

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Hilltop Health Services Corporation, a Colorado corporation, is the owner of that real property described as a tract of land comprised of Lot 2A, The Cottages at The Commons, as shown on plat recorded at Plat Book 19, Pages 325 and 326, and Unplatted Parcels located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows: (Original Warranty Deeds: Book 3883, Page 556 and Book 3648, Page 946, Mesa County records)

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 1, whence the Northeast corner of the SE 1/4 SW 1/4 said Section 1 bears North 00 degrees 02 minutes 26 seconds East, a distance of 1319.92 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 49 minutes 06 seconds West, a distance of 41.41 feet, along the South line of said SE 1/4 SW 1/4 Section 1; thence North 00 degrees 02 minutes 26 seconds East, a distance of 37.50 feet to a point on the North right-of-way line of F (Patterson) Road, as described in Book 1472, Pages 232 and 233 and in Book 1535, Pages 866 and 867, the POINT OF BEGINNING; thence, along said North right of way line the following three (3) courses: (1) North 89 degrees 49 minutes 06 seconds West, a distance of 198.50 feet; (2) South 82 degrees 09 minutes 55 seconds West, a distance of 25.06 feet; (3) South 89 degrees 31 minutes 27 seconds West, a distance of 131.20 feet; thence North 00 degrees 01 minutes 29 seconds East, a distance of 297.50 feet, along the West line of those parcels as described in Book 3648, Page 946; thence, around the boundary of Lot 2A, The Cottages at The Commons, as described in Plat Book 19, Pages 325 and 326 the following twenty four (24) courses: (1) North 89 degrees 48 minutes 58 seconds West, a distance of 302.50 feet; (2) North 00 degrees 02 minutes 26 seconds East, a distance of 329.88 feet; (3) North 89 degrees 47 minutes 34 seconds West, a distance of 93.30 feet; (4) North 00 degrees 00 minutes 08 seconds East, a distance of 156.99 feet; (5) South 89 degrees 59 minutes 52 seconds East, a distance of 81.56 feet; (6) South 44 degrees 58 minutes 43 seconds East, a distance of 14.14 feet; (7) South 89 degrees 59 minutes 52 seconds East, a distance of 52.07 feet; (8) North 45 degrees 01 minutes 17 seconds East, a distance of 14.15 feet; (9) South 89 degrees 59 minutes 52 seconds East, a distance of 2.77 feet; (10) along a curve to the right, having a delta angle of 15 degrees 05 minutes 36 seconds, with a radius of 378.00 feet, an arc length of 99.58 feet, with a chord bearing of South 82 degrees 27 minutes 04 seconds East, with a chord length of 99.29 feet; (11) South 74 degrees 54 minutes 16 seconds East, a distance of 85.59 feet; (12) South 29 degrees 54 minutes 16 seconds East, a distance of 14.14 feet; (13) South 74 degrees 54 minutes 16 seconds East, a distance of 50.29 feet; (14) North 60 degrees 05 minutes 45 seconds East, a distance of 14.14 feet; (15) South 74 degrees 54 minutes 16 seconds East, a distance of 69.31 feet; (16) along a curve to the left, having a delta angle of 10 degrees 07 minutes 06 seconds, with a radius of 322.00 feet, an arc length of 56.86 feet, with a chord bearing of South 79 degrees 57 minutes 49 seconds East, with a chord length of 56.79 feet; (17) South 42 degrees 46 minutes 25 seconds East, a distance of 14.61 feet; (18) along a curve to the left, having a delta angle of 8 degrees 50 minutes 29 seconds, with a radius of 332.00 feet, an arc length of 51.23 feet, with a chord bearing of North 88 degrees 41 minutes 23 seconds East, with a chord length of 51.18 feet; (19) North 41 degrees 29 minutes 39 seconds East, a distance of 15.00 feet; (20) along a curve to the left, having a delta angle of 10 degrees 02 minutes 10 seconds, with a radius of 322.00 feet, an arc length of 56.40 feet, with a chord bearing of North 77 degrees 17 minutes 26 seconds East, with a chord length of 56.33 feet; (21) North 72 degrees 16 minutes 21 seconds East, a distance of 36.51 feet; (22) along a curve to the right, having a delta angle of 17 degrees 19 minutes 22 seconds, with a radius of 178.00 feet, an arc length of 53.82 feet, with a chord bearing of North 80 degrees 55 minutes 54 seconds East, with a chord length of 53.61 feet; (23) South 89 degrees 57 minutes 34 seconds East, a distance of 1.42 feet; (24) South 44 degrees 56 minutes 57 seconds East, a distance of 26.28 feet; thence, along the West right-of-way line of 27 1/2 Road, as described in documents recorded in Mesa County records at the following Book and Pages: Book 749, Page 491, Book 912, Page 613, Book 1472, Pages 232 and 233, Book 1535, Page 389, Book 2588, Pages 674 and 675, Book 2588, Pages 676 and 677, and Book 2604, Pages 70 and 71, the following 5 courses: (1) South 00 degrees 02 minutes 26 seconds West, a distance of 422.79 feet; (2) South 89 degrees 39 minutes 49 seconds East, a distance of 2.00 feet; (3) South 00 degrees 57 minutes 25 seconds East, a distance of 86.18 feet; (4) South 00 degrees 02 minutes 26 seconds West, a distance of 186.39 feet; (5) South 36 degrees 52 minutes 52 seconds West, a distance of 24.86 feet to the POINT OF BEGINNING.

Said parcel containing an area of 9.592 acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as HILLTOP COMMONS SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Access Prohibited Easements are dedicated to the City of Grand Junction as perpetual easements for the purpose of control and jurisdiction over access rights. Direct access is denied to the street or public way.

Tract A includes a sanitary sewer easement, because of such easement no structures shall be built within Tract A. If the property is sold then Tract A will be conveyed to the City and unless and until that happens the tract will be for the use and benefit of Hilltop owners, residents etc. subject to the City sewer easement

All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities 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, equivalent other public utility providers and appurtenant facilities.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Hilltop Health Services Corporation, a Colorado corporation, has caused their name to be hereunto subscribed this 13th day of March, A.D. 2007.

By: Mary A. Schaefer its: Chief Executive Officer (CEO) (title) for: Hilltop Health Services Corporation, a Colorado corporation

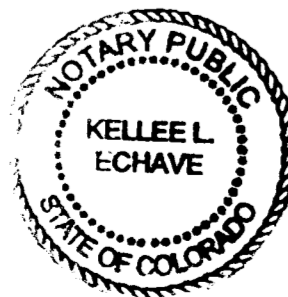
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss COUNTY OF MESA

The foregoing instrument was acknowledged before me by Mary A. Schaefer its Chief Executive Officer (CEO) (title) for Hilltop Health Services Corporation, a Colorado corporation this 13th day of March, A.D., 2007.

Witness my hand and official seal:

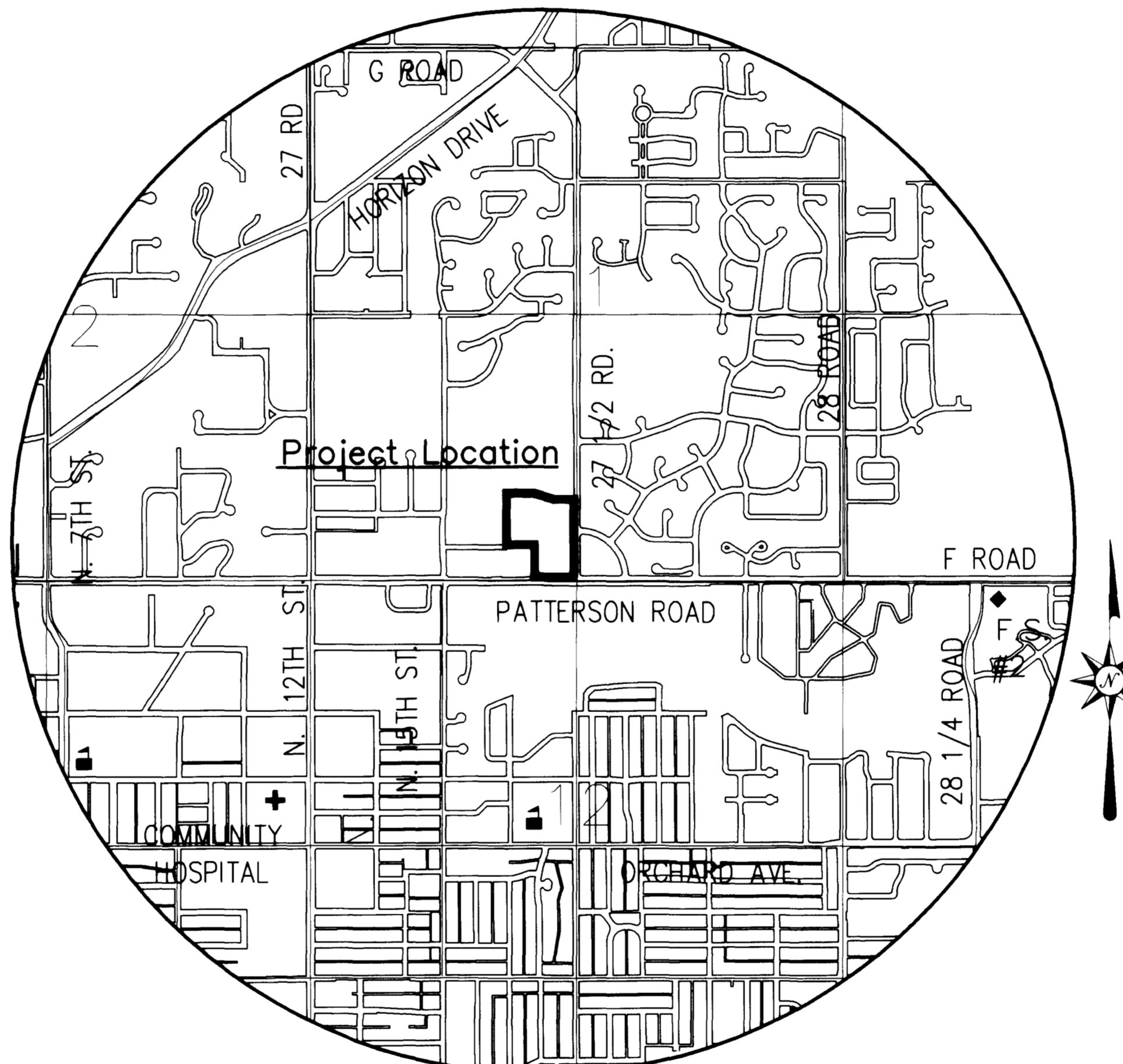
Kelleel Echave Notary Public



My Commission Expires 04/02/09

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 CERTIFICATION SHOWN HEREON.

HILLTOP COMMONS SUBDIVISION OF PARCELS DESCRIBED AS LOT 2A, COTTAGES AT THE COMMONS PLAT RECORDED AT PLAT BOOK 19, PAGES 325 AND 326 AND UNPLATTED PARCELS LOCATED IN THE SE 1/4 SW 1/4 SECTION 1, T1S, R1W, UM CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP Not to Scale

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of Hilltop Commons Subdivision is a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified March 14, 2007

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its' security interest, as shown in document recorded at Book 4889, Pages 267 through 268, 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' President, with the authority of its' Board of Directors, this 1st day of October, 2006.

By: Clay H. Trully (title) President For: Alpine Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss COUNTY OF MESA

The foregoing instrument was acknowledged before me by Gail Howe (title) Admin. Asst. for Hilltop Commons this 13th day of March, A.D., 2007.

Witness my hand and official seal:

Notary Public



My Commission Expires 12/6/2010

TITLE CERTIFICATION

STATE OF COLORADO } ss COUNTY OF MESA

We, Abstract and Title of Mesa Co., 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 Hilltop Health Services Corporation 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.

Date: March 9, 2007 by: Donald K. Sans Name And Title for: Abstract and Title of Mesa Co. Name Of Title Company

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book NA Page NA Mesa County Records.

Basis of bearings is the East line of the SE 1/4 SW 1/4 of Section 1 which bears North 00 degrees 02 minutes 26 seconds East, a distance of 1319.92 feet, established by observation of the MCGPS control network. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract & Title CO. of Mesa County, Inc., Commitments No. 00918378 C, dated August 4, 2006 and 00918379 C, dated August 3, 2006.

FOR CITY USE ONLY

Associated Recorded Documents Book Page Type

Tract A to the City of Grand Junction NA

CITY OF GRAND JUNCTION APPROVAL

This plat of HILLTOP COMMONS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 15th day of March, A.D., 2007.

City Manager David Valley

Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss COUNTY OF MESA

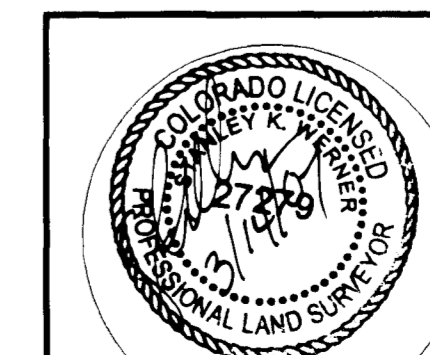
I hereby certify that this instrument was filed in my office at 3:03 o'clock P.M.,

March 28, A.D., 2007, and was duly recorded in Book 4889, Page(s) No. 558, 559 & 560

Reception No. 2371604 Drawer No. 17-60 Fees: 30.00

Janice Rich Clerk and Recorder

Ginny Baughman Deputy



HILLTOP COMMONS SUBDIVISION LOT 2A, COTTAGES AT THE COMMONS AND UNPLATTED PARCELS LOCATED IN SE 1/4 SW 1/4 SECTION 1, T1S, R1W, UM CITY OF GRAND JUNCTION MESA COUNTY, COLORADO

High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 06-124 SURVEYED DRAWN CHK'D SHEET OF DATE: December, 2006 es/dj/ac rsk skw 1 2

HILLTOP COMMONS SUBDIVISION

OF PARCELS DESCRIBED AS

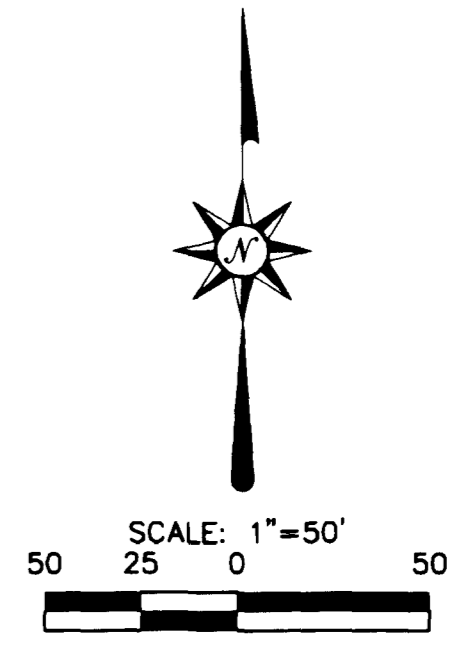
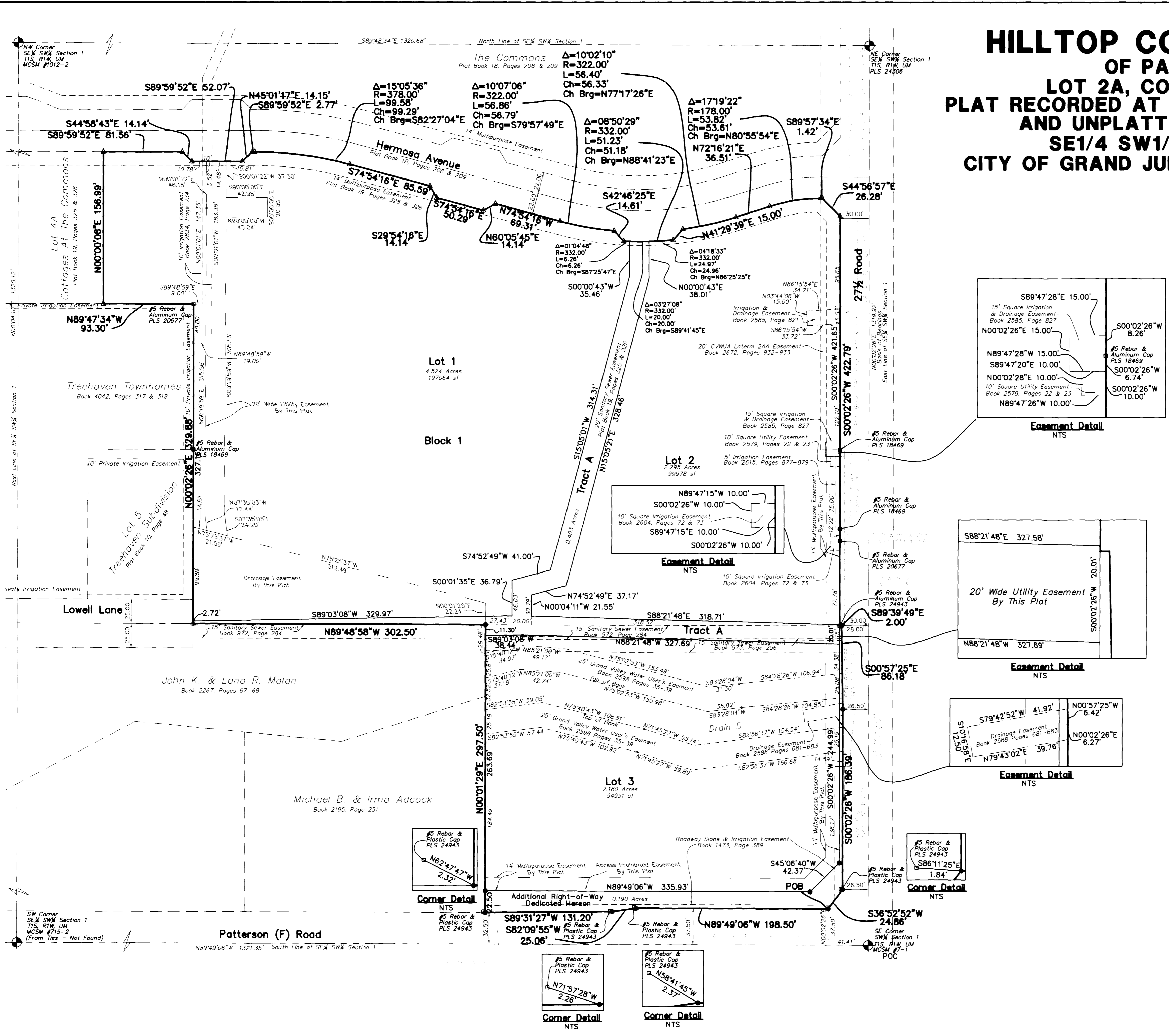
LOT 2A, COTTAGES AT THE COMMONS

PLAT RECORDED AT PLAT BOOK 19, PAGES 325 AND 326

AND UNPLATTED PARCELS LOCATED IN THE

SE1/4 SW1/4 SECTION 1, T1S, R1W, UM

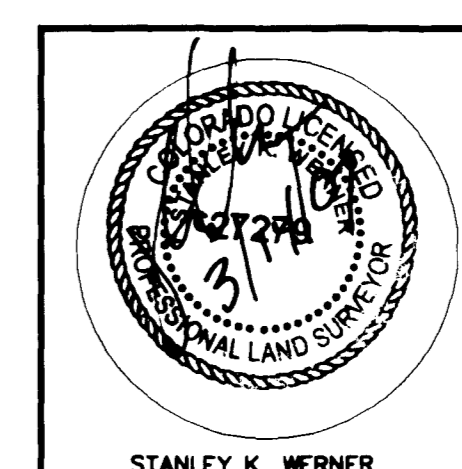
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - △ FOUND ALUMINUM CAP, PLS 18469
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- △ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - Ⓜ INTERSTATE HIGHWAY SYMBOL
 - Ⓡ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - §ss SCLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
 - " SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - GVWUA GRAND VALLEY WATER USERS ASSOCIATION

AREA SUMMARY

TRACT A	= 0.403 Acres	4.20%
LOTS	= 8.999 Acres	93.82%
ROW	= 0.190 Acres	1.98%
TOTAL	= 9.592 Acres	100.00%

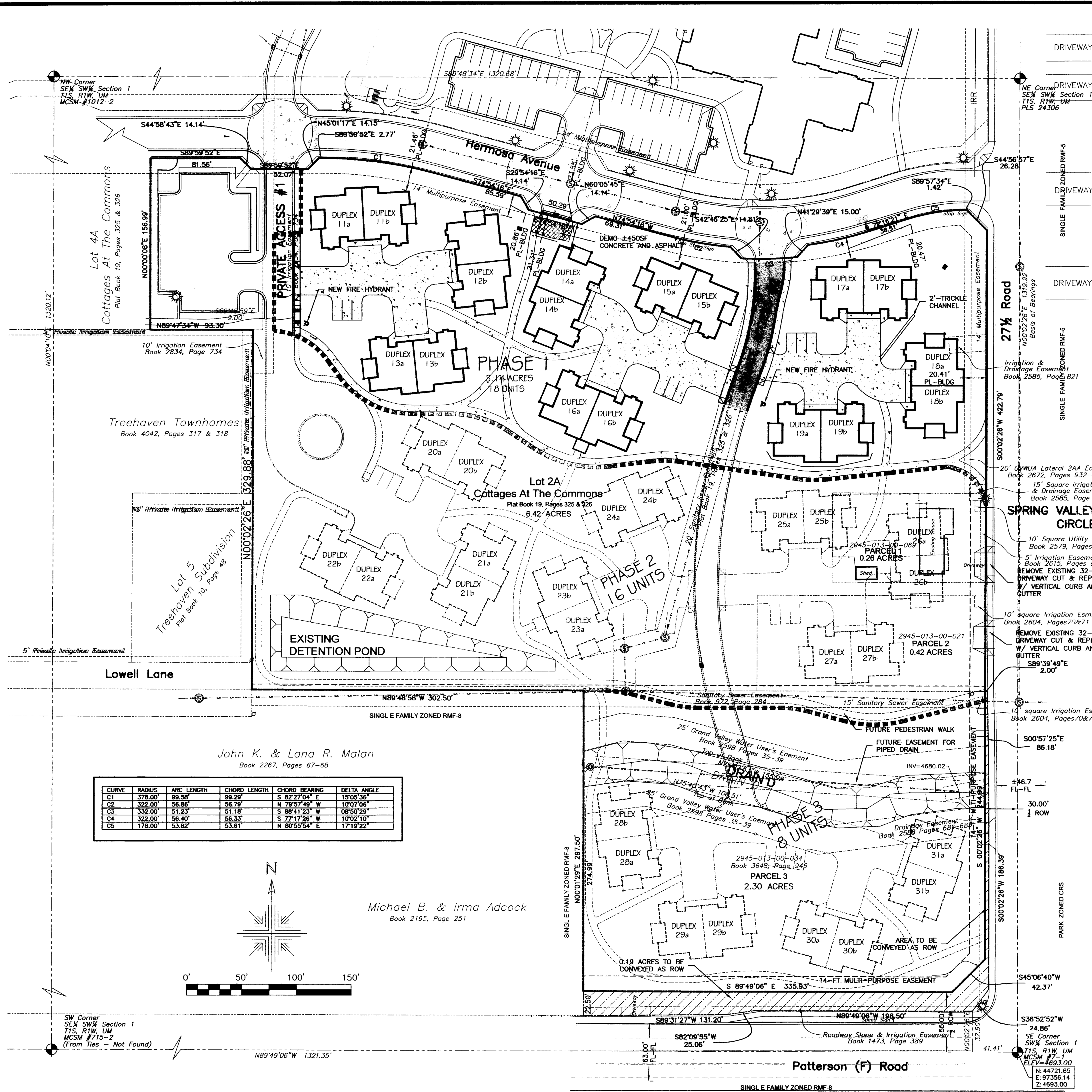


HILLTOP COMMONS SUBDIVISION
 LOT 2A, COTTAGES AT THE COMMONS AND UNPLATTED PARCELS LOCATED IN SE1/4 SW1/4 SECTION 1, T1S, R1W, UM CITY OF GRAND JUNCTION MESA COUNTY, COLORADO

High Desert Surveying, LLC
 1673 Highway 50 Unit C
 Grand Junction, Colorado 81503
 Telephone: 970-254-8649 Fax 970-241-0451

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PROJ. NO. 06-124	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: December, 2006	es/dj/dc	rsk	skw	2	2



GENERAL NOTES
 1. THIS PROJECT IS REQUESTING FINAL APPROVAL FOR PHASE I AREA ONLY.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED CURB/GUTTER
- PROPOSED SPILL CURB/GUTTER
- EXISTING CURB/GUTTER
- PROPOSED SWALE / DITCH
- EXISTING DITCH
- DRAINAGE FLOW DIRECTION
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED IRRIGATION LINE
- EXISTING IRRIGATION LINE
- PHASE / BASIN BOUNDARY
- WATER VALVE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING MANHOLE
- NEW MANHOLE
- EXISTING STREET LIGHT
- NEW STREET LIGHT
- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING CONCRETE
- NEW CONCRETE

UTILITIES AND AGENCIES

UTE WATER DISTRICT	242-7491
CITY OF GRAND JUNCTION PUBLIC WORKS	244-1554
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND JUNCTION DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
BRIGHTMAN CABLE	245-8750

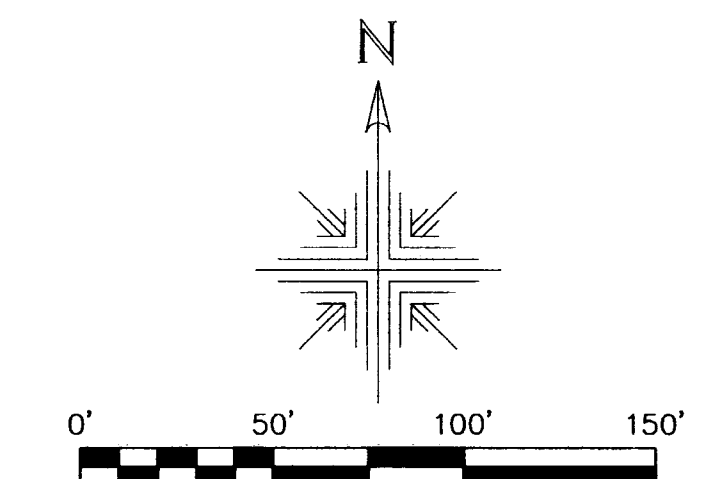
LAND USE SUMMARY

DESCRIPTION	ACRES	PERCENT
LOT 2A COTTAGES AT THE COMMONS	6.42	66.9%
PARCEL 1	0.26	2.7%
PARCEL 2	0.42	4.4%
PARCEL 3	2.30	24.0%
RIGHT-OF-WAY	0.19	2.0%
TOTAL	9.59	100%

SETBACK REQUIREMENTS	FRONT	SIDE	REAR
PRINCIPAL BUILDINGS	20-FT	5-FT	10-FT

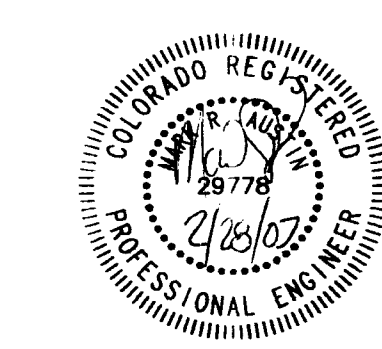
CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	378.00'	99.50'	99.23'	S 82°27'04" E	15°00'50"
C2	322.00'	56.86'	56.79'	N 79°57'49" W	10°07'06"
C3	332.00'	51.23'	51.18'	S 88°41'23" W	08°50'29"
C4	322.00'	56.40'	56.33'	S 77°17'26" W	10°02'10"
C5	178.00'	53.82'	53.61'	N 80°55'54" E	17°19'22"



CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT APPROVAL
 BY: *Justin K. Adcock* DATE: 3/1/07

CITY OF GRAND JUNCTION ENGINEERING
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 BY: *E. M. [Signature]* DATE: 3/1/07
 ACCEPTED AS CONSTRUCTED



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SITE LAYOUT REVISION / RESPONSE #1 TO CITY COMMENTS	11-13-06	mrc
2	RESPONSE TO CITY COMMENTS #2	12-18-06	mrc

RECEIVED
 FEB 28 2007
 COMMUNITY DEVELOPMENT DEPT.

A · C · G
AUSTIN CIVIL GROUP, INC.
 Land Planning • Civil Engineering • Development Services
 338 Main Street, Suite 203 • Grand Junction, Colorado 81501
 (970) 242-7540

THE COTTAGES AT THE COMMONS
 PRELIMINARY PLAN
 PREPARED FOR: **PATRIK DAVIS ASSOCIATES**

UTILITY NOTES
 CALL UTILITY LOCATIONS CENTER OF COLORADO 1-800-822-1087
 1-800-822-1087
 1. THIS PROJECT IS REQUESTING FINAL APPROVAL FOR PHASE I AREA ONLY.
 2. BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.
 SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

THE COTTAGES AT THE COMMONS
 PRELIMINARY PLAN
 JOB NUMBER: 837.0002
 DATE: 07-31-06
 SCALE: 1"=50'-FT
 SHEET NO: S-1