

OWNERS CERTIFICATE

GREEN TREE, INC., Colorado Corporation, owner of the herein described real property does hereby certify that this map of Patterson Gardens has been prepared pursuant to the Declaration of Patterson Gardens and recorded coincident with the filing of this map in the records of Mesa County, Colorado.

ATTEST
 GREEN TREE, INC.
Assistant Secretary By *Allen S Ivey*
 Vice President

STATE OF COLORADO) ss
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 15 day of APRIL, 1976, ALLEN S IVEY as Vice President and L C WARREN as Assistant Secretary of GREEN TREE, INC.

Witness my hand and official seal
 My commission expires June 4 1976
Notary Public

NOTE
 North property corners will be set in concrete 500 feet South from the Centerline of Patterson Road

APPROVED

By *Richard J. Rogers* Date 4/16/76
 President of Council
 By *Donald J. Williams* Date 4/16/76
 City Planner

CLERK AND RECORDERS CERTIFICATE

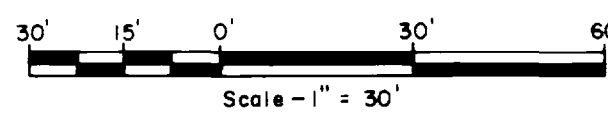
STATE OF COLORADO) ss
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 9:50 o'clock P.M. April 20 AD, 1976, and is duly recorded in Plat Book No. Page , Reception No. 1106072
Earl Springer *Jimmy Hamilton*
 Clerk and Recorder Deputy Fees

SURVEYOR'S CERTIFICATE

I, Edward A. Armstrong, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey
Edward A. Armstrong
 EDWARD A. ARMSTRONG PE & LS 11441



NOTE 1 FOR UTILITY AND STREET DEDICATION STATEMENT - SEE SHEET 2 ALSO FOR ALL EASEMENTS SHOWN - SEE SHEET 2
 2. BLOCK 11 - INCLUDES ALL OF PATTERSON GARDENS EXCEPT FOR BLOCKS I THRU 10



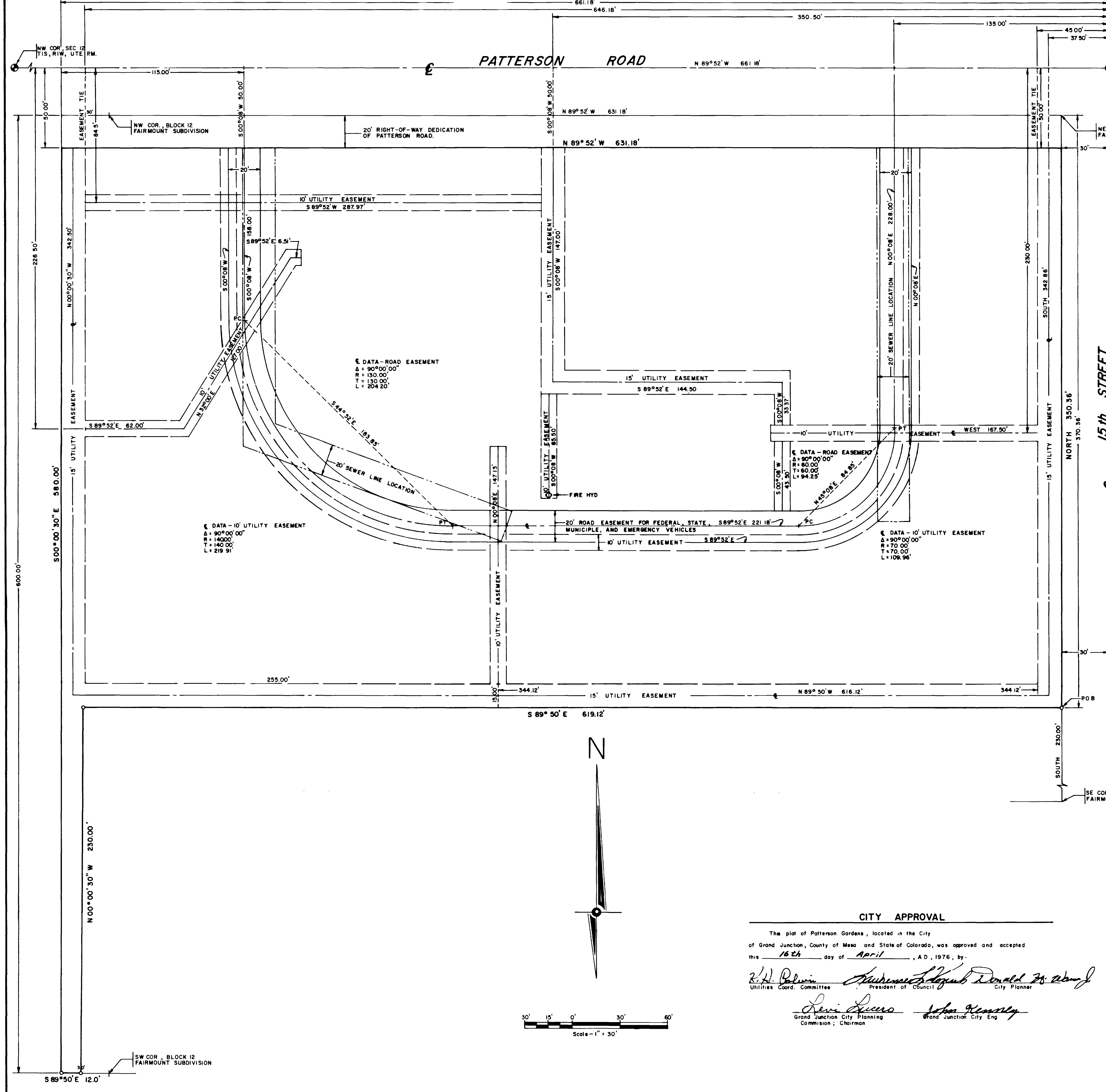
ARMSTRONG ENGINEERS
 ENGINEERING - SURVEYING
 CONCRETE & SOILS TESTING

PATTERSON GARDENS

SCALE: 1" = 30'
 DATE: 1/22/76
 DRAWN BY: RLS
 CHECKED BY: E & A
 DATE OF SURVEY:

SHEET 1 of 2

JOB NUMBER: 754.3



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Green Tree, Inc., a Colorado Corporation are the Owners of that real property situated in the City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Beginning 230.0 feet North of the SE Corner, Block 12 of Fairmount Subdivision in Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence North 370.36 feet to the NE Corner of Block 12; thence N 89°52' W 631.18 feet to a point 30.0 feet West of the NW Corner of Block 12; thence S 00°00'30" E 600.00 feet to a point 30.0 feet West of the SW Corner of Block 12; thence S 89°50' E 12.0 feet, thence N 00°00'30" W 230.00 feet; thence S 89°50' E 619.12 feet to the point of beginning containing 5.427 acres more or less, said tract to be known as Patterson Gardens

That said owners do hereby dedicate and set apart the North 20 feet of the above described tract for the use of a Public Street to the use of the Public forever and hereby dedicate 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, Cable Television Lines, Poles and Cables, Storm and Sanitary Mains, Water Mains, and Gas Pipelines; 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 Road Easements for the use of Federal, State or Municipal Vehicles, and Emergency Vehicles to operate within and over; all of the above Easements being shown on the accompanying plat.

That all expense of installation of Utilities or Ditches referred to above, for grading or landscaping, and for Street improvements shall be financed by the Seller or Purchaser, not by the City of Grand Junction

IN WITNESS WHEREOF, said owner, Green Tree, Inc., a Colorado Corporation, has caused its Corporate name to be hereunto subscribed this 15 day of April, A.D., 1976.

Allen S. Ivy - Vice President
 L.C. Warren - Assistant Secretary
 Green Tree, Inc.

STATE OF COLORADO) as
 COUNTY OF MESA) The foregoing instrument was acknowledged before me this 15 day of April, A.D., 1976, by Allen S. Ivy as Vice-President of Green Tree, Inc., and L.C. Warren Assistant Secretary of Green Tree, Inc.

My commission expires: June 4 1976
 Witness my hand and official seal.
 Charles D. Winer
 Notary Public

APPROVED

By Lawrence H. Harris Date 4/16/76
 President of Council

By Donald H. Albany Date 4/16/76
 City Planner

SE COR, BLOCK 12
 FAIRMOUNT SUBDIVISION

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) as
 COUNTY OF MESA) I hereby certify that this instrument was filed in my office at 9:50 o'clock PM April 20 A.D., 1976, and is duly recorded in Plat Book No. Page , Reception No. 1106072.

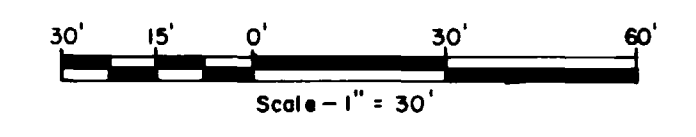
Earl Sawyer Clerk and Recorder
Janice Hamilton Deputy
20.00 Fees

CITY APPROVAL

The plat of Patterson Gardens, located in the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 16th day of April, A.D., 1976, by:

R.H. Palmer Utilities Coord. Committee
Lawrence H. Harris President of Council
Donald H. Albany City Planner

Renee Suess Grand Junction City Planning Commission; Chairman
John Kessely Grand Junction City Eng



ARMSTRONG ENGINEERS
 ENGINEERING - SURVEYING
 CONCRETE & SOILS TESTING

SCALE: 1" = 30'

DATE: 1/22/76

DRAWN BY: R.L.S.

CHECKED BY: W.H.L.

DATE OF SURVEY:

PATTERSON GARDENS

SHEET 2 of 2

JOB NUMBER: 76598