

THE COTTAGES AT WELLINGTON FILING ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Richard G. Keeler, Joan E. Keeler, Thomas L. Coll, and Pamela Coll, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2121 at Page 242 of the Mesa County Clerk and Recorder's Office, and being situated in the SW1/4 NE1/4 NW1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situate in the NE1/4 NW1/4 of Section 12, T1S, R1W, Ute Meridian, being described as follows:

Beginning at a point which bears S00°01'50"E 4.67 feet from the NW Corner of the SW1/4 NE1/4 NW1/4 of said Section 12; and considering the West line of said SW1/4 NE1/4 NW1/4 of Section 12 to bear N00°01'50"W and all bearings contained herein to be relative thereto; thence N89°56'04"E 429.00 feet; thence N40°21'04"E 20.00 feet; thence S00°04'54"E 411.40 feet; thence S70°54'06"W 488.00 feet; thence N00°01'50"W 548.78 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as THE COTTAGES AT WELLINGTON FILING ONE, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multi-purpose easements and Tracts A & B to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Detention/Retention Easements to the Property owners of lots and tracts hereby platted to the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

Tracts A & B Utility Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal services, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and 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, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 26th day of September, A.D., 1995.

Richard G. Keeler
Joan E. Keeler
Thomas L. Coll

Janet Reeler
John E. Keeler
Pamela Coll
Pamela Coll

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 26th day of September, 1995 by Richard G. Keeler, Joan E. Keeler, Thomas L. Coll, and Pamela Coll.

7-30-97
My commission expires:

Stacy Papas
Notary Public
Address 8317 H Rd.



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 199____, and is duly recorded in Plat Book No. _____, Page _____.

CITY APPROVAL

This plat of THE COTTAGES AT WELLINGTON FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this _____ day of _____ A.D. 199____.

Shahid Chohan
City Manager

Ken Mauquin
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THE COTTAGES AT WELLINGTON FILING ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

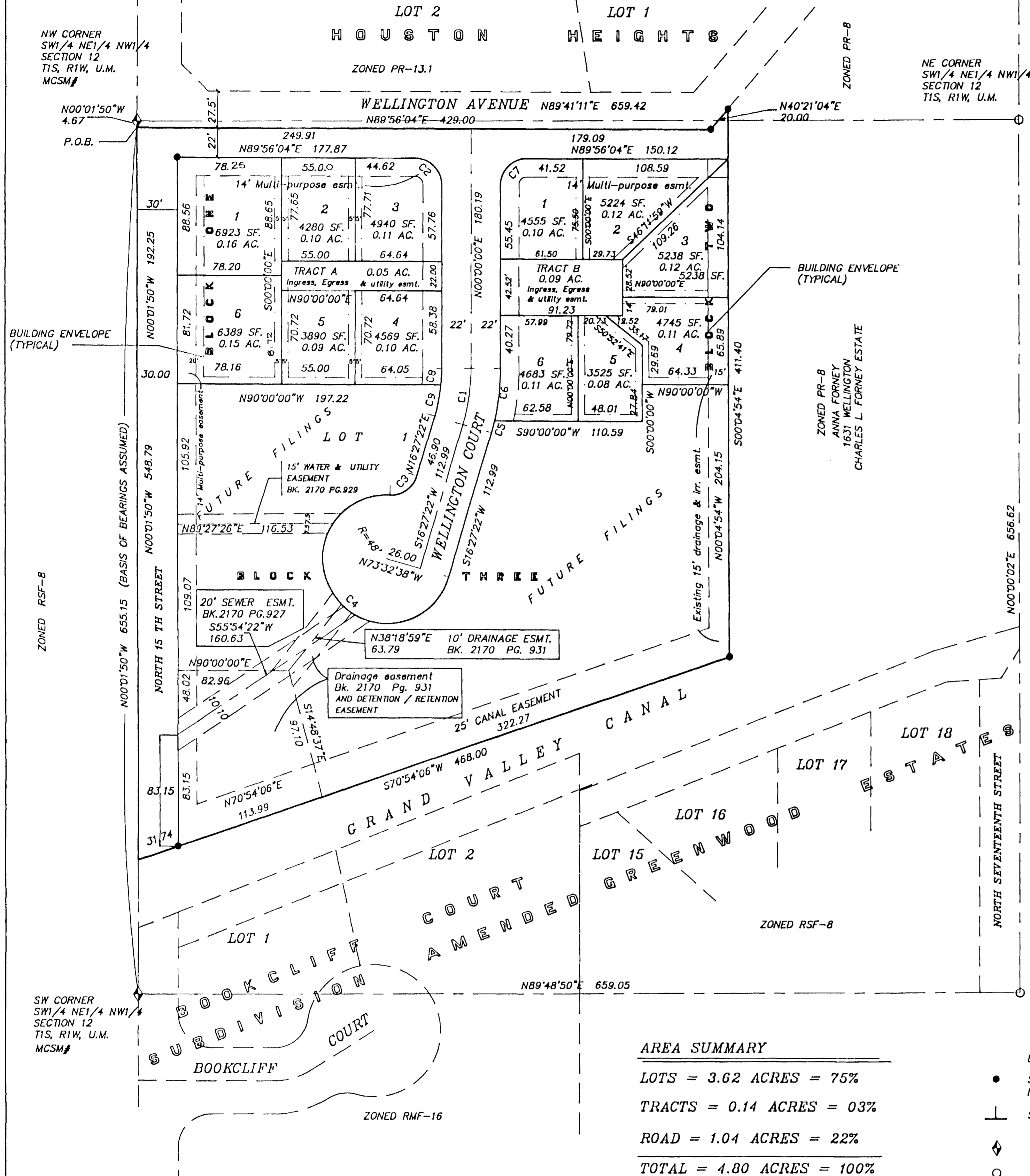
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

10/2/97
Date



THE COTTAGES AT WELLINGTON FILING ONE

FINAL PLAT			
SITUATED IN THE NE1/4 NW1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.			
FOR:	COIT	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION, COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB MF
SCALE:	1" = 50 FT	DRAWN BY: MEM	ACAD ID: WGIN4
DATE:	9/23/95	SHEET NO.	FILE: 94261



AREA SUMMARY

- LOTS = 3.62 ACRES = 75%
- TRACTS = 0.14 ACRES = 03%
- ROAD = 1.04 ACRES = 22%
- TOTAL = 4.80 ACRES = 100%

- ### LEGEND & NOTES
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
 - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY SURVEY MARKER
 - FOUND SURVEY MONUMENTS SET BY OTHERS

ENCUMBRANCE'S RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of THE COTTAGES AT WELLINGTON FILING ONE.

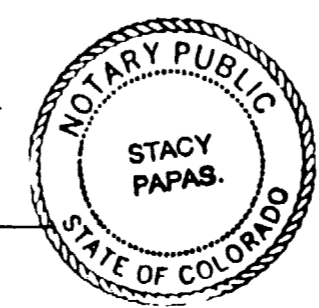
Norman L. Cooper
By: Norman L. Cooper of The Bank of Grand Junction

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 26th day of September, A.D., 1995, by Norman L. Cooper

7-30-97
My commission expires:

Stacy Papas
Notary Public



CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00	43.08	42.93	S08°13'41"W	16°27'22"	21.69
C2	20.00	31.44	28.30	S45°01'58"E	90°03'56"	20.02
C3	20.00	26.67	24.73	S54°39'06"W	76°23'28"	15.74
C4	48.00	214.79	75.45	N35°20'54"W	256°23'28"	61.01
C5	172.00	9.59	9.59	S14°51'32"W	03°11'40"	4.80
C6	172.00	39.81	39.72	S06°37'51"W	13°15'42"	19.98
C7	20.00	31.39	28.27	N44°38'02"E	89°56'04"	19.98
C8	120.00	12.36	12.36	S02°45'59"W	05°31'57"	6.18
C9	128.00	24.40	24.37	S10°59'40"W	10°55'25"	12.24

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.