

# PRIMARY CARE PARTNERS' SERVICES / HOSPICE CAMPUS

## A PLANNED DEVELOPMENT

### DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

West Toco Development, LLC, by ~~Lighthouse Point Development, LLC, its sole member~~, and Hospice and Palliative Care of Western Colorado formerly known as Grand Valley Hospice are the owners of a parcel of land being that certain tract of land in the SW1/4 of Section 1, Township One South, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3093 at Page 187 and in Book 3091 at Page 860 of the Mesa County real property records, the perimeter of which is more particularly described as a result of survey, as follows:

Commencing at a Mesa County Survey Marker for the southwest corner of said Section One from whence a City of Grand Junction Monument for the West 1/4 Corner of said Section One bears N00°00'00"E; thence N00°00'00"E along said Section line for a distance of 1009.17 feet; thence S90°00'00"E 30.00 feet; thence N44°30'00"E 9.99 feet to the point of beginning; thence N00°00'00"E 131.26 feet; thence N05°18'15"E 129.81 feet; thence N00°00'00"E 26.45 feet; thence N31°10'13"E 22.21 feet; thence S90°00'00"E 5.00 feet; thence N00°00'00"E 52.00 feet; thence N90°00'00"W 8.53 feet; thence N56°57'28"W 21.32 feet; thence N06°03'53"W 19.81 feet; thence N00°00'00"E 351.38 feet; thence N06°07'31"E 93.72 feet; thence N00°00'00"E 56.88 feet; thence N42°43'49"E 19.85 feet; thence N89°55'19"E 5.10 feet; thence N00°04'41"W 55.84 feet to the southerly line of Hilltop Minor Subdivision; thence S89°54'54"E on said line for a distance of 595.45 feet to the northwest corner of The Fountains; thence S00°01'32"E 659.14 feet to the southwest corner of The Fountains; thence S00°01'32"E 30.00 feet to the northeast corner of Eagleton Subdivision; thence on the northerly line of Eagleton Subdivision S40°39'04"W 238.95 feet; thence N88°05'00"W 201.00 feet; thence S68°25'00"W 103.00 feet; thence S78°10'00"W 147.00 feet; thence S44°30'00"W 40.01 feet to the beginning.

This property is subject to easement rights of Grand Valley Water Users' Association and the United States of America as set forth in rights-of-way and agreements of record.  
[12.23 acres]

That said owners have caused the said property to be laid out and surveyed as Primary Care Partners' Services / Hospice Campus, a Subdivision of a part of the City of Grand Junction, County of Mesa.

That said owners hereby dedicate and set apart that real property as shown and labeled on the accompanying plat as follows:

A Utility Easement shown hereon, is dedicated to the City of Grand Junction for the use of City-approved public utilities as a perpetual, non-exclusive easement for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

A Sanitary Sewer Easement shown hereon, is dedicated to the City of Grand Junction for the use of City-approved public utilities as a perpetual, non-exclusive easement for the installation, operation, maintenance and repair of sanitary sewer lines and its appurtenant facilities.

A Pedestrian (Trail) Easement shown hereon, is hereby dedicated as a perpetual non-exclusive easement to the City of Grand Junction for the use by the public for ingress and egress for bicycling, walking, and other access: provided however, that no motorized use by the public is authorized, further provided that the owners reserve the right to impose reasonable restrictions to protect persons and property.

A dedicated Multi-purpose Easement, shown hereon, is hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as a perpetual, non-exclusive easement 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, irrigation lines, landscaping, trees and grade structures.

All private easements, designated by E-1 through E-8, both inclusive, are hereby reserved for the purposes so stated, to be granted to the beneficiaries so stated, by separate instrument recorded contemporaneously herewith.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements.

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this  
24<sup>th</sup> day of November A.D., 2003.

West Toco Development, LLC, by ~~Lighthouse Point Development, LLC its sole member~~, by

David B. McCabe, Asst. / Manager

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 24 day of November A.D., 2003.

West Toco Development, LLC, by ~~Lighthouse Point Development, LLC, its sole member~~  
David B. McCabe, Assistant / Manager

My commission expires: August 1, 2004

WITNESS MY HAND AND OFFICIAL SEAL.

Adrian D. Morris  
Notary Public

IN WITNESS WHEREOF, said owner have caused their names to be hereunto subscribed this  
25<sup>th</sup> day of November A.D., 2003.

Hospice and Palliative Care of Western Colorado formerly known as Grand Valley Hospice by,

Christy Whitney  
Christy Whitney, President and CEO

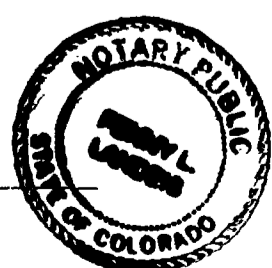
STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of November A.D., 2003

Christy Whitney, President and CEO  
Hospice and Palliative Care of Western Colorado formerly known as Grand Valley Hospice by,

My commission expires: 11-16-04  
WITNESS MY HAND AND OFFICIAL SEAL.

Jerry L. Sanders  
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 4:30 o'clock P.M., this 2nd day of December A.D., 2003, and is duly recorded as Reception Number 2143074 in Book 20, Page: 65, 66, + 67 and through Books 3541 Pages 94, 95, 96 inclusive. Drawer No. 00-92

Clerk and Recorder

Deputy

Fees \$30.00 + \$1.00

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 1<sup>st</sup> day of December A.D. 2003

Mayor Harry R. Butler Pro Tem City Manager [Signature]

### LIENHOLDERS RATIFICATION OF PLAT (LOT 1)

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its security interest which is recorded in Book 3093, Page 187 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

in witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its board of directors, this 25<sup>th</sup> day of November, 2003

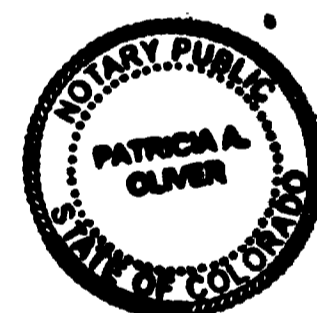
by: [Signature] for: Mesa National Bank

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 25 day of November A.D., 2003.

My commission expires: 3-13-06

WITNESS MY HAND AND OFFICIAL SEAL.



Patricia A. Oliver  
Notary Public

### LIENHOLDERS RATIFICATION OF PLAT (LOT 1)

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its security interest which is recorded in Book 3093, Page 187 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

in witness whereof, the said corporation has caused these presents to be signed by its Manager, with the authority of its board of directors, this 11/25/03 day of November

by: [Signature] for: PCP Investors, LLC, a Colorado limited liability company

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of November A.D., 2003.

My commission expires: MY COMMISSION EXPIRES 02/20/05

WITNESS MY HAND AND OFFICIAL SEAL.

Kari D. Lyman  
Notary Public

KARI D. LYMAN  
NOTARY PUBLIC  
STATE OF COLORADO

There are no Lienholders for Lot 2.

### TITLE CERTIFICATION (LOT 1)

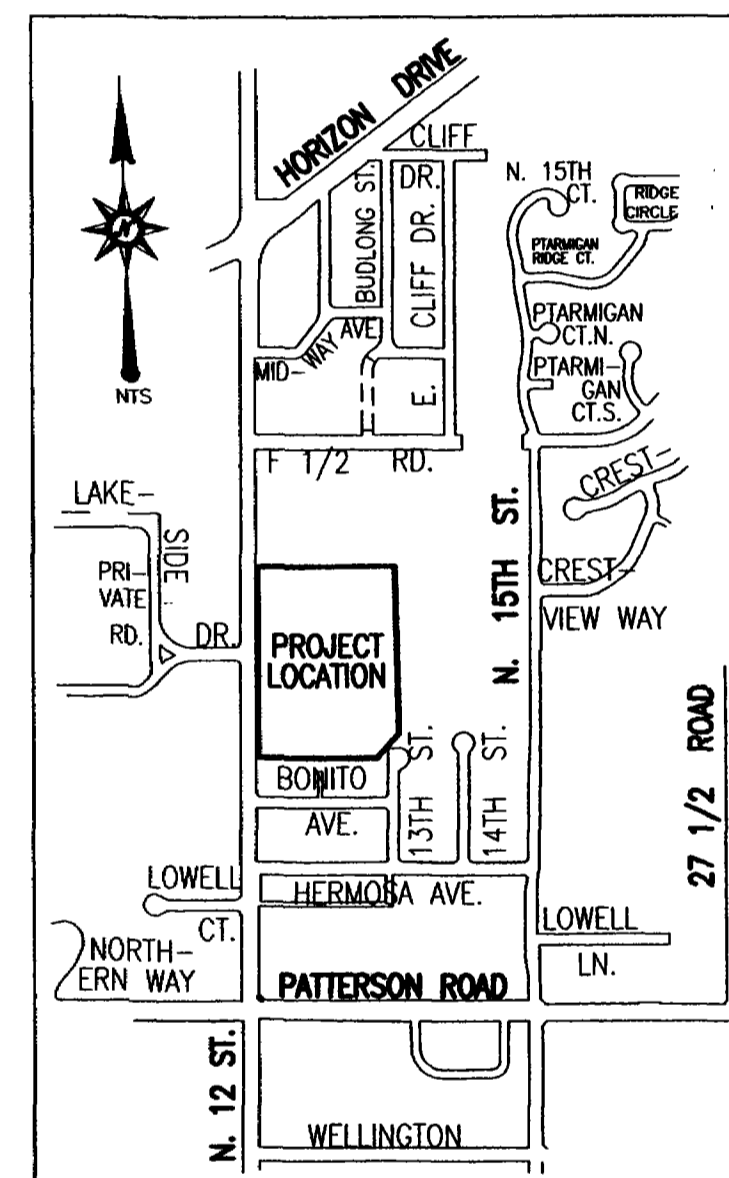
We Meridian Land Title LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to West Toco Development, LLC, by Lighthouse Point Development, LLC, its sole member, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

by: [Signature] for: Meridian Land Title, LLC  
title: TITLE EXAMINER

### TITLE CERTIFICATION (LOT 2)

We Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to Hospice and Palliative Care of Western Colorado formerly known as Grand Valley Hospice; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

by: Donald K Paris for: Abstract & Title Co. of Mesa County, Inc.  
title: Title Rep.



VICINITY MAP

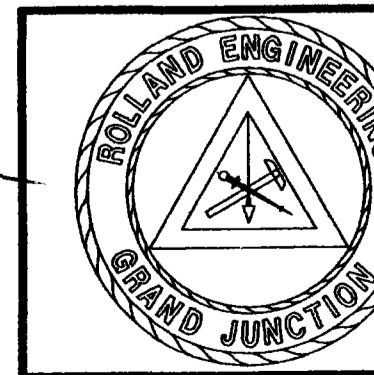
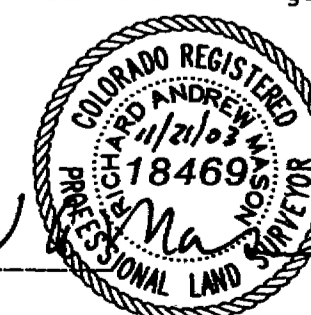
AREA SUMMARY		
DESCRIPTION	ACRES	PERCENT
LOT 1	8.43	68.9%
LOT 2	3.80	31.1%
TOTAL	12.23	100.00%

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.

### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Primary Care Partners' Services / Hospice Campus, 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]  
Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
Nov. 21, 2003  
Date



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

File Name: D:\3046\3046PLAT.DWG

PRIMARY CARE PARTNERS' SERVICES / HOSPICE CAMPUS A PLANNED DEVELOPMENT			
IN THE SW1/4 OF SECTION 1 IN T1S, R1W, OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
ESS	ESS	3046	1
Drawn	Date	Rv	Of
ESS	11/21/03		3

# PRIMARY CARE PARTNERS' SERVICES / HOSPICE CAMPUS

## A PLANNED DEVELOPMENT

LINE TABLE  
(SEE PAGE 3)

LINE	BEARING	DISTANCE
L1	S 00°01'32" E	279.88'
L2	S 89°58'28" W	18.00'
L3	S 00°01'32" E	195.76'
L4	S 89°58'28" W	10.00'
L5	N 00°01'32" W	195.76'
L6	S 89°58'28" W	42.00'
L7	N 00°01'32" W	280.02'
L8	S 89°54'54" E	70.00'
L9	S 68°25'00" W	23.69'
L10	S 78°10'00" W	22.04'
L11	S 85°47'37" W	95.12'
L12	N 00°04'41" W	10.03'
L13	N 85°47'37" E	138.85'
L14	N 00°00'00" E	29.53'
L15	N 72°20'44" E	58.23'
L16	N 00°04'41" W	19.45'
L17	S 89°55'19" W	5.00'
L18	S 00°04'41" E	10.55'
L19	S 72°20'44" W	52.97'
L20	S 00°00'00" W	10.49'
L21	S 56°57'28" E	3.06'
L22	S 89°55'05" E	20.34'
L23	N 00°00'00" E	10.00'
L24	N 89°55'05" W	15.00'
L25	N 00°00'00" W	10.00'
L26	N 89°55'05" W	9.86'
L27	S 43°05'36" W	22.47'
L28	S 69°43'43" W	24.84'
L29	S 89°35'47" W	236.10'
L30	S 72°55'12" W	223.39'
L31	S 00°00'00" E	63.53'
L32	N 89°54'54" W	62.38'
L33	S 30°05'06" W	117.76'
L34	N 89°54'54" W	427.64'
L35	S 00°00'00" E	240.54'
L36	S 68°19'02" W	80.60'
L37	N 00°00'00" E	32.28'
L38	N 68°19'02" E	48.31'
L39	N 00°00'00" E	250.22'
L40	S 89°54'54" E	440.36'
L41	N 30°05'06" E	100.44'
L42	S 00°04'41" E	8.22'
L43	S 90°00'00" E	72.39'
L44	S 89°54'54" E	85.67'
L45	S 21°06'39" E	33.16'
L46	S 06°06'39" E	175.95'
L47	N 06°06'39" W	175.95'
L48	N 21°06'39" W	33.16'
L49	N 89°54'54" W	85.67'
L50	S 90°00'00" W	72.33'
L51	N 00°04'41" W	42.40'
L52	N 73°01'39" E	68.21'
L53	N 90°00'00" E	20.00'
L54	S 89°58'28" W	71.99'
L55	S 89°58'28" W	60.00'
L56	S 89°58'28" W	11.99'
L57	S 89°58'28" W	11.99'
L58	S 90°00'00" W	20.00'
L59	S 64°35'15" W	36.83'
L60	S 90°00'00" W	22.86'
L61	N 90°00'00" E	22.86'
L62	N 64°35'15" E	29.46'
L63	N 89°58'28" E	11.99'
L64	S 00°01'32" E	12.50'
L65	S 00°01'32" E	12.50'
L66	N 05°18'15" E	75.00'
L67	S 84°41'45" E	47.35'
L68	S 41°50'40" E	29.35'
L69	S 41°50'40" E	72.46'
L70	S 00°00'00" W	36.82'
L71	N 05°18'15" E	28.12'
L72	N 89°41'11" E	10.71'
L73	N 34°39'39" E	106.12'
L74	N 00°00'00" E	87.55'
L75	S 90°00'00" W	20.00'
L76	S 00°00'00" W	291.88'
L77	S 34°39'39" W	86.06'
L78	S 05°18'15" W	22.89'
L79	S 00°00'00" E	7.00'
L80	N 90°00'00" E	21.50'
L81	N 00°00'00" W	26.01'
L82	S 90°00'00" W	5.00'
L83	N 70°00'00" E	48.95'
L85	N 00°00'00" E	212.95'
L84	N 90°00'00" W	17.50'
L86	S 00°00'00" W	5.09'
L87	N 00°00'00" E	203.94'
L88	N 68°04'23" E	31.38'
L89	S 21°55'37" E	5.00'
L90	S 68°04'23" W	28.00'
L91	S 00°00'00" W	201.93'
L92	N 89°55'05" W	4.86'

LINE TABLE  
FOR PEDESTRIAN EASEMENT  
(SEE PAGE 3)

LINE	BEARING	DISTANCE
PL1	S 00°04'41" E	0.22'
PL2	S 90°00'00" E	72.40'
PL3	S 89°54'54" E	46.63'
PL4	S 79°54'54" E	23.25'
PL5	S 89°54'54" E	44.94'
PL6	N 69°46'13" E	4.44'
PL7	S 89°54'54" E	17.59'
PL8	S 70°01'32" E	1.77'
PL9	N 70°01'32" W	4.68'
PL10	N 89°54'54" W	17.59'
PL11	S 69°46'13" W	5.49'
PL12	S 11°39'39" E	69.32'
PL13	S 79°00'30" E	3.06'
PL14	S 40°39'04" W	116.56'
PL15	N 87°54'14" W	214.86'
PL16	S 82°00'00" W	15.30'
PL17	S 39°31'43" W	8.62'
PL18	N 00°00'00" W	24.23'
PL19	S 47°44'39" E	8.03'
PL20	N 82°00'00" E	13.16'
PL21	S 87°54'14" E	214.86'
PL22	N 40°39'04" E	116.56'
PL23	N 02°44'40" E	7.74'
PL24	N 11°39'39" W	69.32'
PL25	N 89°54'54" W	44.94'
PL26	N 79°54'54" W	23.25'
PL27	N 89°54'54" W	46.63'
PL28	S 90°00'00" W	72.40'
PL29	N 00°04'41" W	8.00'

CURVE TABLE FOR PEDESTRIAN EASEMENT (SEE PAGE 3)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
PC1	531.70'	41.12'	41.11'	S 87°47'03" E	04°25'53"	20.57'
PC2	99.00'	13.95'	13.94'	S 89°36'16" E	08°04'19"	6.99'
PC3	127.00'	47.03'	46.76'	S 83°01'54" E	21°13'04"	23.79'
PC4	153.00'	76.60'	75.80'	S 86°45'57" E	28°41'10"	39.12'
PC5	104.00'	20.32'	20.29'	N 84°29'17" E	11°11'38"	10.19'
PC6	146.00'	28.00'	27.96'	N 84°35'27" E	10°59'17"	14.04'
PC7	154.00'	56.41'	56.10'	N 89°35'27" E	20°59'17"	28.53'
PC8	41.00'	7.16'	7.15'	S 84°54'54" E	10°00'00"	3.59'
PC9	37.00'	40.34'	38.37'	S 58°41'03" E	62°27'43"	22.44'
PC10	170.50'	13.68'	13.67'	S 25°09'19" E	04°35'45"	6.84'
PC11	4.00'	6.10'	5.53'	S 66°32'37" E	87°22'20"	3.82'
PC12	44.00'	15.60'	15.52'	N 79°55'40" E	20°18'53"	7.88'
PC13	34.00'	35.71'	34.09'	S 59°49'22" E	60°11'04"	19.70'
PC14	16.00'	11.25'	11.02'	S 49°52'41" E	40°17'42"	5.87'
PC15	24.00'	16.88'	16.53'	N 49°52'41" W	40°17'42"	8.81'
PC16	26.00'	27.31'	26.07'	N 59°49'22" W	60°11'04"	15.07'
PC17	36.00'	12.76'	12.70'	S 79°55'40" W	20°18'53"	6.45'
PC18	4.00'	5.38'	4.99'	S 31°12'22" W	77°07'43"	3.19'
PC19	44.00'	3.92'	3.92'	S 04°48'11" E	05°06'36"	1.96'
PC20	356.00'	122.51'	121.91'	S 12°06'24" E	19°43'02"	61.87'
PC21	204.00'	95.70'	94.83'	S 08°31'33" E	26°52'45"	48.75'
PC22	396.00'	114.56'	114.16'	S 03°22'25" E	16°34'29"	57.68'
PC23	364.18'	134.01'	133.26'	S 01°07'08" E	21°05'04"	67.77'
C23A	364.18'	19.75'	19.74'	S 10°06'27" E	03°06'24"	9.88'
C23B	364.18'	114.26'	113.80'	S 00°26'05" W	17°58'40"	57.61'
PC24	98.00'	66.58'	65.31'	S 10°02'21" E	38°55'31"	34.63'
PC25	54.00'	12.73'	12.71'	S 28°33'35" W	13°30'42"	6.40'
PC26	106.00'	34.87'	34.71'	S 31°13'39" W	18°50'50"	17.59'
PC27	156.00'	140.07'	135.41'	S 66°22'25" W	51°26'41"	75.15'
PC28	74.00'	40.14'	39.65'	S 76°33'24" W	31°04'44"	20.58'
PC29	126.00'	70.13'	69.23'	S 76°57'42" W	31°53'21"	36.00'
PC30	74.00'	35.73'	35.38'	S 79°04'33" W	27°39'40"	18.22'
C30A	74.00'	5.79'	5.79'	S 89°20'10" E	04°29'05"	2.90'
C30B	74.00'	29.94'	29.73'	S 76°50'00" W	23°10'35"	15.17'
PC31	86.00'	25.18'	25.09'	S 73°38'01" W	16°46'35"	12.68'
PC32	74.00'	21.67'	21.59'	N 73°38'04" E	16°46'41"	10.91'
PC33	86.00'	41.52'	41.12'	N 79°04'33" E	27°39'40"	21.17'
C33A	86.00'	35.12'	34.87'	N 76°56'37" E	23°23'48"	17.81'
C33B	86.00'	6.40'	6.40'	S 89°13'34" E	04°15'52"	3.20'
PC34	114.00'	63.45'	62.63'	N 76°57'42" E	31°53'21"	32.57'
PC35	86.00'	46.65'	46.08'	N 76°33'24" E	31°04'44"	23.91'
PC36	144.00'	129.30'	125.00'	N 66°22'25" E	51°26'41"	69.37'
PC37	94.00'	30.92'	30.78'	N 31°13'39" E	18°50'50"	15.60'
PC38	66.00'	16.68'	16.64'	N 29°02'44" E	14°29'00"	8.39'
PC39	106.00'	74.41'	72.89'	N 10°41'15" W	40°13'18"	38.81'
PC40	356.18'	131.07'	130.33'	N 01°07'08" W	21°05'04"	66.28'
C40A	356.18'	112.96'	112.48'	N 00°20'17" E	18°10'14"	56.96'
C40B	356.18'	18.11'	18.11'	N 10°12'15" W	02°54'50"	9.06'
PC41	404.00'	116.87'	116.46'	N 03°22'25" W	16°34'29"	58.85'
PC42	196.00'	91.95'	91.11'	N 08°31'33" W	26°52'45"	46.84'
PC43	364.00'	125.26'	124.65'	N 12°06'24" W	19°43'02"	63.26'
PC44	36.00'	12.06'	12.01'	N 11°50'55" W	19°12'05"	6.09'
PC45	162.50'	17.03'	17.02'	N 24°27'05" W	06°00'14"	8.52'
PC46	29.00'	31.61'	30.07'	N 58°41'03" W	62°27'43"	17.58'
PC47	49.00'	8.55'	8.54'	N 84°54'54" W	10°00'00"	4.29'
PC48	146.00'	53.48'	53.18'	S 89°35'27" W	20°59'17"	27.04'
PC49	154.00'	29.53'	29.49'	S 84°35'27" W	10°59'17"	14.81'
PC50	96.00'	18.76'	18.73'	S 84°29'17" W	11°11'38"	9.41'
PC51	161.00'	80.61'	79.77'	N 86°45'57" W	28°41'10"	41.17'
PC52	119.00'	44.07'	43.82'	N 83°01'54" W	21°13'04"	22.29'
PC53	107.00'	15.07'	15.06'	N 89°36'16" W	08°04'19"	7.55'
PC54	523.70'	40.50'	40.49'	N 87°47'03" W	04°25'53"	20.26'

CURVE TABLE (SEE PAGE 3)

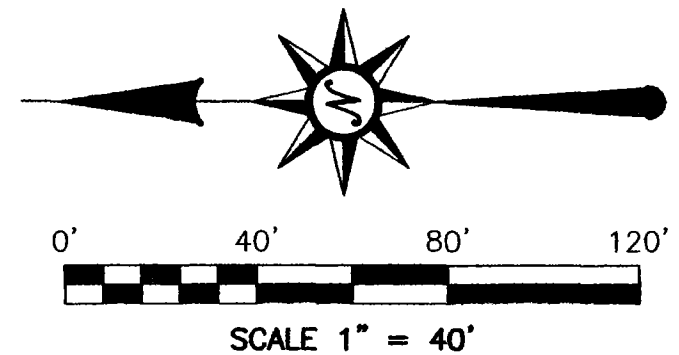
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	196.00'	60.27'	60.03'	S 07°06'24" E	17°37'04"	30.37'
C2	179.00'	121.80'	119.46'	S 03°34'38" W	38°59'08"	63.36'
C3	78.00'	16.89'	16.85'	S 16°52'04" W	12°24'16"	8.48'
C4	200.00'	143.41'	140.35'	S 69°25'59" W	41°04'58"	74.94'
C5	400.00'	101.02'	100.75'	S 56°07'37" W	14°28'14"	50.78'
C6	200.00'	112.21'	110.74'	S 79°26'06" W	32°08'43"	57.62'
C7	320.00'	30.76'	30.75'	N 87°14'46" W	05°30'27"	15.39'
C8	120.00'	35.55'	35.42'	S 81°30'50" W	16°58'21"	17.90'
C9	88.75'	3.74'	3.74'	S 74°14'11" W	02°25'03"	1.87'
C10	187.50'	134.44'	131.58'	S 69°25'59" W	41°04'58"	70.26'
C11	412.50'	104.18'	103.90'	S 56°07'37" W	14°28'14"	52.37'
C12	212.50'	119.22'	117.66'	S 79°26'06" W	32°08'43"	61.23'
C13	307.50'	29.56'	29.55'	N 87°14'46" W	05°30'27"	14.79'
C14	107.50'	47.68'	47.29'	S 77°17'37" W	25°24'45"	24.24'
C15	109.00'	48.34'	47.95'	S 77°17'37" W	25°24'45"	24.58'
C16	68.50'	30.38'	30.13'	N 77°17'37" E	25°24'45"	15.45'
C17	144.50'	46.94'	46.73'	N 73°53'37" E	18°36'45"	23.68'
C18	81.50'	36.04'	35.75'	S 84°07'52" E	25°20'16"	18.32'
C19	187.50'	147.84'	144.04'	N 85°57'00" E	45°10'32"	78.00'
C20	387.50'	97.87'	97.61'	N 56°07'37" E	14°28'14"	49.19'
C21	387.50'	60.22'	60.16'	N 58°54'37" E	08°54'14"	30.17'
C22	387.50'	27.91'	27.91'	N 52°23'41" E	04°07'38"	13.96'
C23	387.50'	9.74'	9.74'	N 49°36'41" E	01°28'22"	4.87'
C24	212.50'	152.37'	149.13'	N 69°25'59" E	41°04'58"	79.63'
C25	70.50'	36.91'	3			

# PRIMARY CARE PARTNERS' SERVICES / HOSPICE CAMPUS

FAIRMOUNT NORTH SUB. PLAT BK 11 PG 336

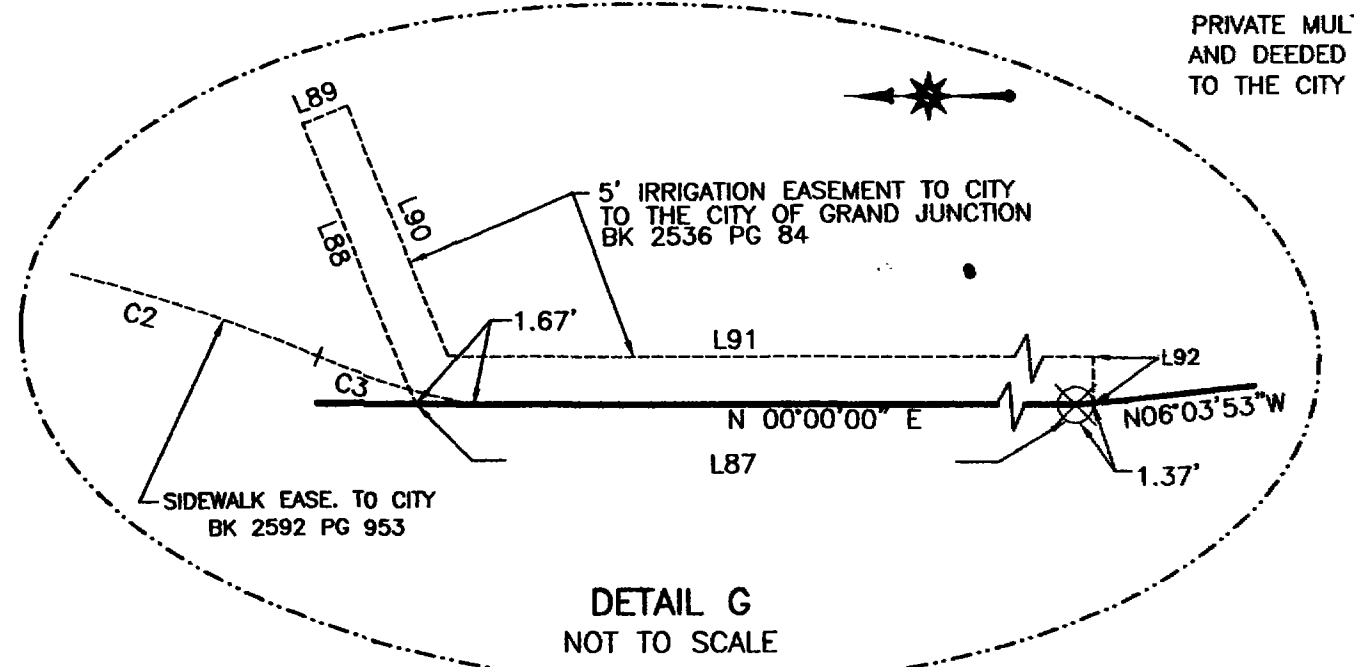
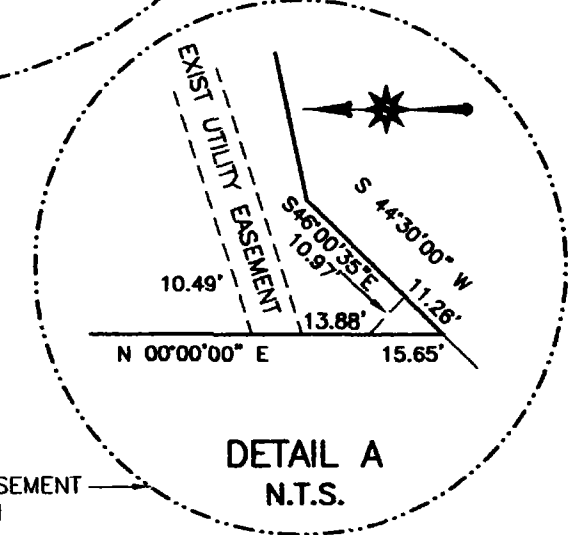
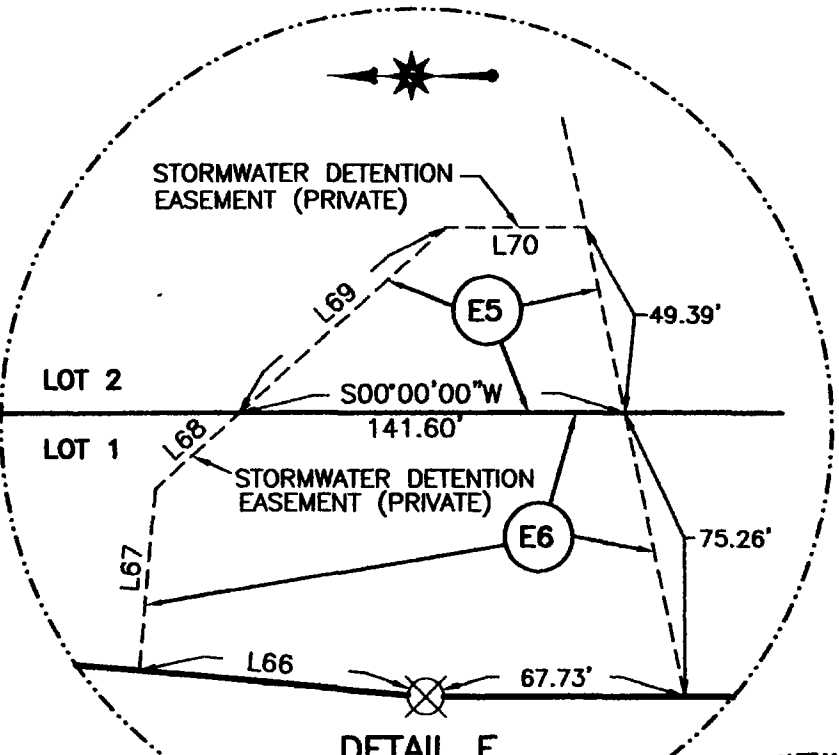
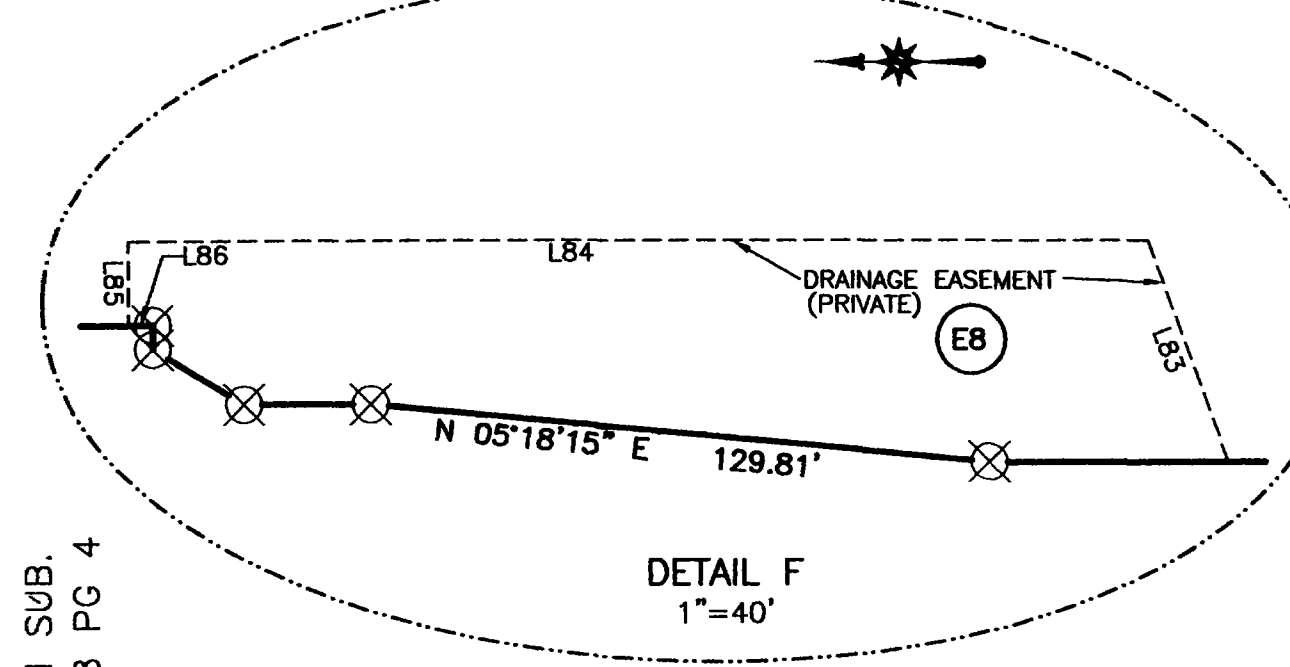
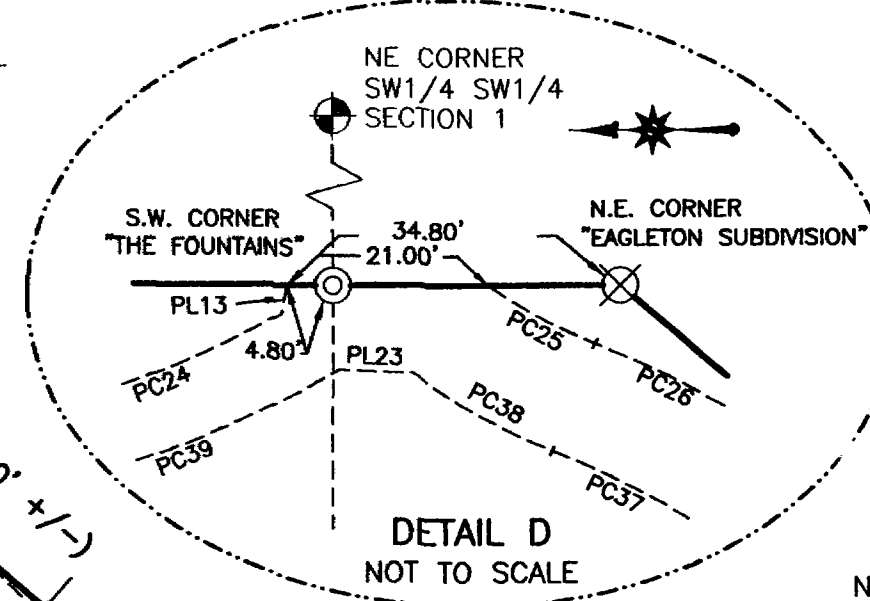
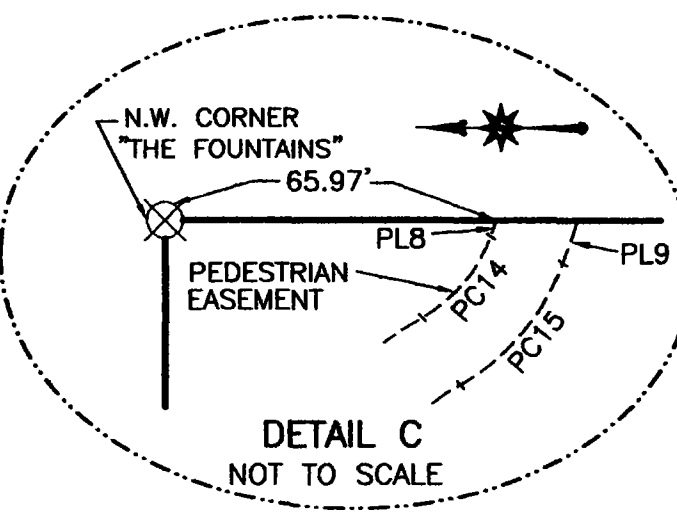
THE FOUNTAINS PLAT BK 16 PG 140

A PLANNED DEVELOPMENT

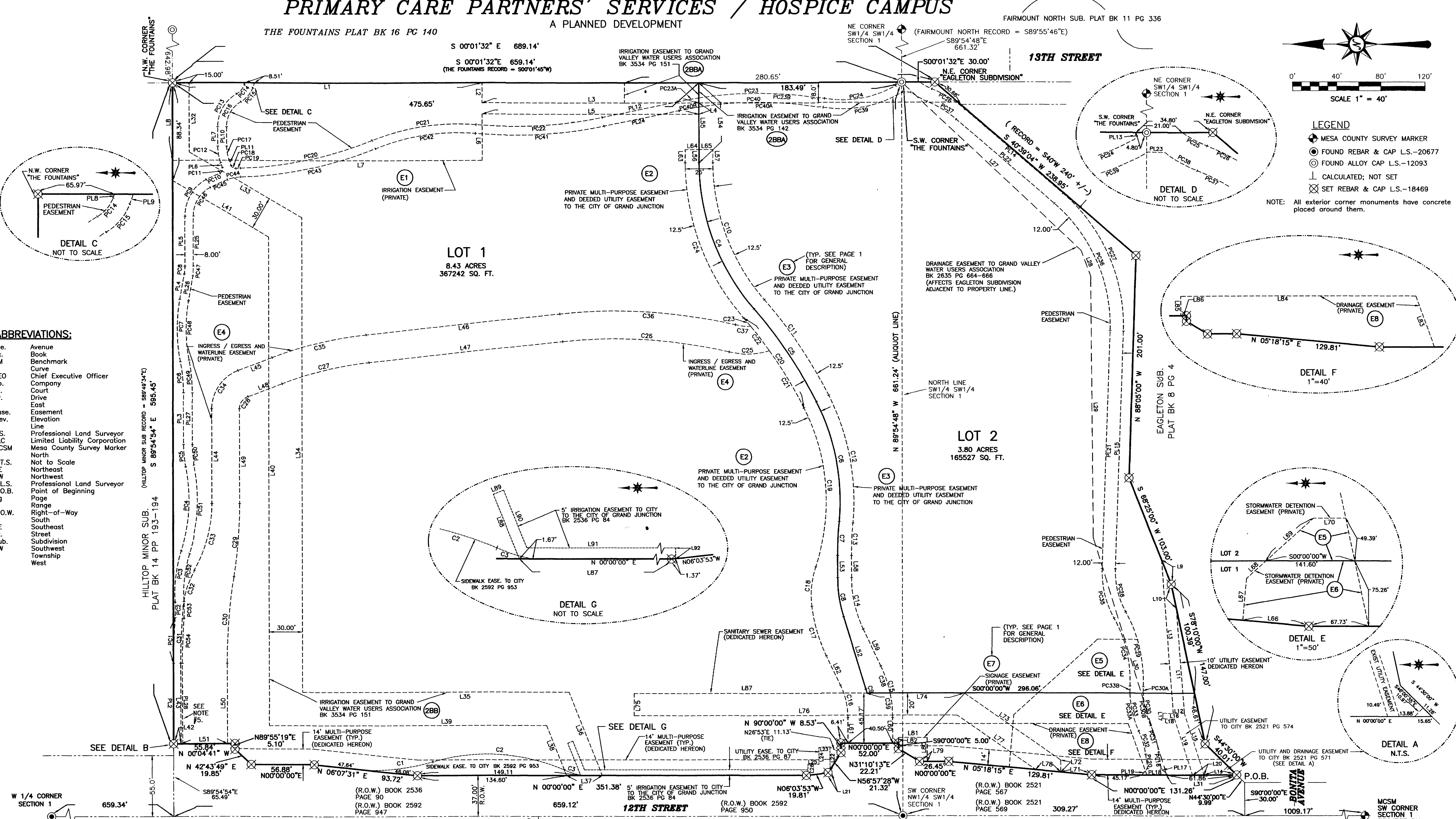
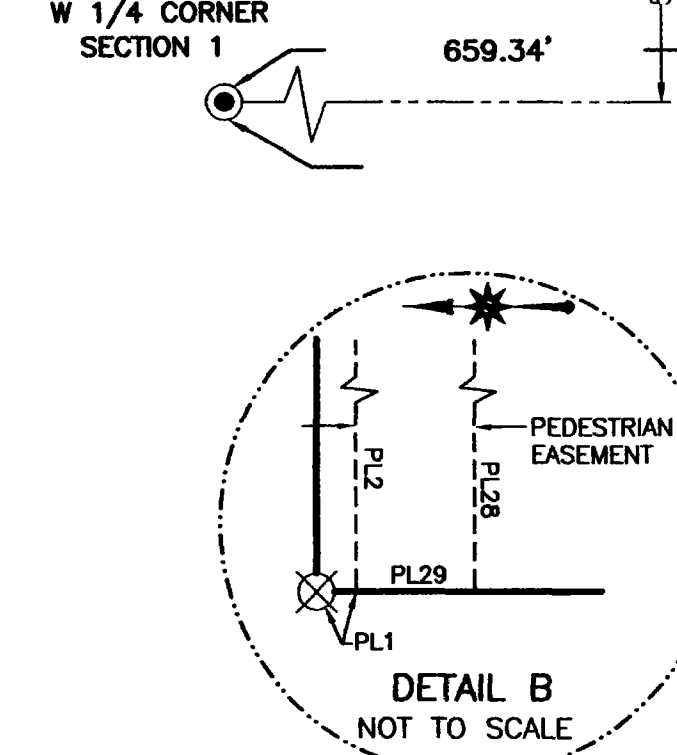


### LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
  - ⊙ FOUND REBAR & CAP L.S.-20677
  - ⊙ FOUND ALLOY CAP L.S.-12093
  - ⊥ CALCULATED; NOT SET
  - ⊗ SET REBAR & CAP L.S.-18469
- NOTE: All exterior corner monuments have concrete placed around them.



- ### ABBREVIATIONS:
- Ave. Avenue
  - Bk. Book
  - BM Benchmark
  - C Curve
  - CEO Chief Executive Officer
  - Co. Company
  - Ct. Court
  - Dr. Drive
  - E East
  - Ease. Easement
  - Elev. Elevation
  - L Line
  - L.S. Professional Land Surveyor
  - LLC Limited Liability Corporation
  - MCSM Mesa County Survey Marker
  - N North
  - N.T.S. Not to Scale
  - NE Northeast
  - NW Northwest
  - P.L.S. Professional Land Surveyor
  - P.O.B. Point of Beginning
  - Pg Page
  - R Range
  - R.O.W. Right-of-Way
  - S South
  - SE Southeast
  - St. Street
  - Sub. Subdivision
  - SW Southwest
  - T Township
  - W West



AREA SUMMARY		
DESCRIPTION	ACRES	PERCENT
LOT 1	8.43	68.9%
LOT 2	3.80	31.1%
TOTAL	12.23	100.00%

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.

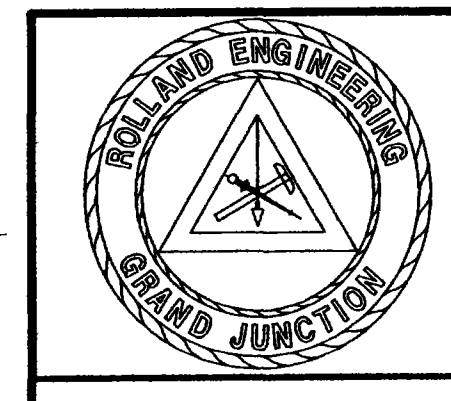
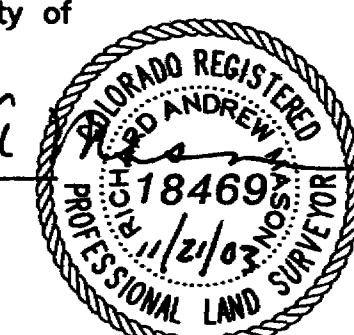
### GENERAL NOTES

- Title information from Mesa County real property records and from the following:
  - Meridian Land Title LLC, file no. 66397, effective date 9/24/2003.
  - Abstract & Title Co. of Mesa County, Inc., file no.00911496 C, effective date 9/28/2003.
- Basis of bearings derived from the plat of Eagleton Subdivision, is N00°00'00"E between a Mesa County Survey Marker for the S.W. Corner of Section 1, and an alloy cap (PLS 24306) for the W1/4 Corner of Section 1.
- All easements designated as private easements are created and further clarified and defined by an agreement and grant of easement recorded contemporaneously herewith.
- Previous survey by PLS 31160 was used to determine right-of-way location along 12th Street. Evidence shown on said survey was destroyed by construction along 12th Street.
- All Line and Curve Table information is on Page 2.

### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Primary Care Partners' Services / Hospice Campus, 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  
Date Nov. 21, 2003



File Name: D:\3046\3046PLAT.DWG				
<b>PRIMARY CARE PARTNERS' SERVICES / HOSPICE CAMPUS</b> A PLANNED DEVELOPMENT				
IN THE SW1/4 OF SECTION 1 IN T1S, R1W, OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY COLORADO				
Designed	Checked	RAM	Proj# 3046	Sheet 3
Drawn	ESS	Date 11/21/03	Rvc	Of 3