

ST. MARY'S REHABILITATION CENTER

2P-1999-250

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Sisters of Charity of Leavenworth Health Services, Corporation, a Kansas nonprofit corporation, is the owner of a parcel of land being that certain tract of land in the SE1/4 of Section 2, Township One South, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2246 at Page 364 (Parcel 1) and Book 2806 at Page 442 of the Mesa County real property records, and being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the southeast corner of said Section 2, from whence a Mesa County Survey Marker for the southwest corner of the SE1/4 SE1/4 of said Section 2 bears S90°00'00"W 1313.86 feet; thence S90°00'00"W 324.87 feet; thence N00°01'00"E 50.00 feet to a 5/8-inch rebar and cap (L.S. 16835) and the point of beginning; thence S90°00'00"W 449.79 feet to a 5/8-inch rebar and cap (L.S. 16835) on the easterly line of Lot 12, Block One, Northern Hills Estates; thence N28°46'00"E 50.59 feet to the southeast corner of Lot 11 of said Block One; thence N74°03'13"W 127.45 feet to the southwest corner of said Lot 11; thence N40°00'00"E 85.50 feet; thence on the arc of a 200.00 foot radius curve to the left (the central angle of which is 16°00'00" and the chord of which bears N32°00'00"E 55.67 feet) for a distance of 55.85 feet; thence N24°00'00"E 48.63 feet; thence on the arc of a 91.00 foot radius curve to the left (the central angle of which is 33°24'05" and the chord of which bears N07°17'58"E 52.30 feet) for a distance of 53.05 feet to the northwest corner of Lot 9 of said Block One; thence N87°00'32"E 124.81 feet to a 5/8-inch rebar and cap (L.S. 9330) for the northeast corner of said Lot 9; thence N80°00'00"E on the south line of Patterson Gardens Subdivision for a distance of 325.00 feet to a 5/8-inch rebar; thence S00°01'00"W 280.48 feet to the beginning.

[3.05 acres]

That said owner has caused the said property to be laid out and surveyed as ST. MARY'S REHABILITATION CENTER, a Subdivision of a part of the City of Grand Junction, County of Mesa.

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

16th day of May 16 A.D. 192000

[Signature]
Sisters of Charity of Leavenworth Health Services, Corporation, a Kansas nonprofit corporation
Managing Member

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 16th day of May A.D., 192000
by Sisters of Charity of Leavenworth Health Services, Corporation, a Kansas nonprofit organization
My commission expires:

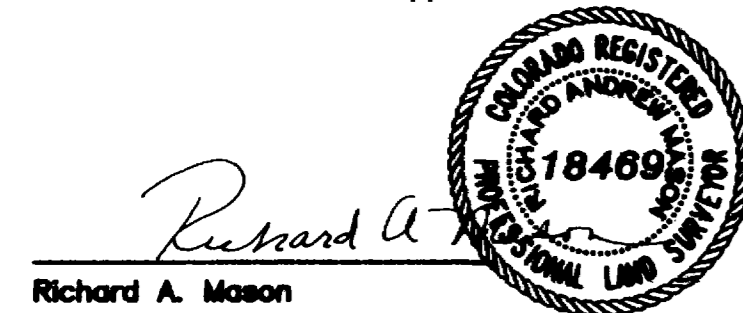
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
Notary Public Corporate Secretary

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 11:03 o'clock A.M.,
this 9th day of November A.D., 192000 and is duly recorded as Reception
Number 1972134 in Plat Book 18, Page 45 through -
inclusive. Drawer No. 00-29

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

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 16th day of December A.D. 1999.
Mayor *[Signature]* City Manager *[Signature]*

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of
ST. MARY'S REHABILITATION CENTER, 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

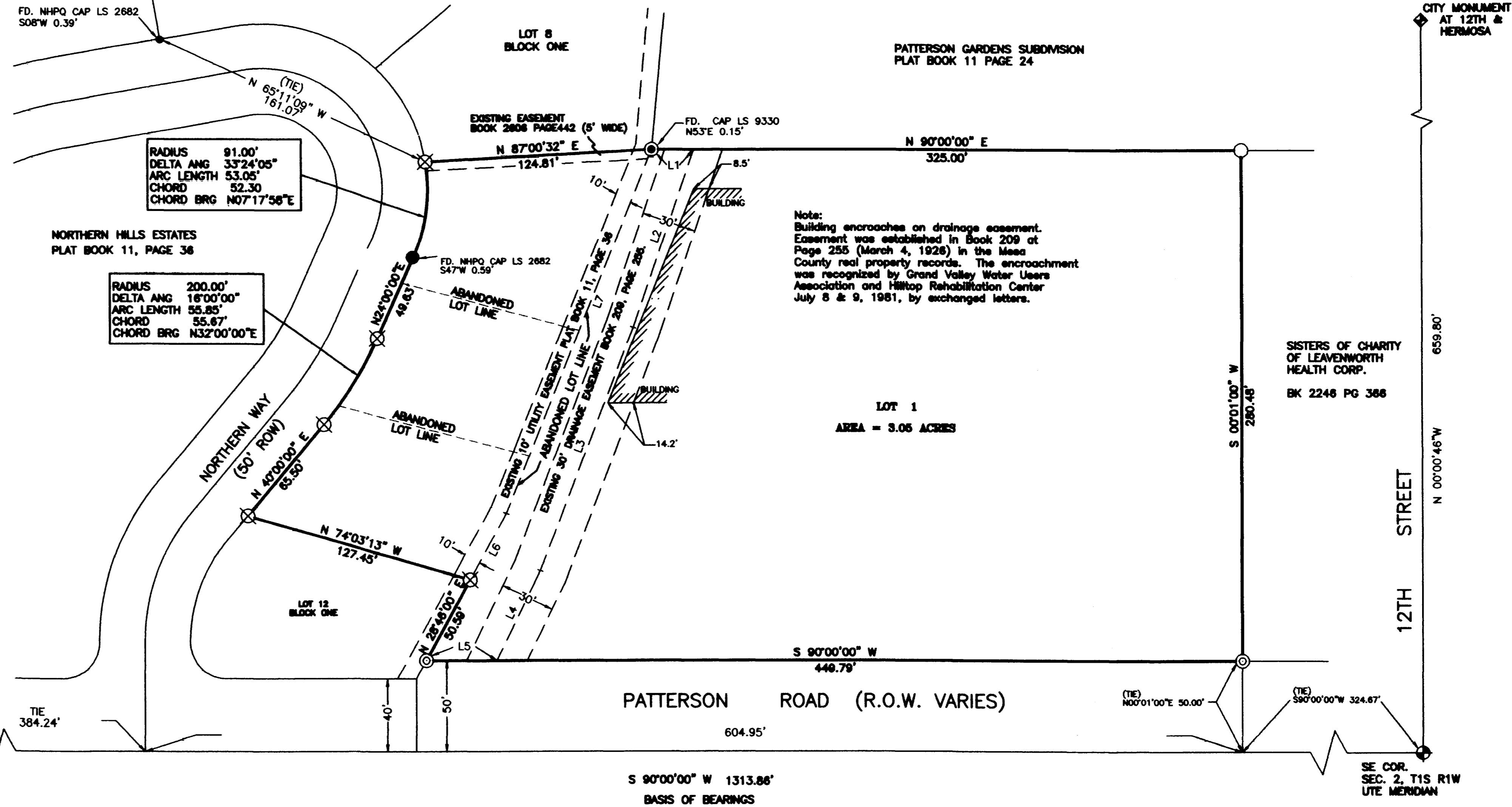
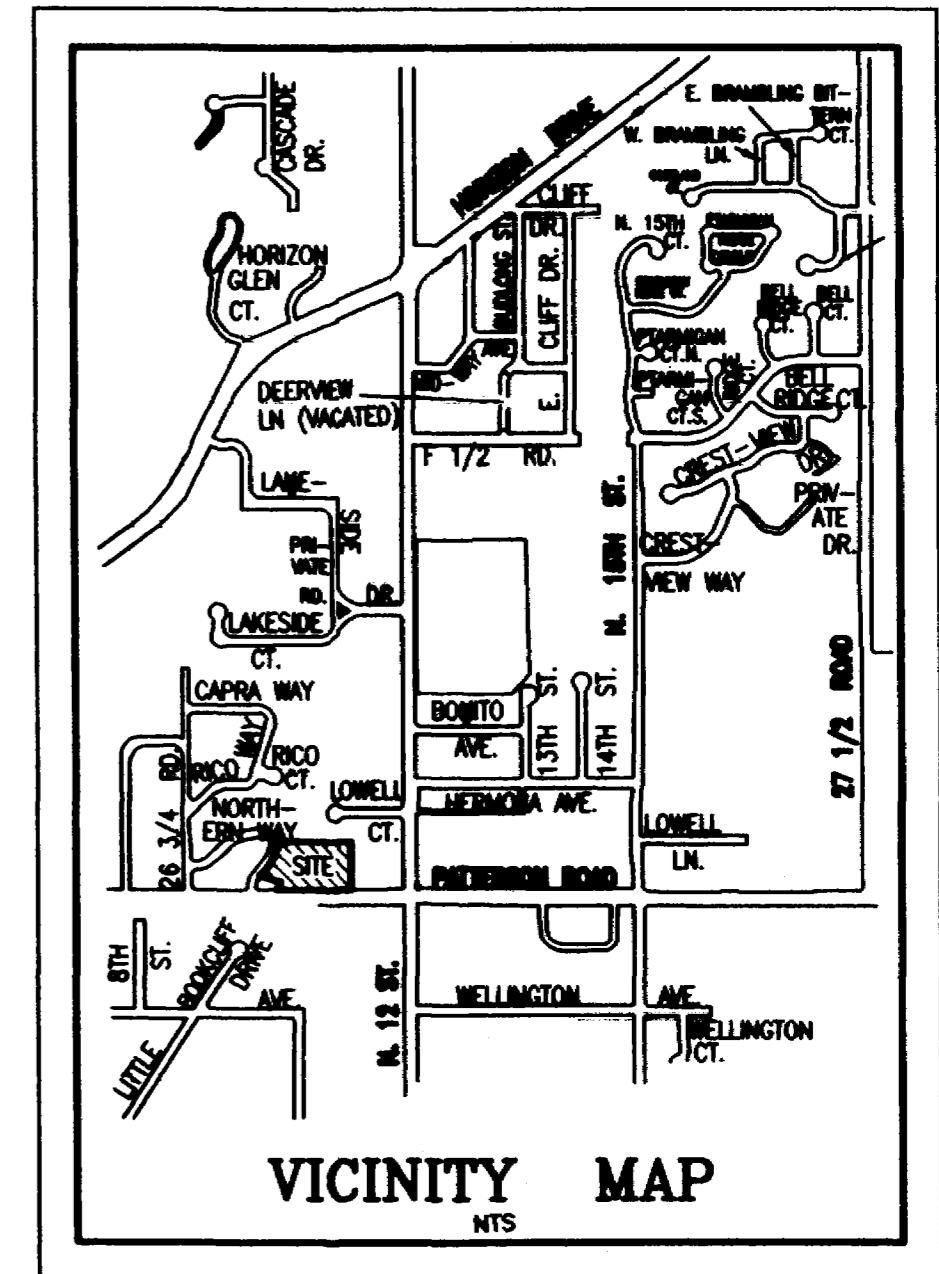
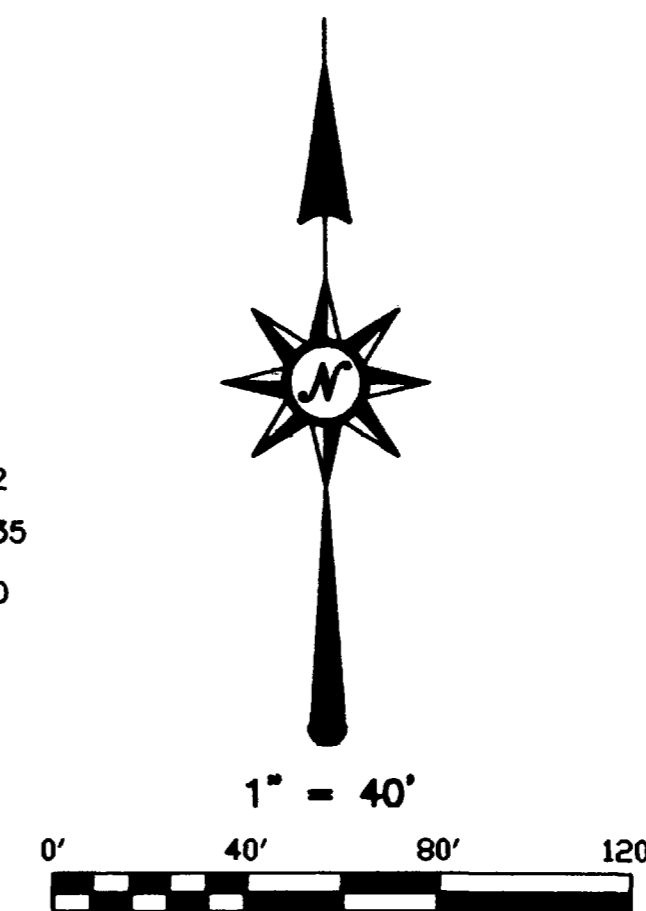
12-13-1999

Date

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.

LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- ◆ CITY MONUMENT
- ⊗ SET REBAR & CAP LS-18469
- FOUND REBAR & CAP LS-2682
- ⊙ FOUND REBAR & CAP LS-16835
- ⊙ FOUND REBAR & CAP LS-9330
- FOUND REBAR (NO CAP)



Note:
Building encroaches on drainage easement.
Easement was established in Book 209 at
Page 255 (March 4, 1926) in the Mesa
County real property records. The encroachment
was recognized by Grand Valley Water Users
Association and Hilltop Rehabilitation Center
July 8 & 9, 1981, by exchanged letters.

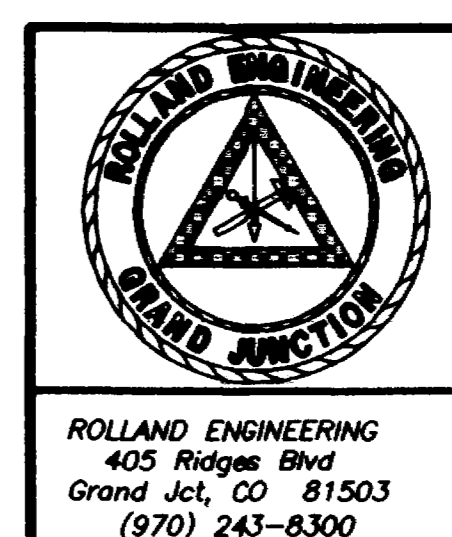
RADIUS 91.00'
DELTA ANG 33°24'05"
ARC LENGTH 53.05'
CHORD 52.30'
CHORD BRG N07°17'58"E

RADIUS 200.00'
DELTA ANG 16°00'00"
ARC LENGTH 55.85'
CHORD 55.67'
CHORD BRG N32°00'00"E

General Notes

- Basis of bearings is between Mesa County Survey Markers for the S.E. Corner of Section 2 and the S.W. Corner of the SE1/4 SE1/4 of Section 2, being S90°00'00"W 1313.86 feet according to the plat of Northern Hills Estates.
- Title information is from Mesa County real property records and from the following:
a) First American Title Insurance Co., Policy No. J1089003, effective date 7-02-99.
b) Quitclaim deed recorded in Book 2246, Pages 363-366 and Warranty deed recorded in Book 2162 at Pages 78-81.

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	23.15'
L2	S 18°57'58" W	103.44'
L3	S 21°04'17" W	142.94'
L4	S 26°07'31" W	54.89'
L5	S 90°00'00" W	38.84'
L6	N 28°46'01" E	41.46'
L7	N 21°58'01" E	215.42'



File Name: D:\9040\9040REPL.DWG

ST. MARY'S REHABILITATION CENTER

A REPLAT OF LOTS 9-11, BLOCK 1
NORTHERN HILLS ESTATES and a part of
The SE1/4 SE1/4, Section 2,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, County of Mesa, Colorado

Designed	Checked	Proj#	9040	Sheet	1
Drawn	RAM	Date	11/22/99	By	

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