

IHM SUBDIVISION

A PORTION OF THE NW1/4 NE1/4 SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.
RECEPTION NUMBERS 223375, 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 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 at the following reception numbers of the Mesa County real property records: 223375, 2044109 and being more particularly described as a result of survey as follows:

Commencing at a Mesa County Survey Marker for the North East 1/16 corner, of said Section 11, whence a Mesa County Survey Marker for the Center North 1/16 Corner of Said Section Bears N89°57'19"W a distance of 1,314.06 feet, thence N85°13'25"W for a distance of 363.67 feet to a point on the northerly right-of-way line of Bookcliff Avenue and the point of beginning; thence the following:

1. Westerly along the said right-of-way line N89°57'19"W a distance of 738.76 feet, to a point on the easterly right-of-way of 7th Street;
2. Northerly along said easterly right-of-way N00°05'15"E a distance of 422.61 feet;
3. Leaving said easterly right-of-way S89°22'32"E a distance of 190.00 feet;
4. N00°06'30"E a distance of 162.00 feet, to a point on the southerly right-of-way of Wellington Avenue;
5. Easterly along said southerly right-of-way S89°22'32"E a distance of 892.02 feet;
6. S01°04'32"E a distance of 18.01 feet;
7. S89°22'32"E a distance of 16.89 feet, to a point on the westerly right-of-way of Little Bookcliff Avenue;
8. Along said westerly right-of-way S33°03'38"W a distance of 662.44 feet, to the Point of Beginning.

(Approximate area 11.600 Acres)

Said Owner has by these presents laid out, platted and subdivided the above described real property as a Lot, as shown hereon, and designated the same as IHM 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 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.

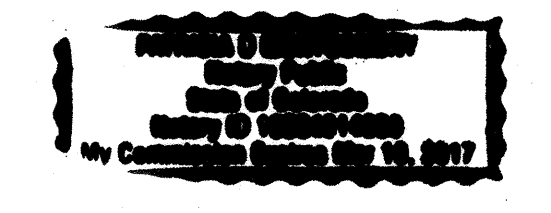
There are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 25th 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)
COUNTY OF MESA) ss
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 OFFICIAL SEAL.



Patricia D. Montgomery
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 8:26 o'clock A.M., this 27th day of February, A.D., 2013, and is duly recorded as Reception Number 2643585 in Book 5429, Page 143 through 144 inclusive. Drawer No. 22-16

Sheila Reiner Clerk and Recorder
Paul Cail Deputy
Fees \$20.00 + \$1.00

TITLE CERTIFICATION

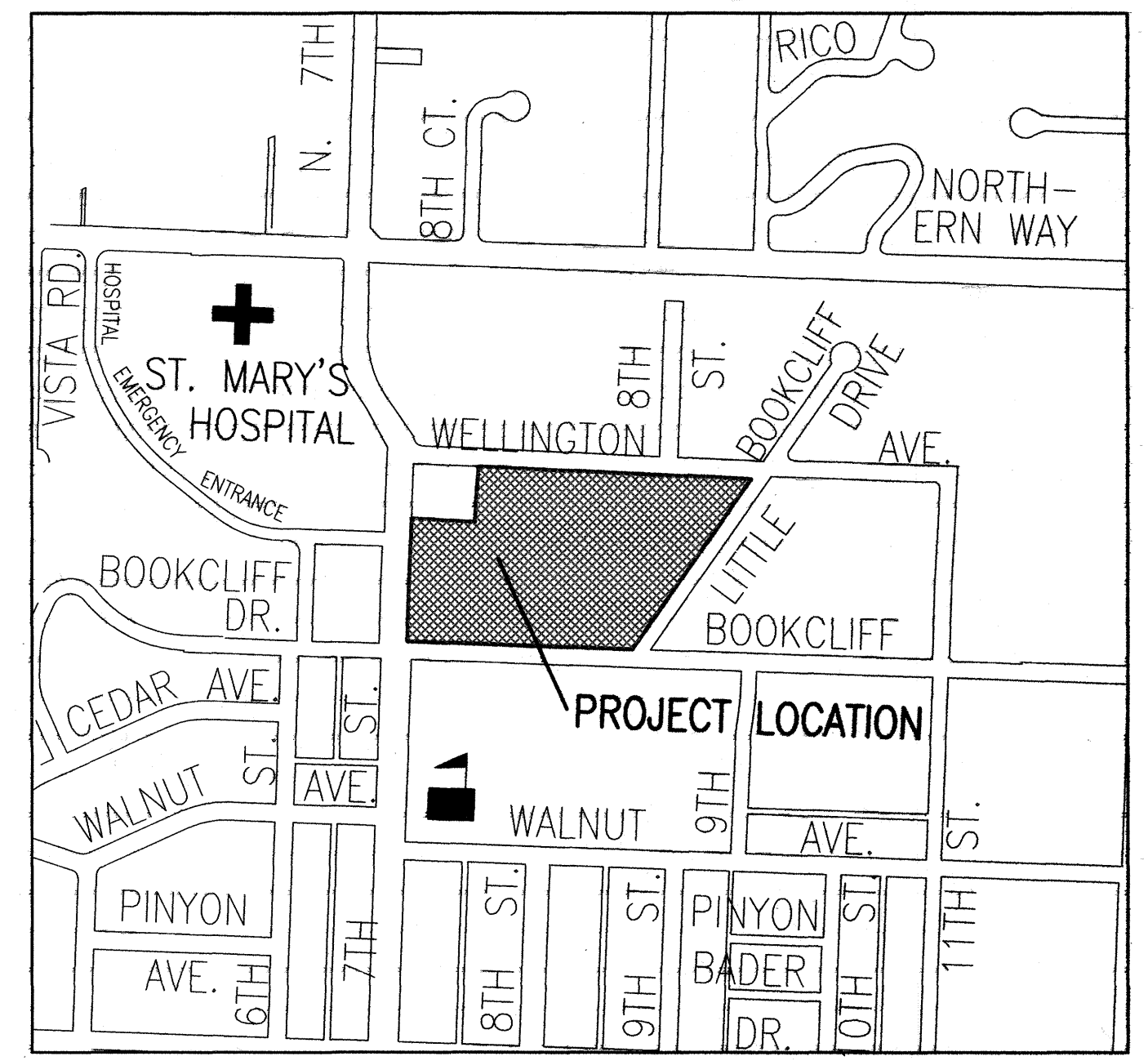
We Abstract & Title Co. of Mesa County Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to The Sisters of Charity of Leavenworth Health System Inc., 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 27, 2013

Date: 1/25/13 by: Scott Wickham, 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 David Hill City Manager John Hill

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:



VICINITY MAP
NOT TO SCALE

DOCUMENTS RECORDED FOR RIGHT-OF-WAY		
WELLINGTON AVENUE	7TH STREET	BOOKCLIFF AVENUE
R.N. 1078038	R.N. 846049	R.N. 91093
R.N. 1078040	R.N. 1753066	
R.N. 1097101		
R.N. 223375		
	LITTLE BOOKCLIFF AVENUE	
	R.N. 1019826	
	R.N. 1078039	

AREA SUMMARY		
DESC:	ACRES	PERCENT
LOT 1	11.600	100.00%
TOTAL	11.600	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 IHM 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, lienholders, or quality of title.

EXECUTED this 29 day of January, 2013

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

GENERAL NOTES

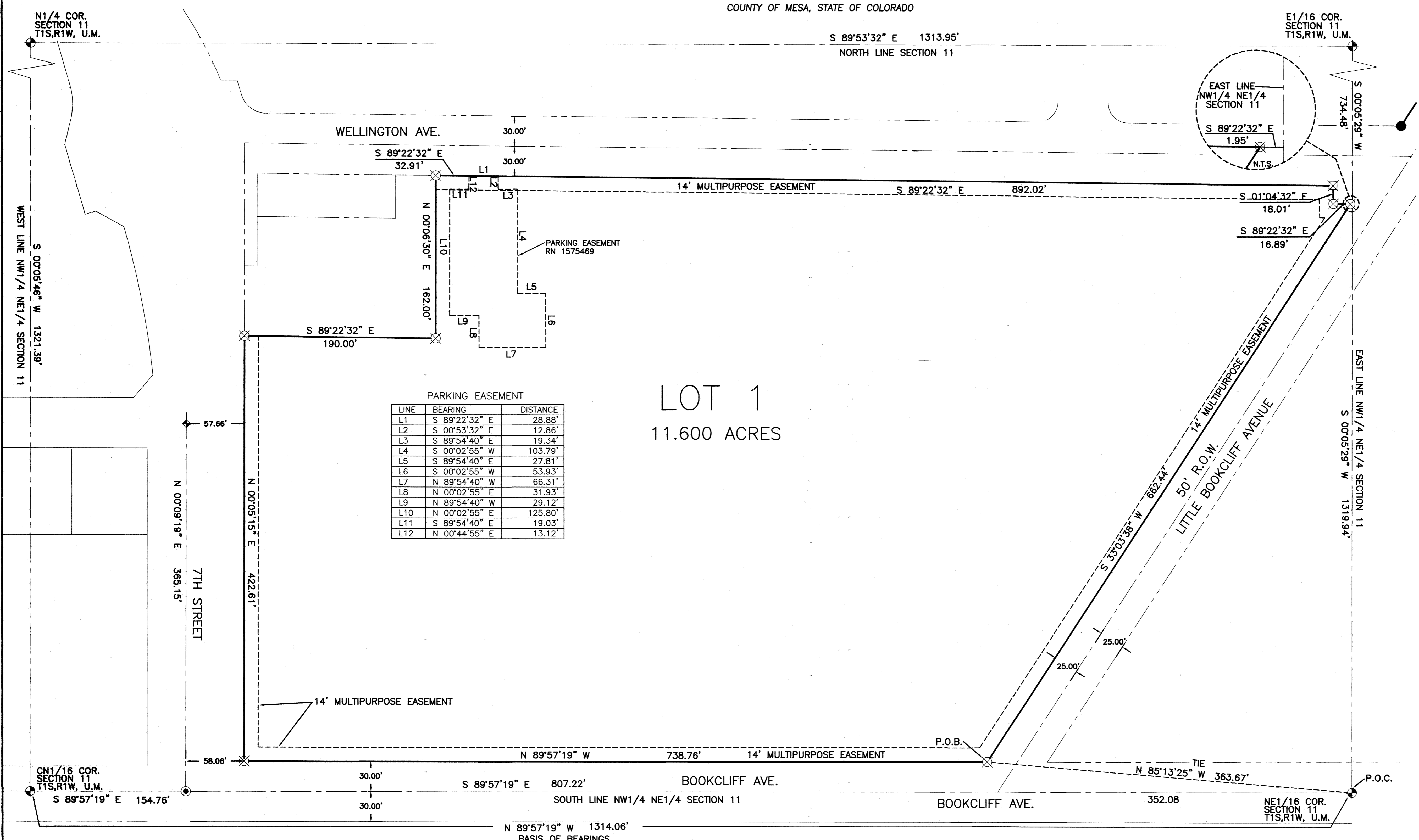
1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N89°57'19"W for a distance of 1314.06 feet, located between a Mesa County Survey Marker for the Northeast 1/16 Corner of section 11 and a Mesa County Survey Marker for the Center North 1/16 Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian.
2. Title information from Mesa County real property records, and from Abstract Title of Mesa County CO, File No. 00924887C, effective date 1/12/2011.
3. Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
4. The purpose of this plat is to consolidate several tracts into one tract.

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.

 405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceb.com		IHM 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	Rc: 1	Sheet: 1
File Name: C:\Projects\A1204\A1204-SouthEast-Plat.dwg				Date: 12/28/12	Of: 2

IHM SUBDIVISION

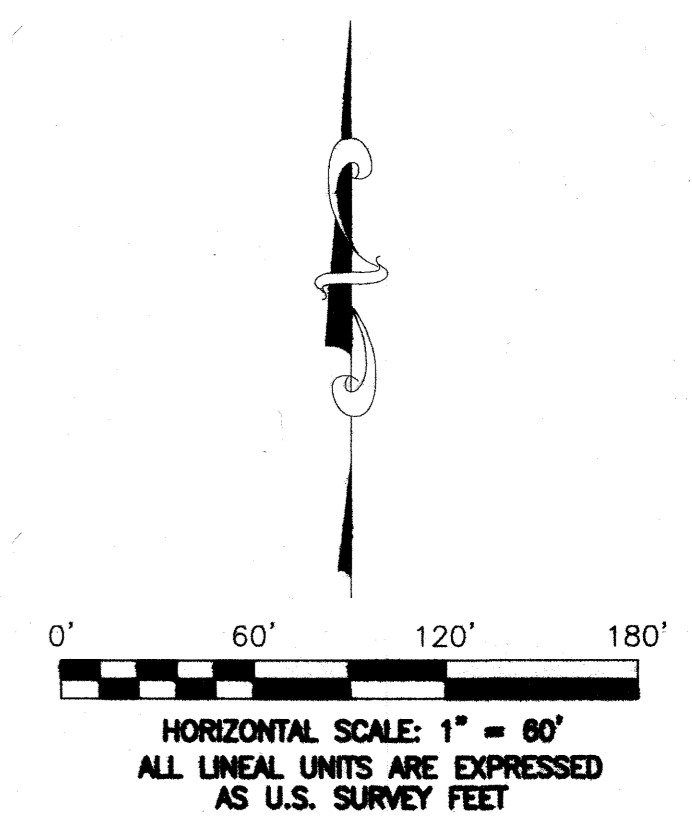
A PORTION OF THE NW1/4 NE1/4 SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.
 RECEPTION NUMBERS 223375, 2044109
 COUNTY OF MESA, STATE OF COLORADO



PARKING EASEMENT

LINE	BEARING	DISTANCE
L1	S 89°22'32" E	28.88'
L2	S 00°53'32" E	12.86'
L3	S 89°54'40" E	19.34'
L4	S 00°02'55" W	103.79'
L5	S 89°54'40" E	27.81'
L6	S 00°02'55" W	53.93'
L7	N 89°54'40" W	66.31'
L8	N 00°02'55" E	31.93'
L9	N 89°54'40" W	29.12'
L10	N 00°02'55" E	125.80'
L11	S 89°54'40" E	19.03'
L12	N 00°44'55" E	13.12'

LOT 1
11.600 ACRES



- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊙ CITY MONUMENT
 - ⊗ FOUND 5/8" REBAR & CAP DH SURVEYS
 - FOUND 5/8" REBAR & CAP LS-24943
 - ⊗ SET REBAR & CAP LS-18469
 - ⊗ CHISELED X IN CONCRETE
 - ⊗ 5/8" REBAR
 - WM WATER METER
 - W WATER VALVE
 - CB CATCH BASIN
 - O.V.H. — OVERHEAD UTILITY LINES
 - G — GAS LINE
 - ST — UNDERGROUND STORM DRAIN LINE
 - SS — UNDERGROUND SANITARY SEWER LINE
 - ⊙ SANITARY SEWER MANHOLE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - O&M OPERATION AND MAINTENANCE
 - N.T.S. NOT TO SCALE
 - R.N. RECEPTION NUMBER
 - T. TOWNSHIP
 - R. RANGE
 - U.M. UTE MERIDIAN

- GENERAL NOTES**
- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N89°57'19"W for a distance of 1314.06 feet, located between a Mesa County Survey Marker for the Northeast 1/16 Corner of section 11 and a Mesa County Survey Marker for the Center North 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.

DOCUMENTS RECORDED FOR RIGHT-OF-WAY

WELLINGTON AVENUE	7TH STREET	BOOKCLIFF AVENUE
R.N. 1078038	R.N. 846049	R.N. 91093
R.N. 1078040	R.N. 1753066	
R.N. 1097101		
R.N. 223375		
	LITTLE BOOKCLIFF AVENUE	
	R.N. 1019826	
	R.N. 1078039	

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plot of IHM 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, lienholders, or quality of title.

EXECUTED this 29 day of January, 2013

Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469

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

IHM 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: 1	Sheet 2
File Name: C:\Projects\A1204\A1204-SouthEast-Plat.dwg					Date 12/28/12