

# COTTAGES AT THE COMMONS

A REPLAT OF LOTS 2 AND 4 OF THE COMMONS  
 HILLTOP HEALTH SERVICES CORPORATION  
 A PLANNED UNIT DEVELOPMENT

## 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 Plat Book 18, Pages 208&209, and being more particularly described as follows:

Lot 2 and Lot 4 of "THE COMMONS" Plat Book 18, Pages 208 & 209.

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

That there are no lienholders.

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

9th day of May, A.D., 2003.

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

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 The foregoing instrument was acknowledged before me this 9th day of May, A.D., 2003,  
 by Hilltop Health Services Corporation  
 Sally Schaefer, CEO

My commission expires: 04/02/2005

WITNESS MY HAND AND OFFICIAL SEAL.

*Kelley L. Echave*  
 Notary Public



## GENERAL NOTES

- Title information from Mesa County real property records and from Transation Title Insurance Company, Policy No. A38-227368, effective date February 19, 2003.
- 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.
- Subdivision is subject to all dedicated platted and private easements as shown on the plat of "THE COMMONS" Plat Book 18, Pages 208 & 209.

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 2A	0.98	13.24%
LOT 4A	6.42	86.76%
TOTAL	7.40	100.00%

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M.,  
 this 19th day of May, A.D., 2003, and is duly recorded as Reception  
 Number 2122511 in Plat Book 19, Page 325 through 326  
 inclusive. Drawer No. NN-106

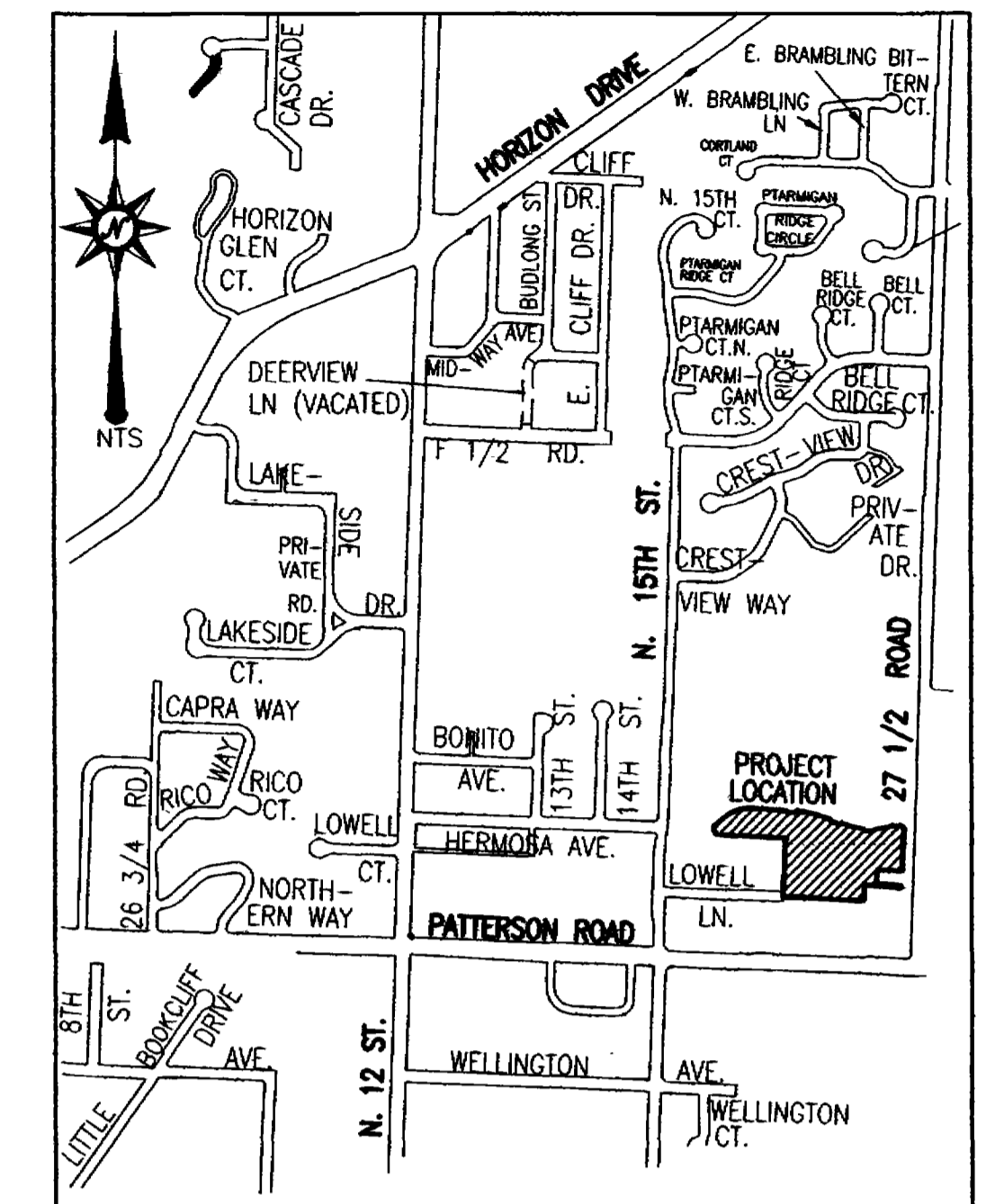
Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \$2000 + \$1.00

No Covenants, Conditions and Restrictions established.

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 16th day of May, A.D. 2003.

Mayor *[Signature]* City Manager *[Signature]*



## VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of COTTAGES AT 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.

*[Signature]*  
 Registered Professional Land Surveyor  
 P.L.S. No. 18469

Date: 5/8/03

Date

	File Name: C:\2098\2098PL.DWG			
	<b>COTTAGES AT 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 ESS	Checked RAM	Proj# 2098	Sheet 1	
Drawn JLG	Date 5/8/03	Rv: 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.

# COTTAGES AT THE COMMONS

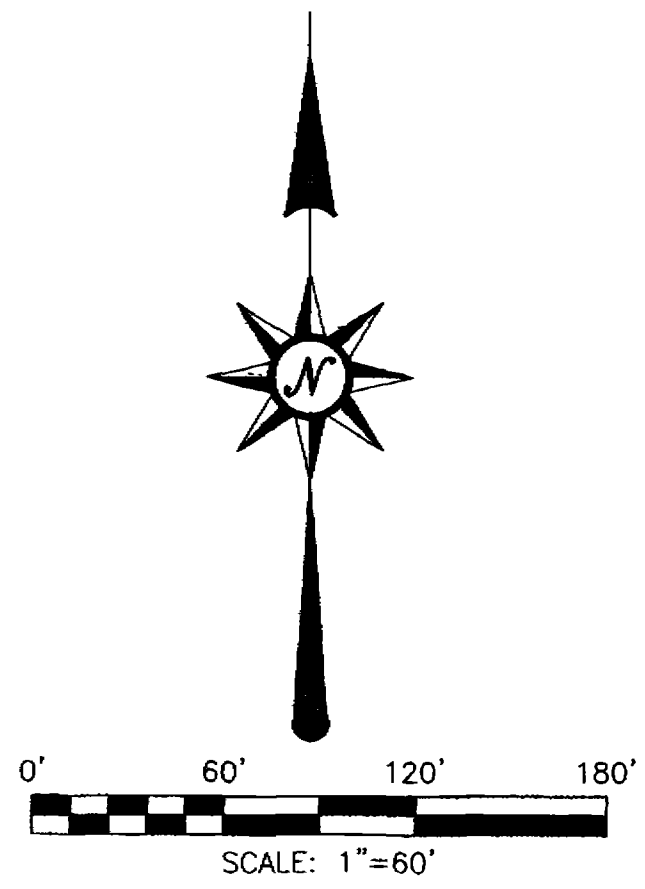
A REPLAT OF LOTS 2 AND 4 OF THE COMMONS  
HILLTOP HEALTH SERVICES CORPORATION  
A PLANNED UNIT DEVELOPMENT

S.E. CORNER  
NE 1/4 SW 1/4  
SECTION 1  
T1S, R1W U.M.  
(FOUND 3" ALLOY CAP  
& ROD STAMPED  
LS 24306)

S.W. CORNER  
NE 1/4 SW 1/4  
SECTION 1  
T1S, R1W U.M.

## LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ FOUND REBAR & CAP AS INDICATED
- FOUND REBAR & CAP LS-18469
- ⊙ FOUND REBAR & CAP LS-20677
- ⊗ FOUND REBAR & CAP LS-9960
- ⊗ SET REBAR & CAP LS-18469
- W.C. WITNESS CORNER



EXTERIOR BOUNDARY ANGLE POINT  
MONUMENTS HAVE CONCRETE COLLARS.

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## LINE TABLE

UTILITY EASEMENTS		
LINE	BEARING	DISTANCE
L1	N 86°15'54" E	34.71'
L2	N 03°44'06" W	15.00'
L3	N 86°15'54" E	33.72'
L4	N 00°02'18" E	15.03'
L5	S 00°02'18" W	122.10'
L6	N 89°47'36" W	15.00'
L7	S 00°02'18" W	8.26'
L8	S 00°02'18" W	6.74'
L9	N 89°47'36" E	15.00'
L10	N 00°02'18" E	6.74'
L11	N 00°02'18" E	8.26'
L12	N 89°47'23" W	110.57'
L13	N 89°47'23" W	20.00'
L14	N 00°00'00" W	46.03'
L15	N 74°54'24" E	41.00'
L16	N 15°06'56" E	314.31'
L17	N 00°02'18" E	35.68'
L18	S 00°02'18" W	38.25'
L19	S 15°06'56" W	328.46'
L20	S 74°54'24" W	37.17'
L21	S 00°00'00" W	30.78'

## LINE TABLE

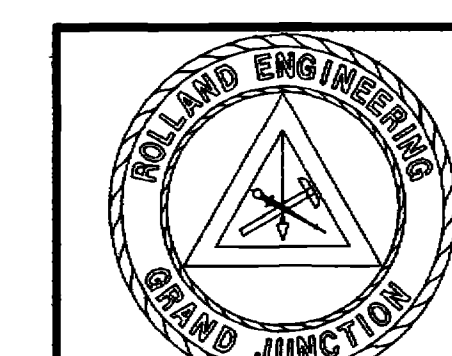
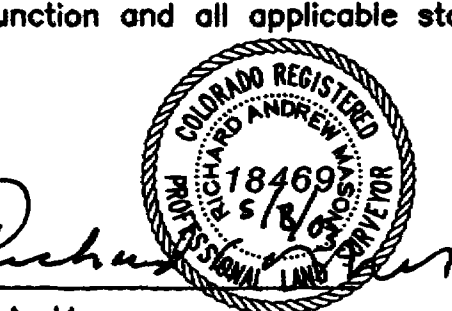
DEDICATED RIGHT-OF-WAY		
LINE	BEARING	DISTANCE
LR1	N 32°24'04" W	31.36'
LR2	N 08°40'57" E	23.34'
LR3	N 45°57'45" E	58.57'
LR4	N 90°00'00" E	205.16'
LR5	S 44°58'51" E	14.14'
LR6	N 90°00'00" E	10.84'
LR7	N 90°00'00" E	41.23'
LR8	N 45°01'09" E	14.15'
LR9	N 90°00'00" E	2.77'
LR10	S 74°54'24" E	85.59'
LR11	S 29°54'24" E	14.14'
LR12	S 74°54'24" E	50.29'
LR13	N 60°05'37" E	14.14'
LR14	S 74°54'24" E	69.31'
LR15	S 42°46'33" E	14.61'
LR16	N 41°29'31" E	15.00'
LR17	N 72°18'13" E	35.05'
LR18	S 89°57'42" E	1.42'
LR19	S 44°57'05" E	26.28'

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

Date  
5/8/03

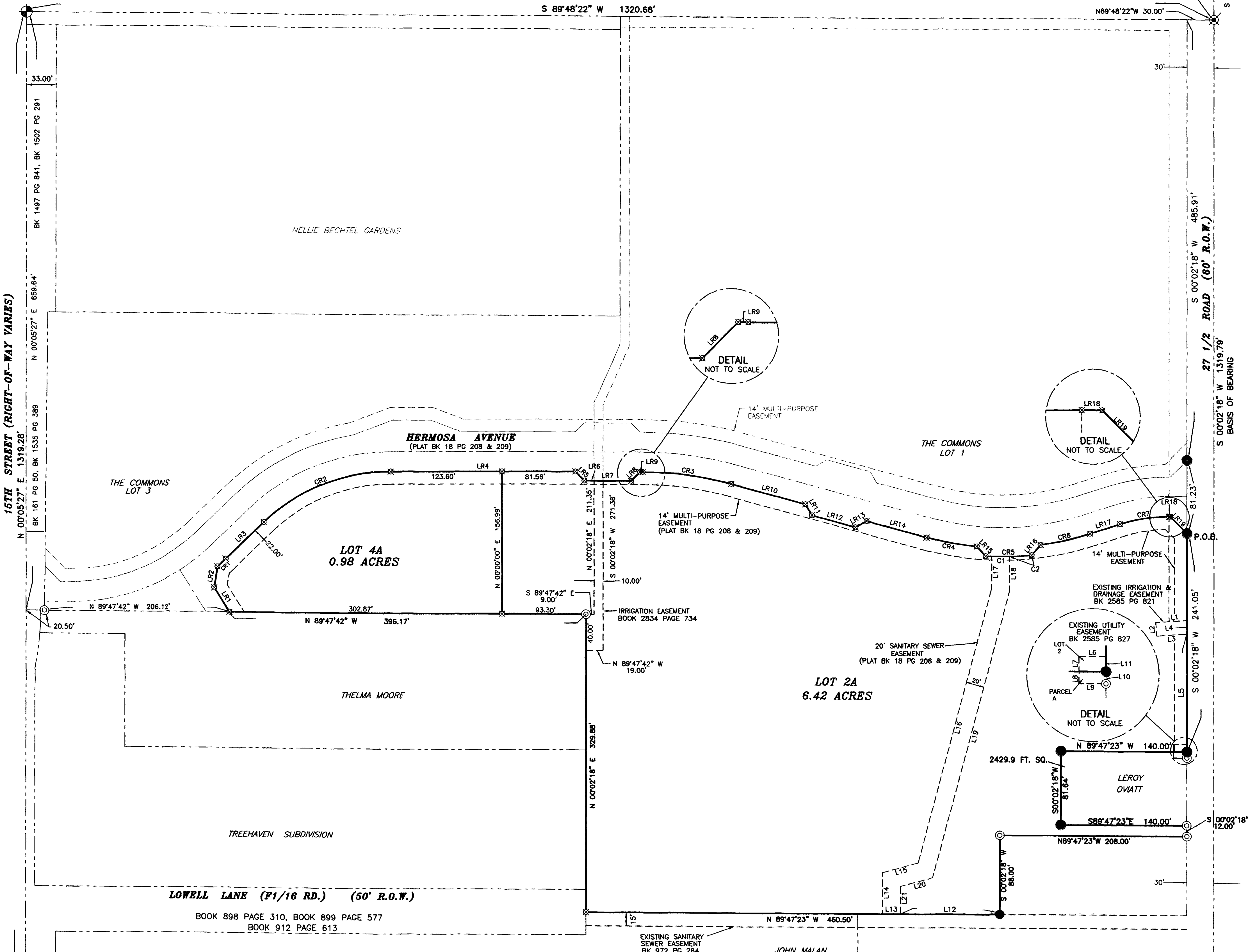


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### COTTAGES AT THE COMMONS

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 ESS	Checked RAM	Proj# 2098	Sheet 2
Drawn JLG	Date 5/8/03	Rv: 2	Of 2



## 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°18'13"	12.38'

## CURVE TABLE

DEDICATED RIGHT-OF-WAY						
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
CR1	247.00'	12.68'	12.68'	N 47°26'01" E	02°56'33"	6.34'
CR2	203.00'	158.03'	152.21'	N 67°58'53" E	44°02'15"	82.09'
CR3	378.00'	99.58'	99.29'	S 82°27'12" E	15°05'36"	50.08'
CR4	322.00'	56.86'	56.79'	S 79°57'57" E	10°07'06"	28.51'
CR5	332.00'	51.23'	51.18'	N 88°41'15" E	08°50'30"	25.67'
CR6	322.00'	56.40'	56.33'	N 77°17'18" E	10°02'11"	28.27'
CR7	178.00'	55.20'	54.98'	N 81°09'15" E	17°46'05"	27.82'

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SE 1/4 SW 1/4  
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