

Mesa View Retirement Residence

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Mesa View Retirement Residence an Oregon general partnership are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE Corner, NE 1/4 SW 1/4 of said Section 2; thence S 89°58'46"W along the South line NE 1/4 SW 1/4 of said Section 2 a distance of 47.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line NE 1/4 SW 1/4 S 89°58'46" W, 442.46 feet to the centerline of the Main Line Grand Valley Canal; thence along said canal centerline the following two courses and distances:

- 1.) S 55°56'50" W, 66.23 feet
- 2.) Along the arc of a curve to the right whose long chord bears S 69°51'35" W, 120.92 feet, and whose radius is 300.00 feet.

Thence S 00°00'07" E, 565.30 feet to a point on the centerline of the Independent Ranchman's Ditch; thence along said ditch centerline the following courses and distances:

- 1.) N 51°27'01" E, 9.43 feet
- 2.) N 40°58'21" E, 40.17 feet
- 3.) N 51°26'51" E, 36.65 feet
- 4.) N 46°54'26" E, 67.57 feet
- 5.) N 30°19'35" E, 72.61 feet
- 6.) N 44°39'55" E, 81.09 feet
- 7.) N 60°59'59" E, 108.62 feet
- 8.) N 75°08'44" E, 45.52 feet
- 9.) N 81°33'03" E, 55.60 feet
- 10.) N 64°11'12" E, 68.51 feet
- 11.) N 86°44'28" E, 29.38 feet
- 12.) S 88°51'02" E, 49.85 feet
- 13.) N 89°11'01" E, 23.16 feet
- 14.) N 80°02'42" E, 25.05 feet
- 15.) N 72°11'53" E, 29.24 feet

to a point on the westerly right-of-way line of North Seventh Street; thence along said right-of-way line the following two courses and distances:

- 1.) N 03°32'11" W, 81.83 feet
- 2.) N 00°00'07" W, 220.35 feet

to the TRUE POINT OF BEGINNING. Containing 5.531 acres.

That said owners have caused the said real property to be laid out and surveyed as MESA VIEW RETIREMENT RESIDENCE, a subdivision of the City of Grand Junction, County of Mesa, State of 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 Utility Companies those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser net by the County of Mesa.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 2nd day of December A.D., 1986

Alfred B. Carrick
Alfred B. Carrick a general partner

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2nd day of December A.D., 1986 by Alfred B. Carrick

My commission expires April 7, 1987
Witness my hand and official seal.

Dwight B. Schindler
Notary Public
Address 250 North St
Grand Junction Colo

CITY APPROVAL

This plat of Mesa View Retirement Residence, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 4th day of December A.D., 1986

Mark Achen City Manager
Samuel J. Schupp President of City Council

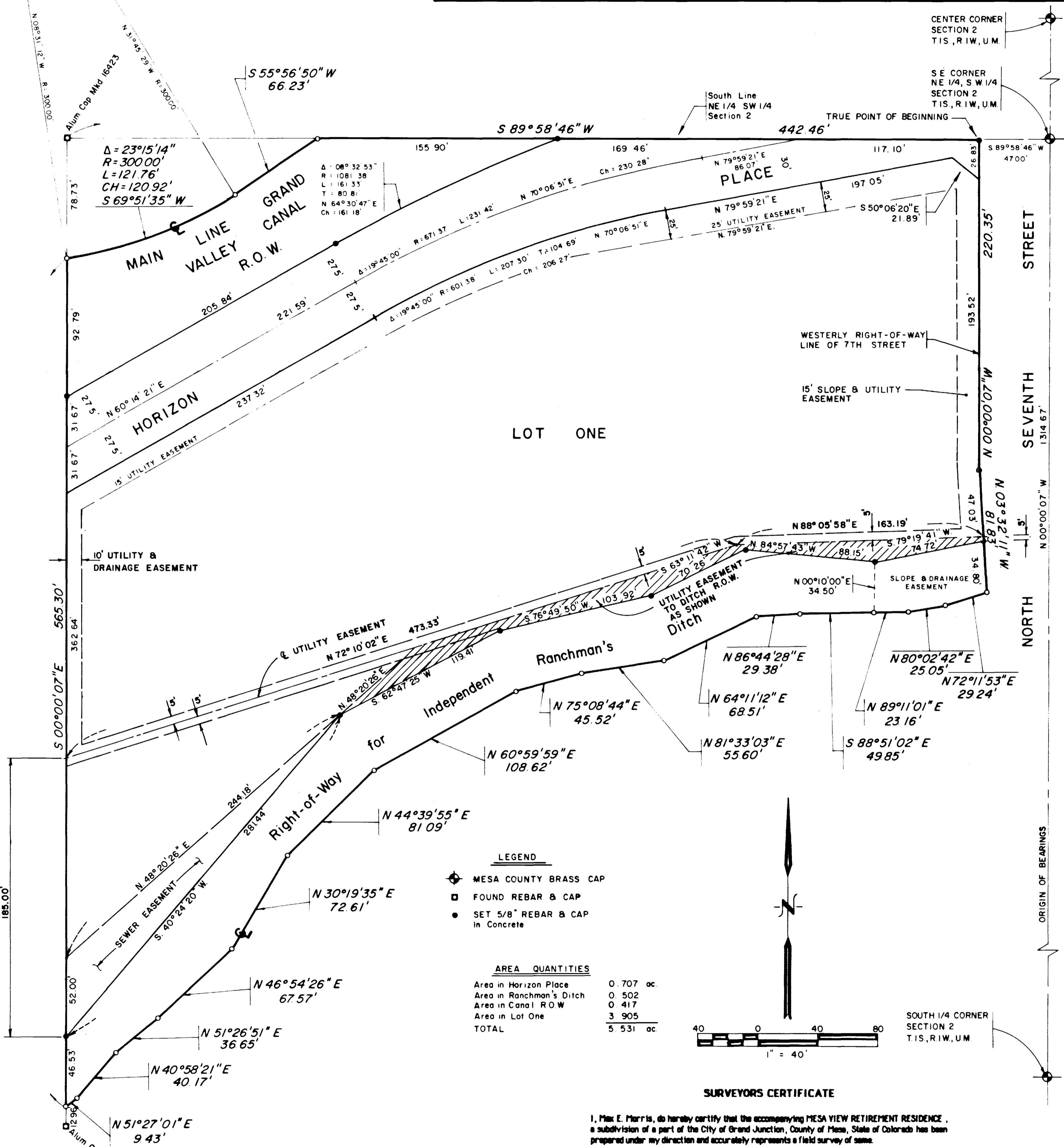
William S. O'Leary
Chairman, Grand Junction Planning Commission

Kathy Mechner Director of Development
Jenny D. Stanton City Engineer
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:22 o'clock P.M. this 7 day of March A.D., 1986, and is duly recorded in Plat Book No. 13, Page 334. Filed Y-34

Carl Sawyer Clerk and Recorder
Bonnie Johnson Deputy
Fees \$ 10.00



LEGEND

- ◆ MESA COUNTY BRASS CAP
- FOUND REBAR & CAP
- SET 5/8" REBAR & CAP In Concrete

AREA QUANTITIES

Area in Horizon Place	0.707 ac.
Area in Ranchman's Ditch	0.502 ac.
Area in Canal R.O.W.	0.417 ac.
Area in Lot One	3.905 ac.
TOTAL	5.531 ac.

SURVEYORS CERTIFICATE

I, Max E. Harris, do hereby certify that the accompanying MESA VIEW RETIREMENT RESIDENCE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

Max E. Harris
Max E. Harris, Q.E.D. Surveying Systems, Inc.
Registered Professional Land Surveyor
Colorado Registration No. 16413

Date 11/26/85



NOTICE: According to Colorado Law You Must Commence Any Legal Action Based Upon Any Defect In This Survey Within Six 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.

Mesa View Retirement Residence
Located in SW 1/4 SECTION 2, T.1N., R.1W., U.M.

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

145 GRAND AVENUE - GRAND JUNCTION, COLORADO 81501
(303) 243-8866 August 1984