

# WEST CAMPUS SUBDIVISION

A PORTION OF THE N1/2 SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.  
RECEPTION NUMBERS 1032880, 1056108, 1062479, 1085855, 1090396, 1572323, 1992973, 2044109  
COUNTY OF MESA, STATE OF COLORADO

## 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 NE1/4 NW1/4 and the NW1/4 NE1/4 Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, recorded at the following reception numbers of the Mesa County real property records; 1032880, 1056108, 1062479, 1085855, 1090396, 1572323, 1992973, and 2044109 and being more particularly described as a result of survey as follows:

Commencing at a Mesa County Survey Marker for the North 1/4 corner, of said Section 11, whence a Mesa County Survey Marker for the Center North 1/16 Corner of Said Section Bears S00°05'46"W a distance of 1,321.39 feet, thence S25°47'56"W for a distance of 99.07 feet to a point on the westerly right-of-way line of North 7th Street and the point of beginning; thence the following:

- Southerly along the said right-of-way line S00°04'19"W 170.75 feet;
- S89°55'41"E a distance of 3.00 feet;
- S00°04'20"W a distance of 84.23 feet;
- along the arc of a curve to the left having a radius of 206.94 feet, an internal angle of 35°42'00", for a distance of 128.94 feet, the chord of which bears S17°46'40"E a distance of 126.87 feet;
- S35°37'40"E a distance of 7.60 feet;
- S09°23'11"E a distance of 63.30 feet;
- S16°13'45"E a distance of 89.66 feet;
- along the arc of a curve to the right having a radius of 66.50 feet, an internal angle of 30°00'00", for a distance of 34.82 feet, the chord of which bears S01°13'45"E a distance of 34.42 feet;
- S13°46'15"W a distance of 13.04 feet;
- S27°24'52"W a distance of 8.80 feet;
- S16°13'45"E a distance of 76.38 feet;
- N73°46'15"E a distance of 11.00 feet;
- S61°08'51"E a distance of 31.86 feet;
- along a non tangent curve to the right having a radius of 858.00 feet, an internal angle of 10°03'01", for a distance of 150.50 feet, the chord of which bears S11°02'31"E a distance of 150.31 feet;
- Leaving said 7th Street right-of-way, S40°40'55"W a distance of 29.75 feet, to a point on the northerly right-of-way of Center Avenue;
- Westerly along the said right-of-way line N89°55'43"W a distance of 257.29 feet, to a point on the westerly right-of-way of 6th Street;
- Leaving said northerly right-of-way S00°04'02"W a distance of 135.68 feet, along said westerly right-of-way;
- Leaving said westerly right-of-way N89°52'40"W 239.83 feet;
- S00°07'51"W a distance of 230.45 feet, to a point on the northerly right-of-way of Bookcliff Avenue;
- N89°52'09"W a distance of 130.32 feet along said northerly right-of-way;
- along the arc of a curve to the right having a radius of 390.00 feet, an internal angle of 13°51'08", for a distance of 94.29 feet, the chord of which bears N82°56'35"W a distance of 94.06 feet;
- along the arc of a curve to the right having a radius of 390.00 feet, an internal angle of 35°15'41", for a distance of 240.02 feet, the chord of which bears N58°23'10"W a distance of 236.25 feet;
- along the arc of a curve to the left having a radius of 109.00 feet, an internal angle of 17°43'26", for a distance of 33.72 feet, the chord of which bears N49°34'22"W a distance of 33.58 feet;
- Leaving said northerly right-of-way along a non tangent curve to the right having a radius of 21.34 feet, an internal angle of 74°19'05", for a distance of 27.68 feet, the chord of which bears N68°46'17"E a distance of 25.78 feet;
- S74°03'43"E a distance of 49.75 feet;
- along the arc of a curve to the left having a radius of 102.00 feet, an internal angle of 60°54'37", for a distance of 108.43 feet, the chord of which bears N75°28'17"E a distance of 103.40 feet;
- N45°00'17"E a distance of 46.62 feet;
- S89°59'01"E a distance of 30.00 feet;
- N02°20'20"E a distance of 135.00 feet;
- N20°38'25"W a distance of 204.25 feet;
- S75°05'45"W a distance of 250.69 feet, to a point on the easterly boundary of the Vanderen - Ford Heights Replat (Reception No. 670859);
- N00°32'00"W a distance of 776.19 feet along said easterly boundary, to a point on the southerly right-of-way line of Patterson Road;
- along said southerly right-of-way S83°35'03"E a distance of 75.88 feet;
- S89°55'41"E a distance of 112.60 feet;
- S44°55'41"E a distance of 31.35 feet;
- S89°55'41"E a distance of 47.59 feet;
- N39°54'28"E a distance of 46.34 feet;
- S89°55'41"E a distance of 94.24 feet;
- S00°02'20"W a distance of 2.50 feet;
- S89°53'50"E a distance of 38.24 feet;
- along the arc of a curve to the right having a radius of 1147.50 feet, an internal angle of 01°29'03", for a distance of 29.72 feet, the chord of which bears N89°21'38"E a distance of 29.72 feet;
- along the arc of a curve to the right having a radius of 157.50 feet, an internal angle of 13°23'03", for a distance of 36.79 feet, the chord of which bears S79°22'25"E a distance of 36.71 feet;
- S89°29'12"E a distance of 364.10 feet;
- Leaving said southerly right-of-way S44°31'09"E a distance of 49.94 feet, to the Point of Beginning.

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lot, as shown hereon, and designated the same as West 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 Waterline Easements are dedicated to the City of Grand Junction for the use of City-approved waterlines as perpetual easements for the installation, operation, maintenance and repair of waterlines and appurtenances. The existing waterline is private. The owner is not relieved of it's responsibility to inspect, install, operate, maintain, and repair the existing waterline.

All Sewer Easements are dedicated to the City of Grand Junction for the use of City-approved sewer lines as perpetual easements for the installation, operation, maintenance and repair of sewer lines and appurtenances.

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. Furthermore, the owners of said lots 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 lien holders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 23rd day of January, A.D., 2013

Michael J. McBride Attorney in fact for Michael A. Slubowski, 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 23rd day of January, A.D., 2013 by Michael J. McBride, attorney in fact for Michael A. Slubowski, President of Sisters of Charity of Leavenworth Health System, Inc., a Kansas nonprofit corporation

My commission expires: 3-18-17

WITNESS MY HAND AND SEAL this 23rd day of January, A.D., 2013  
Sheila Reiner Clerk and Recorder  
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 8:26 o'clock A.M., this 7th day of February, A.D., 2013, and is duly recorded as Reception Number 2643584 in Book 8429, Page 141 through 142 inclusive. Drawer No. 22-15

Sheila Reiner Clerk and Recorder  
Deputy Fees \$20.00

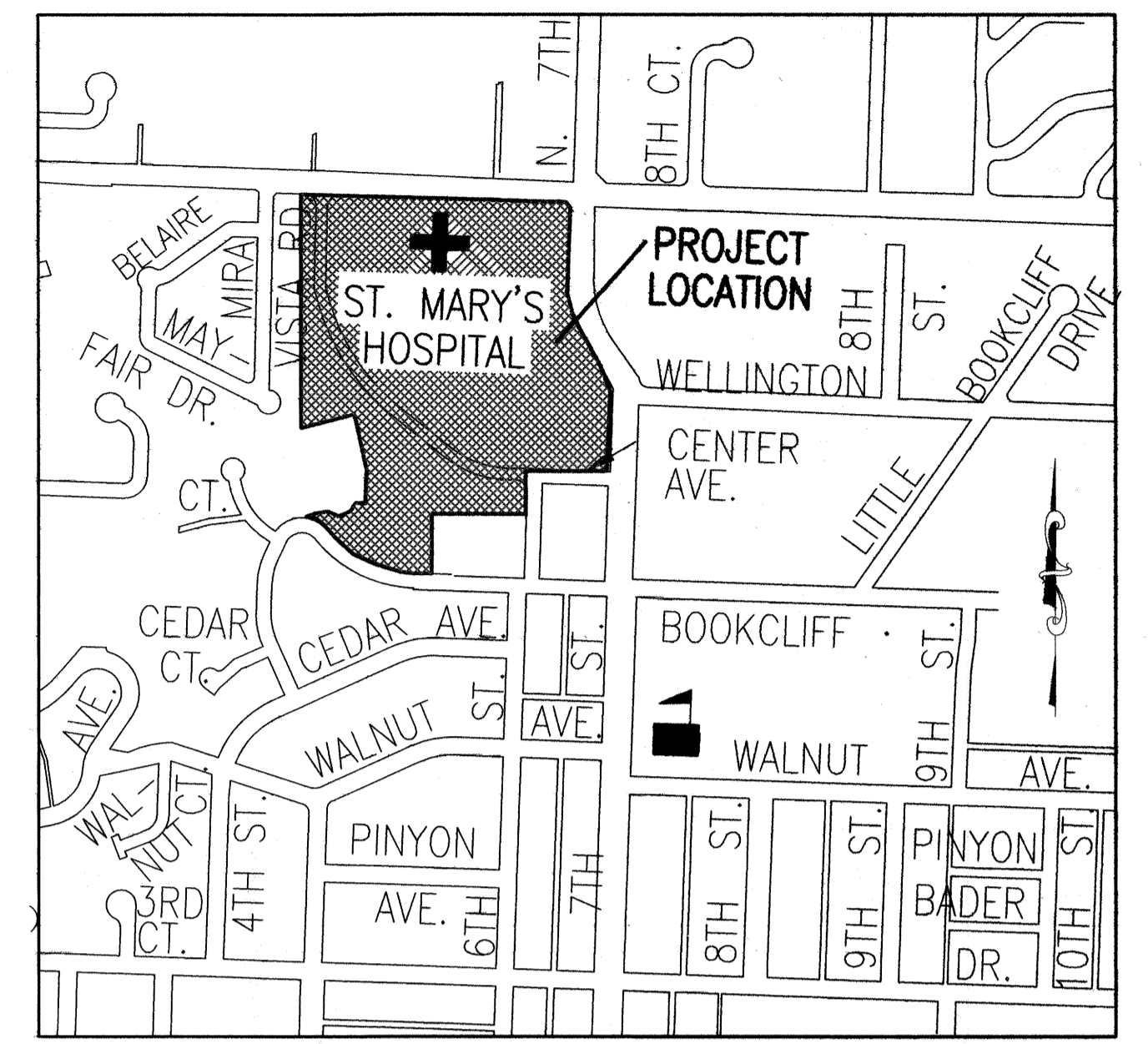
## TITLE CERTIFICATION

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 January 22, 2013

Date: 1/25/13 by: David Underhill Pres. for Abstract & Title Co. of Mesa County, Inc.

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 1st day of February, A.D. 2013  
Mayor City Manager



VICINITY MAP NOT TO SCALE

DOCUMENTS RECORDED FOR RIGHT-OF-WAY		
PATERSON ROAD	7TH STREET	CENTER AVENUE
R.N. 1479971	R.N. 924105	R.N. 779588
R.N. 1512441	R.N. 1089833	R.N. 779587
R.N. 222823	R.N. 1096230	R.N. 846048
R.N. 2359502	R.N. 1217790	R.N. 2080527
R.N. 2266820	R.N. 1268077	R.N. 1268077
	R.N. 1352381	BOOKCLIFF AVENUE
	R.N. 1366426	R.N. 532909

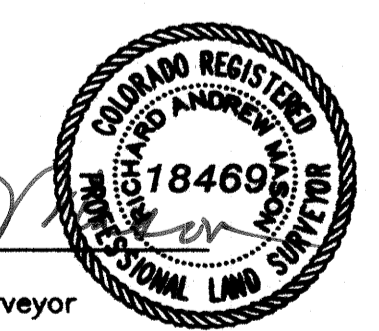
AREA SUMMARY		
DESC.	ACRES	PERCENT
LOT 1	21.068	100.00%
TOTAL	21.068	100.00%

## 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 WEST CAMPUS SUBDIVISION, 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, lien holders, or quality of title.

EXECUTED this 29 day of January, 2013

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



## GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N89°55'41"W for a distance of 1315.72 feet, located between a Mesa County Survey Marker for the North 1/4 Corner of section 11 and a Mesa County Survey Marker for the West 1/16 Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian.
- Title information from Mesa County real property records, and from Abstract Title of Mesa County CO, File No. 00924887C, effective date 1/12/2011.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- The purpose of this plat is to consolidate several tracts into one tract.

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:

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.

**RCE**  
Rolland Consulting Engineers, LLC  
405 Ridges Blvd. Suite A  
Grand Junction, CO 81507  
Voice: (970) 243-8300  
Fax: (970) 241-1273  
www.rcegi.com

**WEST CAMPUS SUBDIVISION**

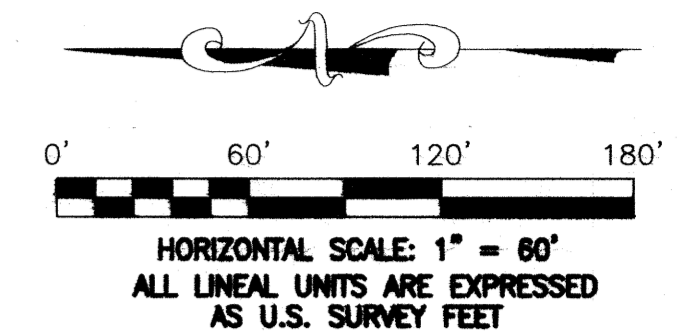
IN THE N1/2 SECTION 11  
Township 1 South, Range 1 West, U.M.  
Mesa County, Colorado

Drawn JLG Designed RAM Checked JLG Proj A1204 Rev. Sheet 1  
File Name: C:\Projects\A1204\A1204-West-Plat.dwg Date 12/28/12 Of 2

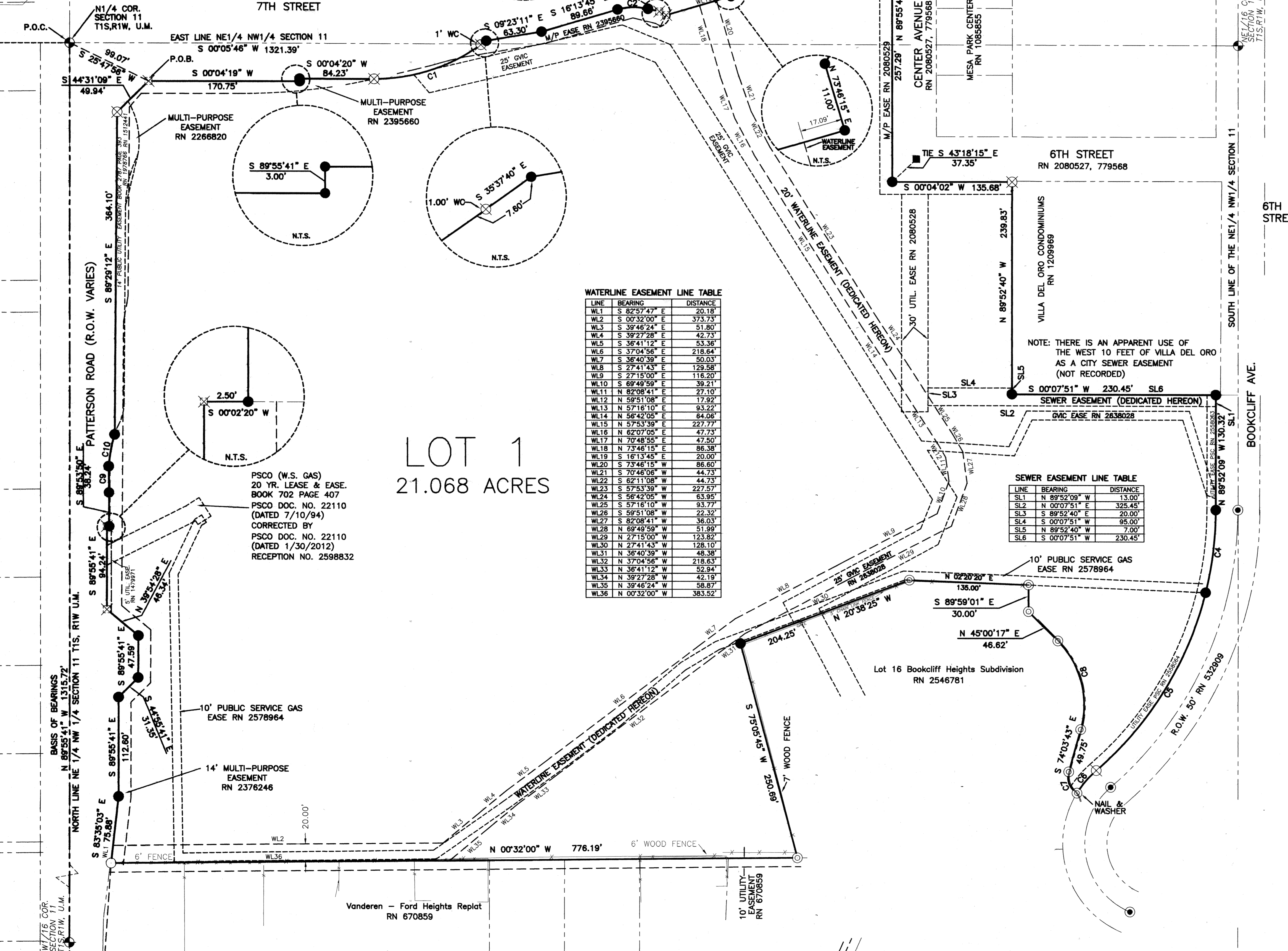
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 COUNTY OF MESA, STATE OF COLORADO

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	206.94'	128.94'	126.87'	S 17°46'40" E	35°42'00"
C2	66.50'	34.82'	34.42'	S 01°13'45" E	30°00'00"
C3	888.00'	150.50'	150.31'	S 11°02'31" E	10°03'01"
C4	390.00'	94.29'	94.06'	N 82°56'35" W	13°51'08"
C5	390.00'	240.02'	236.25'	N 58°23'10" W	35°15'41"
C6	109.00'	33.72'	33.58'	N 49°34'22" W	17°43'26"
C7	21.34'	27.88'	25.78'	N 68°46'17" E	74°19'05"
C8	102.00'	108.43'	103.40'	N 73°28'17" E	60°54'37"
C9	1147.50'	28.72'	28.72'	N 89°21'38" E	01°29'03"
C10	157.50'	36.79'	36.71'	S 78°22'25" E	13°23'03"



- ### LEGEND
- ⊕ MESA COUNTY SURVEY MARKER
  - ⊙ CITY MONUMENT
  - ⊗ FOUND 5/8" REBAR & CAP DH SURVEYS
  - FOUND 5/8" REBAR & CAP LS-18469
  - ⊗ SET REBAR & CAP LS-18469
  - ⊗ FOUND PK NAIL W/ WASHER LS-18469
  - ⊗ X CHISELED IN WALK
  - PK NAIL CITY OF GRAND JUNCTION
  - WM WATER METER
  - WV WATER VALVE
  - CB CATCH BASIN
  - OVH— OVERHEAD UTILITY LINES
  - G— GAS LINE
  - ST— UNDERGROUND STORM DRAIN LINE
  - SS— UNDERGROUND SANITARY SEWER LINE
  - ⊕ SANITARY SEWER MANHOLE
  - EASE EASEMENT
  - M/P MULTIPURPOSE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - N.T.S. NOT TO SCALE
  - R.N. RECEPTION NUMBER
  - RN RECEPTION NUMBER
  - R.O.W. RIGHT OF WAY
  - T. TOWNSHIP
  - R. RANGE
  - U.M. UTE MERIDIAN
  - PSCO PUBLIC SERVICE COMPANY
  - GVIC GRAND VALLEY IRRIGATION COMPANY



#### WATERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 82°57'47" E	20.18'
WL2	S 00°32'00" E	373.73'
WL3	S 39°46'24" E	51.80'
WL4	S 39°27'28" E	42.73'
WL5	S 36°41'12" E	53.36'
WL6	S 37°04'56" E	218.64'
WL7	S 36°40'39" E	50.03'
WL8	S 27°41'43" E	129.58'
WL9	S 27°15'00" E	116.20'
WL10	S 69°49'59" E	39.21'
WL11	N 82°08'41" E	27.10'
WL12	N 59°51'08" E	17.92'
WL13	N 57°16'10" E	93.22'
WL14	N 56°42'05" E	64.06'
WL15	N 57°53'39" E	227.77'
WL16	N 62°07'03" E	47.73'
WL17	N 70°48'55" E	47.50'
WL18	N 73°46'15" E	86.38'
WL19	S 16°13'45" E	20.00'
WL20	S 73°46'15" W	86.60'
WL21	S 70°48'06" W	44.73'
WL22	S 62°11'08" W	44.73'
WL23	S 57°53'39" W	227.57'
WL24	S 56°42'05" W	63.95'
WL25	S 57°16'10" W	93.77'
WL26	S 59°51'08" W	22.32'
WL27	S 82°08'41" W	36.03'
WL28	N 69°49'59" W	51.99'
WL29	N 27°15'00" W	123.82'
WL30	N 27°41'43" W	128.10'
WL31	N 36°40'39" W	48.38'
WL32	N 37°04'56" W	218.63'
WL33	N 36°41'12" W	52.94'
WL34	N 39°27'28" W	42.19'
WL35	N 39°46'24" W	58.87'
WL36	N 00°32'00" W	383.52'

#### SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SL1	N 89°52'09" W	13.00'
SL2	N 00°07'51" E	325.45'
SL3	S 89°52'40" E	20.00'
SL4	S 00°07'51" W	95.00'
SL5	N 89°52'40" W	7.00'
SL6	S 00°07'51" W	230.45'

PSCO (W.S. GAS)  
 20 YR. LEASE & EASE.  
 BOOK 702 PAGE 407  
 PSCC DOC. NO. 22110  
 (DATED 7/10/94)  
 CORRECTED BY  
 PSCC DOC. NO. 22110  
 (DATED 1/30/2012)  
 RECEPTION NO. 2598832

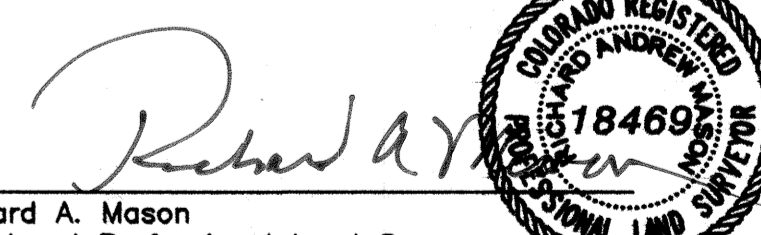
NOTE: THERE IS AN APPARENT USE OF THE WEST 10 FEET OF VILLA DEL ORO AS A CITY SEWER EASEMENT (NOT RECORDED)

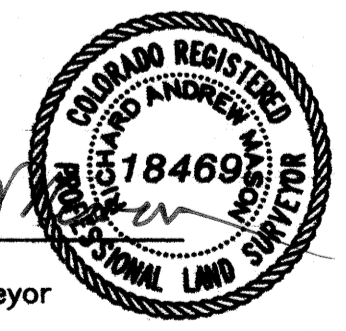
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 No. 18469



 Rolland Consulting Engineers, LLC		<b>WEST CAMPUS SUBDIVISION</b>	
405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceng.com		IN THE N 1/2 SECTION Township 1 South, Range 1 West, U.M. Mesa County, Colorado	
Drawn	JLG	Designed	RAM
Checked	JLG	Proj#	A1204
Date	12/28/12	Sheet	2
File Name: C:\Projects\A1204\A1204--West--Plat.dwg			