

LARCHWOOD SUBDIVISION

OF LOTS 3 AND 4 IN HILLTOP SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 14, PAGE 151 SW1/4, SECTION 1, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That JNJ Healthcare, LLC, a Colorado limited liability company is the owner of that real property located in part of the SW1/4 SW1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Deed Book 2670, Page 469.)

Lots 3 and 4 in HILLTOP SUBDIVISION NO. 2, REPLAT OF LOT 1, BLOCK 1, HILLTOP SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 151 located in part of SW1/4 SW1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado.

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 LARCHWOOD 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 Drainage Easements are granted to the use of Lots 1 and 2, Hilltop Subdivision No. 2, 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, by Jon Jiles OPERATIVE MANAGER (title) for JNJ Healthcare, LLC, a Colorado limited liability company, has caused their names to be hereunto subscribed this 20th day of November, A.D. 2008

By: Jon Jiles OPERATIVE MANAGER (title) for JNJ Healthcare, LLC, a Colorado limited liability company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by Jon Jiles

Op Manager (title) for JNJ Healthcare, LLC, a Colorado limited liability company,

this 20th day of November, A.D. 2008

Witness my hand and official seal:

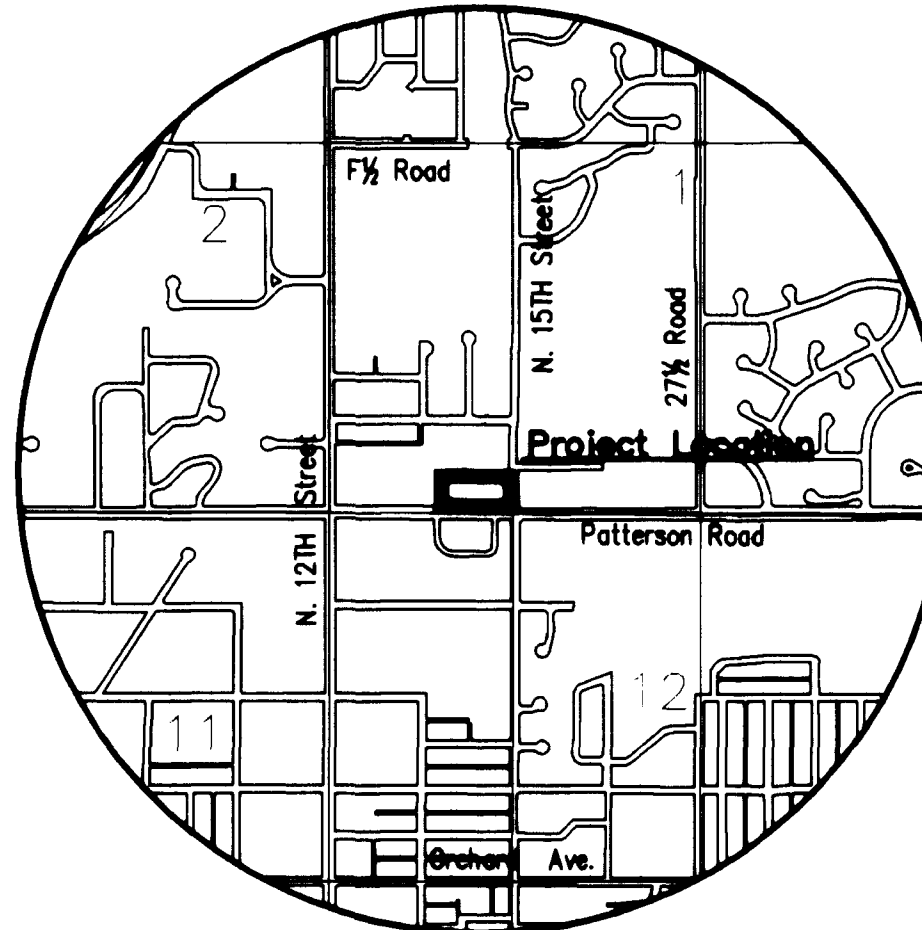
David Mason
Notary Public

My Commission Expires 8/16/2011

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4768	471, 473	18' Utility Easement to QUEST Communications and to EXCEL Energy
4768	475	18' Drainage Easement
4768	478	All Drainage Easements
4768	501	Cross Access Easement "A"
4768	504	Cross Access Easement "B"
4768	507	Cross Access Easement "C"



SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of LARCHWOOD SUBDIVISION, 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 11 Dec. 2008

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon 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 487, Page 813 (7 Pages), 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 Secretary with authority of its' Board of Directors, this 20th day of Nov 2008

By: Paul Gibson (title) sr

For: First National Bank of Muskogee

NOTARY PUBLIC CERTIFICATION

STATE OF Oklahoma) ss
COUNTY OF Muskogee)

The foregoing instrument was acknowledged before me by Derek Gibson

(title) Sr Vice President for First National Bank of Muskogee this 21st day of

November A.D., 2008

Witness my hand and official seal:

Jennifer Groover
Notary Public

My Commission Expires 08/20/2011

TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss

We, Abstract & Title Company 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 JNJ Health Care LLC; 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 Nov 17 2008

Date: November 24, 2008 by: Karen O'Brien, Examining Officer Name And Title

for: Abstract & Title Company of Mesa Co Name Of Title Company

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 4768, Page _____, Mesa County Records.

Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Policy No. 00920482 C.

Basis of bearings is the South line of the SW1/4 SW1/4 of Section 1 which bears South 89 degrees 47 minutes 33 seconds East, a distance of 1322.30 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".

All linear measurement in US Survey Feet.

CITY OF GRAND JUNCTION APPROVAL

This plat of LARCHWOOD SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 10th day of December, A.D., 2008

City Manager: Jim McDaniel

Mayor: Gary Palmer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

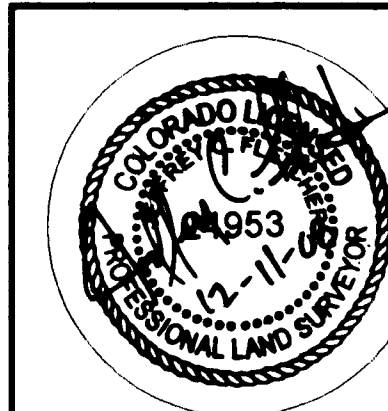
I hereby certify that this instrument was filed in my office at 9:10 o'clock A.M.,

DECEMBER 24, A.D., 2008, and was duly recorded in Book 4768 Page(s) No. 489

Reception No. 2469733 Drawer No. 00W-89 Fees: 10 + 1

Janice Rich
Clerk and Recorder

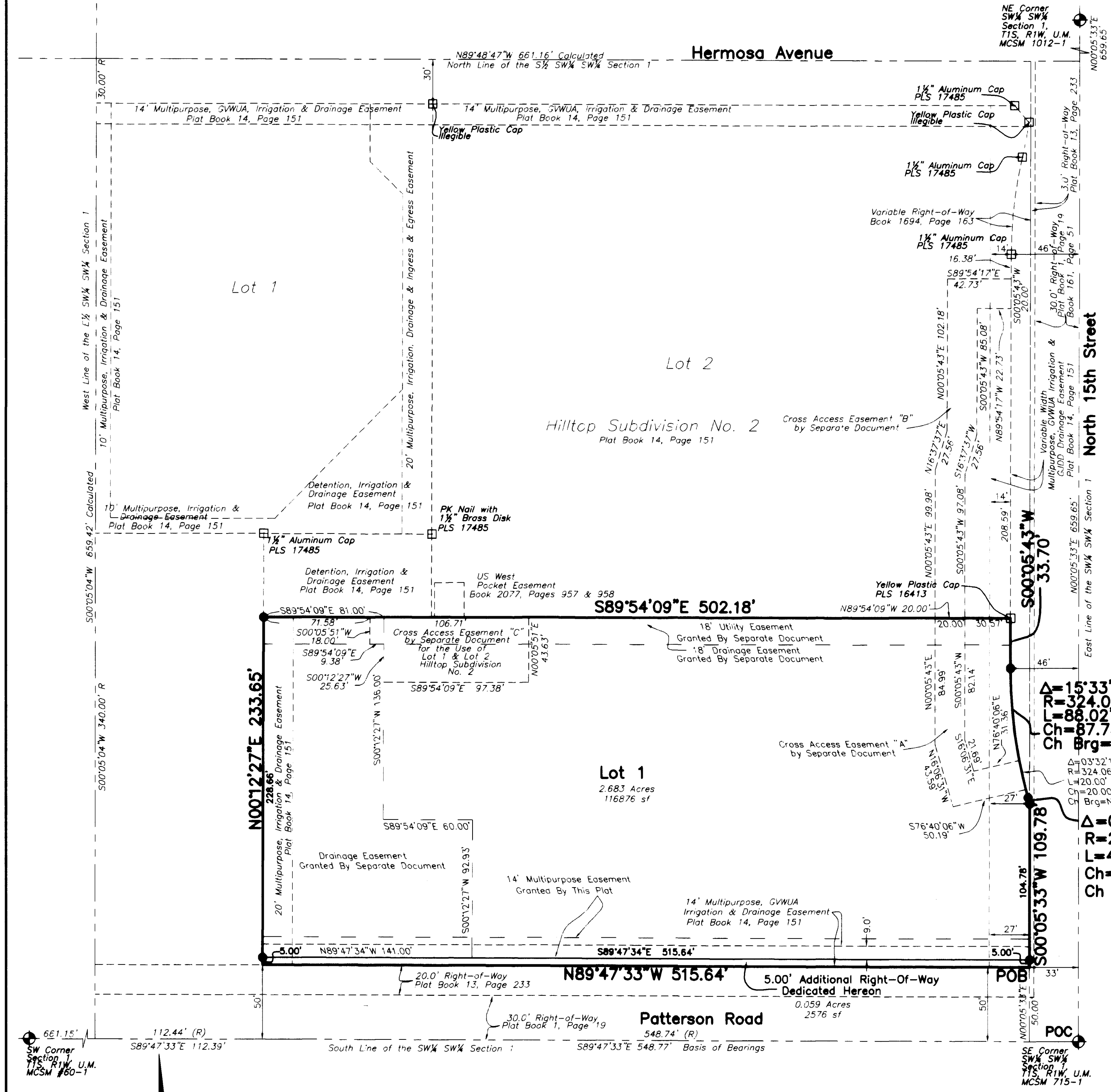
Janice Rich
Deputy



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

PROJ. NO. 07-151	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: November, 2008	dc/tj	rsk	akw	1	1



LEGEND

<ul style="list-style-type: none"> ALTIQUOT SURVEY MARKER, AS NOTED SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 PER CRS-38-51-105, IN CONCRETE FOUND REBAR, AS NOTED PK NAIL, SET IN PAVING SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 (WC) WITNESS CORNER (S=distance N=North (Direction)) 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 RADIUS OF ARC LENGTH OF ARC CHORD DISTANCE OF ARC CHORD BEARING OF ARC EQUAL SYMBOL PERCENT SYMBOL AND SYMBOL 	<ul style="list-style-type: none"> INTERSTATE HIGHWAY SYMBOL STATE HIGHWAY SYMBOL UNITED STATES NOT TO SCALE COLORADO REVISED STATUTES SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF) PROFESSIONAL LAND SURVEYOR NUMBER LIMITED LIABILITY COMPANY ANNUM 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 COT COLORADO DEPARTMENT OF TRANSPORTATION POB POINT OF BEGINNING POC POINT OF COMMENCING (R) RECORD MEASUREMENT
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SCALE: 1"=50'

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.