

Date Received: 5/1/74

Item # 27-74

Request: Consider final plat of the Eastgate Shopping Centre 12.8 acres C1-Lt. Comm.

Location: SW 1/4 of Sec. 7 North of North Ave. and East of 28 1/4 Road

Petitioner: Hanson Developing Co.

Address: _____ Phone: _____

Advertised: yes Date: May 11, 1974

To Planning Comm: May 29, 1974

Action: _____

Advertised: _____ Date: _____

To City Council: July 3, 1974

Action: Approved

Comments: _____

EASTGATE SHOPPING CENTER

DEDICATION

WISH ALL MEN BY THESE PRESENTS:

That the undersigned Hanson Developing Co., for the interest therein, do hereby dedicate to the City of Grand Junction, County of Mesa, State of Colorado and transfer under the Southern Quarter of the Southern Quarter of Section 28, Township 35S, Range One East of the 10th Principal Meridian as shown on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

That of land situated in Section 27, Township 35S, Range 1 East of the 10th Principal Meridian in the City of Grand Junction, Mesa County, Colorado, more particularly described as follows: Commencing at the point of intersection of the center line North Avenue with the center line of 28th Road, running thence easterly along said center line of North Avenue 152.6 feet, thence easterly northerly 40.0 feet to the northerly right-of-way line of North Avenue for a point of beginning, thence northerly 285.0 feet, thence westerly 12.3 feet to the westerly right-of-way line of 28th Road, thence N 00° 01' E along said westerly right-of-way line of 28th Road 383.7 feet, thence S 89° 57' 01" E 97.8 25 feet, thence S 00° 01' E 67.8 50 feet to the northerly right-of-way line of North Avenue, thence westerly along the northerly right-of-way line of North Avenue 86.95 feet to the point of beginning. Except 10 feet on west side for road right-of-way, and 40 feet along south side for highway right-of-way.

The said owners have caused the said real property to be laid out and plotted as Eastgate Shopping Center a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are located on utility easements on the accompanying plat as easements for the installation and maintenance of high voltage transmission, electric and cable television lines, water, gas, sewer, storm and sanitary sewer mains, water mains, gas, telephone, and those portions of said real property which are located on irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, canals, flumes and conduits.

IN WITNESS WHEREOF, said Hanson Developing Co., has caused this instrument to be signed, subscribed and sealed by me, its duly authorized officer, this 19th day of _____ A.D. 19____.

HANSON DEVELOPING CO.

STATE OF _____ COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 19____ by Hanson Developing Co., My Commission expires _____
 Witness my hand and official seal.

CITY APPROVAL

This plat of Eastgate Shopping Center, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this _____ day of _____ A.D. 19____.

CITY OF GRAND JUNCTION

By _____
 Mayor of Grand Junction

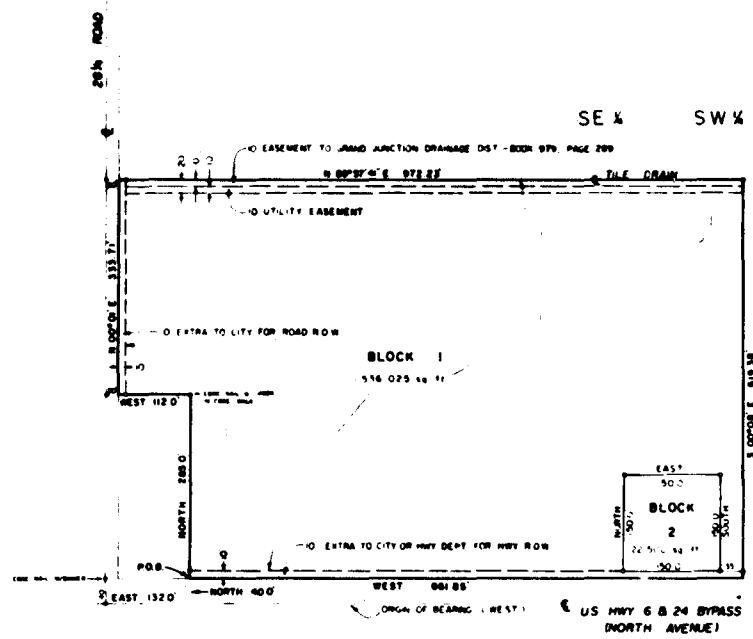
 Clerk of Grand Junction

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO, COUNTY OF MESA, I, _____, Clerk and Recorder of said County, do hereby certify that this instrument was filed in my office on this _____ day of _____ A.D. 19____, and a duplicate thereof has been placed in the Public Records of said County.

SURVEYOR'S CERTIFICATE

I, _____, Surveyor of the City of Grand Junction, County of Mesa and State of Colorado, do hereby certify that the above described real property represents a valid survey of the same.



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ATTEST: _____
 CLERK AND RECORDER
 PLAT OF
EASTGATE SHOPPING CENTER
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO