

PATTERSON VILLAGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Wylie R. Miller and Carrie J. Miller are the owners of that real property as described in Book 2869 at Pages 500 & 501 in the records of the Mesa County Clerk and Recorder's office, being more particularly described as follows:

The W 1/2 SW 1/4 SE 1/4 SE 1/4, Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, EXCEPT that portion conveyed to the City of Grand Junction in instrument recorded July 7, 1988 in Book 1700 at Page 587 and in Book 1700 at Page 589. Said parcel contains 4.63 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as PATTERSON VILLAGE SUBDIVISION, 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 real property as shown and labeled on the accompanying plat as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of any Street or Right-of-Way, the City may require proof of acceptable environmental by e.g. a "phase 1" environmental audit.

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities, and public providers easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25th day of September, A.D., 2001

Wylie R. Miller
Wylie R. Miller

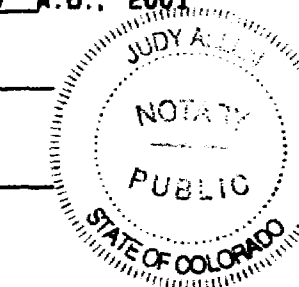
Carrie J. Miller
Carrie J. Miller

STATE OF COLORADO }
COUNTY OF MESA }

The forgoing instrument was acknowledged before me this 25 day of September, A.D., 2001, by Wylie R. Miller and Carrie J. Miller.

Witness my hand and official seal: *Judy Allen*
Judy Allen
Notary Public

Address 2464 Roaring Fork Dr., Grand Junction CO 81505
My commission expires: 6-27-2005



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:30 o'clock P.M., this 2nd day of October, A.D., 2001, and is duly recorded in Plat Book No. 18 at page 239.
Reception No. 2018273 Fees 10.00 Drawer No. LL-30

Deputy

Clerk and Recorder

CITY APPROVAL

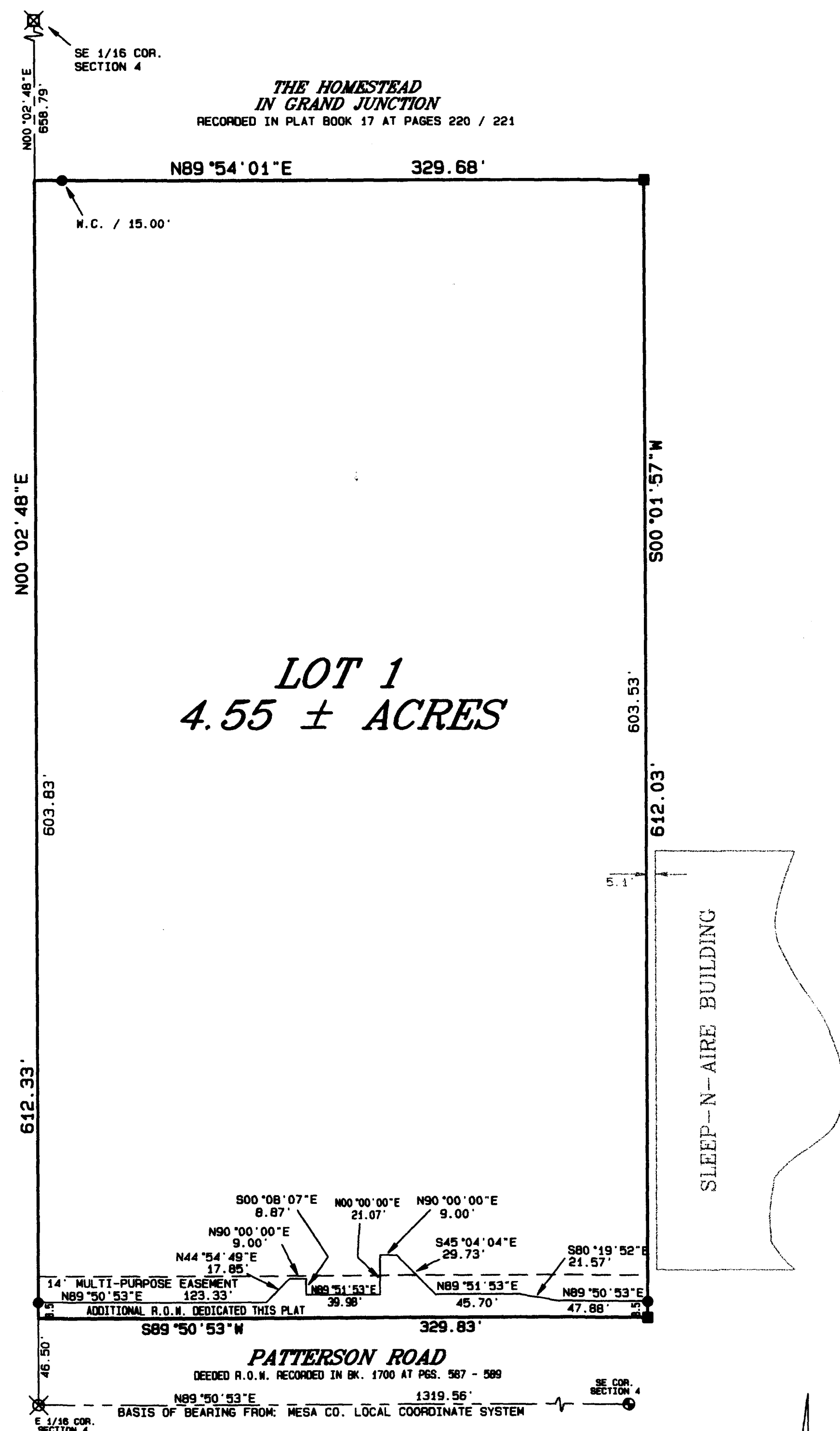
This plat of PATTERSON VILLAGE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 1st day of OCTOBER, 2001.

[Signature]
City Manager

Cindy Ann Martz
City Mayor

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



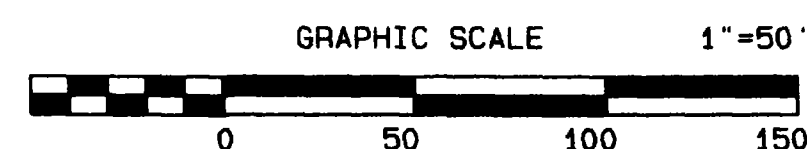
AREA SUMMARY

DED. ROADS = 0.08 AC. / 02%
LOT 1 = 4.55 AC. / 98%
TOTAL = 4.63 AC. / 100%

LEGEND

- MESA COUNTY SURVEY MONUMENT
- ⊗ FD. 2" ALUM. CAP ON #6 ROD STAMPED D H SURVEYS LS 24306
- ⊗ FD. #6 REBAR W/3" ALUM. CAP STAMPED PLS 24943
- FD. #5 REBAR W/2" ALUM. CAP STAMPED I.T.S. LS 10097
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- FENCE LINE

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.



PATTERSON VILLAGE SUBDIVISION			
LOCATED IN THE			
SE 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.			
D H SURVEYS INC.			
118 OURAY AVE. - GRAND JUNCTION, CO.			
(970) 245-8749			
Designed By	M.W.D.	Checked By	M.W.D.
Job No.	530-01-04		
Drawn By	TMODEL	Date	SEPT. 2001
Sheet	1 OF 1		