

ROSE HILL PLACE

BEING A REPLAT OF P.D.C. SUBDIVISION, FILING TWO, RECORDED IN RECEPTION NO. 1316021, AND A PORTION OF THE SE1/4 SW1/4 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE P.M., IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Sisters of Charity of Leavenworth Health Services Corporation, A Kansas non-profit Corporation, and Sisters of Charity of Leavenworth Health System, Inc., a not-for-profit corporation, are the owners of a parcel of land the ownership of which is demonstrated in Book 2314 at Page 42 and in Book 2853 at Page 41 of the Mesa County real property records, and being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the Center-South 1/16 Corner of Section 2, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, whence a Mesa County Survey Marker for the South 1/4 Corner of said Section 2 bears S00°01'25"W for a distance of 1314.69 feet; thence S00°01'25"W on the easterly line of the SE1/4 SW1/4 of said Section 2, 716.69 feet to the Point of Beginning; thence S00°01'25"W a distance of 168.00; thence N89°23'35"W feet to the westerly right-of-way line of 26 1/2 Road; thence S00°01'25"W a distance of 199.17 feet; thence leaving said westerly right-of-way line of 26 1/2 Road, N49°56'34"W, on the southerly line of P.D.C. Subdivision, Filing No. 2 as recorded at Reception No.1316021, a distance of 61.64 feet; thence N89°23'35"W a distance of 187.80 feet to a point on the easterly right-of-way line of an alley as recorded in Reception Numbers 381441 and 1316675 in the Office of the Mesa County Clerk; thence N00°01'25"E, along said easterly right-of-way line, for a distance of 111.04 feet to a point on the northwesterly line of Fairmount Heights Subdivision, as recorded in Reception Number 381441 at the Office of the Mesa County Clerk; thence, S68°46'25"W, along the northerly line of said Alley right-of-way and said northwesterly line of Fairmount Heights Subdivision, for a distance of 21.46 feet; thence, leaving said northerly line and said northwesterly line, N00°01'25"E, a distance of 56.20 feet; thence N51°21'25"E a distance of 224.67 feet; thence N78°59'25"E a distance of 132.00 feet to the point of beginning.

Contains 1.65 acres, more or less.

Said Owners have by these presents laid out, platted and subdivided the above described real property into one parcel as shown hereon, and designated the same as Rose Hill Place, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby offer the following dedications and grants:

All 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 as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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 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.

ALL LIENHOLDERS APPEAR HEREON.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 11th day of March, A.D., 2009.

Robert D. Lohman

For Sisters of Charity of Leavenworth Health Services Corporation, a Kansas non-profit Corporation and Sisters of Charity of Leavenworth Health System, Inc., a not-for-profit corporation

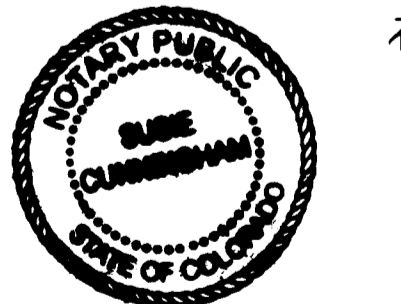
STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 11th day of March, A.D., 2009
By Robert W. Lohman

For Sisters of Charity of Leavenworth Health Services Corporation, a Kansas non-profit Corporation and Sisters of Charity of Leavenworth Health System, Inc., a not-for-profit corporation

My commission expires: 3-24-2010

WITNESS MY HAND AND OFFICIAL SEAL.

Janice Cunningham
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., this 10th day of April, A.D., 2009 and is duly recorded as Reception Number 2484178 in Book 4830, Page 894 through 895 inclusive. Drawer No. WW-123

Janice Rich Clerk and Recorder
Ginny Baughman Deputy
Fees \$20.00 1.00

No Covenants, Conditions and Restrictions have been established.

TITLE CERTIFICATION

We Abstract and Title Co. of Mesa Co. 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 Sisters of Charity of Leavenworth Health Services Corporation, a Kansas non-profit Corporation and Sisters of Charity of Leavenworth Health System, Inc., a not-for-profit 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 17, 2009 by: Janet K. Paris
for Abstract and Title Co. of Mesa County, Inc.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 20th day of March, A.D. 2009

Mayor Cory Palmer City Manager [Signature]

GENERAL NOTES:

1. Basis of bearings derived from grid north of the Mesa County Local Coordinate System locally determined by GPS observations on the Mesa County Survey Marker for the Northeast Corner SE 1/4, SW1/4 of Section 2 and the Mesa County Survey Marker for the South 1/4 Corner of Section 2. The measured bearing being S00°01'25"W.
2. Title information from Mesa County records and from the following Title Report: Abstract and Title Co. of Mesa County Inc.; File No. 00921750C, effective date 4/29/2008, and File No. 00921741C effective date 4/28/2008.
3. All monuments found within 0.25 feet of record position are accepted as being at record position.
4. An improvement survey plat as defined by Title 38 Articles 50 and 51, C.R.S., is deposited with Mesa County.
5. The City of Grand Junction abandoned a 100' road petition easement along 7th Street as recorded at reception #2359523, abandonment is being recorded at reception #2479203 Mesa County Records.

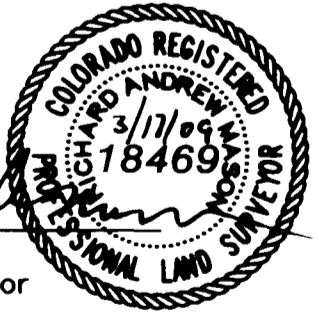
FOR CITY OF GRAND JUNCTION USE
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Rose Hill Place, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 17 day of March, 2009

Richard A. Mason
Registered Professional Land Surveyor
No. 18469



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.

	File Name: C:\8222\8222survey.dwg			
	ROSEHILL PLACE FOR ST. MARY'S HOSPITAL ROSE HILL HOSPITALITY CENTER IN SE1/4 SW1/4 OF SECTION 2 IN T1S, R1W, OF THE UTE MERIDIAN GRAND JUNCTION, COLORADO			
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designated RAM	Checked Date 3/09/09	Proj# 8222	Sheet 1 Of 2

ROSE HILL PLACE

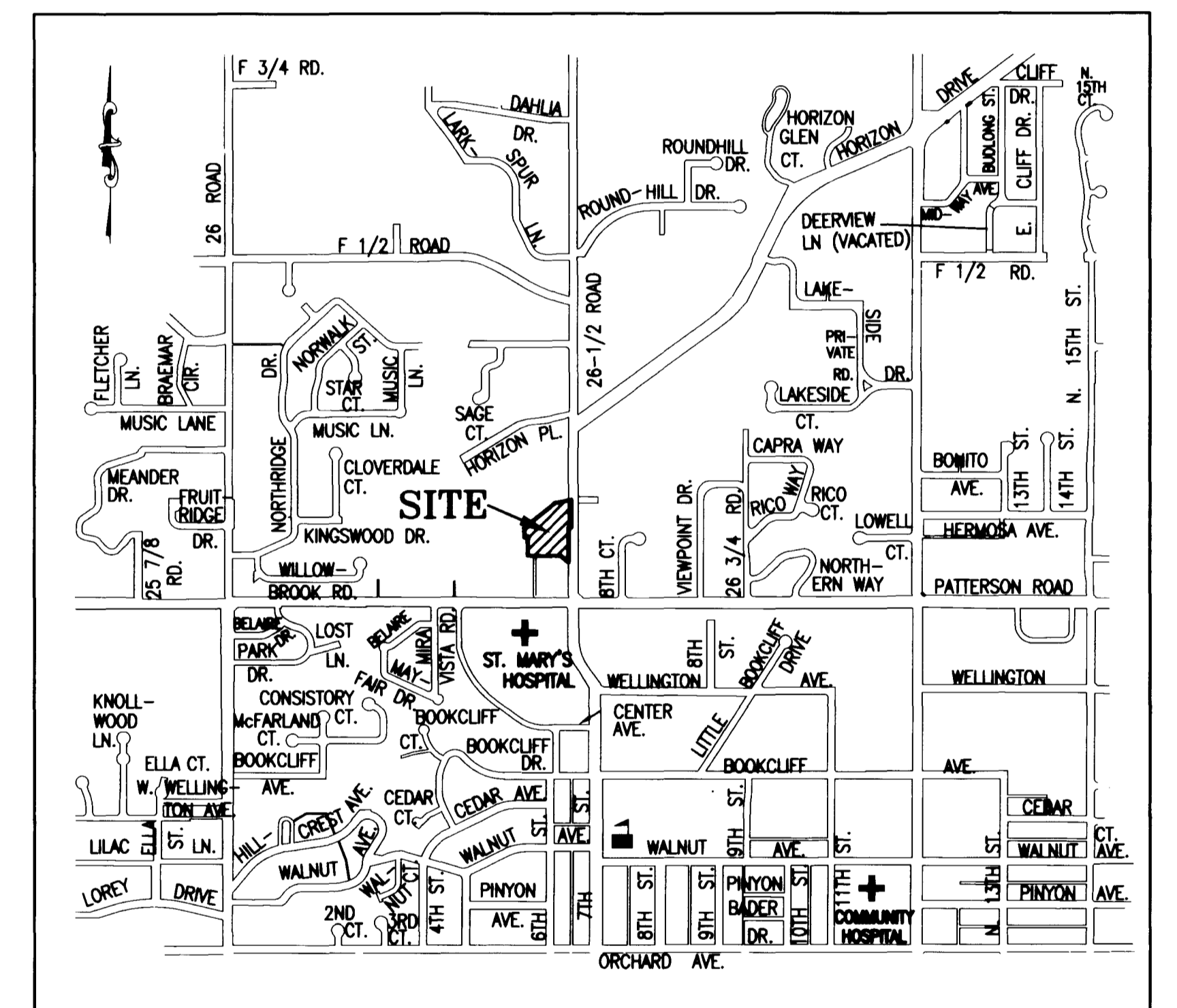
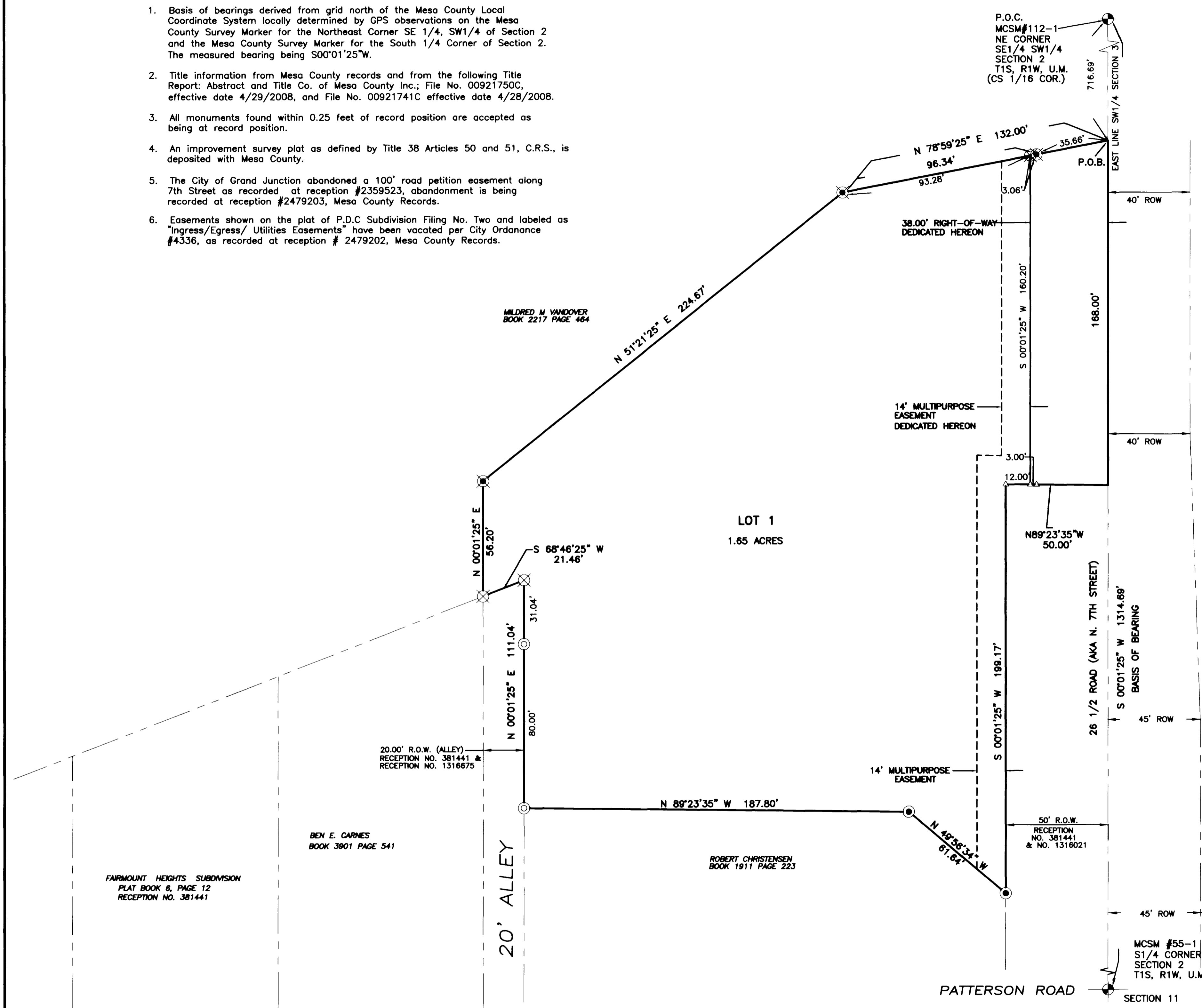
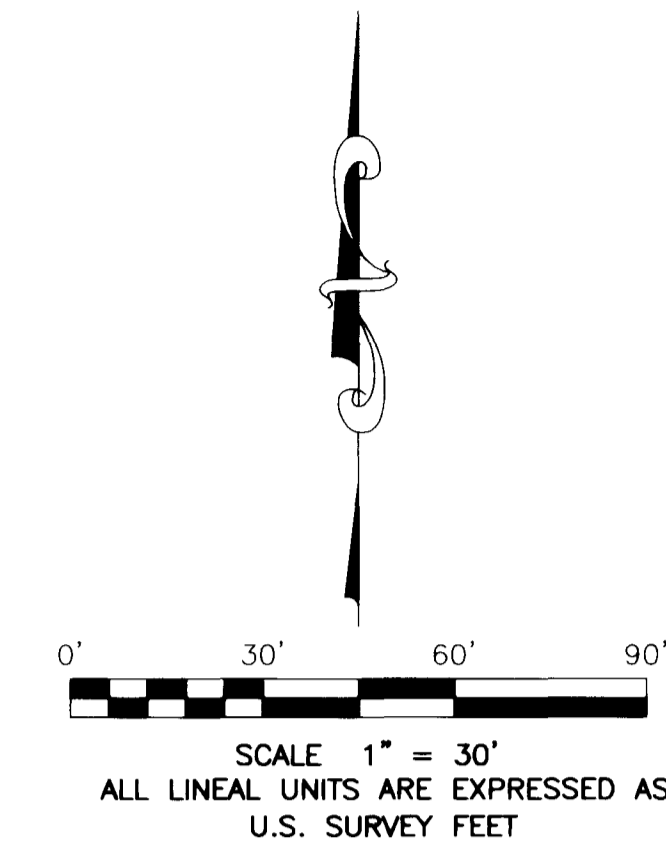
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LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
- ⊗ SET REBAR & CAP PLS-18469
- △ SET PK & WASHER IN ASPHALT PLS-18469
- ⊙ FOUND REBAR & CAP PLS-18469
- ⊙ FOUND REBAR & CAP PLS-17478
- ⊙ FOUND 5/8" REBAR, UPGRADED WITH ALLOY CAP PLS-18469
- AVE AVENUE
- C CENTER
- CS CENTER-EAST
- MCSM MESA COUNTY SURVEY MARKER NUMBER
- PLS PROFESSIONAL LICENSED SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R RANGE
- R.O.W. RIGHT-OF-WAY STREET
- ST STREET
- T TOWNSHIP
- U.M. UTE MERIDIAN

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- All monuments found within 0.25 feet of record position are accepted as being at record position.
- An improvement survey plat as defined by Title 38 Articles 50 and 51, C.R.S., is deposited with Mesa County.
- The City of Grand Junction abandoned a 100' road petition easement along 7th Street as recorded at reception #2359523, abandonment is being recorded at reception #2479203, Mesa County Records.
- Easements shown on the plat of P.D.C. Subdivision Filing No. Two and labeled as "Ingress/Egress/Utilities Easements" have been vacated per City Ordinance #4336, as recorded at reception # 2479202, Mesa County Records.



VICINITY MAP
NOT TO SCALE

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EXECUTED this 17 day of March, 2009

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469

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	Designated Drawn RAM	Checked Date 3/09/09	Proj# 8222

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