WELLINGTON ESTATES SUBDIVISION

A REPLAT OF A PORTION OF LOT 44, BLOCK 12 FAIRMOUNT SUBDIVISION, GRAND JUNCTION, CO

Patterson Road (F Road) 1/16 Corner NE Corner NW1/4 NW1/4 MCSM in Mon. Box ADDENDUM TO THE DEDICATION Said Owner hereby further dedicates: To the Owner(s) of Lot 1 and Lot 2, their successors and assigns forever, that real property which is labeled as Ingress and Egress Easement fot the common benefit for ingress and egress purposes of the owner(s) of Lot 1 and Lot 2 and their invitees; I To the Owner(s) of Lot 3 and Lot 4, their successors and assigns forever, that real! property which is labeled as Ingress and Egress Easement for the common benefit for ingress and egress purposes of the owners(s) of Lot 3 and Lot 4 and their invitees; Just Companies Inc., a Colorado Corp. 1 of 43 Patterson Gardens Townhomes South line of Patterson Gardens Townhomes S 89'50'00" E 130.00' → 30.00 - LOT 4 8450 SQ.FT. Lot 44 S 89'50'00" E 130.00' North LOT 3 8450 SQ.FT. Tax No. 29**4**5-122-00-029 2945-122-00-030 S 89'50'00" E 130.00' 55.00' 75.00' LOT 2 LOT 1 5500 SQ.FT. 7500 SQ.FT. ngress/Egress 4' Multipurpose Easement 55.00' i 75.00' N 89'50'00" W 130.00' Benchmark Elev. = 4668.74 N 89'50'00" W 1322.15'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Just Companies Inc., a Colorado Corp., is the owner of that real property located in Lot 44, Block 12, of Fairmount Subdivision, in Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed recorded in Book 2155, Page 25 .)

Commencing at the Southeast corner of the NE1/4 NW1/4 NW1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian, whence the Northeast corner of the NW1/4 NW1/4 of Section 12 bears North 00 degrees 00 minutes 00 seconds East (N 00'00'00" E) for a basis of bearings; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E) a distance of 30.00 feet; thence North 89 degrees 50 minutes 00 seconds West (N 89°50'00" W) a distance of 30.00 feet to the Southeast corner of LOT 44 and the TRUE POINT OF BEGINNING; thence North 89 degrees 50 minutes 00 seconds West (N 89'50'00" W), a distance of 130.00 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00'00'00" E), a distance of 230.00 feet; thence South 89 degrees 50 minutes 00 seconds East (S 89'50'00" E), a distance of 130.00 feet; thence South 00 degrees 00 minutes 00 seconds West (S 00'00'00" W), a distance of 230.00 feet to the TRUE POINT OF BEGINNING.

Said parcel containing .686 acres, or 29900 square feet as described.

That said owners have caused the real property to be laid out and platted as WELLINGTON ESTATES SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of WELLINGTON ESTATES SUBDIVISION as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever:

All Multi-Purpose Egsements 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, street trees and grade structures;

All Utility Easements to the City of Grand Junction for the use of 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 IV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

All Irrigation Easements as set forth on this plat, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

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 to trim or remove interfering trees and brush. 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 shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner, Ed Lenhart, President of Just Companies Inc., a Colorado Corp., has caused his name to be hereunto subscribed this _____ day of __August____,A.D. 1995.

Just Companies Inc., a Colorado Corp.

STATE OF COLORADO) ss COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ed Lenhart, President of Just Companies Inc., a Colorado Corp. this 8th day of Avaust , A.D., 1995.

Witness my hand and official seal:

My Commission Expires _11/26/97

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

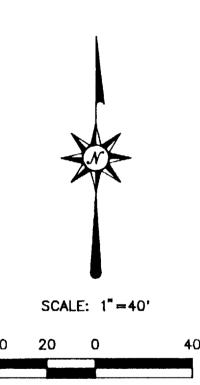
STATE OF COLORADO)ss COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:09 o'clock A. M., Sept. 215 A.D., 1995, and was duly recorded in Plat Book No.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of WELLINGTON ESTATES SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 15th day of Seriemasz, A.D., 1995.



BUILDING SETBACKS

= 5' FROM PROPERTY LINE
= 20' FROM R.O.W.
= 15' FROM PROPERTY LINE
= 40 FEET

LEGEND

NOTE A

SW Cor. NW1/4 NW1/4 NW1/4 Section 12, T1S, R1W, U.M. MCSM

being "in position".

of Mesa County, Policy No. 895694.

Basis of bearings assume the East line of the NE1/4 NW1/4 NW1/4, of Section 12, T1S, R1W to bear S 00'00'00" E. Original monuments

Easement and Title Information provided by Abstract Title Company

found on this line were both Mesa County Survey Markers.

Note: Property corners located during this survey that were

within 0.20± feet of the calculated point were accepted as

Wellington Avenue

Lots 1 & 2 are limited to a single driveway access onto Wellington Avenue. Lots 3 & 4 are limited to a single driveway acces onto 15th Street. No driveway access for Lot 2 will be allowed onto 15th Street.

MESA COUNTY SURVEY MARKER

SE Corner NE1/4 NW1/4 NW1/4

CALCULATED POSITION (NOT SET) SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835

FOUND REBAR, AS NOTED

IN CONCRETE RECORD MEASUREMENT

1/64 Corner

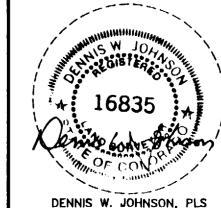
ALUM. CAP & #5 REBAR AT ALL LOT CORNERS

SURVEYOR'S CERTIFICATION

, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF WELLINGTON ESTATES SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE

*



COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 16835

WELLINGTON ESTATES SUB.

A Replat of Part of Lot 44, Blk 12 Fairmount Subdivision GRAND JUNCTION, COLORADO

Professional Surveying Services P.O. BOX 4506, Grand Jct., CO 81502 303-241-3841

SUR. BY: RM/MT JOB NO. 95053

SHEET 1 OF 1

DRAWN BY: DWJ

01145501.tit

Rev. 6/28/95