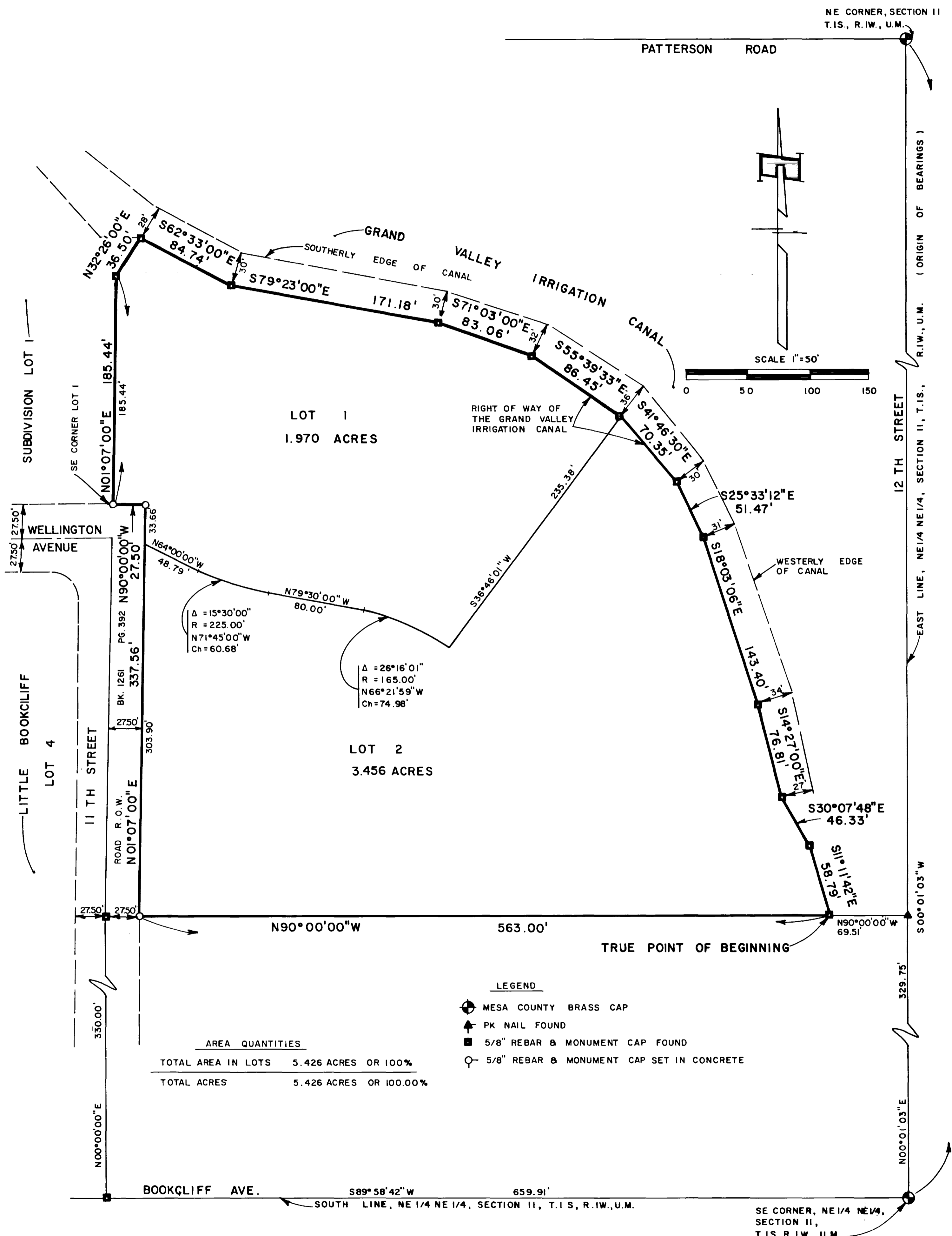


WELLINGTON BUSINESS PARK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, is the owner of a part of Lot 3, Capitol Hill Subdivision situated in the City of Grand Junction, State of Colorado and lying in a part of the NE 1/4 NE 1/4 of Section 11, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the SE Corner of the NE 1/4 NE 1/4 of said Section 11; Thence N 00° 01' 03" E along the east line of the NE 1/4 NE 1/4 of said Section 11 a distance of 329.75 feet; Thence N 90° 00' 00" W 69.51 feet to the TRUE POINT OF BEGINNING; Thence continue: N 90° 00' 00" W 563.00 feet; Thence N 01° 07' 00" E 337.56 feet; Thence N 90° 00' 00" W 27.50 feet to the SE Corner of Lot 1, Little Bookcliff Subdivision; Thence along the easterly boundary of said Lot 1, Little Bookcliff Subdivision by the following two (2) courses and distances: (1) N 01° 07' 00" E 185.44 feet; (2) N 32° 26' 00" E 36.50 feet to a point on the southerly right of way of the Grand Valley Irrigation Canal; Thence along the southerly and westerly right of way of the Grand Valley Irrigation Canal by the following ten (10) courses and distances: (1) S 62° 33' 00" E 84.74 feet; (2) S 79° 23' 00" E 171.18 feet; (3) S 71° 03' 00" E 83.06 feet; (4) S 55° 39' 33" E 86.45 feet; (5) S 41° 46' 30" E 70.35 feet; (6) S 25° 33' 12" E 51.47 feet; (7) S 18° 03' 06" E 143.40 feet; (8) S 14° 27' 00" E 76.81 feet; (9) S 30° 07' 48" E 46.33 feet; (10) S 11° 11' 42" E 58.79 feet to the TRUE POINT OF BEGINNING, containing 5.426 acres.

That said owner has caused the said real property to be laid out and surveyed as Wellington Business Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of said real property not occupied by structures on the accompanying plat as utility, drainage and irrigation easements as perpetual easements for installation and maintenance of utilities, sewer/water, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and cables; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. Also an ingress and egress easement is dedicated to owners of the property within said Wellington Business Park for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 12th day of February A.D., 1981.
C.B.W. Builders, Inc.

William E. Foster
William E. Foster, President

Warren E. Gardner
Warren E. Gardner, Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 12th day of February A.D., 1981 by William E. Foster, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc.

Witness my hand and official seal. My commission expires: Nov 13, 1983.

Dick K. Gust
Notary Public

CITY APPROVAL

This plat of Wellington Business Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was accepted on this 21st day of JANUARY A.D., 1981.

James E. Wyszocki
City Manager

James D. ...
President of Council

James D. ...
Chairman, Grand Junction City Planning Commission

Kurt ...
Director of Development

Ronald P. ...
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss #124831

I hereby certify that this instrument was filed in my office at 11:35 o'clock A.M. this 17 day of February A.D., 1981, and is duly recorded in Plat Book 12, Page 356.

Carl Sawyer
Clerk and Recorder

Deputy

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Wellington Business Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 6960



WELLINGTON BUSINESS PARK

