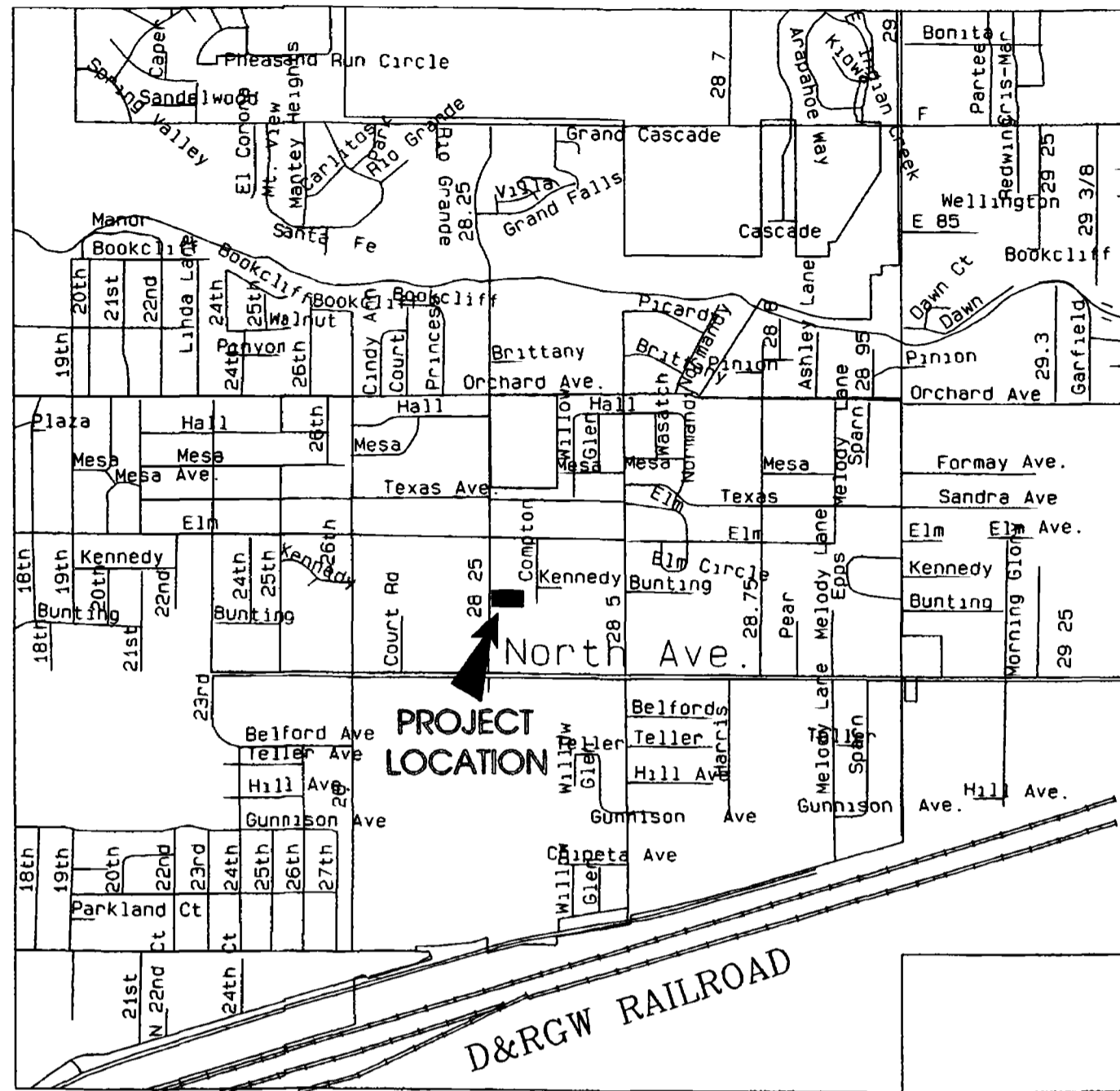
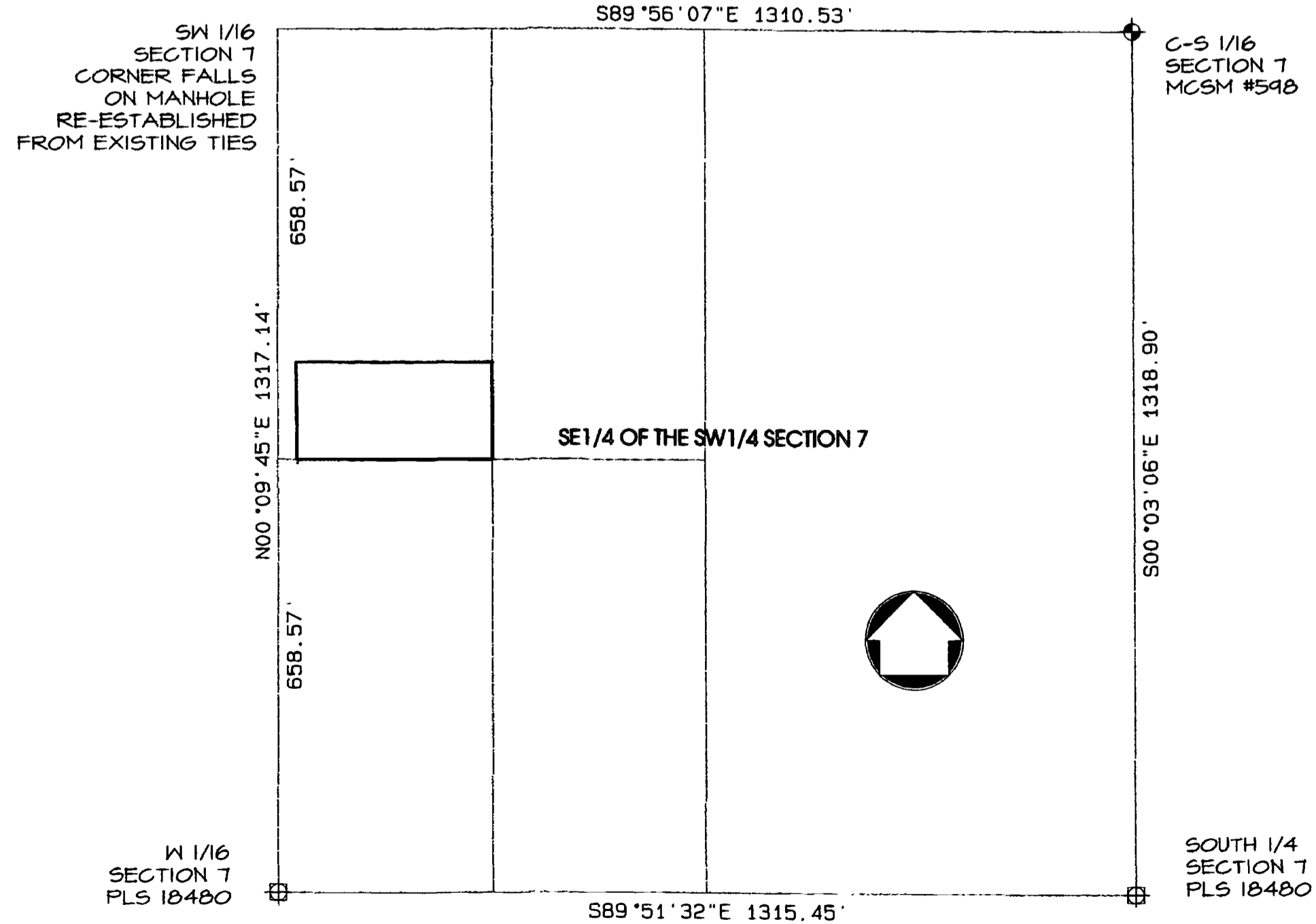


# EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM



VICINITY MAP  
1"=1500'

## CONTROL DIAGRAM



1"=200'

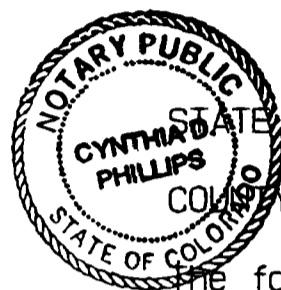
MCSM - MESA COUNTY SURVEY MARKER

## OWNER'S STATEMENT

Constructors West, Inc., a Colorado corporation, being the fee simple owner of the real property described and shown hereon, and having recorded the Condominium Declaration for Eastgate Professional Complex Condominium on October 3, 2003 in Book 2499 at Page 625 of the records of Mesa County, Colorado has subdivided the real property shown and described hereon into five (5) condominium units as shown and identified hereon and submits the same to and as a part of Eastgate Professional Complex Condominium as permitted by the Declaration.

Constructors West, Inc.

By: Kenneth B. Milyard, Jr.  
Kenneth B. Milyard, Jr., President



NOTARY PUBLIC  
CYNTHIA D. PHILLIPS  
STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Kenneth B. Milyard, Jr., as President of Constructors West, Inc. this 29th day of September, A.D., 2003.

Witness my hand and official seal:

My commission expires 3-1-05

Cynthia D. Phillips  
Notary Public

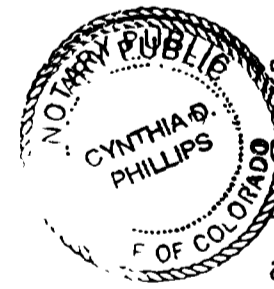
## DESCRIPTION

The South 150 feet of the W1/2 of the NW1/4 of the SE1/4 of the SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT that part conveyed to the City of Grand Junction by instrument recorded March 26, 1995, in Book 2135 at page 228.

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3301 Page 1 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon. In witness whereof the said corporation has caused these presents to be signed by its Vice President with the authority of its board of directors this 29th day of September, 2003.

By: Thomas R. Benton For: Wells Fargo Bank West, N.A.



NOTARY PUBLIC  
CYNTHIA D. PHILLIPS  
STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Thomas R. Benton as Vice President of Wells Fargo Bank West, N.A. this 29th day of September, 2003.

Witness my hand and official seal:

My commission expires 3-1-05

Cynthia D. Phillips  
Notary Public

## TITLE CERTIFICATION

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Constructors West Inc. That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: 9-28-03

By: Quinn Miller, VP  
FIRST AMERICAN HERITAGE TITLE COMPANY

## CITY APPROVAL

This plat of EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM, of the City of Grand Junction,

County of Mesa, State of Colorado, was approved

this 01 day of October, 2003.

Sally Krum  
City Manager

[Signature]  
Mayor

## COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:43 o'clock A. M., this 29th day of October, 2003, and is duly recorded in Plat Book No. 3.

Fees \$30.00 + \$1.00

Pages 128, 129, 130 as Reception No. 2151784, Drawer No. KK-54

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Company, No. 00150130, dated February 17, 2003.

## SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Supplemental Map of THE EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM, a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of it, same; that it depicts the vertical and horizontal locations of the Units and Buildings hereon and that it was made from measurements upon and within existing structures which were substantially complete at the time such measurements were made, and with reference to architectural plans by GREGG ASSOCIATES Grand Junction, Colorado (job professional offices). To the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.

Kenneth Scott Thompson,  
Colorado PLS 18480

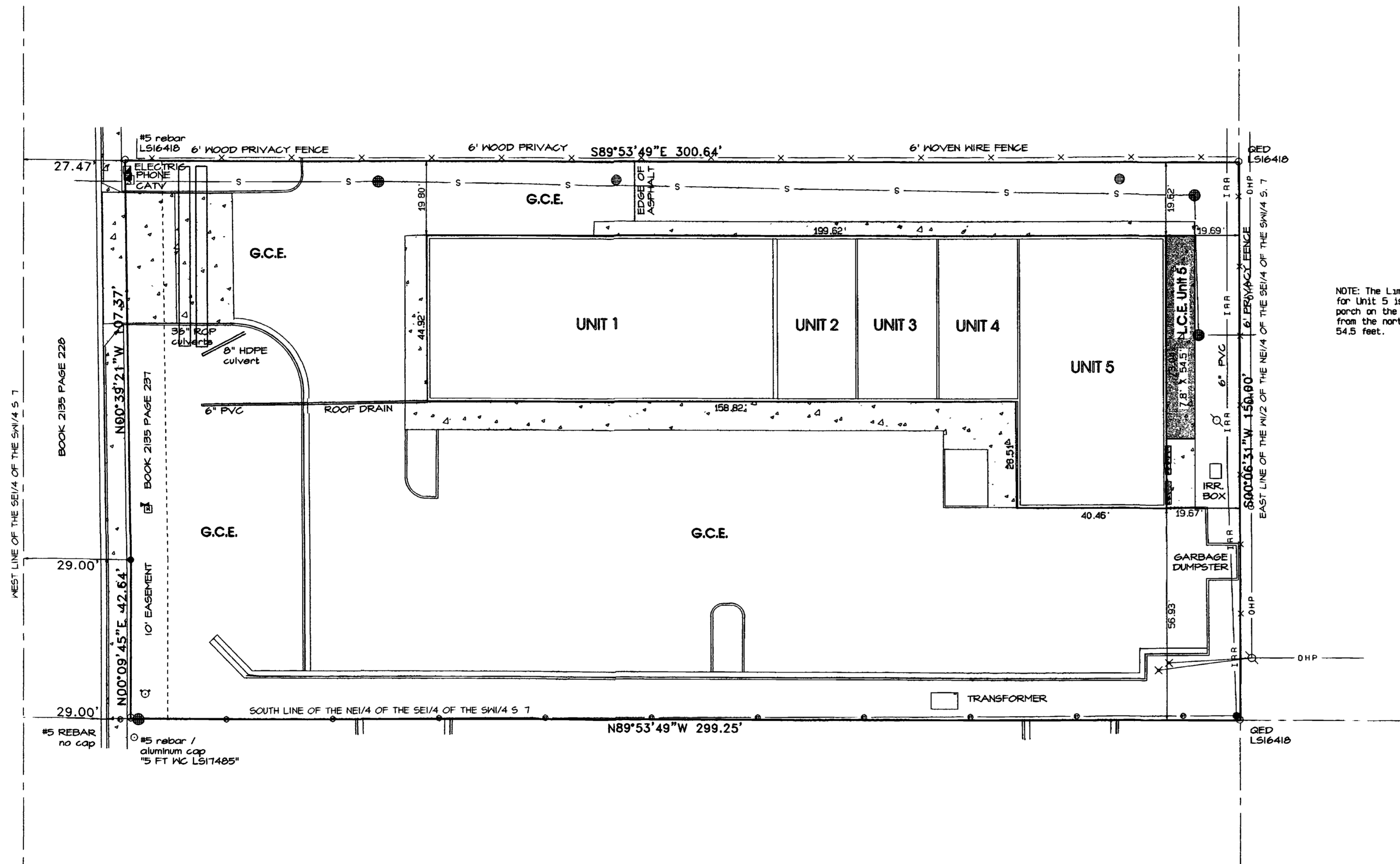


## EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM

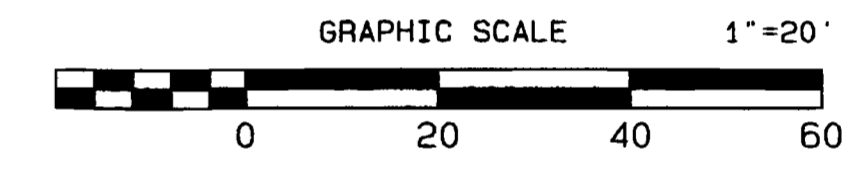
SE 1/4 SW 1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian	
THOMPSON-LANGFORD CORPORATION	
529 25 1/2 ROAD - B-210	(970) 243-6067
Grand Junction CO 81505	tlc@tlcwest.com
S:\Survey\0187-cowest\038 Eastgate\038.pro	Job No. 0187-038
Drawn: dkb	Checked: kst
Date: Aug 14, 2003	Sheet 1 of 3

# EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM

28 1/4 ROAD



NOTE: The Limited Common Element for Unit 5 is that portion of the covered porch on the east side of the building from the north line of the building south 54.5 feet.



**BASIS OF BEARINGS**  
 The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a 3 1/4" aluminum cap "PLS 18480" at the south 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian and a 3 1/4" aluminum cap "PLS 18480" for the west sixteenth corner on the south line of said Section 7. The bearing of this line is South 89°51'32" East.

## LEGEND

- ⊕ FOUND BRASS CAP
- ⊕ FOUND 3 1/4" ALUMINUM CAP "PLS 18480"
- FOUND PIN & CAP AS NOTED
- SET #5 REBAR/CAP PLS
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- SANITARY SEWER MANHOLE
- ⊕ AREA INLET
- ⊕ UTILITY PEDESTAL
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ IRRIGATION VALVE
- ⊕ DOWN GUY ANCHOR
- ⊕ ELECTRIC METER
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT

## LINETYPES

- OHP — OVER HEAD POWER
- S — SANITARY SEWER
- X — FENCE
- IRR — IRRIGATION LINE

NOTE: That space which is not a part of any Unit and is not labeled as L.C.E. (Limited Common Element) shall be General Common Element.

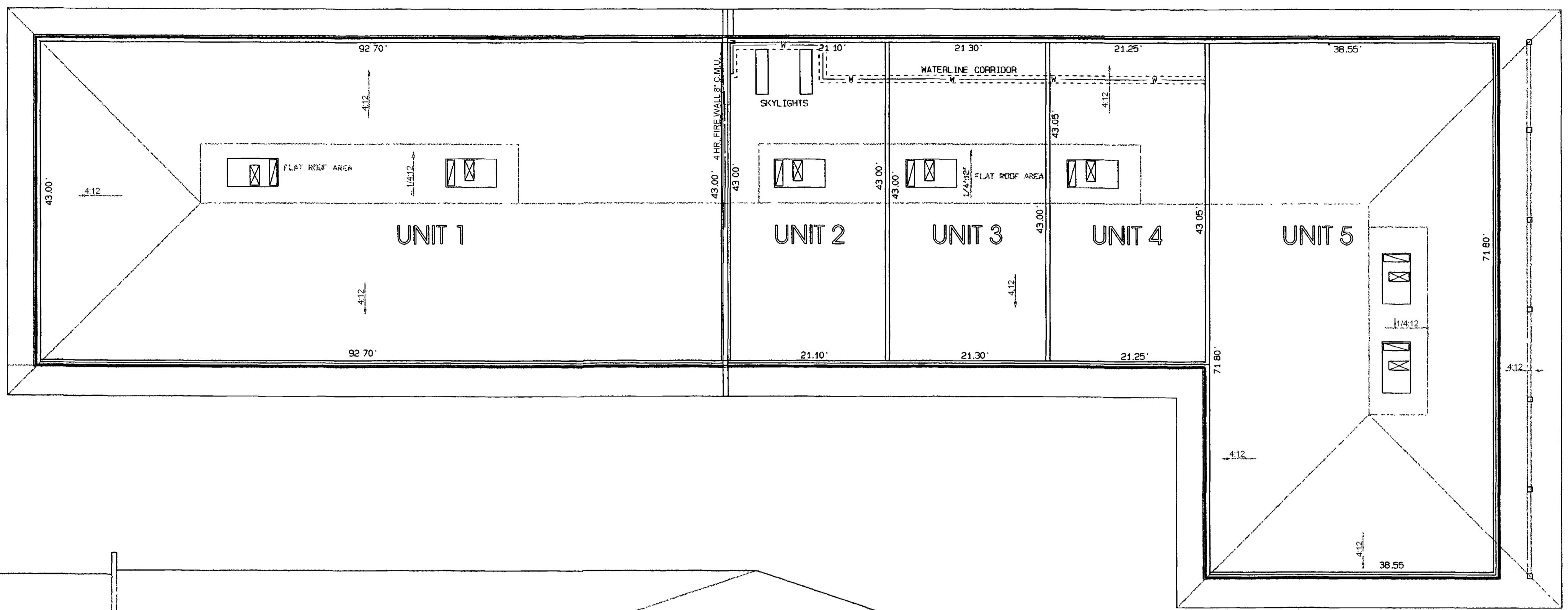
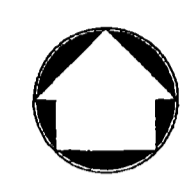
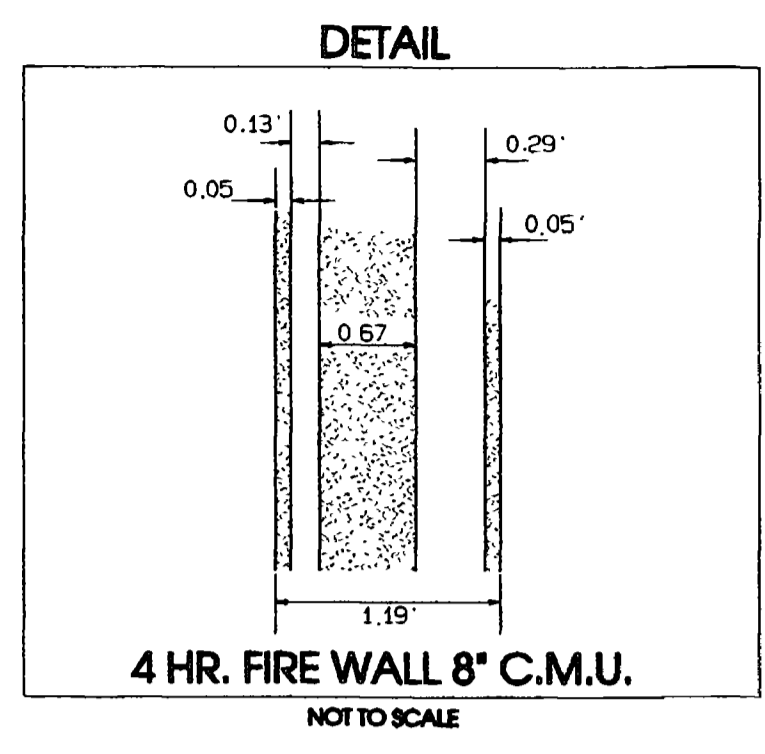


SEE SHEET ONE FOR SURVEYOR'S STATEMENT

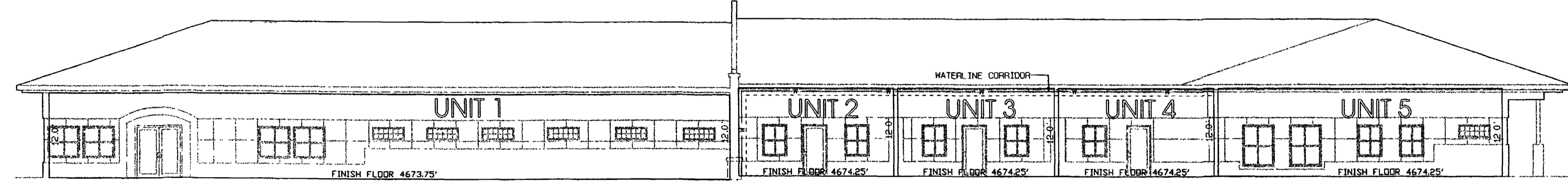
## EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM IMPROVEMENT SURVEY PLAT

SE 1/4 SW 1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian  
**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 tic@tlcwest.com  
 S:\Survey\0187\_cowest\038\_Eastgate\038.pro Job No. 0187-038  
 Drawn: bkb Checked: kst Date: Aug 14, 2003 Sheet 2 of 3

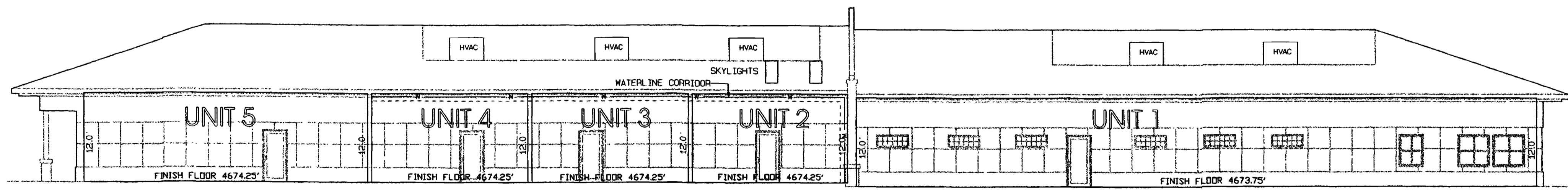
# EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM



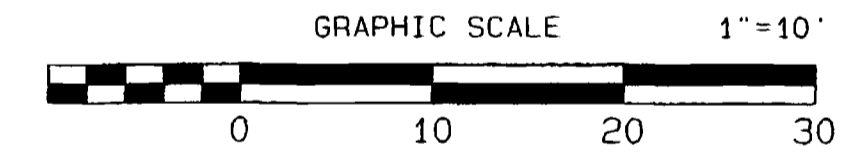
ROOF PLAN VIEW



SOUTH ELEVATION



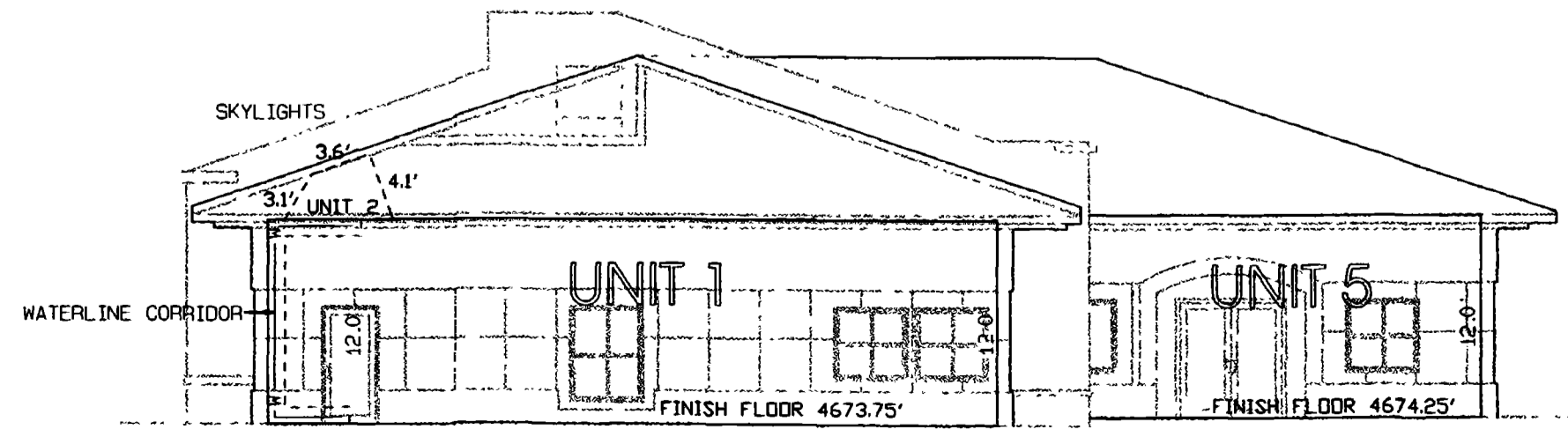
NORTH ELEVATION



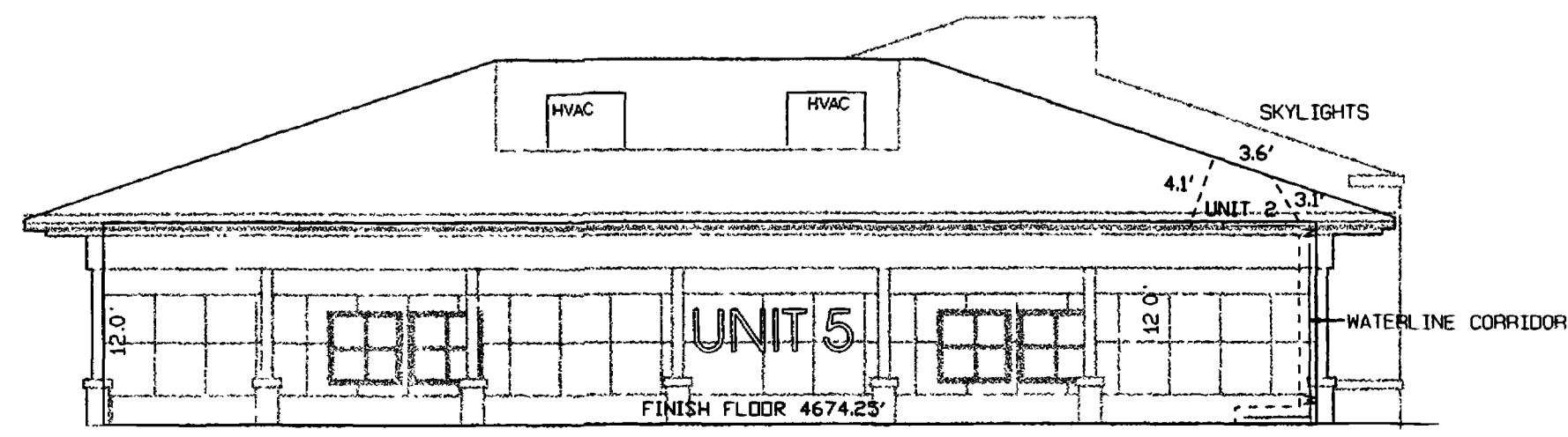
NOTE: That space which is not a part of any Unit and is not labelled as L.C.E. (Limited Common Element) shall be General Common Element.



SEE SHEET ONE FOR SURVEYOR'S STATEMENT



WEST ELEVATION



EAST ELEVATION

**EASTGATE PROFESSIONAL COMPLEX CONDOMINIUM**

SE 1/4 SW 1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 tic@ticwest.com

S:\Survey\0187\_cowest\038\_Eastgate\038\_pro Job No. 0187-038  
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