

THE FOUNTAINS

(A PLANNED UNIT DEVELOPMENT)

DEDICATION

HILLTOP MINOR SUBDIVISION
PLAT BK 14 PG 193-194

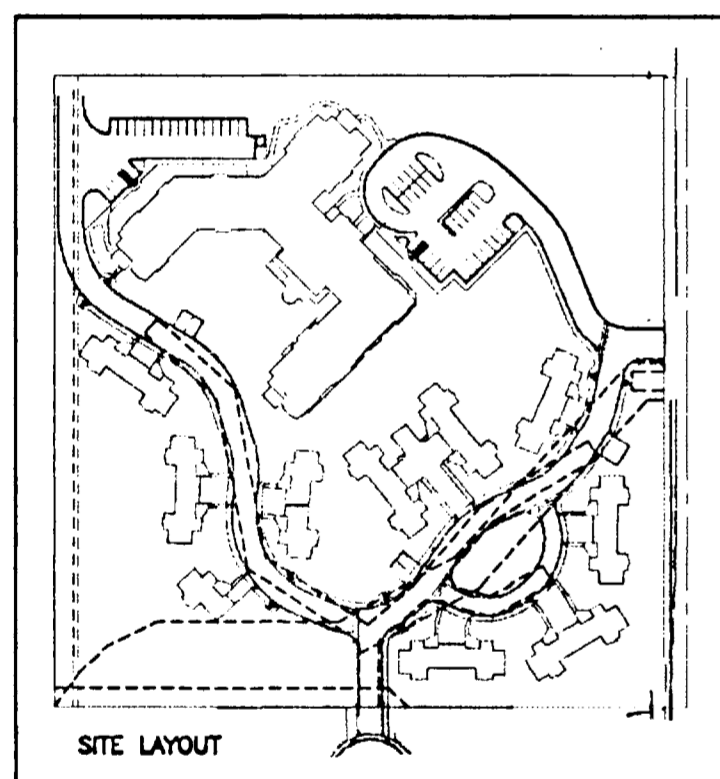
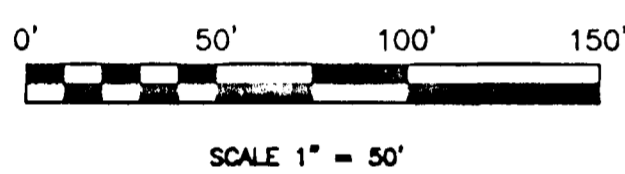
SE CORNER
HILLTOP MINOR SUBDIVISION

PETERSON H C FAMILY TRUST
BK 2018 PG 852

NE CORNER
NW 1/4, SW 1/4, SEC 1
STEEL ROD, NO CAP, SET IN
CONC. & MONUMENT BOX

LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- ◆ CITY MONUMENT
- FOUND REBAR & CAP LS-16413
- ⊙ FOUND REBAR & CAP LS-12093 SET ON EASEMENT LINE



BULL
BK 2101 PG 123

S 00°01'45" W 659.14'

LOT 1
(9.73 ACRES)

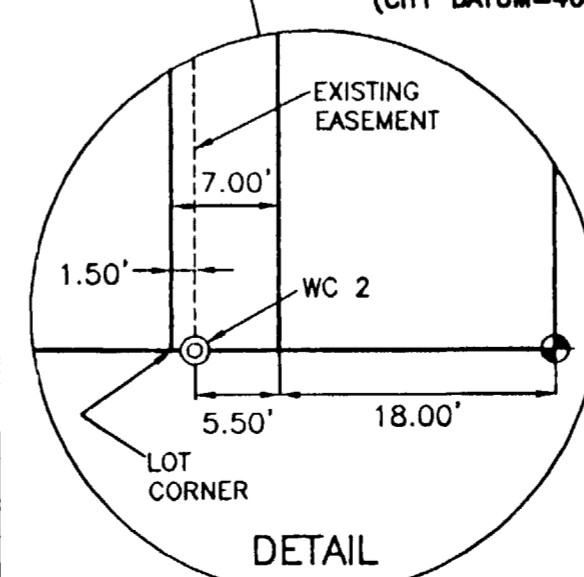
HETLAND FAMILY TRUST
BK 2186 PG 674

NW CORNER
FAIRMOUNT NORTH SUBDIVISION

S 89°50'53" E 643.32'
(FAIRMOUNT NORTH SUBDIVISION = S 89°55'46" E)

FAIRMOUNT NORTH SUBDIVISION
PLAT BK 11 PG 338

LINE	BEARING	DISTANCE
L1	N 00°00'00" E	68.98'
L2	N 56°49'46" W	139.82'
L3	N 10°21'32" W	179.69'
L4	N 47°52'18" W	102.25'
L5	N 42°07'42" E	20.00'
L6	S 47°52'18" E	109.04'
L7	S 10°21'32" E	177.89'
L8	S 56°49'46" E	129.05'
L9	N 48°44'43" E	67.32'
L10	N 40°39'06" E	103.04'
L11	N 58°27'34" E	129.91'
L12	S 31°32'26" E	20.00'
L13	S 58°27'34" W	126.79'
L14	S 40°42'22" W	85.10'
L15	S 75°58'08" E	33.73'
L16	N 60°02'33" E	62.60'
L17	S 29°57'27" E	20.00'
L18	S 60°02'33" W	70.68'
L19	N 75°58'08" W	72.79'
L20	S 48°44'43" W	65.15'
L21	S 00°00'00" E	69.86'
L22	N 90°00'00" W	20.00'



KNOW ALL MEN BY THESE PRESENTS:

Hilltop Health Services Corporation is the owner of a parcel of land being that certain tract of land in the SE1/4 NW1/4SW1/4 of Section 1, Township One South, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2346 at Page 980 of the Mesa County real property records, and being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the S.E. corner of the NW1/4SW1/4 of said Section 1, from whence a steel rod for the N.E. corner of the NW1/4SW1/4 of said Section 1 bears N07°00'00"E 1318.36 feet; thence N89°50'53"W on the northerly line of Fairmount North Subdivision, for a distance of 18.00 feet to the point of beginning; thence the following courses and distances:
1.) N07°00'00"E 859.18 feet to the northerly line of the SE1/4NW1/4SW1/4 of said Section 1;
2.) N 89°51'06"W on said northerly line 642.98 feet to the S.E. corner of Hilltop Minor Subdivision;
3.) S07°01'45"W 859.14 feet to the N.W. Corner of said Fairmount North Subdivision;
4.) S89°50'53"E 643.32 feet to the point of beginning.
This perimeter circumscribes 9.73 acres.

That said owner has caused the said property to be laid out and surveyed as THE FOUNTAINS, a Subdivision of a part of the City of Grand Junction, County of Mesa.

That said owner hereby dedicates and sets apart that real property as shown and labeled on the accompanying plat as follows:

- All Road Right-of-Way to the City of Grand Junction for the use as public streets and roadways.
- All Sanitary Sewer Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines appurtenances thereto.
- All Trail Easements to the City of Grand Junction as perpetual easements for the use of the general public as pedestrian trails. Subject to existing prior Grand Valley Water Users Association easements.
- All Grand Valley Project Easements to the Grand Valley Water Users Association/USA, their successors and assigns, for the installation, operation and maintenance of the Grand Valley Project Irrigation facilities.
- All Drainage easements to the Grand Valley Water Users Association as perpetual easements for the installation, operation and maintenance of drainage structures and appurtenances thereto.
- All Multi-Purpose Easements to the City of Grand Junction for the use of the 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, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures.

All easements include the right of ingress and egress on, along, over, under, through and across by the City, the public utilities, and the other beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, 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 creating or placing any improvements thereon.

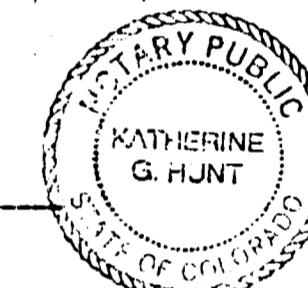
That there are no leinholders of record.

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this 2nd day of April, A.D., 1998.

Dennis Stahl, CEO
Hilltop Health Services Corporation
Dennis Stahl, CEO

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 2nd day of April, A.D., 1998, by Hilltop Health Services Corporation, Dennis Stahl, CEO.
My commission expires: 1/31/2001

WITNESS MY HAND AND OFFICIAL SEAL.
Katherine G. Hunt
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 2:31 o'clock P.M., this 17 day of APRIL, A.D., 1998, and is duly recorded as Reception Number 1941968 in Plat Book 16, Page 140 through 141 inclusive. Drawer No. FE 52

Clerk and Recorder _____ Deputy _____ Fees _____
No Covenants, Conditions and Restrictions established.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 2nd day of April, A.D. 1998.
Mayor *Grant Stuey* City Manager *Shariet Cohen*

- GENERAL NOTES:
- TITLE INFORMATION IS FROM MESA COUNTY REAL PROPERTY RECORDS AND FROM ABSTRACT AND TITLE CO. OF MESA COUNTY, INC POLICY NO. 144-116521 EFFECTIVE DATE 8-13-93.
 - BASIS OF BEARING IS DERIVED FROM PREVIOUS SURVEY BY NICHOLS ANS ASSOCIATES, LS 12093, MESA COUNTY SURVEYOR DEPOSIT NO.1723-98, BK 1 PG 48.
 - A 30 FOOT SEWER EASEMENT, BENEFITING THE CITY OF GRAND JUNCTION, RECORDED IN BOOK 1216 AT PAGE 763 OF THE MESA COUNTY REAL PROPERTY RECORDS, LIES ENTIRELY WITHIN THE AREA DEDICATED AS RIGHT-OF-WAY AND MULTI-PURPOSE EASEMENTS ALONG 15TH STREET.
 - AN EXISTING SEWER LINE EASEMENT, BENEFITING THE CITY OF GRAND JUNCTION RECORDED IN BOOK 2053 AT PAGE 326, HAS BEEN VOIDED BY QUIT CLAIM DEED, RECORDED IN BOOK 2429 AT PAGE 377 MESA COUNTY REAL PROPERTY RECORDS.

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of THE FOUNTAINS, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and the applicable state laws and regulations.
Richard A. Mason
Registered Professional Surveyor
P.L.S. No. 18488
Date 4-1-1998



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 herein.

THE FOUNTAINS

A PLANNED UNIT DEVELOPMENT
IN THE SE1/4, NW1/4, SW1/4, SECTION 1
T1S, R1W UTE MERIDIAN
GRAND JUNCTION, CO.

Designed	Checked	RAM	Proj#	7062	Sheet	1
Drawn	TDR	Date	4/1/98	Av.	Of	1

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300