

# COMMUNITY HOSPITAL MEDICAL PARK

A REPLAT OF ALL OF WILLOWDALE SUBDIVISION AND A PART OF THE SE1/4 SE1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

Community Hospital, a Colorado non-profit corporation, is the owner of a parcel of land being that certain tract of land in the SE1/4 SE1/4 of Section 3, Township One South, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2489 at Pages 130-132, of the Mesa County real property records, and the perimeter being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the southeast corner of Section 3, Township One South, Range One West of the Ute Meridian from whence a Mesa County Survey Marker for the South 1/4 Corner of said Section 3 bears N89°57'00"W 2838.14 feet; thence N27°20'23"W 65.32 feet to the westerly right-of-way line of First Street and the point of beginning; thence N89°57'00"W 14.00 feet; thence S43°49'51"W 33.93 feet; thence N89°57'00"W 190.43 feet; thence S88°46'41"W 158.02 feet; thence N89°57'00"W 242.00 feet; thence N45°01'15"W 2.83 feet to the west line of Willowdale Subdivision; thence on said west line N00°05'30"W 467.12 feet to the common line between said Willowdale Subdivision and Second Fruitridge Subdivision; thence on said common line the following courses and distances:

1. N87°57'00"E 117.60 feet
2. S65°53'00"E 78.20 feet
3. S34°10'00"E 21.11 feet
4. S00°00'00"E 90.72 feet
5. N87°41'00"E 430.26 feet to the westerly right-of-way line of First Street; thence S00°00'00"E 323.12 feet to the beginning.

That said owner has caused the said property to be laid out and surveyed as COMMUNITY HOSPITAL MEDICAL PARK, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

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 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 Utility 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 and telephone lines.

Tract A, granted by separate instrument, to Lot 1 and Lot 2 for the use as, but not limited to, reservoir for open space, for the erection of signage, and for the installation, operation and maintenance of storm water detention facilities and irrigation pipelines and appurtenant facilities. Separate instrument for Tract A is the Declaration of Restrictive Covenants as recorded at Book \_\_\_\_\_ Page \_\_\_\_\_ of the real property records of Mesa County, Colorado.

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 erecting or placing any improvements thereon.

By signing this plat the City acknowledges that 41 parking spaces are required for development of Lot 1 as a day surgery center as that use is defined and described in File #FP-2000-020. Parking spaces developed in accordance with the plan and Code on Lot 1 over and above 41 may be used to meet parking requirements of future development of Lot 2 only so long as such spaces are not required to be used for Lot 1 because of any change in type or intensity of use of Lot 1 existing at the time such spaces are used to meet parking requirements of development of Lot 2.

IN WITNESS WHEREOF, said owner has caused their names to be hereunto subscribed this

10<sup>th</sup> day of July A.D., 2000

*Randall M. Phillips*  
Randall M. Phillips, President and Chief Executive Officer

Community Hospital, a Colorado non-profit corporation  
Randall M. Phillips, President and Chief Executive Officer

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July A.D., 2000.  
Community Hospital, a Colorado non-profit corporation  
Randall M. Phillips, President and Chief Executive Officer

My commission expires: 10/29/2001

WITNESS MY HAND AND OFFICIAL SEAL.

*Ewald Schmalz*  
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 4:07 o'clock P.M., this 10<sup>th</sup> day of August A.D., 2000, and is duly recorded as Reception Number 1960776-780 in Plat Book 17, Page 373, 374 through \_\_\_\_\_ inclusive. Drawer No. JF130

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \_\_\_\_\_

Declaration of Restrictive Covenants are recorded at Book \_\_\_\_\_ Page \_\_\_\_\_ of the real property records of Mesa County, Colorado.

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 25 day of JULY A.D. 2000.

Mayor Gene Emery City Manager David Vance

## LIENHOLDER CERTIFICATE

IN WITNESS WHEREOF, THE LIENHOLDER, Alpine Bank has caused its names to be hereunto subscribed this

11<sup>th</sup> day of July A.D., 2000.

*Norm Franke*  
Alpine Bank  
Norm Franke, President

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July A.D., 2000.  
BY Norm Franke, President Alpine Bank.

My commission expires: 3-11-2002

WITNESS MY HAND AND OFFICIAL SEAL.

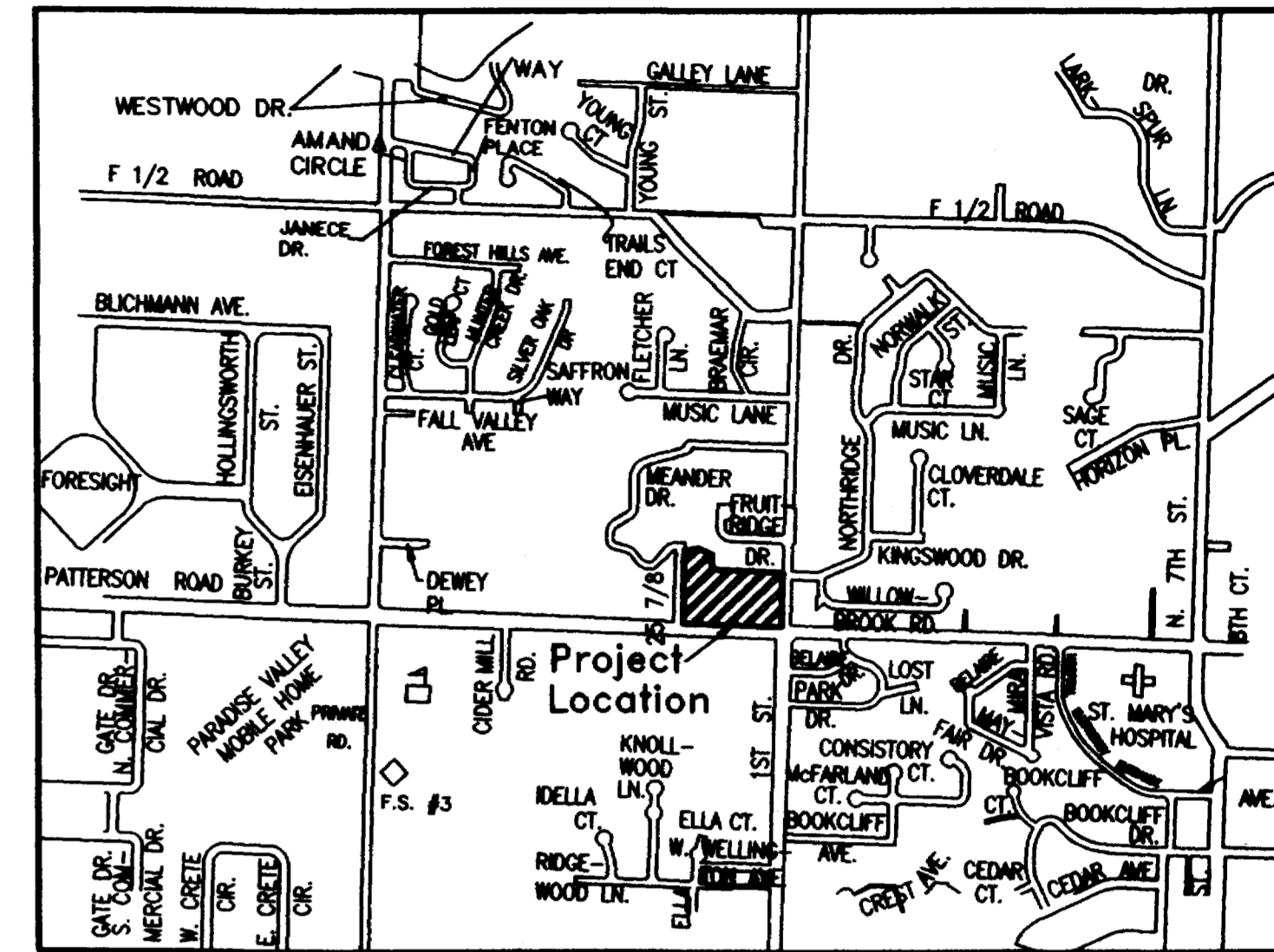
*Aubrey J. Carlos*  
Notary Public  
My Commission Expires 3/11/2002

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of COMMUNITY HOSPITAL MEDICAL PARK, 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 all applicable state laws and regulations.

*Richard A. Mason*  
Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

July 10, 2000  
Date



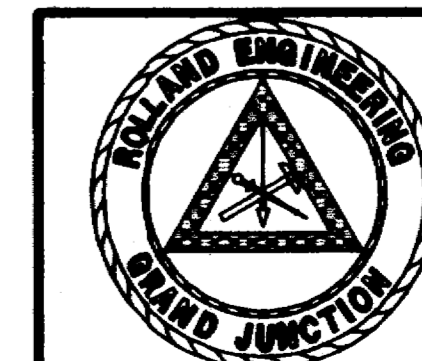
VICINITY MAP  
NOT TO SCALE

## GENERAL NOTES:

1. Title information from Mesa County real property records and from the following: First American Title Company, file no. 00136368, effective date 11/08/1999.
2. Basis of bearing is N89°57'00"W 2838.14 feet between Mesa County Brass Caps for the S.E. Corner and the South 1/4 Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, according to the plat of Willowdale Subdivision, Plat Book 10, Page 11.
3. Tract A will be jointly owned and maintained by the owners of Lot 1 and Lot 2 to serve as storm water detention site.
4. The 14 foot Multi-purpose easement along the west property overlays an existing drainage easement in favor of the Grand Junction Drainage District (Book 905, Pages 842-844.)
5. There are existing utilities within the area designated as R.O.W. and as 14' Multipurpose easement along Patterson Road; as such they may be evidence of apparent easements of use.
6. The maximum height of structures on Lots 1 and 2 shall 40 feet.

## ACRE SUMMARY

LOT 1	2.00 AC.	36.6%
LOT 2	2.87 AC.	52.5%
TRACT A	0.26 AC.	4.7%
R.O.W.	0.34 AC.	6.2%
TOTAL	5.47 AC.	100%



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

File Name: C:\PROJECTS\9083\9083PL1.DWG			
<b>COMMUNITY HOSPITAL MEDICAL PARK</b>			
IN THE SE1/4 SE1/4 OF SECTION THREE TOWNSHIP 1 SOUTH RANGE 1 WEST UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLO.			
Designed	Checked	Proj#	Sheet
ESS	RAM	9083	1
Date	Pr		Of
6/23/00	7/10/00		2

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.

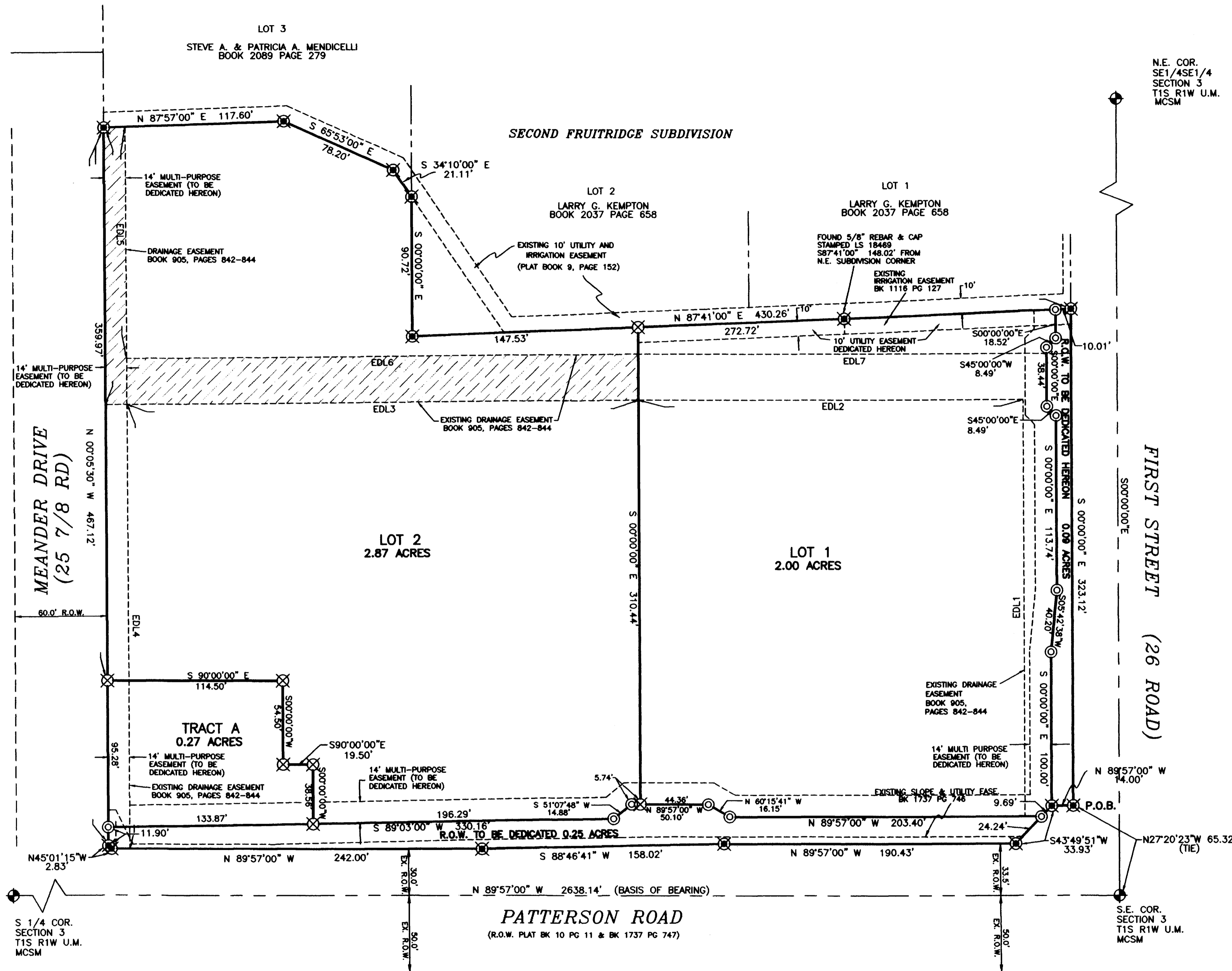
# COMMUNITY HOSPITAL MEDICAL PARK

A REPLAT OF ALL OF WILLOWDALE SUBDIVISION AND A PART OF THE SE1/4 SE1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.

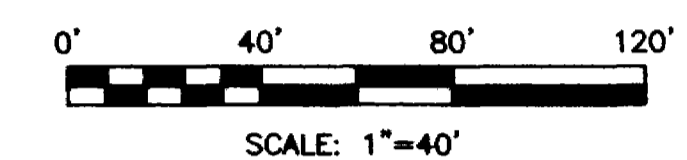
HILLTOP HEIGHTS

HI-FASHION SUBDIVISION

LOT 2



N.E. COR.  
SE1/4SE1/4  
SECTION 3  
T1S R1W U.M.  
MCSM



**LEGEND**

- MESA COUNTY SURVEY MARKER
- FOUND REBAR & CAP LS-18469
- SET REBAR & CAP IN CONCRETE STAMPED LS 18469
- SET REBAR & CAP STAMPED LS 18469
- PROPOSED IRRIGATION & DRAINAGE EASEMENT

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of COMMUNITY HOSPITAL MEDICAL PARK, 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 all applicable state laws and regulations.



Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

July 10, 2000  
Date

**GENERAL NOTES**

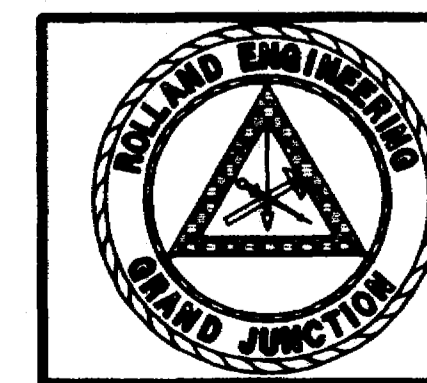
1. Title information from Mesa County real property records and from the following: First American Title Company, file no. 00136386, effective date 11/08/1999.
2. Basis of bearing is N89°57'00"W 2638.14 feet between Mesa County Brass Caps for the S.E. Corner and the South 1/4 Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, according to the plat of Willowdale Subdivision, Plat Book 10, Page 11.
3. The 14 foot Multi-purpose easement along the west property overlays an existing drainage easement in favor of the Grand Junction Drainage District (Book 905, Pages 842-844.)
4. There are existing utilities within the area designated as R.O.W. and as 14' Multipurpose easement along Patterson Road; as such they may be evidence of apparent easements of use.
5. The maximum height of structures on Lots 1 and 2 shall be 40 feet.

**ACRE SUMMARY**

	ACRES	PERCENT
LOT 1	2.00 AC.	36.6%
LOT 2	2.87 AC.	52.5%
TRACT A	0.26 AC.	4.7%
R.O.W.	0.34 AC.	6.2%
<b>TOTAL</b>	<b>5.47 AC.</b>	<b>100%</b>

**LINE TABLE**

EXISTING DRAINAGE EASEMENT (GRAND JUNCTION DRAINAGE DISTRICT)	
EDL1	N 00°00'00" E 271.09'
EDL2	N 89°58'58" W 251.00'
EDL3	S 89°31'02" W 333.89'
EDL4	S 00°05'30" E 288.85'
EDL5	S 00°05'30" E 150.78'
EDL6	N 89°31'02" E 333.93'
EDL7	S 89°58'58" E 282.50'



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

File Name: C:\PROJECTS\9083\9083PL2.DWG

**COMMUNITY HOSPITAL MEDICAL PARK**

IN THE SE1/4 SE1/4 OF SECTION THREE  
TOWNSHIP 1 SOUTH RANGE 1 WEST UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLO.

Designed	ESS	Checked	RAM	Proj#	9083	Sheet	2
Drawn	ESS	Date	6/23/00	Rev	7/10/00	Of	2