

# EAST CAMPUS SUBDIVISION

(being a replat of Lot 3, Wellington Medical Subdivision, Plat Book 11, Page 126, and a resubdivision of part of the NW1/4 NE1/4 of said Section 11)

## DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Sisters of Charity of Leavenworth Health System Inc., a Kansas nonprofit corporation is the owner of a parcel of land being that certain tract of land in the NW1/4 NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, recorded in the following books and pages of the Mesa County real property records;

Book 926 Page 120, Book 954 Page 85, Book 957 Page 140, Book 959 Page 53, Book 974 Page 368, Book 981 Page 339, Book 1004 Page 267, Book 1246 Page 828, Book 1853 Page 94, Book 1874 Page 123, Book 1875 Page 758, Book 2034 Page 789, Book 2067 Page 801, Book 2359 Page 516.

and being more particularly described as a result of survey as follows:

Commencing at a Mesa County Survey Marker for the N1/4 Corner of said Section 11, from whence a Mesa County Survey Marker for the N.E. Corner of the NW1/4 NE1/4 of said Section 11 bears S89°53'32"E for a distance of 1313.95 feet; thence S89°53'32"E for a distance of 50.00 feet; thence S00°06'28"W for a distance of 50.00 feet; thence S89°53'32"E for a distance of 10.00 feet to a point on the intersection of the easterly right-of-way line of Seventh Street with the Southerly right-of-way line of Patterson Road and the point of beginning; thence the following courses and distances;

- S89°53'32"E, on said southerly right-of-way line, for a distance of 680.28 feet to the easterly lot line of Lot 3, Wellington Medical Subdivision, Filing No. One, as recorded in Plat Book 11 at Page 126, Mesa County property records;
  - S02°26'32"E, on said east lot line, for a distance of 602.13 feet to the northerly right-of-way line of Wellington Avenue;
  - N89°22'32"W, on said northerly right-of-way line, for a distance of 533.43 feet to a point of curvature;
  - 31.55 feet on the arc of a 25.00 foot radius curve to the right (the central angle of which is 72°18'50" and the chord of which bears N53°13'02"W for a distance of 29.50 feet);
  - N17°03'32"W for a distance of 15.49 feet;
  - N89°53'32"W for a distance of 16.27 feet to the easterly right-of-way line of Seventh Street and a point of curvature;
  - Continuing on said easterly right-of-way line, 67.17 feet on the arc of a 384.33 foot non-tangent curve to the left (the central angle of which is 10°00'47" and the chord of which bears N27°03'08"W for a distance of 67.08 feet);
  - N32°03'31"W for a distance of 92.14 feet to a point of curvature;
  - 215.58 feet on the arc of a 380.28 foot radius curve to the right (the central angle of which is 32°28'51" and the chord of which bears N16°07'58"W for a distance of 212.71 feet);
  - N00°06'28"E for a distance of 212.42 feet;
  - N45°06'28"E for a distance of 14.14 feet to the beginning.
- [9.13 acres]

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as East Campus Subdivision, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer 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.

A Storm Drain Easement is dedicated to the City of Grand Junction as a perpetual easement 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.

An Access Easement granted to Advanced Medicine Pavilion Condominiums by separate instrument.

All 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.

There are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

30th day of July, A.D., 2007.

by Robert W. Ladenburger, Attorney-in-Fact for William M. Murray, President of Sisters of Charity of Leavenworth Health System, Inc., a Kansas nonprofit corporation

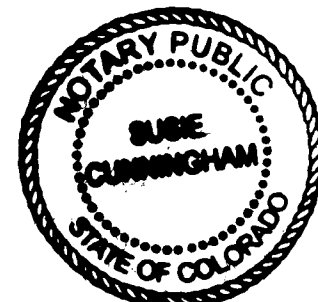
STATE OF COLORADO ) ss

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 30th day of July, A.D., 2007, by Robert W. Ladenburger, attorney-in-fact, for William M. Murray, President of Sisters of Charity of Leavenworth Health System, Inc., a Kansas nonprofit corporation

My commission expires: March 24, 2010

WITNESS MY HAND AND OFFICIAL SEAL.



Susie Cunningham, Notary Public

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.

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss

COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:02 o'clock P.M., this 10th day of September, A.D., 2007, and is duly recorded as Reception Number 2400648 in Book 4511, Page 262 through 263 inclusive. Drawer No. TT-149

Jamie Rich, Clerk and Recorder; Carol Zick Rose, Deputy; Fees 20.15

## TITLE CERTIFICATION

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 The Sisters of Charity of Leavenworth Health System Inc., a Kansas nonprofit 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 as of July 2, 2007

Date: August 7, 2007 by Karen A. Grew-Ellison for Abstract & Title Co. of Mesa County, Inc.

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 20th day of August, A.D. 2007

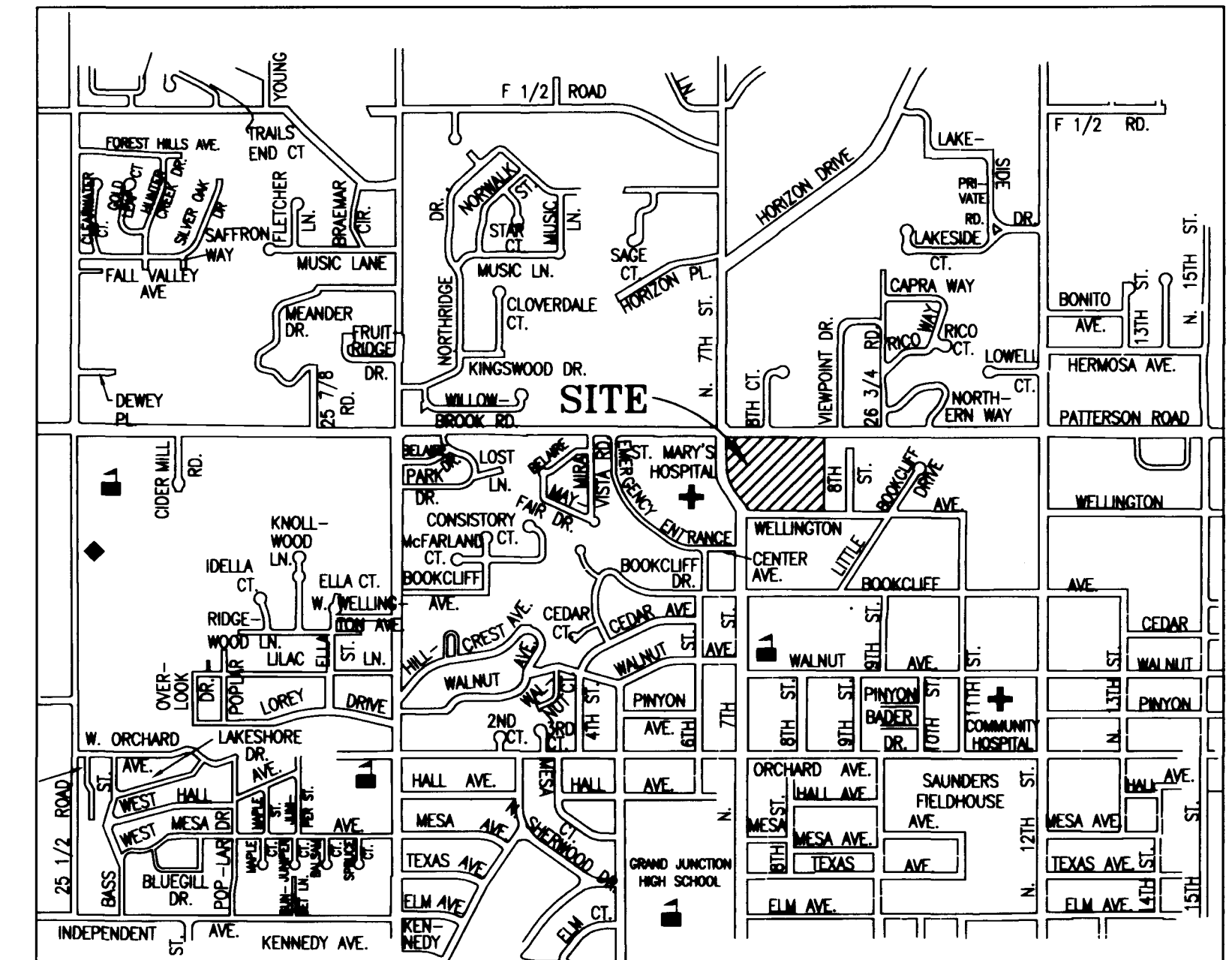
Mayor [Signature] City Manager [Signature]

FOR CITY OF GRAND JUNCTION USE
Additional instruments documenting property interest and rights of others relative to the lands platted hereon are recorded as follows:
Declaration and Grant of Easements recorded in Book 4511 at Page 264

## GENERAL NOTES

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., file No. 00910098 C2, effective date 7/26/2005.
- Basis of bearings, is S89°53'32"E 1313.95 feet, between Mesa County Survey Markers for the N1/4 Corner and the N.E. Corner of the NW1/4NE1/4 (E1/16) Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. (Based on Mesa County LCS). (The original Wellington Medical Subdivision = N90°00'00"E)
- Elevations based on NAVD 88.
- Access Easement shall be granted by separate instrument upon sale of either Lot.

## VICINITY MAP

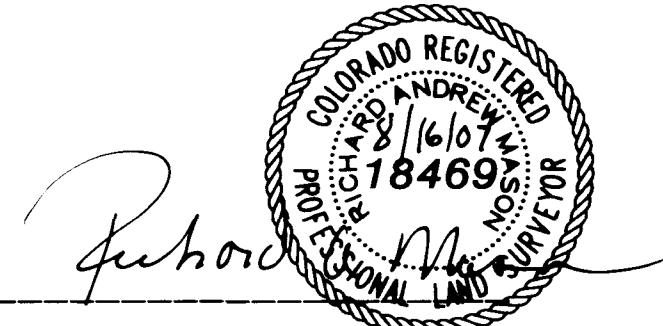


## AREA SUMMARY

DESC:	ACRES	PERCENT
LOT 1	3.81	41.7%
LOT 2	5.19	56.9%
DEDICATED R.O.W.	0.13	1.4%
TOTAL	9.13	100.00%

## SURVEYOR'S STATEMENT

I, Richard A. Mason, do hereby certify that the accompanying plot of East Campus Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and responsible charge and accurately represents a field survey of the same.



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

August 16, 2007

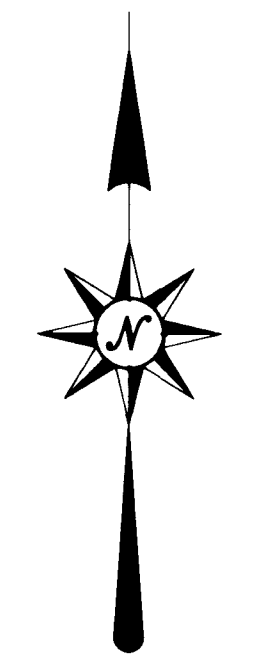
## INDEX OF SHEETS

- SHEET 1 - OWNERSHIP, DEDICATION AND CERTIFICATES
- SHEET 2 - LOT, STREET, AND EASEMENT GEOMETRY

	File Name: C:\PROJECTS\2087\2087PLAT.DWG			
	<b>EAST CAMPUS SUBDIVISION</b>			
IN THE NE1/4 OF SECTION 11 IN T1S, R1W OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO				
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed Checked Drawn	RAM Date: 3/23/07	Proj# 2087 Rv:	Sheet 1 Of 2

# EAST CAMPUS SUBDIVISION

(being a replat of Lot 3, Wellington Medical Subdivision, Plat Book 11, Page 126, and a resubdivision of part of the NW1/4 NE1/4 of said Section 11)



AREA SUMMARY		
DESC:	ACRES	PERCENT
LOT 1	3.81	41.7%
LOT 2	5.19	56.9%
DEDICATED R.O.W.	0.13	1.4%
<b>TOTAL</b>	<b>9.13</b>	<b>100.00%</b>

LEGEND	
	MESA COUNTY SURVEY MARKER
	CITY MONUMENT
	FOUND REBAR & CAP PLS-18469
	SET PK NAIL & WASHER PLS-18469
	SET REBAR & ALLOY CAP PLS-18469
	CENTER
	MESA COUNTY SURVEY MARKER
	PROFESSIONAL LAND SURVEYOR
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	RANGE
	RIGHT-OF-WAY
	TOWNSHIP
	UTE MERIDIAN
	WITNESS CORNER
	GRAND VALLEY IRRIGATION COMPANY
	COMPANY
	ELEVATION
	UTE MERIDIAN
	NORTH AMERICA VERTICAL DATUM
	LOCAL COORDINATE SYSTEM
	NATIONAL GEODETIC VERTICAL DATUM

LINE TABLE (TELECOMMUNICATION EASEMENT) (SEE DETAIL A)		
LINE	BEARING	DISTANCE
L1	N 00°37'28" E	13.35'
L2	N 73°48'15" E	22.99'
L3	S 00°37'28" W	20.02'
L4	N 89°22'32" W	22.00'
L5	N 89°22'32" W	11.00'

LINE TABLE (ACCESS EASEMENT)		
LINE	BEARING	DISTANCE
L6	N 89°53'32" W	45.35'
L7	S 02°59'01" W	23.53'
L8	S 48°17'09" W	25.81'
L9	S 68°58'35" W	8.72'
L10	N 89°53'32" W	196.29'
L11	N 00°06'28" E	75.72'

LINE TABLE (STORM DRAIN EASEMENT)		
LINE	BEARING	DISTANCE
L12	N 71°30'08" E	100.95'
L13	N 18°28'38" E	127.89'
L14	S 89°28'45" E	48.58'
L15	N 89°28'45" W	37.26'
L16	S 18°28'38" W	110.75'
L17	S 89°22'32" E	143.76'
L18	N 00°37'28" E	66.74'
L19	S 89°22'32" E	231.00'
L20	S 00°37'28" W	81.74'
L21	N 89°22'32" W	384.58'
L22	S 71°30'08" W	90.97'

LINE TABLE (CENTERLINE OF EXISTING IRRIGATION EASEMENT)		
LINE	BEARING	DISTANCE
L23	S 89°53'32" E	131.16'
L24	S 02°26'49" W	37.53'
L25	N 89°53'32" W	108.97'
L26	S 02°50'41" W	221.86'
L27	S 66°25'17" W	19.11'

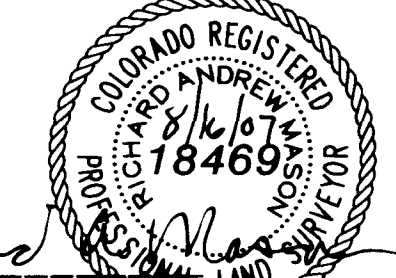
CURVE TABLE (ACCESS EASEMENT)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	61.50'	51.71'	50.20'	S 24°11'49" W	48°10'41"
C2	60.00'	21.67'	21.55'	S 58°37'52" W	20°41'26"
C3	187.50'	54.47'	54.23'	S 80°47'32" W	18°37'53"

CURVE TABLE (STORM DRAIN EASEMENT)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C4	25.00'	7.31'	7.28'	S 25°28'05" E	16°44'56"
C5	25.00'	19.40'	18.92'	N 56°02'29" W	44°27'53"
C6	270.00'	15.01'	15.01'	S 02°06'47" W	03°11'05"

CURVE TABLE (EXISTING IRRIGATION EASEMENT)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C7	380.28'	44.27'	44.24'	N 03°13'37" W	06°40'11"

### SURVEYOR'S STATEMENT

I, Richard A. Mason, do hereby certify that the accompanying plat of East Campus Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and responsible charge, and accurately represents a field survey of the same.



Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
August 16, 2007  
Date

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DELTA ANGLE	
DELTA ANGLE	32°28'51"
RADIUS	390.28'
ARC LENGTH	215.58'
CHORD	212.71'
N16°07'58"W	

(NON-TANGENT)	
DELTA ANGLE	16°18'06"
RADIUS	491.00'
ARC LENGTH	139.70'
CHORD	139.23'
N08°04'43"W	

DELTA ANGLE	
DELTA ANGLE	8°27'54"
RADIUS	380.28'
ARC LENGTH	56.18'
CHORD	56.13'
N28°08'27"W	

DELTA ANGLE	
DELTA ANGLE	18°40'06"
RADIUS	250.00'
ARC LENGTH	81.46'
CHORD	81.10'
N09°26'32"E	

DELTA ANGLE	
DELTA ANGLE	18°40'06"
RADIUS	250.70'
ARC LENGTH	81.68'
CHORD	81.32'
N09°26'31"E	

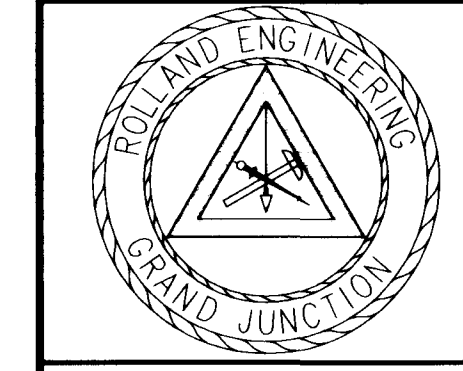
NON-TANGENT	
DELTA ANGLE	10°00'47"
RADIUS	384.33'
ARC LENGTH	67.17'
CHORD	67.08'
N27°03'08"W	

DELTA ANGLE	
DELTA ANGLE	72°18'50"
RADIUS	25.00'
ARC LENGTH	31.55'
CHORD	29.50'
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ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: C:\PROJECTS\2087\2087PLAT.DWG			
<b>EAST CAMPUS SUBDIVISION</b>			
IN THE NE1/4 OF SECTION 11 IN T1S, R1W OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
Designed	Checked	RAM	Proj#
Drawn	Date	3/23/07	2087
			Sheet
			2