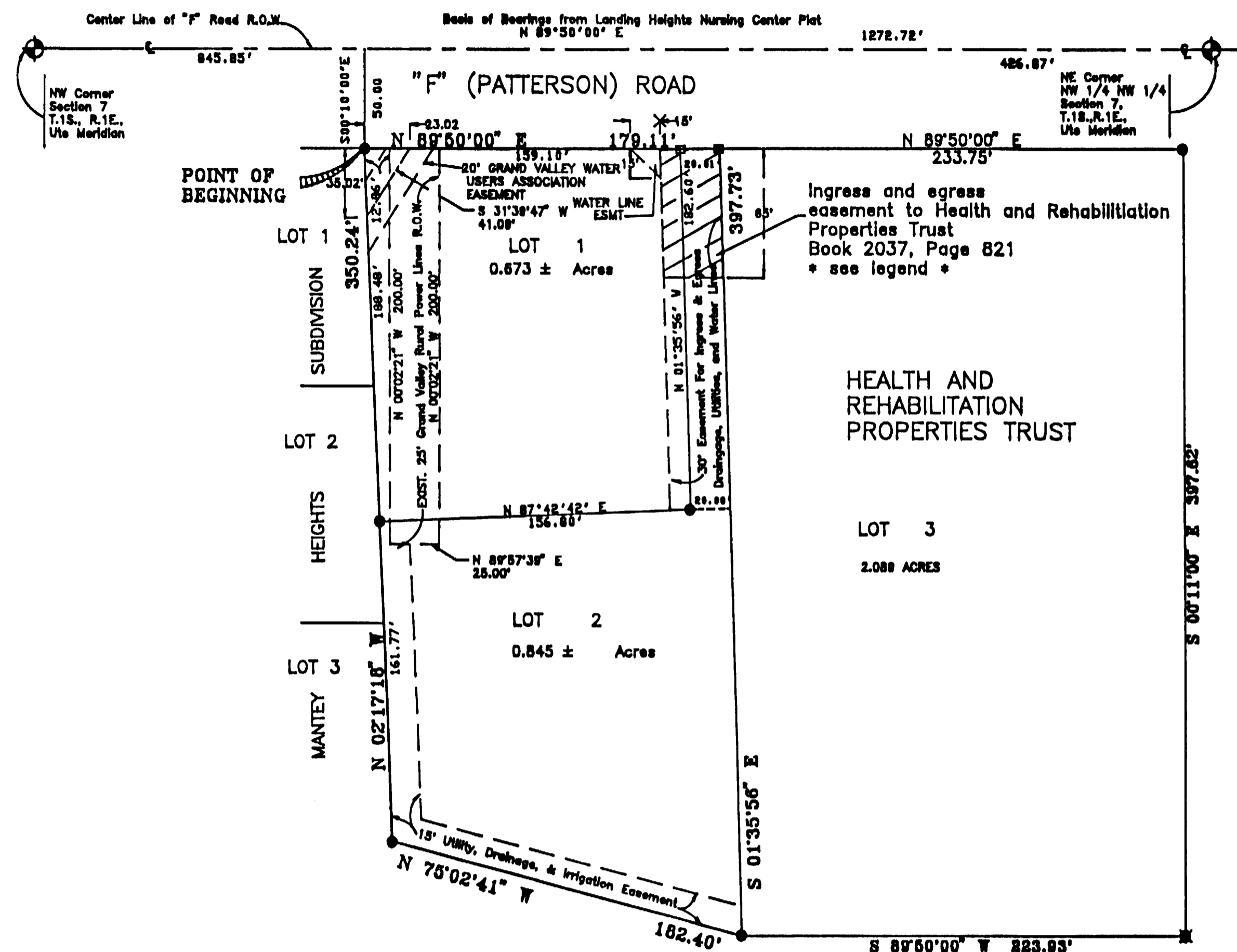


# WARREN MINOR SUBDIVISION

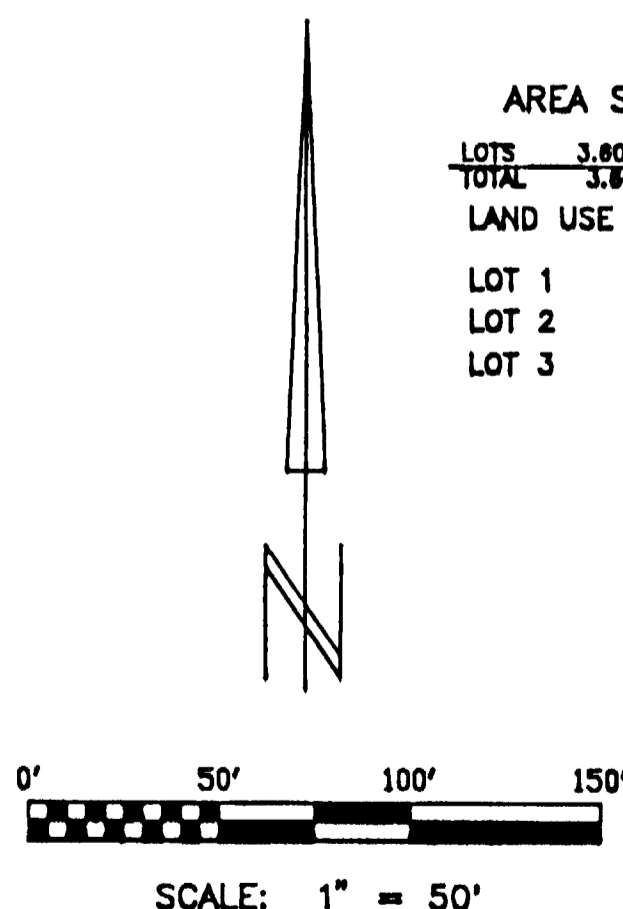
A REPLAT OF PART OF LOT ONE, BLOCK ONE  
OF LANDING HEIGHTS NURSING CARE CENTER  
A PARCEL OF LAND LOCATED IN THE NW 1/4, SECTION 7, T.1S., R.1E.  
UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



**AREA SUMMARY**

LOTS	3,807 Ac.	100%
TOTAL	3,807 Ac.	100%
<b>LAND USE</b>		
LOT 1	SCHOOL	
LOT 2	SINGLE FAMILY RESIDENCE	
LOT 3	NURSING CARE CENTER	

- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER (Brass Cap)
  - 5/8" REBAR SET IN CONCRETE WITH CAP MARKED "PE PLS 14113"
  - 5/8" REBAR WITH CAP MARKED "PE PLS 14113"
  - PK NAIL SET IN ASPHALT
  - FOUND 5/8 INCH REBAR WITH 1 1/2 INCH ALUMINUM CAP MARKED LANDLINES, L.S. 13881
  - ▨ EXISTING EASEMENT FOR INGRESS AND EGRESS TO COMMUNITY CARE OF GRAND JUNCTION BOOK 2037, PAGE 821

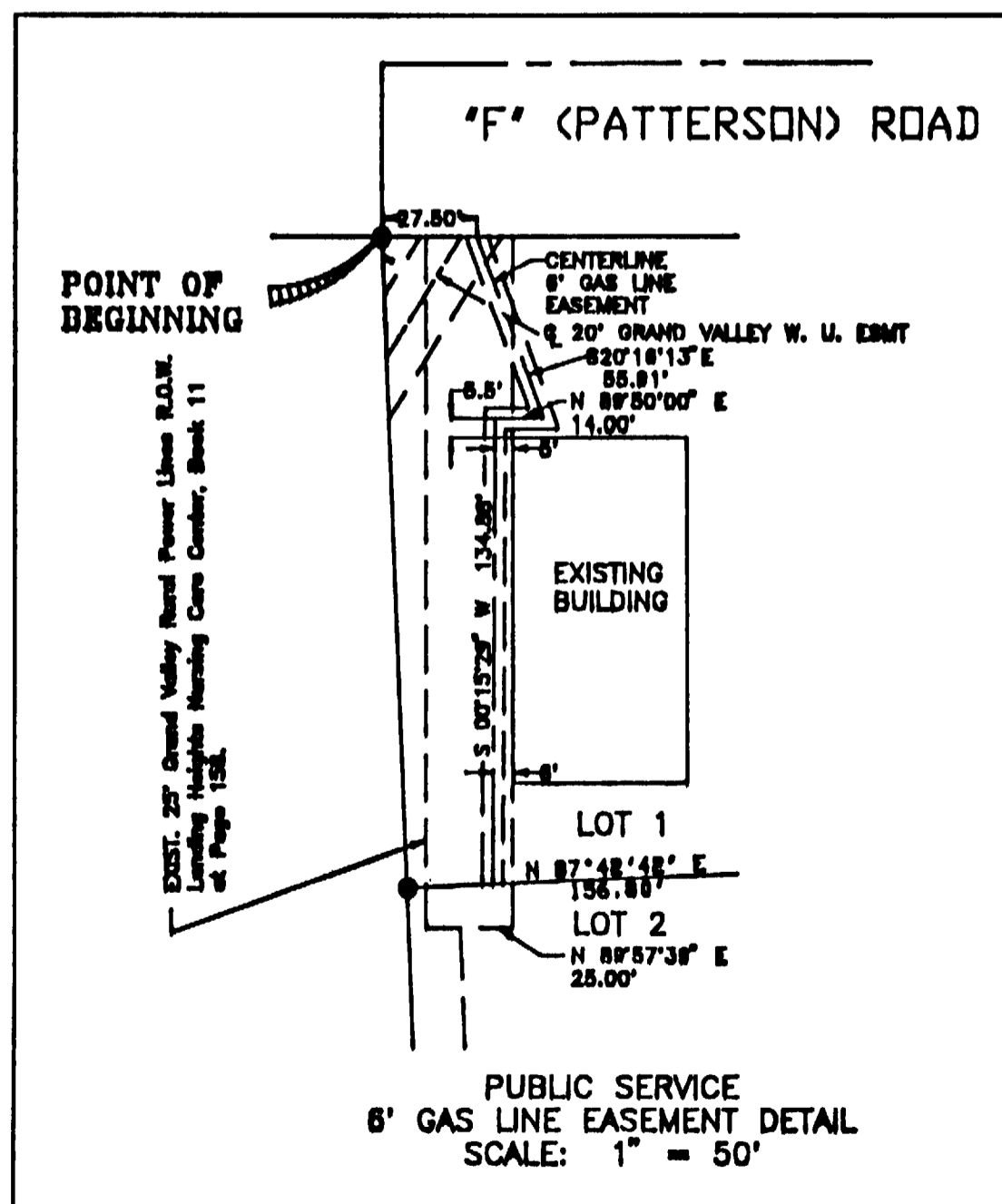


**SURVEYOR'S CERTIFICATE**

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of WARREN MINOR SUBDIVISION was prepared from notes taken in the field under my direction during March, 1993, and from notes taken in the field by me during June, 1993, and that this plat of WARREN MINOR SUBDIVISION accurately 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.

*Wayne H. Lizer 12/6/95*  
Wayne H. Lizer  
Registered Professional Land Surveyor  
P.E., P.L.S. 14113

28 1/4 ROAD



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property located in the Northwest Quarter of Section 7 Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, being part of Lot One, Block One of Landing Heights Nursing Care Center, City of Grand Junction, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears N89°50'00"E 845.85 feet and S00°11'00"E 50.00 feet from the Northwest Corner of Section 7 T.1S., R.1E., U.T.M., Mesa County, Colorado; thence N89°50'00"E 412.58 feet along the South line of 'F' Road to the Northeast Corner of Lot One, Block One of Landing Heights Nursing Care Center; thence S00°11'00"E 397.82 feet along the East line of said Lot One, Block One; thence leaving said line S88°50'00"W 223.83 feet; thence N78°02'41"W 182.40 feet along the South line of said Lot One, Block One; thence N217°18'W 350.24 feet along the West line of said Lot One, Block One to the point of beginning containing 3,807 acres, more or less; said parcel described in Book 1647, Page 773 and Book 2037, Pages 819, 820 and 821 of the Deeds Records of Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as WARREN MINOR SUBDIVISION, a Replat of Part of Lot One, Block One of Landing Heights Nursing Care Center, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

- That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
  - All Utility 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 pipelines, sanitary sewer lines, water lines and telephone lines.
  - All Irrigation Easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems and irrigation lines.
  - All Grand Valley Water User's Association Irrigation Easements to the City of Grand Junction and to the Grand Valley Water User's Association, its successors and assigns, for the installation and maintenance of Grand Valley Water User's Association's Irrigation facilities.
  - All Drainage Easements to the owners (Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
  - An easement labeled ingress and egress easement to Community Care of Grand Junction recorded in Book 2037, Page 821 for the purpose of ingress and egress to Landing Heights Nursing Center, now Health and Rehabilitation Properties Trust is dedicated to the owners of Lot 3 as perpetual easement for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.
  - The 30' easement labeled as easement for ingress and egress, drainage, utility, and water line easement is dedicated to the owners of Lots 1 and 2 as perpetual easements for ingress and egress purposes and utilities for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.
  - All easements labeled water line easements are dedicated to the owners of Lot 2 as perpetual easements for the operation, maintenance and repair of water lines and appurtenances thereto included.
  - All easements labeled as gas line easements are dedicated to Public Service Company of Colorado as perpetual easements for the installation, operation, maintenance and repair of gas lines and appurtenances thereto included.
- 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, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, 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 nor overburden 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 hereto subscribed this 5<sup>th</sup> day of December, A.D., 1995

*Leo H. Warren*      *Helen M. Warren*  
Leo H. Warren      Helen M. Warren

STATE OF MASSACHUSETTS }  
COUNTY OF MIDDLESEX } ss

BY: *David J. Hegarty*  
David Hegarty, President

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December, A.D., 1995, by David Hegarty, President, Health and Rehabilitation Properties Trust f/k/a Health and Retirement Properties Trust f/k/a

My commission expires June 1, 2001      *Jayne F. Brown*  
Witness my hand and official seal:      Notary Public

IN WITNESS WHEREOF, said owners have caused their names to be hereto subscribed this 6<sup>th</sup> day of December, A.D., 1995

*Leo H. Warren*      *Helen M. Warren*  
Leo H. Warren      Helen M. Warren

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, A.D., 1995, by Leo H. Warren and Helen M. Warren.

My commission expires 3-25-97      *Laurel M. Green*  
Witness my hand and official seal:      Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 8:57 o'clock A.M. this 8<sup>th</sup> day of December, A.D., 1995, and is duly recorded in Plat Book No. 15, Page 13, Reception No. 1738897

\_\_\_\_\_  
Clerk and Recorder      Deputy      Fees: \$ \_\_\_\_\_

**CITY APPROVAL**

This plat of Warren Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 7 day of December, A.D., 1995.

*Shirley Collier*      *Ken Morrison*  
City Manager      President of Council

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OF LANDING HEIGHTS NURSING CARE CENTER  
A PARCEL OF LAND LOCATED IN THE NW 1/4, SECTION 7, T.1S., R.1E.  
UTE MERIDIAN  
CITY OF 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:	CHECKED BY:
JULY, 1995	932880-3	1" = 50'	WARREN	WHL

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey after you first detect such defect. In no event may any action based upon any defect in this survey be commenced more than 10 years from the certification shown hereon.

