

LANDING HEIGHTS

NURSING CARE CENTER

EDUCATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ralph T. Landing and Lelamarie Landing are the owners of that real property situated in the northwest quarter (NW 1/4) of section 7, Township 1 South, Range 1 East, Tenth Meridian, Mesa County, Colorado as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner (NW Cor.) of said Section 7, thence North 89° 50' 00" East along the North line of the northwest quarter (NW 1/4) of said section 7 a distance of 413.60 feet, thence South 75° 02' 41" West 370.25 feet to the True Point of Beginning, thence continuing South 17° 17' 18" East 413.60 feet, thence North 75° 02' 41" West 413.60 feet to the Southeast Corner (SE Cor.) of Lot 3, Monty Heights subdivision, thence North 02° 17' 18" West 370.25 feet, thence North 89° 50' 00" East 413.60 feet to the True Point of Beginning containing 3.00 acres.

That the said owners have caused the said real property to be laid out and surveyed as Landing Heights Nursing Care Center a subdivision of a part of the County of Mesa, City of Grand Junction.

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 dedicate those portions of said real property which are labeled as utility and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains, and gas pipe lines, with further right of ingress and egress to and from the above described utility easements.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser—not the City of Grand Junction.

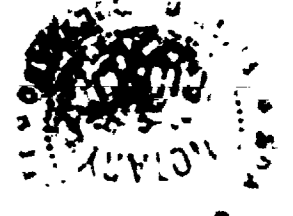
Ralph T. Landing
Ralph T. Landing
Lelamarie Landing
Lelamarie Landing

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of June, A.D., 1974, by Ralph T. Landing and Lelamarie Landing.

My commission expires: June 15 1979
Witness my hand and official seal

Don Wood
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss 1091416
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:57 o'clock P. on Aug 8 A.D., 1974, and is duly recorded in plat 11, page 159.

Earl Sawyer
Clerk and Recorder
Deputy

CITY APPROVAL

This plat of Landing Heights Nursing Care Center, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 5 day of June, A.D., 1974, by:

Robert J. Wellhead Utilities Coord. Committee
Lawrence J. ... President of Council
James E. Patterson, Jr. Grand Jct. City Mgr.
Don ... City Planner
Steve ... Utilities Coordinating Committee
Levi ... Grand Jct. City Planning Commission, Chairman
Robert ... Grand Jct. City Engineer

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Landing Heights Nursing Care Center, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of the same.

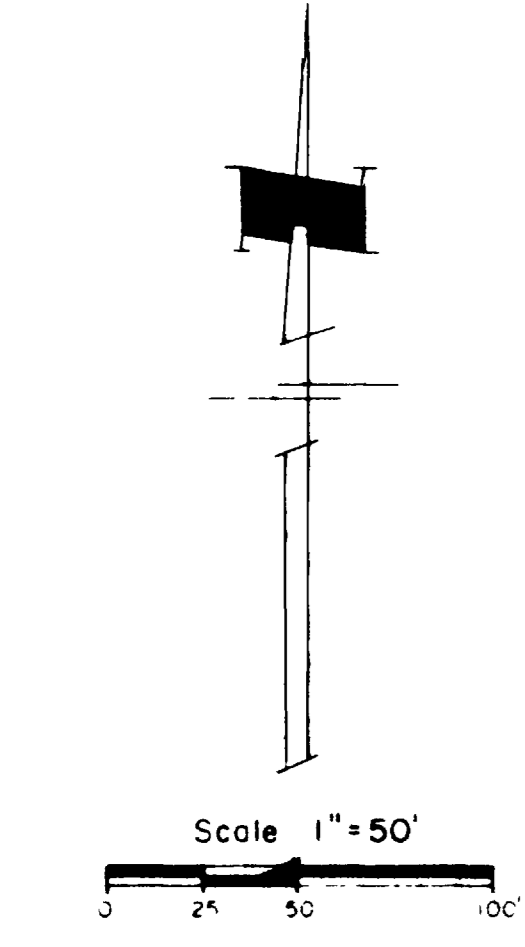
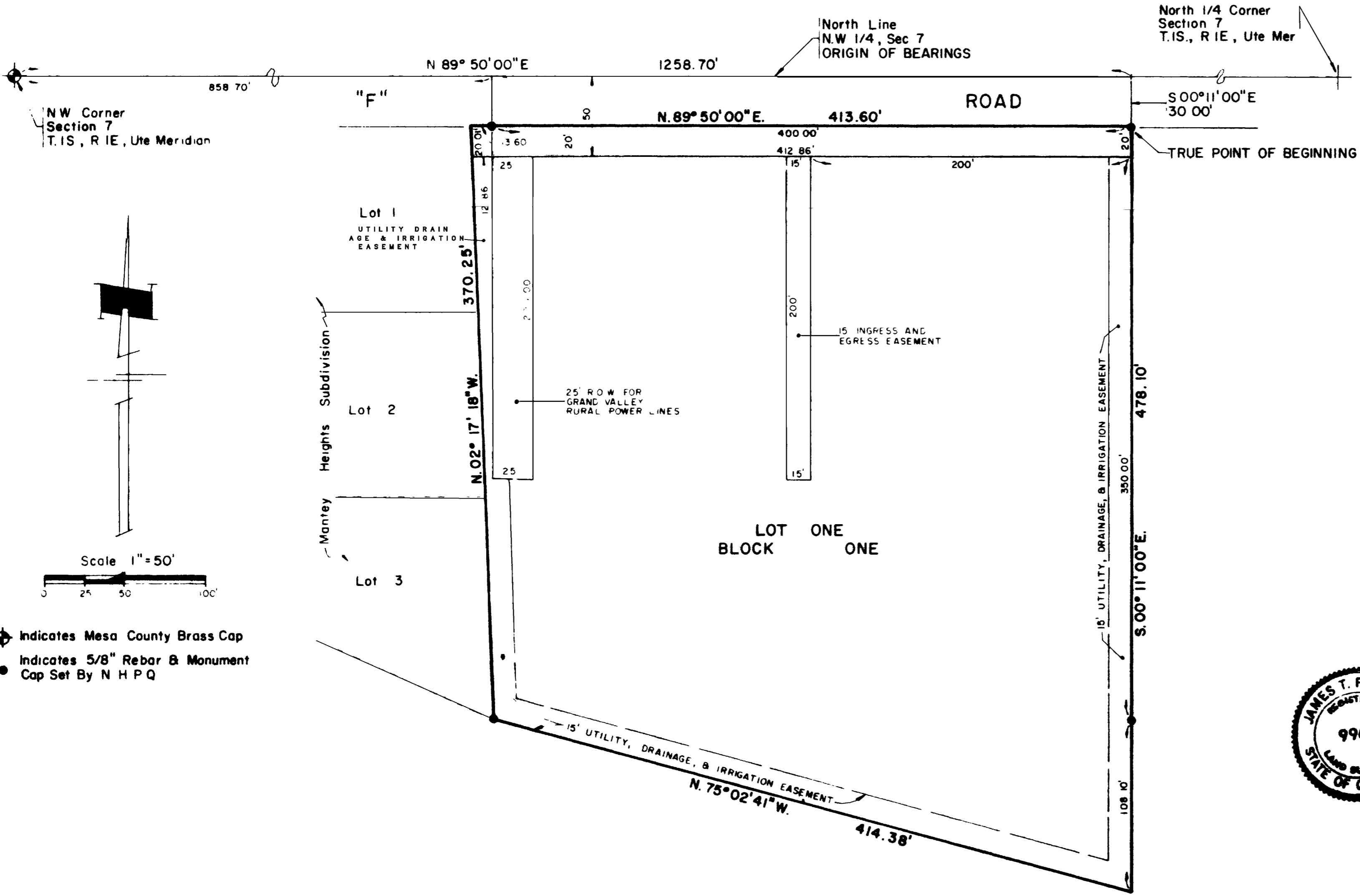
James T. Patty, Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colo. Reg. No. 9960



Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1963, 13a-2-2 as amended.

D.C. Head
Mesa County Surveyor
Date 6-18-75

NOTE
A Vacation of a Portion of Lot 4, Monty Heights in Book 7, Page 26, Document No. 159602 of the Mesa County Records



◆ Indicates Mesa County Brass Cap
● Indicates 5/8" Rebar & Monument
● Cap Set By N H P Q

LANDING HEIGHTS
PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO
MAY, 1974