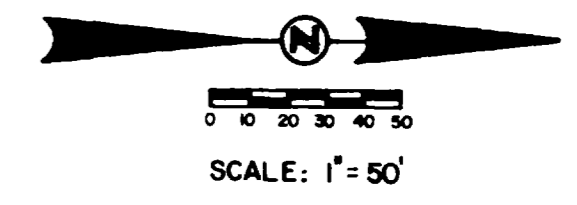


LEGEND:

- — Perimeter Monument — No. 5 rebar X 3' w/alloy cap, set in concrete
- — Block Corner — No. 5 rebar X 3' w/alloy cap
- — Lot Corner — No. 5 rebar X 2' w/plastic cap
- ◇ — Found Mesa County Survey Monument
- ◆ — Found City of Grand Junction Block Monument



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Green Tree, Inc. a Colorado Corporation, Maurice H. McCoy, President and Al Ivey, Senior Vice-President are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the NE⁴NW⁴ of Section 12, T1S, R1W of the Ute Meridian, said real property being more particularly described as follows: Commencing at the southwest corner of the NW⁴SE⁴NW⁴ of said Section 12; thence N89°45'22"E 329.46'; thence N00°00'10"E 30.00 ft. to the southwest corner of Lot 24 in Block 7 of Fairmount Subdivision and the TRUE POINT OF BEGINNING; thence N00°00'10"E 425.00 ft. to the northeast corner of Cedar Circle Subdivision; thence N89°54'E 0.70 ft. to the southeast corner of Bookcliff Court Subdivision Amended; thence N00°00'10"E 205.57 ft. to the south line of the SW⁴NE⁴NW⁴ of said Sec. 12; thence N00°00'10"E 152.98 ft. to the southerly bank of the Grand Valley Canal; thence N68°20'30"E along said canal bank 284.69 ft.; thence N74°10'25"E continuing along said bank 66.93 ft. to a point on the east line of said SW⁴NE⁴NW⁴; thence S00°00'02"W 275.31 ft. to the southeast corner of said SW⁴NE⁴NW⁴; thence S89°49'38"W along the south line of said SW⁴NE⁴NW⁴ 30.00 ft.; thence S00°01'22"W 630.19 ft. to the southeast corner of Lot 24 in Block 7 of Fairmount Subdivision; thence S89°45'22"W 299.47 ft. to the POINT OF BEGINNING; and containing 5.972 acres.

That said owners have caused the said real property to be laid out and surveyed as GREENWOOD ESTATES, 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, avenues and roads as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said real property, which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer mains, gas pipelines, with further right of ingress and egress to and from the above described utility easements and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owners Green Tree, Inc., a Colorado Corporation, Maurice H. McCoy, President and Al Ivey, Senior Vice-President have caused their names to be hereunto subscribed this 3rd day of August, A.D., 1978.

Maurice H. McCoy, President
Al Ivey, Senior Vice-President

STATE OF COLORADO)
ss.)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3 day of August, A.D., 1978 by Green Tree, Inc., a Colorado Corporation, Maurice H. McCoy, President and Al Ivey, Senior Vice-President.

My Commission Expires: 2nd 14, 1982 Witness My Hand and Official Seal: Carol Rogers, Notary Public

CITY APPROVAL

This plat of GREENWOOD ESTATES, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved on this 11 day of July, A.D., 1978.

City Manager _____ President of Council _____
Chairman, Grand Junction, City Planning Commission _____ Director of Development _____ Grand Junction City Engineer _____

CLERK AND RECORD'S CERTIFICATE

STATE OF COLORADO)
) ss.)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this _____ day of _____ A.D., 1978 and is duly recorded in Plat Book _____, Page _____.
Clerk and Recorder _____ Deputy _____ Fees \$ _____

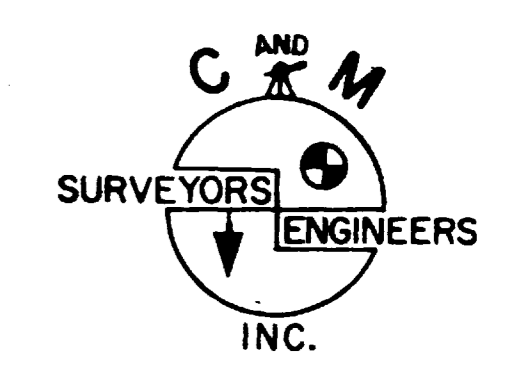
SURVEYOR'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of GREENWOOD ESTATES, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direction and accurately represents a field survey of same.

Luther T. Musgrove 3-8-78
Luther T. Musgrove, L.S. 10386



GREENWOOD ESTATES



FILE: 77-06-08 4-28-78