

# THE COMMONS

A PLANNED UNIT DEVELOPMENT

## DEDICATION AND OWNERSHIP STATEMENT

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 SE1/4SW1/4 of Section 1, Township One South, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in the office of the Mesa County real property records at Reception No. 1990890, and being more particularly described as follows:

Commencing at an alloy cap LS 24306 for the southeast corner of the NE1/4SW1/4 of said Section 1, from whence a Mesa County Survey Marker for the Southeast corner of the SW1/4 of said Section 1 bears S00°02'18"W 1319.79 feet, thence N89°48'22"W 30.00 feet to an alloy cap (LS 20677) on the westerly right-of-way line of 27 1/2 Road and the point of beginning; thence S00°02'18"W on said right-of-way line for a distance of 814.83 feet, to an alloy cap (LS 20677); thence leaving said right-of-way line, N89°47'23"W 120.00 feet thence S00°02'18"W 75.00 feet; thence S89°47'23"E 120.00 feet to an alloy cap (LS 20677) on the westerly right-of-way line of 27 1/2 Road; thence S00°02'18"W 12.00 feet to an alloy cap (LS 20677); thence, leaving said right-of-way line, N89°47'23"W 208.00 feet to an alloy cap (LS 20677); thence S00°02'18"W 88.00 feet to a 5/8 inch rebar; thence N89°47'23"W 460.50 feet to a 5/8 inch rebar and cap (LS 16413) on the easterly line of Treehaven Subdivision; thence on and through said easterly line N00°02'18"E 329.88 feet to an alloy cap (LS 20677); thence N89°47'42"W 602.29 feet to an alloy cap (LS 20677) on the easterly right-of-way line of 15th Street; thence N00°41'56"E, on said easterly right-of-way line, for a distance of 329.84 feet to the southerly line of Nellie Bechtel Gardens; thence leaving said right-of-way line S89°48'02"E 636.50 feet to the southeast corner of Nellie Bechtel Gardens; thence N00°03'53"E 329.87 feet to the northerly line of the SE1/4SW1/4 of said Section 1; thence S89°48'22"E 630.33 feet to the beginning. [18.82 acres]

That said owner has caused the said property to be laid out and surveyed as THE COMMONS, 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 streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All private irrigation easements granted under separate instrument.

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Sanitary Sewer Easements to the City of Grand Junction for the use of City-approved: sanitary sewer pipelines as perpetual easements for the installation, operation, maintenance and repair of said pipelines and appurtenant facilities.

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.

Parcel A is granted by separate instrument to Leroy and Judy Oviatt in Book 2837, at Page 230. of the Mesa County real property records.

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

4<sup>th</sup> day of May A.D., 2001.

*Sally Schaefer*  
Hilltop Health Services Corporation  
Sally Schaefer, CEO

STATE OF COLORADO )  
                                  ) ss

COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May A.D., 2001.

by Hilltop Health Services Corporation  
Sally Schaefer, CEO

My commission expires: 4/2/02

WITNESS MY HAND AND OFFICIAL SEAL.

*Catherine Munn*  
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 9:44 o'clock A.M., this 25<sup>th</sup> day of July A.D., 2001, and is duly recorded as Reception Number 2007106 in Plat Book 18, Page 268 & 209 through inclusive. Drawer No. 11-26

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

No Covenants, Conditions and Restrictions established.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 12<sup>th</sup> day of June A.D. 2001.

Mayor *Cindy Enns-Marey* City Manager *[Signature]*

STATE OF COLORADO )

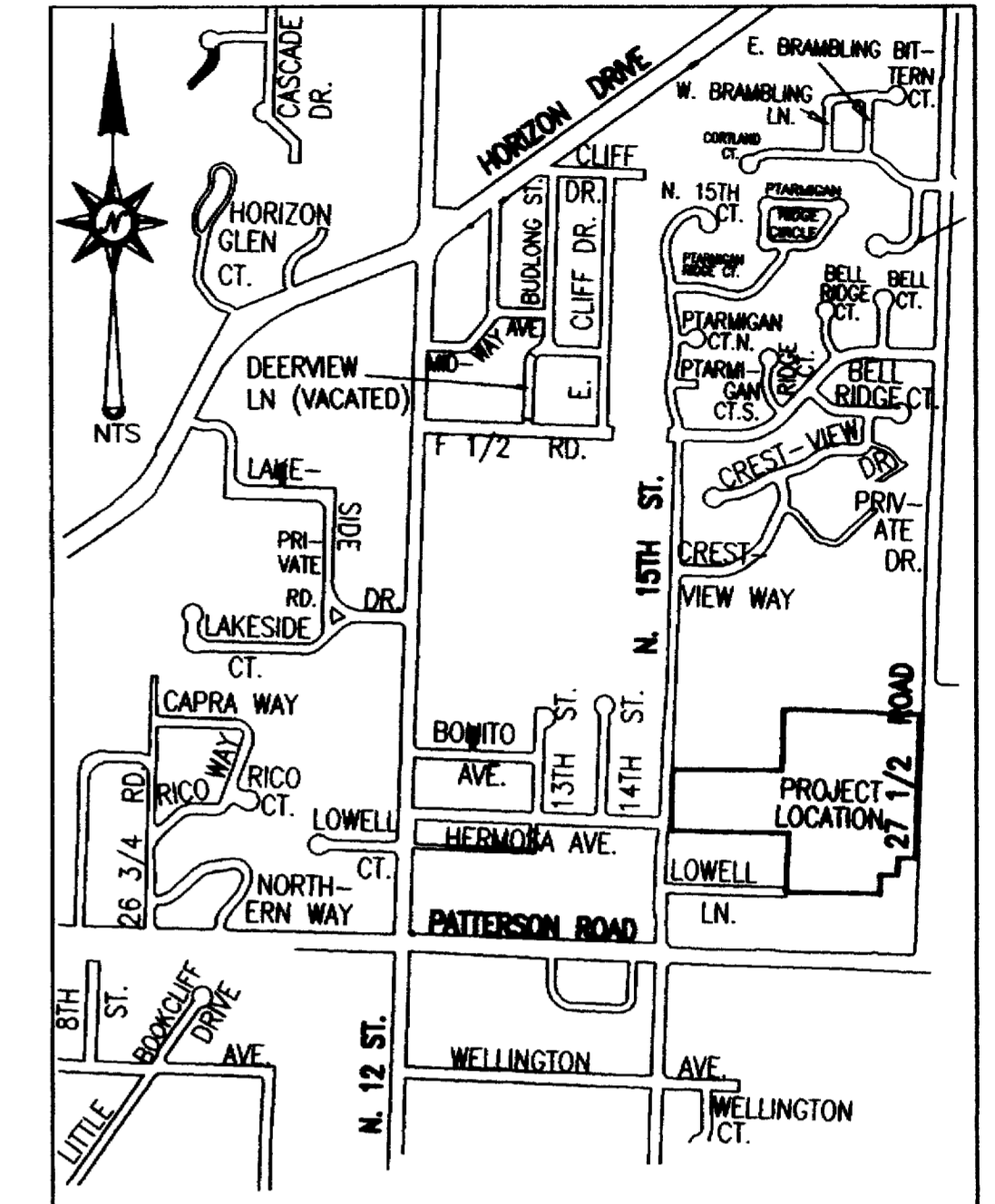
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

My commission expires: \_\_\_\_\_

Not Applicable *RAM*

WITNESS MY HAND AND OFFICIAL SEAL.



VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of THE COMMONS, 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

May 4, 2001  
Date



## LIENHOLDER CERTIFICATE

IN WITNESS WHEREOF, THE LIENHOLDER, Jans Corp., a Colorado Corporation, has caused its name to be hereunto subscribed this

4<sup>th</sup> day of May A.D., 2001.

*Gerry Spomer*  
Gerry Spomer Pres.

STATE OF COLORADO )

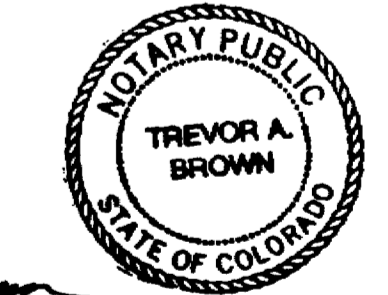
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May A.D., 2001.

BY Gerry Spomer.

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL.

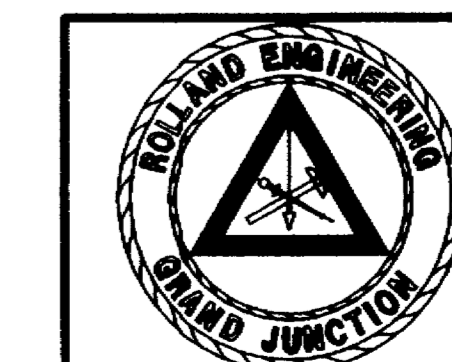


*Trevor A. Brown*  
Notary Public

## GENERAL NOTES

1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00903147 C, effective date October 5, 1999.
2. Basis of bearings derived from "Mesaco LCS" with a bearing of S00°02'18"W between Mesa County Survey Markers for the N.E. Corner and the S.E. Corner of the SW1/4 of Section 1.
3. Parcel A is not intended as a building site and is subject to deed restrictions.
4. Grant of release of irr. easement by Moores recorded Book 2834 at Page 733.

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	7.30	38.79%
LOT 2	6.66	35.39%
LOT 3	2.59	13.76%
LOT 4	0.74	3.93%
PARCEL A	0.06	0.32%
DEDICATED R.O.W.	1.47	7.81%
TOTAL	18.82	100.00%



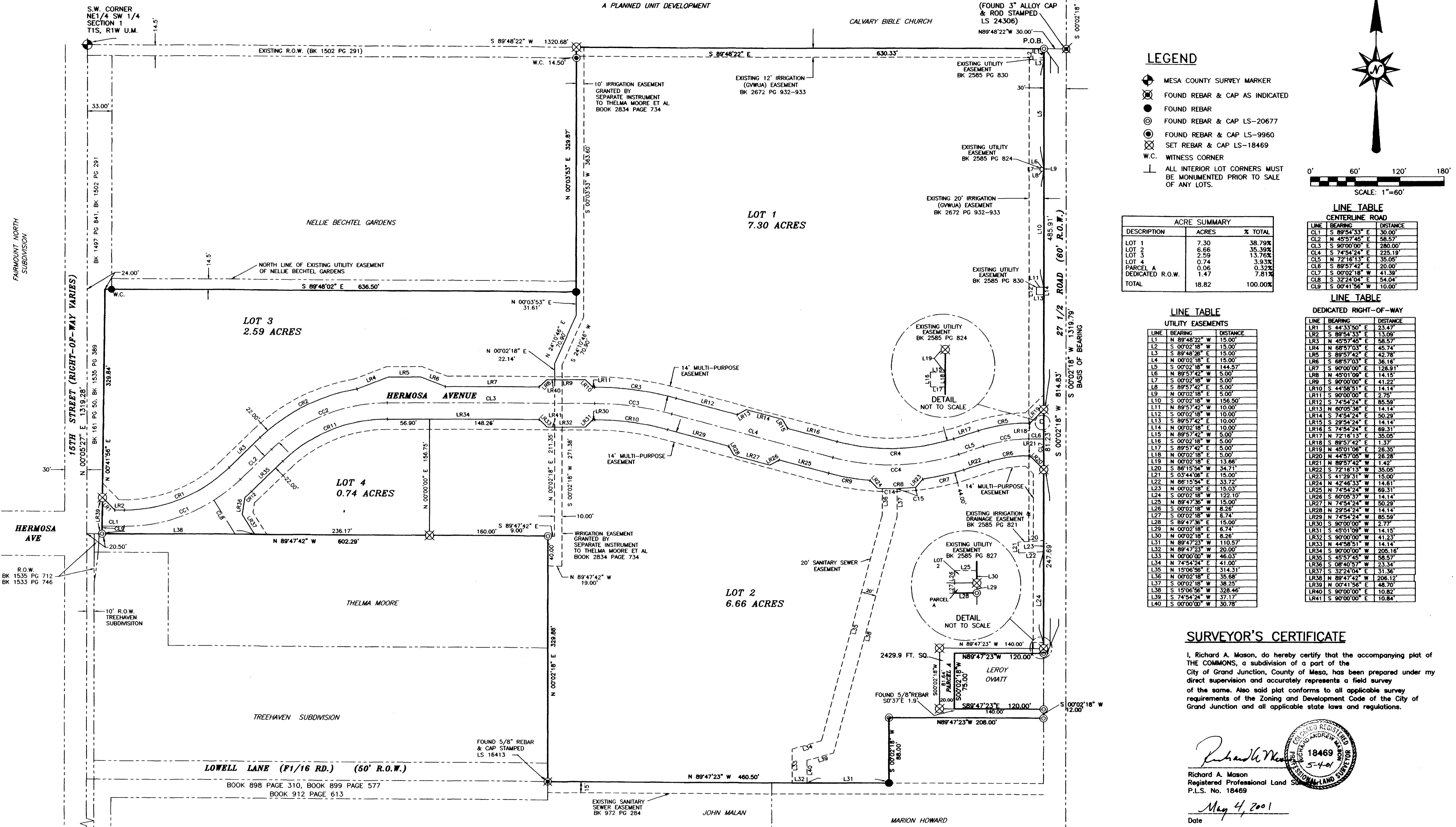
ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: C:\SC14\WORK\0005\0005PLAT.DWG			
<b>THE COMMONS</b>			
IN THE SE 1/4 SW 1/4 SECTION ONE TOWNSHIP 1 SOUTH RANGE 1 WEST UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLO.			
Designed	Checked	Proj# 0005	Sheet 1
Drawn	Date 05/04/01	Rv:	Of 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.

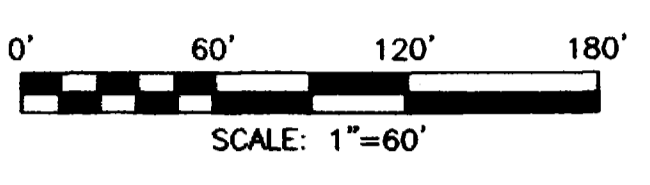
# THE COMMONS

HILLTOP HEALTH SERVICES CORPORATION  
A PLANNED UNIT DEVELOPMENT



## LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND REBAR & CAP AS INDICATED
- FOUND REBAR
- FOUND REBAR & CAP LS-20677
- FOUND REBAR & CAP LS-9960
- SET REBAR & CAP LS-18469
- W.C. WITNESS CORNER
- ALL INTERIOR LOT CORNERS MUST BE MONUMENTED PRIOR TO SALE OF ANY LOTS.



### ACRE SUMMARY

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PARCEL A	0.06	0.32%
DEDICATED R.O.W.	1.47	7.81%
TOTAL	18.82	100.00%

### CENTERLINE ROAD

LINE	BEARING	DISTANCE
CL1	S 89°48'33\"	30.00'
CL2	N 45°57'45\"	58.57'
CL3	S 90°00'00\"	280.00'
CL4	S 74°54'24\"	225.19'
CL5	N 72°16'13\"	35.05'
CL6	S 89°57'42\"	20.00'
CL7	S 00°02'18\"	41.39'
CL8	S 32°24'04\"	54.04'
CL9	S 00°41'56\"	10.00'

### UTILITY EASEMENTS

LINE	BEARING	DISTANCE
L1	N 89°48'22\"	15.00'
L2	S 00°02'18\"	15.00'
L3	S 89°48'28\"	15.00'
L4	N 00°02'18\"	15.00'
L5	S 00°02'18\"	144.57'
L6	N 89°57'42\"	5.00'
L7	S 00°02'18\"	5.00'
L8	S 89°57'42\"	5.00'
L9	N 00°02'18\"	5.00'
L10	S 00°02'18\"	156.50'
L11	N 89°57'42\"	10.00'
L12	S 00°02'18\"	10.00'
L13	S 89°57'42\"	10.00'
L14	N 00°02'18\"	10.00'
L15	N 89°57'42\"	5.00'
L16	S 00°02'18\"	5.00'
L17	S 89°57'42\"	5.00'
L18	N 00°02'18\"	5.00'
L19	N 00°02'18\"	13.66'
L20	S 86°15'54\"	34.71'
L21	S 03°44'08\"	15.00'
L22	N 86°15'54\"	33.72'
L23	N 00°02'18\"	15.03'
L24	S 00°02'18\"	122.10'
L25	N 89°47'36\"	15.00'
L26	S 00°02'18\"	8.26'
L27	S 00°02'18\"	6.74'
L28	S 89°47'36\"	15.00'
L29	S 00°02'18\"	6.74'
L30	N 00°02'18\"	8.26'
L31	N 89°47'23\"	110.57'
L32	S 89°47'23\"	20.00'
L33	N 00°00'00\"	46.03'
L34	N 74°54'24\"	41.00'
L35	N 15°06'56\"	314.31'
L36	N 00°02'18\"	35.68'
L37	S 00°02'18\"	38.25'
L38	S 15°06'56\"	328.46'
L39	S 74°54'24\"	37.17'
L40	S 00°00'00\"	30.78'

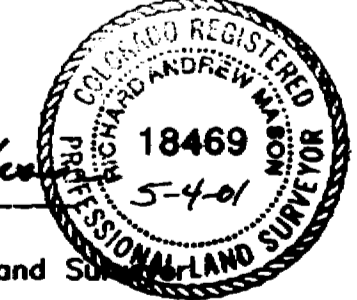
### DEDICATED RIGHT-OF-WAY

LINE	BEARING	DISTANCE
LR1	S 44°33'50\"	23.47'
LR2	S 89°54'33\"	13.09'
LR3	N 45°57'45\"	58.57'
LR4	N 68°57'03\"	45.74'
LR5	S 89°57'42\"	42.78'
LR6	S 68°57'03\"	36.16'
LR7	S 90°00'00\"	126.91'
LR8	N 45°01'09\"	14.15'
LR9	S 90°00'00\"	41.22'
LR10	S 44°58'51\"	14.14'
LR11	S 90°00'00\"	2.75'
LR12	S 74°54'24\"	85.59'
LR13	N 60°05'36\"	14.14'
LR14	S 74°54'24\"	50.29'
LR15	S 29°54'24\"	14.14'
LR16	S 74°54'24\"	69.31'
LR17	N 72°16'13\"	35.05'
LR18	S 89°57'42\"	1.37'
LR19	N 45°01'09\"	26.35'
LR20	N 44°57'05\"	26.28'
LR21	N 89°57'42\"	1.42'
LR22	S 72°16'13\"	35.05'
LR23	S 41°29'31\"	15.00'
LR24	E 42°46'33\"	14.61'
LR25	N 74°54'24\"	69.31'
LR26	S 60°05'37\"	14.14'
LR27	N 74°54'24\"	50.29'
LR28	N 29°54'24\"	14.14'
LR29	N 74°54'24\"	85.59'
LR30	S 90°00'00\"	2.77'
LR31	N 45°01'09\"	14.15'
LR32	S 90°00'00\"	41.23'
LR33	N 44°58'51\"	14.14'
LR34	S 90°00'00\"	205.16'
LR35	S 45°57'45\"	58.57'
LR36	S 08°40'57\"	23.34'
LR37	S 32°24'04\"	31.36'
LR38	S 89°47'42\"	206.12'
LR39	N 00°41'56\"	48.70'
LR40	S 90°00'00\"	10.82'
LR41	S 90°00'00\"	10.84'

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of THE COMMONS, 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



May 4, 2001  
Date

### CURVE TABLE CENTERLINE ROAD

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	225.00'	173.29'	169.04'	N 68°01'36\"	E 44°07'42\"	91.20'
CC2	225.00'	172.93'	168.71'	N 67°58'53\"	E 44°02'15\"	90.99'
CC3	400.00'	105.37'	105.07'	S 82°27'12\"	E 15°05'36\"	52.99'
CC4	300.00'	171.86'	169.52'	N 88°40'55\"	E 32°49'24\"	88.36'
CC5	218.26'	62.11'	61.90'	N 80°23'22\"	E 16°18'18\"	31.27'

### CURVE TABLE DEDICATED RIGHT-OF-WAY

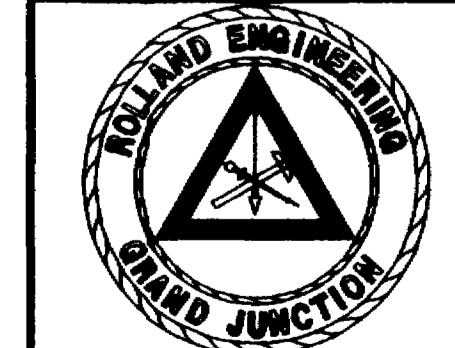
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
CR1	203.00'	156.35'	152.51'	N 68°01'36\"	E 44°07'42\"	82.28'
CR2	247.00'	148.74'	146.51'	N 63°12'51\"	E 34°30'12\"	76.70'
CR3	422.00'	111.17'	110.85'	S 82°27'12\"	E 15°05'36\"	55.91'
CR4	278.00'	159.26'	157.09'	N 88°40'55\"	E 32°49'24\"	81.88'
CR5	222.00'	68.84'	68.57'	N 81°09'15\"	E 17°48'05\"	34.70'
CR6	178.00'	55.20'	54.98'	S 81°09'15\"	W 17°46'05\"	27.82'
CR7	322.00'	56.40'	56.33'	S 77°17'18\"	W 10°02'11\"	28.27'
CR8	332.00'	51.23'	51.18'	S 88°41'15\"	W 08°50'30\"	25.67'
CR9	322.00'	56.86'	56.79'	N 79°57'57\"	W 10°07'06\"	28.51'
CR10	378.00'	99.58'	99.29'	N 82°27'12\"	W 15°05'36\"	50.08'
CR11	203.00'	156.03'	152.21'	S 67°58'53\"	E 44°02'15\"	82.09'
CR12	247.00'	12.68'	12.68'	S 47°26'01\"	W 02°56'33\"	6.34'

### CURVE TABLE SANITARY SEWER EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	332.00'	20.00'	20.00'	S 89°44'14\"	E 03°27'08\"	10.00'
C2	332.00'	24.74'	24.74'	N 86°24'06\"	E 04°16'13\"	12.38'

## GENERAL NOTES

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00903147 C, effective date October 5, 1999.
- Basis of bearings derived from "Mesaco LCS" with a bearing of S00°02'18"W between Mesa County Survey Markers for the N.E. Corner and the S.E. Corner of the SW1/4 of Section 1.
- Parcel A is not intended as a building site and is subject to deed restrictions. (see page 1)
- Grant of release of irr. easement by Moores recorded Book 2834 at Page 733.



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

File Name: C:\0005\0005PL2.DWG	<b>THE COMMONS</b>		
	IN SE1/4 SW1/4 OF SECTION 1 IN T1S, R1W, U.M. COUNTY OF UTERADO MESA COUNTY, COLORADO		
Designed	Checked	Proj# 0005	Sheet 2
Drawn	Date 5/04/01	Pr.	Of 2