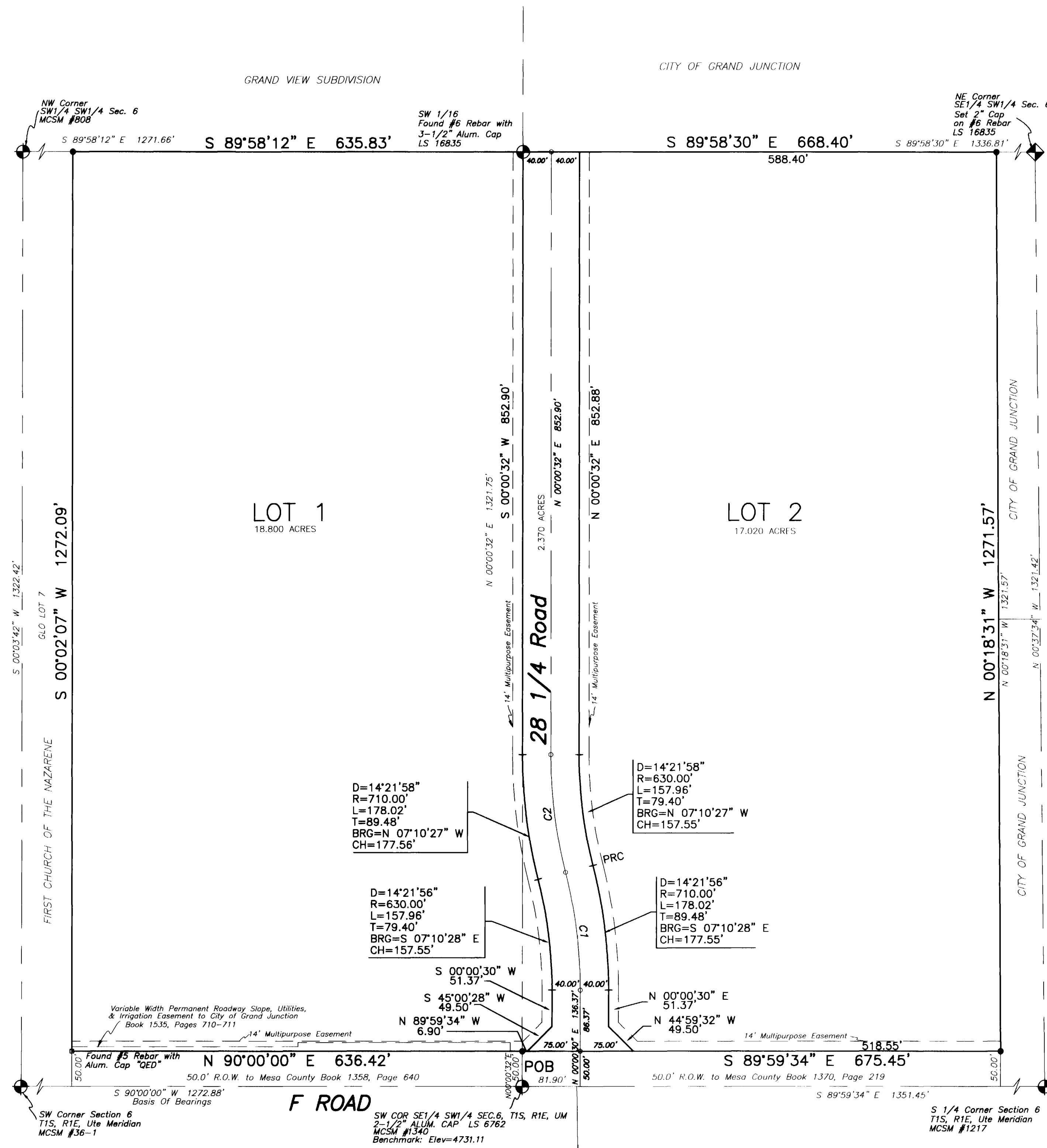


PATTERSON ROAD MINOR SUBDIVISION



CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	670.00'	167.99'	167.55'	S 07°10'28" E	14°21'56"	84.44'
C2	670.00'	167.99'	167.55'	N 07°10'27" W	14°21'58"	84.44'

AREA SUMMARY			
LOT 1	=	18.800 Acres	49.23%
LOT 2	=	17.020 Acres	44.57%
ROAD ROW	=	2.370 Acres	6.20%
TOTAL	=	38.190 Acres	100.00%

DEDICATION

That the undersigned B & G Investments, a New Mexico Corporation, Vernon R. Ruwwe and Vernon R. Ruwwe, Trustee of the Mary Ann Ruwwe Revocable Trust, and E. B. Hamilton are the owners of that real property situated in the Southwest Quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 1945, Page 583.

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian from whence the Southwest Corner of said Section 6 bears South 90 degrees 00 minutes 00 seconds West, a distance of 1272.88 feet for a Basis of Bearings with all bearings contained herein relative thereto; thence North 00 degrees 00 minutes 32 seconds East, a distance of 50.00 feet to the POINT OF BEGINNING; thence South 89 degrees 59 minutes 34 seconds East, a distance of 675.45 feet; thence North 00 degrees 18 minutes 31 seconds West, a distance of 1271.57 feet; thence North 89 degrees 58 minutes 30 seconds West, a distance of 635.83 feet; thence South 00 degrees 02 minutes 07 seconds West, a distance of 1272.09 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 636.42 feet to the POINT OF BEGINNING.
Said parcel containing 38.190 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as PATTERSON ROAD MINOR SUBDIVISION, a subdivision of a part of Mesa County, 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 dedicates to the Public Utilities those portions of said real property which are labeled as multipurpose easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

Said owners hereby declare there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 25th day of Sept, A.D. 1996

By John Siegfried as Attorney, In Fact for B & G Investments, a New Mexico Corporation
By John Siegfried as Attorney, In Fact for Vernon R. Ruwwe and Vernon R. Ruwwe, Trustee of the Mary Ann Ruwwe Revocable Trust
By John Siegfried as Attorney, In Fact for E. B. Hamilton

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by John Siegfried as Attorney, In Fact for B & G Investments, a New Mexico Corporation this 25th day of Sept, A.D., 1996.

Witness my hand and official seal
My Commission Expires 6-12-2000
Janice Orcutt
Notary Public

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by John Siegfried as Attorney, In Fact for Vernon R. Ruwwe and Vernon R. Ruwwe, Trustee of the Mary Ann Ruwwe Revocable Trust this 25th day of Sept, A.D., 1996.

Witness my hand and official seal
My Commission Expires 6-12-2000
Janice Orcutt
Notary Public

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by John Siegfried as Attorney, In Fact for E. B. Hamilton, this 25th day of Sept, 1996

Witness my hand and official seal
My Commission Expires 6-12-2000
Janice Orcutt
Notary Public

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of PATTERSON ROAD MINOR SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 25th day of Sept, 1996

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 22nd day of October, A.D., 1996, by the County Planning Commission of the County of Mesa, State of Colorado.

Chal V. Nantz
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

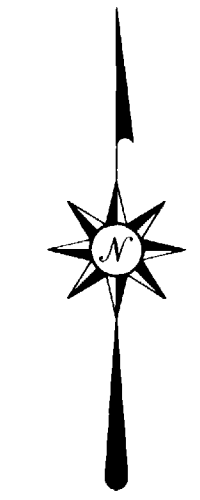
Approved this 22 day of October, A.D., 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn H. Hall
Chairman

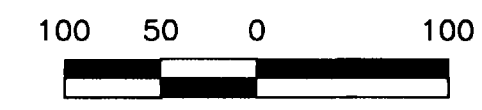
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 11:21 o'clock A.M., October 24th, A.D., 1996 and was duly recorded in Plat Book No. 15 Page No. 188
Fee \$ 10.00

1775446 Reception No. CC 90 By Monika Todd Clerk and Recorder
Alan Hamilton Deputy



SCALE: 1"=100'



LEGEND

- ⊕ MESA COUNTY OR BLM SURVEY MARKER
 - SET CENTERLINE MONUMENT PER COUNTY CODE
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS 38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
 - ◆ SET 2" ALUMINUM CAP ON No. 6 REBAR, PLS 16835
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF LOTS PER CRS 38-51-105(3A), AT ALL LOT CORNERS

BASIS OF BEARINGS

Basis of bearings assume the South line of the GLO Lot 7 of Section 6 to bear S 90°00'00" W, a distance of 1272.88 feet. Both monuments on this line are BLM or Mesa County Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Abstract & Title Company - Title policy No. 895970

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

Located in the SW1/4 Section 6, T1S, R1E, U1E M.

16835
Dennis W. Johnson
DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No. 16835

PATTERSON ROAD MINOR SUB.
A Part of GLO LOT 7 & SE1/4 SW1/4 SECTION 6, T1S, R1E, UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO. 96059	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: JULY, 1996	DWJ		1	1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.