

PATTERSON GARDENS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, Ben E. Carnes, William H. Nelson, Geno Saccomanno, and A. H. Gould, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section 2, Township 1 South, Range 1 West of the 11th Meridian, as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Commencing at the Southeast Corner (SECOR.) of said Section 2, Township 1 South, Range 1 West of the 11th Meridian and considering the East line of the Southeast Quarter (SE1/4) of said Section 2 as bearing North 00°01'00" East with all bearings contained herein relative thereto, Thence North 00°01'00" East along said East line of the Southeast Quarter (SE1/4) of said Section 2, 330.56 feet, Thence North 90°00'00" West, 40.00 feet to the True Point of beginning, Thence continuing North 00°00'00" West, 699.62 feet to the centerline of the Little Bookcliff Railroad right-of-way; Thence North 05°22'30" East along said centerline, 330.41 feet, Thence North 09°47'00" East, 500.81 feet to a point, said point being 40 feet as measured at right angles from said East line of the Southeast Quarter (SE1/4) of Section 2, Thence South 00°01'00" West parallel to and 40 feet as measured at right angles to said East line of the Southeast Quarter (SE1/4) of Section 2, 309.25 feet to the True Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Patterson Gardens Subdivision, a subdivision of a part of the County of Mesa,

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 labeled as utility and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, storm and sanitary sewer mains, water mains and gas pipe lines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for street graveling or improvements shall be financed by the seller or purchaser—not the County of Mesa.

In WITNESS WHEREOF, said owners, Ben E. Carnes, William H. Nelson, Geno Saccomanno and A. H. Gould, have caused their names to be hereunto subscribed this 24 day of JUNE, A.D., 1970.

Ben E. Carnes
Ben E. Carnes
William H. Nelson
William H. Nelson
Geno Saccomanno
Geno Saccomanno
A. H. Gould
A. H. Gould

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 24 day of JUNE A.D., 1970, by Ben E. Carnes, William H. Nelson, Geno Saccomanno, and A. H. Gould.
My Commission expires JUNE 4, 1974
Witness my hand and official seal

Thomas E. Linden
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 1970, and is duly recorded in Plat Book No. _____, Page _____.

Clerk and Recorder
By: _____
Deputy
CITY APPROVAL

This plat of Patterson Gardens Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____, 1970, by

Public Service Co. of Colo. Gas Dept. *President of Council*
Public Service Co. of Colo. Electrical Dept. *Director of Development*
Grand Junction City Manager
Grand Junction City Engineer
Chairman, Grand Junction Planning Commission

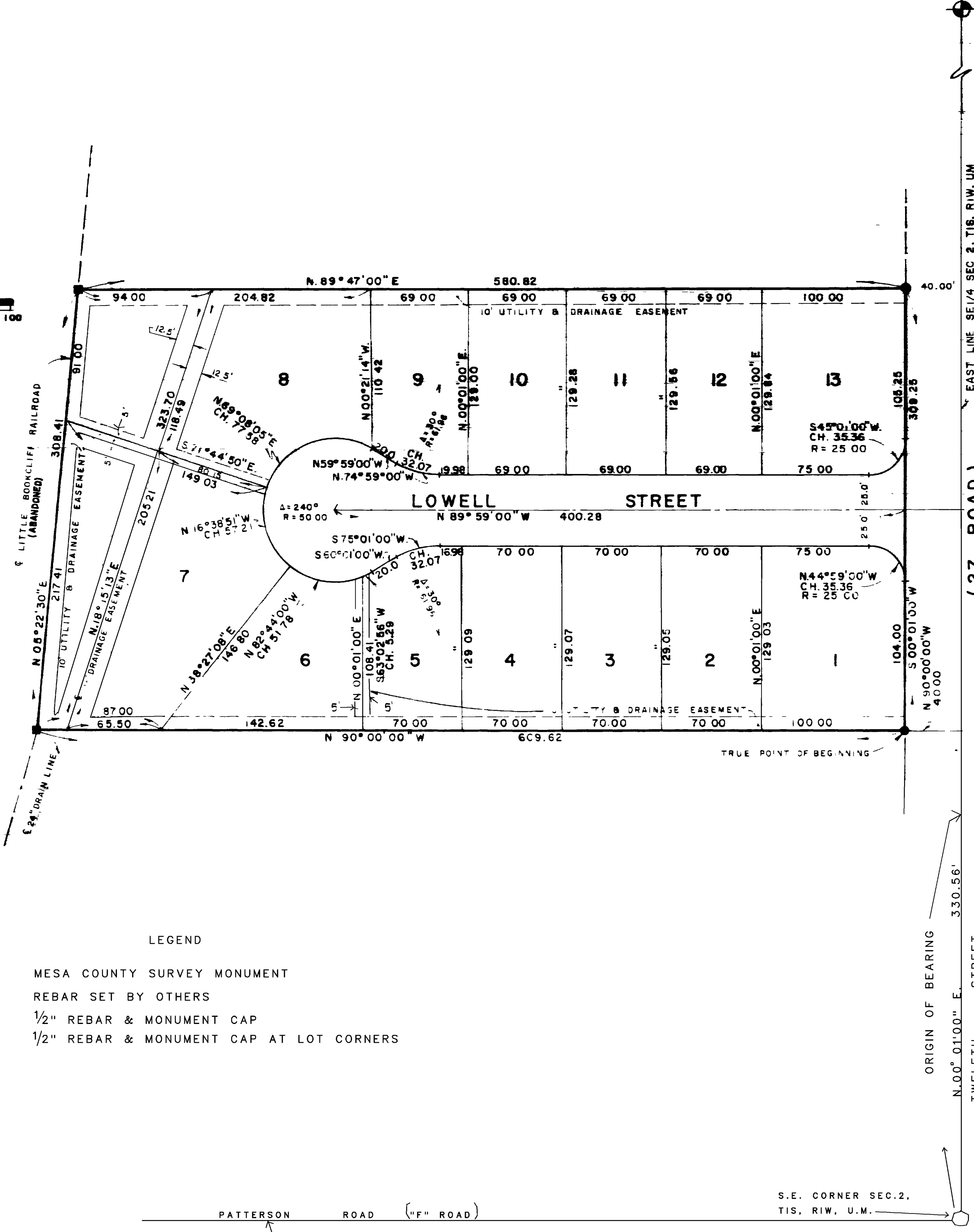
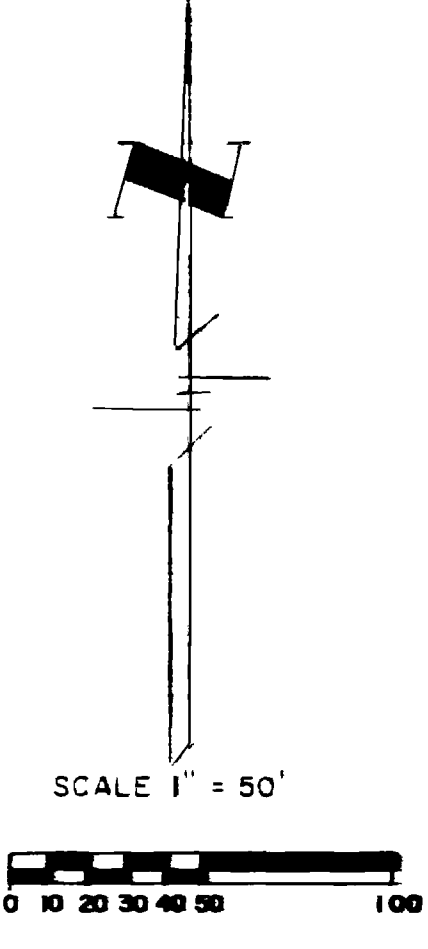
SURVEYORS CERTIFICATE

I, Willard R. Quirk, do hereby certify that the accompanying plat of Patterson Gardens Subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, and checking and accurately represents a field survey of same.

By: _____
Willard R. Quirk
Registered Land Surveyor
Colorado Reg. No. 2682

Approved for content and form only and not the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1963,136-2-2 as amended.

By: _____ Date 6-26-1970
Mesa County Surveyor.



LEGEND

- ⊗ MESA COUNTY SURVEY MONUMENT
- REBAR SET BY OTHERS
- 1/2" REBAR & MONUMENT CAP
- └ 1/2" REBAR & MONUMENT CAP AT LOT CORNERS

PATTERSON GARDENS SUB.
PREPARED BY
NELSON, HALEY, PATTERSON, & QUIRK INC.
ENGINEERING CONSULTANTS
MAY 1970 PROJECT NO. 70-11-115