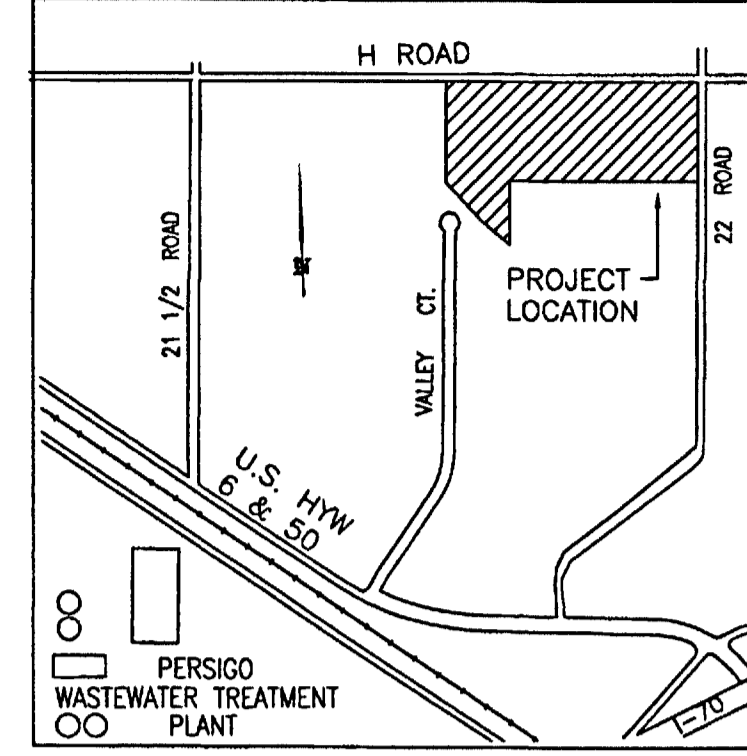
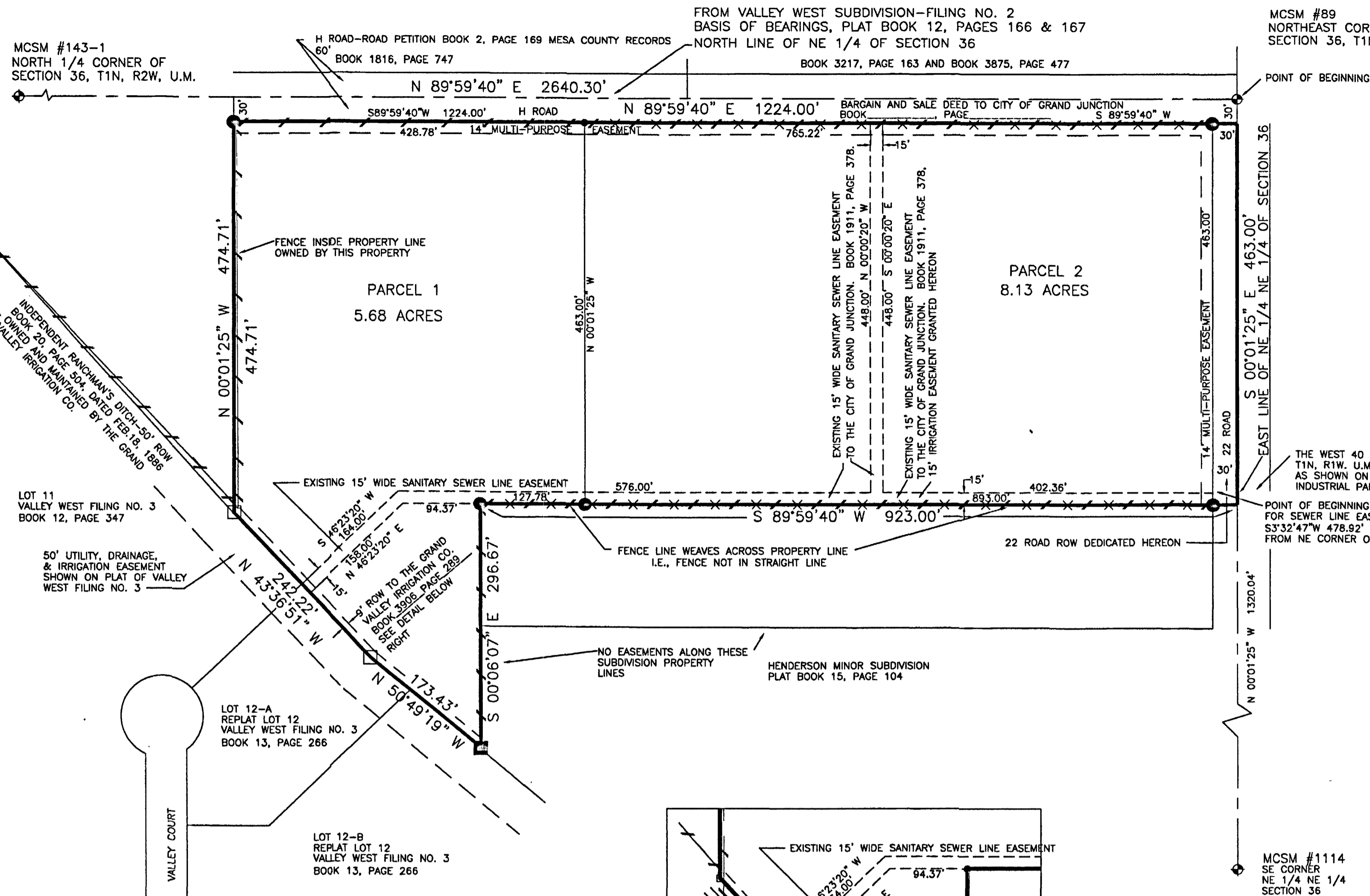


PATTERSON SIMPLE SUBDIVISION
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 36
T1N, R2W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION

Know all men by these presents, that the foregoing are the owners of that real property located in the Northeast Quarter Northeast Quarter of Section 36, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as described in Book 1553, Page 241 of the deed records for Mesa County, Colorado, except the North 30 feet thereof, all based on a field survey as noted in the Surveyor's Certificate, and being more specifically described as follows:

Beginning at a point which bears S00°01'25"E 30.00 feet from the Northeast corner of said Section 36, T1N, R2W, U.M., Mesa County, Colorado; thence S00°01'25"E 463.00 feet along the East line of the NE 1/4 of said Section 36, T1N, R2W, U.M., thence S89°59'40"W 923.00 feet; thence S00°06'07"E 296.67 feet; thence along the North Right-of-way line of the Independent Ranchman's Ditch the two following courses and distances: N50°49'19"W 173.43 feet; thence N43°35'51"W 242.22 feet; thence leaving said right-of-way line N00°01'25"W 474.71 feet; thence N89°59'40"E 1224.00 feet along the South line of H Road to the point of beginning containing 14.14 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as Patterson Simple 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 Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereto, including but not limited to electric lines, cable TV lines, natural gas pipe lines, sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures.
- 22 Road Right-of-way to the City of Grand Junction for the use of the public forever;
- All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden easements by erecting or placing any improvements thereon which may prevent reasonable ingress to and from the easement.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 12 day of July, A.D., 2005.

MARY E. PATTERSON TRUST U/T/D October 4, 2001
 By: Mary E. Patterson
 Mary E. Patterson, Trustee

PAUL G. PATTERSON TRUST U/T/D October 4, 2001
 By: Paul G. Patterson
 Paul G. Patterson, Trustee

STATE OF COLORADO } ss
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12 day of July, A.D., 2005, by PAUL G. PATTERSON TRUST U/T/D October 4, 2001 by Paul G. Patterson and Mary E. Patterson, Trustees, and MARY E. PATTERSON TRUST U/T/D October 4, 2001 by Mary E. Patterson and Paul G. Patterson, Trustees.

My commission expires 12-18-05
 Witness my hand and official seal Nick L. Walszell
 Notary Public

CITY APPROVAL

This plat of Patterson Simple Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 13th day of July, A.D., 2005.

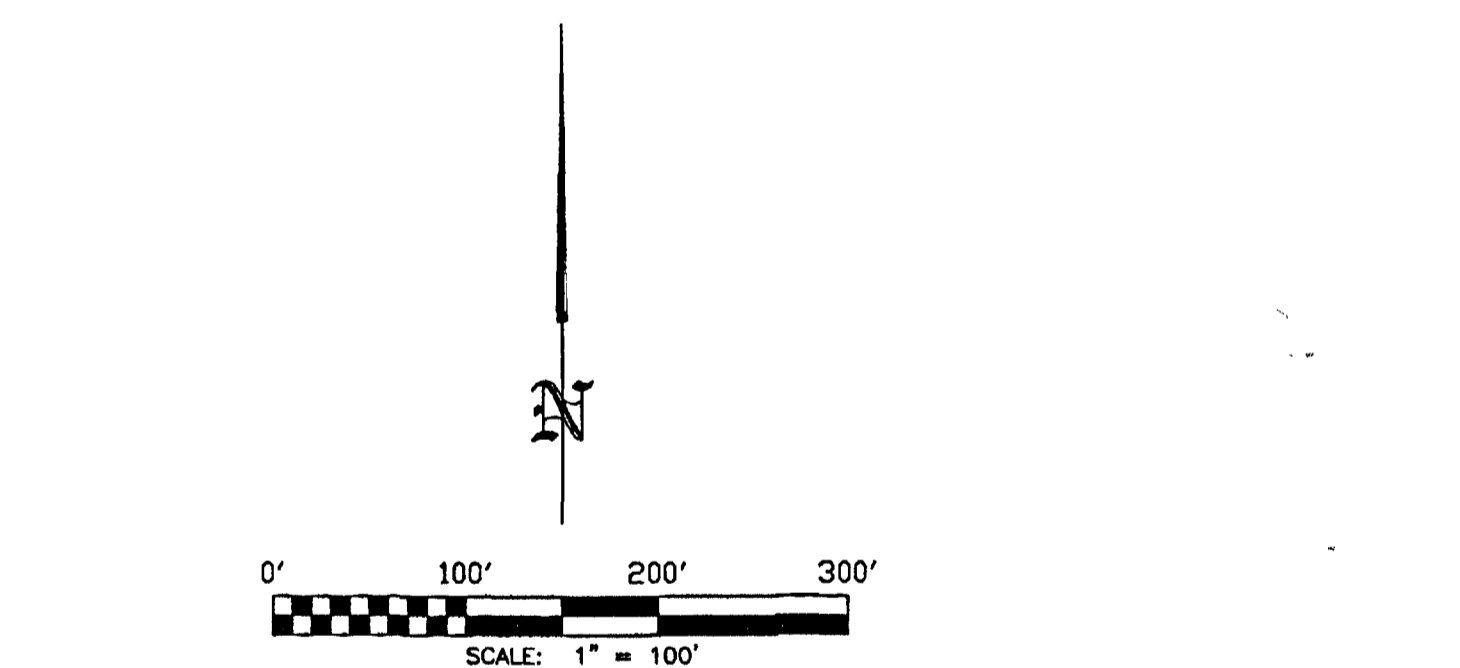
[Signature] City Manager
[Signature] President of Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:30 o'clock P.M. this 14th day of July, A.D., 2005, and is duly recorded in Book No. 3941, Page 493, Reception No. 2263822.

90-151 Fees: \$ 10.00 + 1.00
 Clerk and Recorder Draver Deputy



LAND USE BREAKDOWN

TOTAL AREA	14.14 ACRES	100%
AREA IN PARCELS	13.81 ACRES	98%
AREA IN ROADS	0.33 ACRES	2%

2 PARCELS/13.817 AC. = 1 PARCEL/6.90 AC.
 CURRENT ZONING = C-2

- LEGEND**
- ◆ MESA COUNTY SURVEY MARKER
 - RECOVERED OR SET 5/8" REBAR WITH CAP MARKED P.E.P.L.S. 14113
 - FOUND 5/8" REBAR WITH CAP MARKED PARAGON LS 9980-ACCEPTED AS FOUND
 - FOUND 2" ALUMINUM CAP ON 5/8" REBAR IN CONCRETE MARKED WEI LS 28041-ACCEPTED AS FOUND
 - BARBED WIRE FENCE
 - WOVEN WIRE FENCE
 - WOVEN WIRE FENCE WITH ONE OR TWO STRANDS OF BARBED WIRE ON TOP OF FENCE

NOTE: ALL BOUNDARY CORNERS SET IN CONCRETE WITH THIS PLAT

ABBREVIATIONS
 MCSM MESA COUNTY SURVEY MARKER
 ROW RIGHT-OF-WAY
 HWY HIGHWAY
 CT. COURT

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Patterson Simple Subdivision, a subdivision of the City of Grand Junction, County of Mesa was prepared from notes taken in the field by me during May, 2000, and that the survey was based on the deed as described in Book 1553, Page 241 of the deed records of Mesa County, Colorado, and that the plat represents said survey, and that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations. In addition, easements were rechecked according to the preliminary search by Stewart Title of Grand Junction, Order No. 04008681A, dated October 18, 2004.

Wayne H. Lizer 7/11/05
 Wayne H. Lizer
 Professional Land Surveyor
 P.E., P.L.S. 14113

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 the certification shown hereon.

TITLE CERTIFICATE

Stewart Title of Grand Junction, Inc., Mesa County, Colorado, has examined the title to lands included within the boundary of this plat of Patterson Simple Subdivision and certifies that the title to such land as described in the Certificate of Ownership and Dedication shown hereon is vested in the Paul G. Patterson Trust, and the Mary E. Patterson Trust. The property is free and clear of all liens, taxes, and encumbrances except as shown hereon as evidenced by Title Commitment No. 04008681A prepared by the company.

By: Alice E. Haines Title Vice President of Operations Date 7/12/05

The owner has stated that there are no lien holders on this property.

PATTERSON SIMPLE SUBDIVISION
 LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 36
 T1N, R2W, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
 ENGINEERING CONSULTING AND LAND SURVEYING
 576 25 ROAD-UNIT 8
 GRAND JUNCTION, COLORADO

DATE:	PROJ. NO.:	SCALE:	FILE NAME:	DRAWN BY:	CHECKED BY:
10/27/04	003650-2	1"=100'	PATRSN2	WHL	W.H.L.

