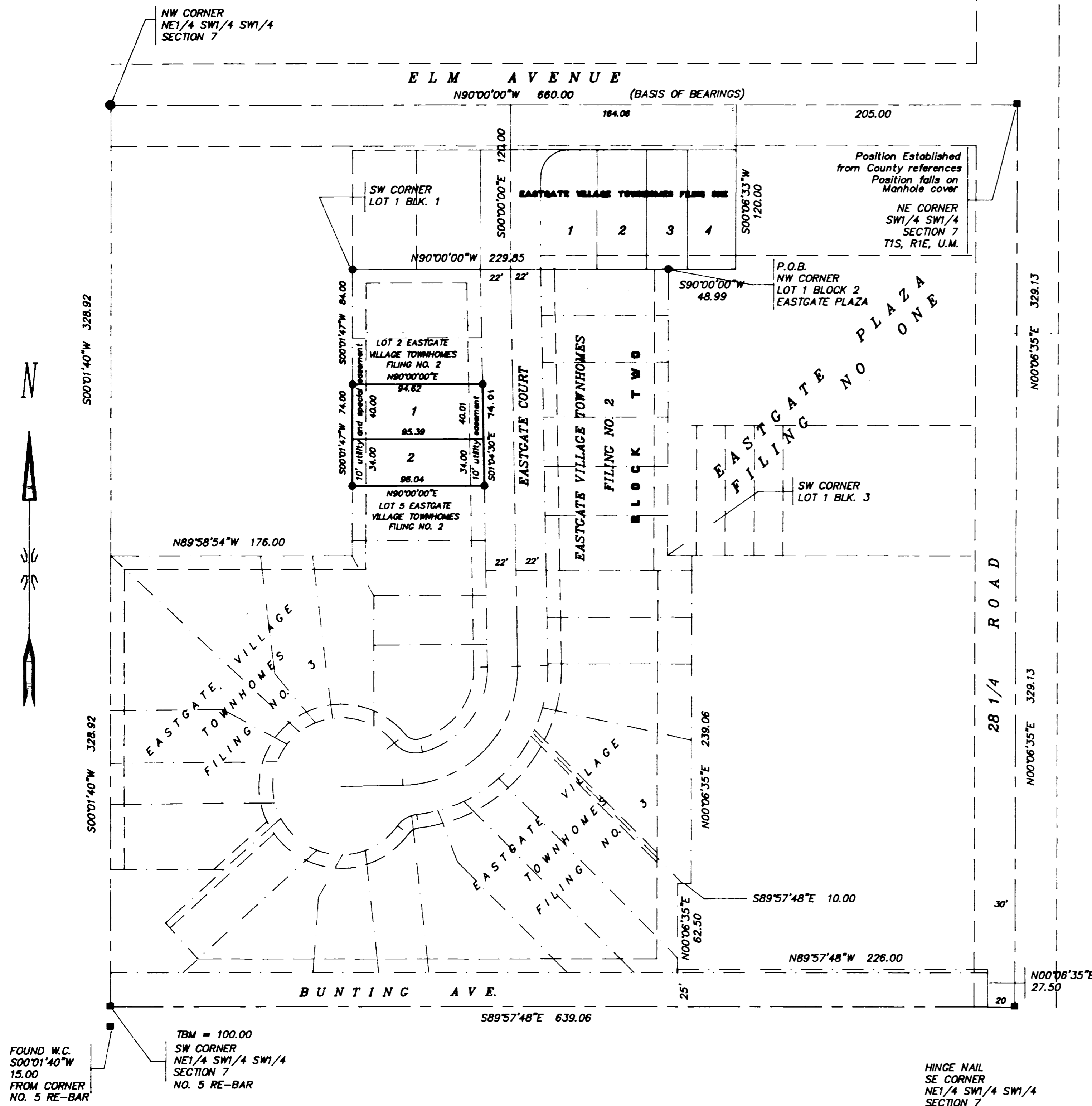


REPLAT LOTS 3 AND 4, BLOCK ONE, EASTGATE VILLAGE TOWNHOMES, FILING TWO



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

TBM = 100.00 SW CORNER NE 1/4 SW 1/4 SW 1/4 SECTION 7 NO. 5 RE-BAR

HINGE NAIL SE CORNER NE 1/4 SW 1/4 SW 1/4 SECTION 7

- 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.

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 Plat Book 10 at Page 14 of the Mesa County Clerk and Recorder's Office, and being situated in the SW 1/4 SW 1/4 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 AND 4, BLOCK ONE, EASTGATE VILLAGE TOWNHOMES, FILING TWO

That said owners have caused the said real property to be laid out and surveyed as REPLAT LOTS 3 AND 4, BLOCK ONE, EASTGATE VILLAGE TOWNHOMES, FILING TWO, 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 REPLAT LOTS 3 AND 4, BLOCK ONE, 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 21ST day of MAY A.D., 1992

Robert L. Dorsey
ROBERT L. DORSEY

Glen Hickey By Robert L. Dorsey
GLEN HICKEY His attorney in fact

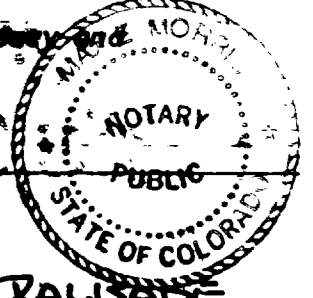
STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 21ST day of MAY A.D., 1992 by Robert L. Dorsey and Glen Hickey

11/1/1995

My commission expires:

Mark M. Morris
Notary Public
Address 682 BRENTWOOD DR. RAISONNE



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 2:47 o'clock P.M. this 12TH day of August A.D., 1992 and is duly recorded in Plat Book No. 17, Page 66

Monika Jock By: Carol Zick Deputy Clerk

CITY APPROVAL

This plat of REPLAT LOTS 3 AND 4, BLOCK ONE, EASTGATE VILLAGE TOWNHOMES, FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 25TH day of JUNE A.D. 1992.

Mark M. Morris
City Manager

David B. Bault
Director of Development

John D. Hunter
Grand Junction City Engineer

Mark M. Morris
President of Council

Paul Halsey
Chairman, Grand Junction Planning Commission

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT LOTS 3 AND 4, BLOCK ONE, EASTGATE VILLAGE TOWNHOMES, FILING 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
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

5/21/92
Date



REPLAT LOTS 3 AND 4, BLOCK ONE, EASTGATE VILLAGE TOWNHOMES, FILING TWO

FINAL PLAT		
SITUATED IN THE SW 1/4 SW 1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: DORSEY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: <u>DMM MF</u>
SCALE: 1" = 50' FT		DRAWN BY: <u>MEM</u>
DATE: <u>5/20/92</u>		ACAD ID: <u>EVFIN2RP</u>
		SHEET NO.
		FILE: <u>91017A</u>

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.