

WELLINGTON TOWNHOMES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned O. Reed Guthrie, Partner, Charles D. Wiman, Partner, and Cheryl Nash, Partner, dba Wellington Condo Partnership, are the owners of that real property situated in Block 9 of Fairmount Subdivision, County of Mesa, State of Colorado as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Northwest corner of said Block 9, whose North line bears N 90° 00' 00" E and all bearings contained herein to be relative thereto, thence N 90° 00' 00" E 220.00 feet to the true point of beginning, thence continuing N 90° 00' 00" E 205.50 feet, thence S 00° 00' 00" E 342.94 feet to the Northerly right-of-way of the Grand Valley Canal, thence along said right-of-way S 80° 31' 00" W 115.81 feet, thence S 81° 57' 30" W 92.57 feet, thence leaving said right-of-way N 00° 00' 06" W 374.97 feet to the true point of beginning. Said tract or parcel contains 1.70 acres more or less.

That said owners have caused the real property to be laid out and surveyed as WELLINGTON TOWNHOMES, a planned development of a part of Mesa, County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, 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.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19th day of November A.D., 19 82.

O. Reed Guthrie Partner
Charles D. Wiman Partner
Cheryl Nash Partner

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of November A.D., 19 82, by O. Reed Guthrie, Charles D. Wiman, Cheryl Nash, partners, owners.

Witness my hand and official seal. My commission expires: 3-2-84

James E. Wozniak
 Notary Public
 Address: 835 Colorado Ave. Grand Junction, CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 11:20 o'clock A. M., this 8 day of Dec A.D., 19 82, and is duly recorded in Plat Book No. 13, at Page 104, Reception No. 1309830. filed 4-75

Carl Sauer Clerk and Recorder
Archie Johnson Deputy
 Fees 10.00

CITY APPROVAL

This plat of WELLINGTON TOWNHOMES, a planned development, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 21st day of July A.D., 19 82.

James E. Wozniak City Manager
James R. Beach President of Council

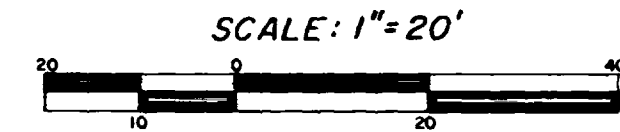
Karl A. Midgum Director of Development
Ronald P. Rich Grand Junction City Engineer

Bob Trammier Chairman, Grand Junction Planning Commission

SURVEYORS CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of WELLINGTON TOWNHOMES, a planned development of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

William G. Ryden
 William G. Ryden, Colorado Registered Land Surveyor No. 9331



- ⊗ SET 5/8" REBAR W/CAP L.S. 9331 IN CONCRETE
- ⊕ SET EXISTING 3/4" REBAR IN CONCRETE
- ⊙ MCSM BRASS CAP
- FOUND PIN
- SET 5/8" REBAR W/CAP L.S. 9331

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

<p>COLORADO WEST SURVEYING COMPANY COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE</p> <p>835 Colorado Avenue Grand Junction, Colorado 81501 303 245-2767</p>	NO. DATE REVISION BY WELLINGTON TOWNHOMES LOCATED IN NW1/4 NW1/4 SECTION 12, T1S, R1W, UTE MERIDIAN, COUNTY OF MESA, COLORADO	
	DES CK WGR DR S.R. DATE 5/82	82-1138