

WELLINGTON BUSINESS PARK REPLAT

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners or authorized representatives of the owners of the WELLINGTON BUSINESS PARK, a subdivision situated in the city of Grand Junction, Colorado being a part of the NE 1/4 NE 1/4 of Section 11, T.1 S., R.1 W., of the Ute Meridian. As recorded in Plat Book 12 Page 356. More particularly described as follows:

As shown by Deeds Book 1356 Page 226, Book 1465 Page 366, Book 1818 Page 294 Commencing at the SE Corner of the NE 1/4 NE 1/4 of said Section 11, thence N 0°01'03" E along the east line of the said NE 1/4 NE 1/4 a distance of 329.75 feet; thence N 90°00'00" W 69.51 feet to the TRUE POINT OF BEGINNING; thence N 90°00'00" W 63.00 feet; thence N 1°07'00" E 337.56 feet; thence N 90°00'00" W 27.50 feet to the SE Corner of Lot 3 of the Replat of part of Lot 1, all of Lot 2 Little Bookcliff Subdivision; thence along the easterly boundary of the said Lot 3 N 1°07'00" E 185.44 feet and 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 said canal right of way S 62°33'00" E 84.74 feet, S 79°23'00" E 171.18 feet, S 71°03'00" E 83.06 feet, S 55°39'33" E 86.45 feet, S 41°46'30" E 70.35 feet, S 25°33'12" E 51.47 feet, S 18°03'06" E 143.40 feet, S 14°27'00" E 76.81 feet, S 30°07'48" E 46.33 feet, S 11°11'42" E 58.79 feet to the TRUE POINT OF BEGINNING, containing 5.42 acres.

That said owners have caused the said real property to be laid out and surveyed as WELLINGTON BUSINESS PARK REPLAT, A subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and rights of way as shown on the accompanying plat to the City of Grand Junction, and for the use of the public forever, and does hereby dedicate to the City of Grand Junction for the use of 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, including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. Also an ingress and egress easement is dedicated to owners of the property within the Wellington Business Park Replat for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. 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 shall 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.

IN WITNESS WHEREOF, said owners have caused their names to be subscribed:

[Signature]
Personal Properties, A Limited Liability Company
By Dale E. Bowen, Manager

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 16 day of APRIL 1996, by Dale E. Bowen.
My commission expires 9/29/99 *[Signature]*
Notary Public

LIEN HOLDER APPROVAL
I hereby approve of the WELLINGTON BUSINESS PARK REPLAT
[Signature]
Frederick A. Schumann

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of MARCH 1996 by Frederick A. Schumann.
My commission expires 11/15/98 *[Signature]*
Notary Public

[Signature]
Lee B. Goller
Western Colorado Surgery Associates, a Colorado Partnership

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2nd day of MARCH 1996 by Lee B. Goller.
My commission expires 8/17/96 *[Signature]*
Notary Public

[Signature]
David Nofflinger, Authorized Representative of the
Wellington III Condominium Association Inc., a Colorado Non-Profit Corporation

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14 day of MARCH 1996, by David Nofflinger.
My commission expires 10/31/96 *[Signature]*
Notary Public

BASIS OF BEARINGS
The bearings as shown hereon are the same as the bearings on the original filing of the Wellington Business Park and consider the bearing between the Mesa County Survey Monuments at the N 1/16 on the East line of Section 11 and the northeast corner of Section 11 to be N 0°01'03" E.

CITY APPROVAL
This plat of WELLINGTON BUSINESS PARK REPLAT, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 16 day of APRIL 1996
[Signature] City Manager *[Signature]* President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:06 o'clock A.M. this 17 day of April A.D., 1996 and is duly recorded in plat Book 15, Page 2-72. Receipt # 1753571 Drawer BB 126

Clerk and Recorder Deputy Fees

SURVEYORS CERTIFICATE

I, Merritt P. Dismant, certify that the accompanying plat of WELLINGTON BUSINESS PARK REPLAT, 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.

[Signature] Merritt P. Dismant, Colo. PLS 10037 March 13, 1996
Date

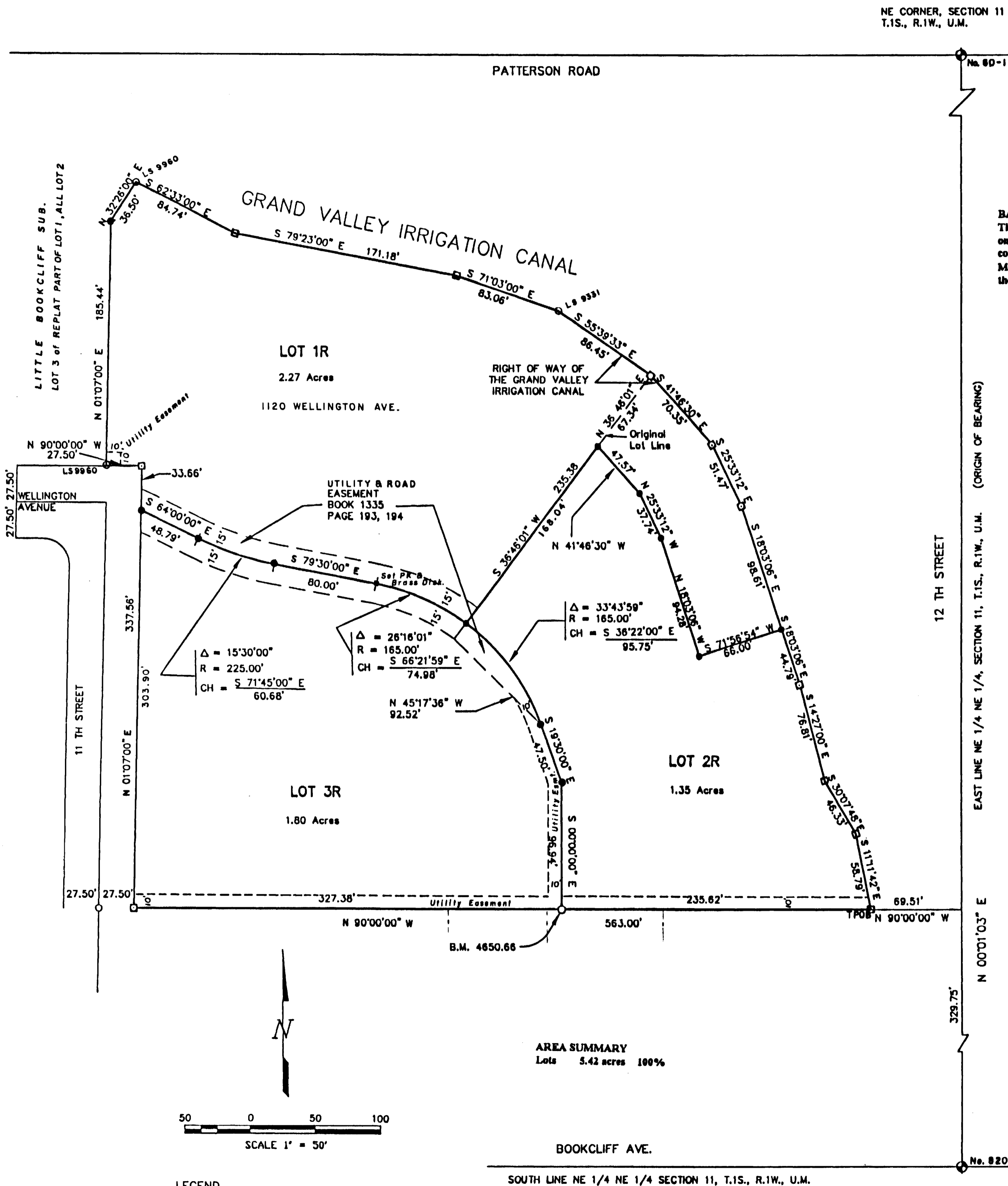
CONTINUED ON SHEET 2

SHEET 1 of 2

WELLINGTON
BUSINESS PARK REPLAT

IN NE 1/4 NE 1/4 SECTION 11,
T.1S., R.1W. UTE MERIDIAN

DISMANT SURVEYING
585 ELKHART LANE GRAND JUNCTION CO. 81504



- LEGEND**
- Set No. 5 rebar and 1.5" alum. cap
 - Found No. 5 rebar
 - ⊕ Mesa County Brass Cap
 - Found Original Rebar and Cap LS 8873

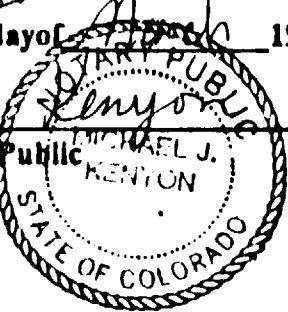
SE CORNER NE 1/4 NE 1/4 SECTION 11, T.1S., R.1W., U.M.

WELLINGTON BUSINESS PARK REPLAT

Carol B. Scott
Carol B. Scott

STATE OF COLORADO) ss
COUNTY OF MESA)

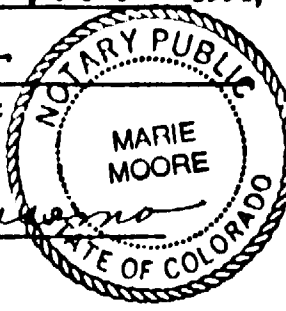
The foregoing instrument was acknowledged before me this 25th day of March 1996,
by Carol B. Scott.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



Barbara Maruca
Barbara Maruca

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of March 1996,
by Barbara Maruca.
My commission expires 10/3/96 Marie Moore
Notary Public

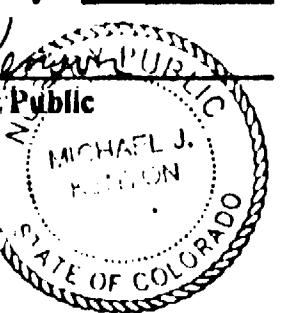


John C. Colosimo
John C. Colosimo

Juan C. Colosimo
Juan C. Colosimo

STATE OF COLORADO) ss
COUNTY OF MESA)

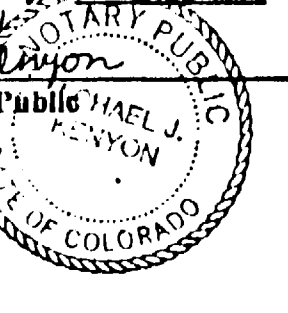
The foregoing instrument was acknowledged before me this 16th day of March 1996,
by John C. Colosimo and Juan C. Colosimo.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



Richard A. Janson
Richard A. Janson

STATE OF COLORADO) ss
COUNTY OF MESA)

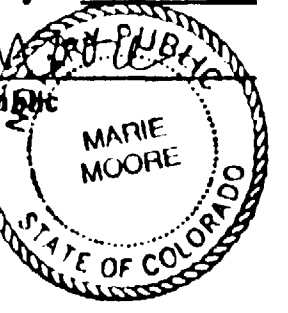
The foregoing instrument was acknowledged before me this 25th day of March 1996,
by Richard A. Janson.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



Peter Walsh
Peter Walsh

STATE OF COLORADO) ss
COUNTY OF MESA)

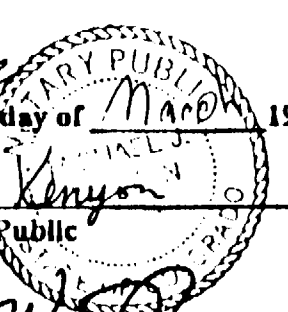
The foregoing instrument was acknowledged before me this 26th day of March 1996,
by Peter Walsh.
My commission expires 11-9-94 Marie Moore
Notary Public



William J. Frank
William J. Frank

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of March 1996,
by William J. Frank.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



Gregg Omura
Gregg Omura

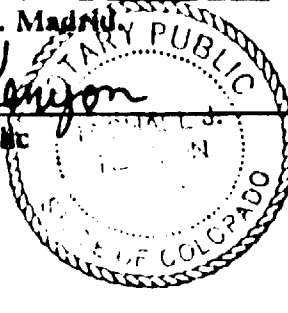
Patrick W. Page
Patrick W. Page

Marshall T. Steel
Marshall T. Steel

Glen M. Madrid
Glen M. Madrid

STATE OF COLORADO) ss
COUNTY OF MESA)

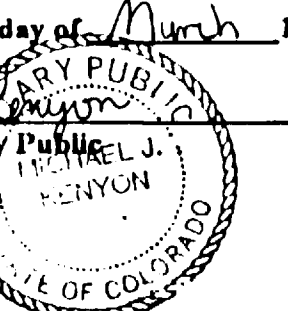
The foregoing instrument was acknowledged before me this 27th day of March 1996,
by Gregg K. Omura, Patrick W. Page, Marshall T. Steel, Glen M. Madrid.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



Gregg K. Omura
Gregg K. Omura

STATE OF COLORADO) ss
COUNTY OF MESA)

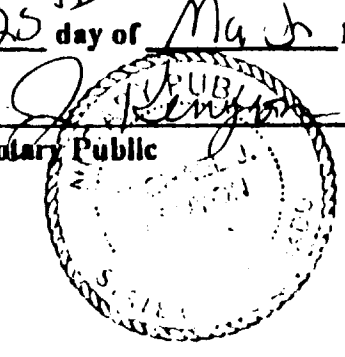
The foregoing instrument was acknowledged before me this 14th day of March 1996,
by Gregg K. Omura.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



Leplisto - Rottman Limited Liability Company
Leplisto - Rottman Limited Liability Company

STATE OF COLORADO) ss
COUNTY OF MESA)

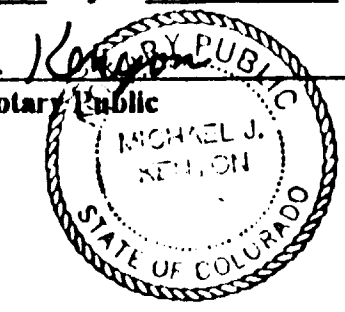
The foregoing instrument was acknowledged before me this 25th day of March 1996,
by Randy Day Rottman
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



C/N Ltd. Liability Company
C/N Ltd. Liability Company

STATE OF COLORADO) ss
COUNTY OF MESA)

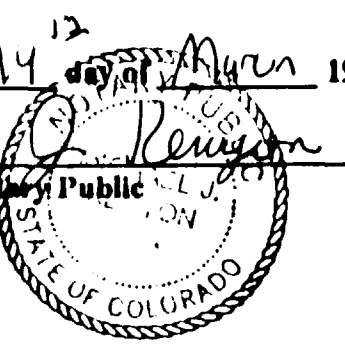
The foregoing instrument was acknowledged before me this 27th day of March 1996,
by David P. Hoffinger
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



Terry D. Fine
Terry D. Fine

STATE OF COLORADO) ss
COUNTY OF MESA)

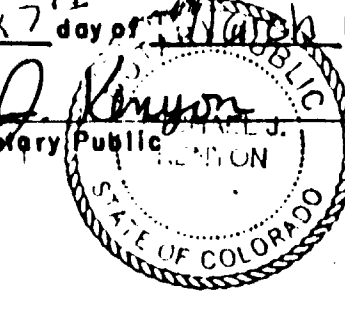
The foregoing instrument was acknowledged before me this 14th day of March 1996,
by Terry D. Fine.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



John M. Feild
John M. Feild

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of March 1996,
by John M. Feild.
My commission expires 10/3/96 Michael J. Kenyon
Notary Public



WELLINGTON
BUSINESS PARK REPLAT
IN NE 1/4 NE 1/4 SECTION 11,
T.1.S., R.1.W. UTE MERIDIAN
DISMANT SURVEYING
585 ELKHART LANE GRAND JUNCTION CO. 81504