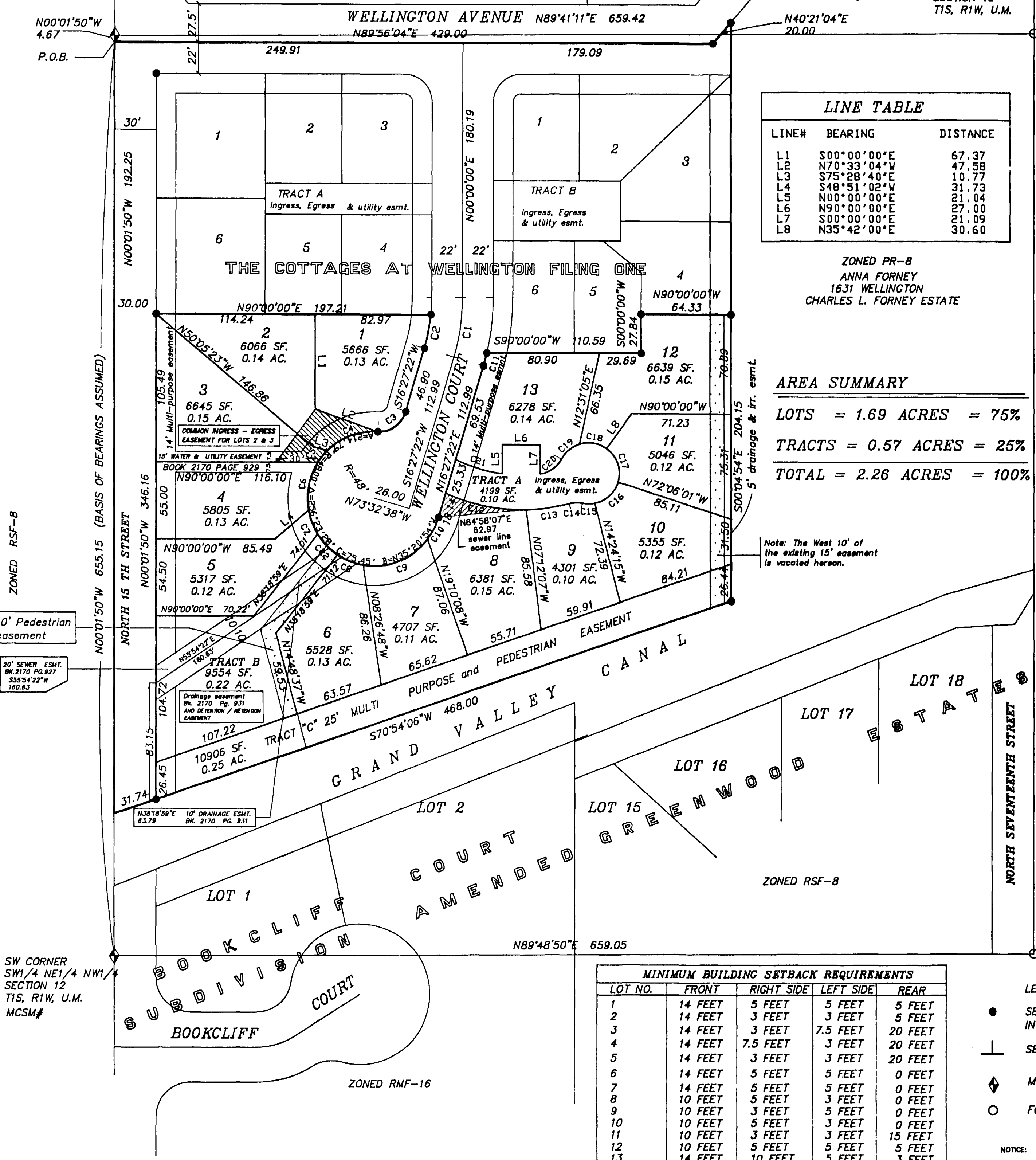


NW CORNER SW1/4 NE1/4 NW1/4 SECTION 12 T1S, R1W, U.M. MCSM#

HOUSTON HEIGHTS

THE COTTAGES AT WELLINGTON FILING TWO



LINE#	BEARING	DISTANCE
L1	S00°00'00"E	67.37
L2	N70°33'04"W	47.58
L3	S75°28'40"E	10.77
L4	S48°51'02"W	31.73
L5	S00°00'00"E	21.04
L6	N90°00'00"E	27.00
L7	S00°00'00"E	21.09
L8	N35°42'00"E	30.60

ZONED PR-8
 ANNA FORNEY
 1631 WELLINGTON
 CHARLES L. FORNEY ESTATE

LOTS	= 1.69 ACRES = 75%
TRACTS	= 0.57 ACRES = 25%
TOTAL	= 2.26 ACRES = 100%

- NOTES:
- The easterly 10' of Tract B as indicated by the hatching on this plat is to be used for a Private pedestrian easement for ingress and egress to Tract C.
 - The garage setbacks shall be a minimum of 20 feet at the shortest measurement from the property line at private drive and public street.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Wellington Partners, LLC is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2180 at Page 64 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:

LOT 1, BLOCK THREE, THE COTTAGES AT WELLINGTON FILING ONE

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

That said owner does 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 Tract A 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;

The common ingress and egress easement for Lots 2 & 3 is for the shared use of the owners of Lots 2 & 3 for the right of Ingress and Egress to and from their Lots.

Tract A Ingress, Egress and Utility Easements to the The Cottages at Wellington Homeowners Association, for Ingress and Egress purposes for the use by the 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.

Tract B and All Detention/Retention Easements to the The Cottages at Wellington Homeowners Association for 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; Also the easterly 10' of Tract B to the Cottages at Wellington Homeowners Association for the purpose of a Private pedestrian easement for bicycling, walking and other access, provided, however, that no motorized use by the homeowners is authorized.

Tract C to the The Cottages at Wellington Homeowners Association subject to: a non-exclusive perpetual easement to the City of Grand Junction, or its assigns, for its use and for public purposes (such as pedestrian, bicycling, walking and jogging); provided, however, that no motorized use by the public is authorized hereby; the City of Grand Junction shall have access by motorized vehicles for maintenance and operations purposes. Tract C is also subject to a non-exclusive easement to the Grand Valley Irrigation Company limited by the scope of historical rights and usage of the Grand Valley Irrigation Company for the operation, repair and maintenance of irrigation water transmission facilities which is also dedicated hereby subject to the terms hereof."

All easements, Multi-purpose 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 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 owner has caused his name to be hereunto subscribed this 18th day of December A.D., 1998

Ronald Abalos
 Wellington Partners, LLC
 By: Ronald Abalos

Jurrie Wells

STATE OF COLORADO) S.S.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18th day of December, A.D., 1998 by Ronald Abalos, partner of Wellington Gardens, LLC.

9-19-98
 My commission expires: _____

Jurrie Wells
 Notary Public
 Address 2808 North Ave.
Grand Junction, Co.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) S.S.
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:47 o'clock A.M. this 23rd day of December, A.D., 1998, and is duly recorded in Plat Book No. 16, Page 299230 drawers CC124
reception = 178264

CITY APPROVAL

This plat of THE COTTAGES AT WELLINGTON FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this _____ day of _____ A.D. 1998.

City Manager _____ President of Council _____

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THE COTTAGES AT WELLINGTON FILING TWO, 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
 Date 12/10/98

LOT NO.	FRONT	RIGHT SIDE	LEFT SIDE	REAR
1	14 FEET	5 FEET	5 FEET	5 FEET
2	14 FEET	3 FEET	3 FEET	5 FEET
3	14 FEET	3 FEET	7.5 FEET	20 FEET
4	14 FEET	7.5 FEET	3 FEET	20 FEET
5	14 FEET	3 FEET	3 FEET	20 FEET
6	14 FEET	5 FEET	5 FEET	0 FEET
7	14 FEET	5 FEET	5 FEET	0 FEET
8	10 FEET	5 FEET	3 FEET	0 FEET
9	10 FEET	3 FEET	5 FEET	0 FEET
10	10 FEET	5 FEET	3 FEET	0 FEET
11	10 FEET	3 FEET	3 FEET	15 FEET
12	10 FEET	5 FEET	5 FEET	5 FEET
13	14 FEET	10 FEET	5 FEET	3 FEET

- 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

NOTE: IF SETBACKS ARE LESS THAN EASEMENTS THEN SETBACKS EQUAL EASEMENT WIDTHS.

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 TWO.

Bruce L. Penny
 Vice President of Norwest Bank

STATE OF COLORADO) S.S.
 COUNTY OF MESA)

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 18th day of December, A.D., 1998 by Bruce L. Penny of Norwest Bank Colorado, N.A.

Jurrie Wells
 Notary Public
 Address 2808 North Ave.
Grand Junction, Co. 81501

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	128.00	24.40	24.37	S10°59'40"W	10°55'25"	12.24
C3	20.00	26.67	24.73	S54°39'06"W	76°23'28"	15.74
C4	48.00	39.67	38.55	S69°10'09"W	47°21'21"	21.05
C5	48.00	11.04	11.01	S38°54'17"W	13°10'24"	5.54
C6	48.00	35.58	34.77	S11°05'02"W	42°28'05"	18.65
C7	48.00	18.70	18.58	S21°18'41"E	22°19'21"	9.47
C8	48.00	20.02	19.88	S68°39'40"E	20°00'13"	8.47
C9	48.00	52.15	49.62	N68°15'44"E	62°15'04"	28.98
C10	48.00	17.33	17.23	N26°47'47"E	20°40'50"	8.76
C11	172.00	9.59	9.59	N14°51'32"E	03°11'40"	4.80
C12	130.00	59.32	58.80	S78°21'02"E	26°08'36"	30.18
C13	130.00	31.37	31.29	N8°39'54"E	13°49'32"	15.76
C14	20.00	9.45	9.37	N88°17'42"E	27°05'08"	4.82
C15	20.00	9.07	9.01	S89°58'36"E	23°37'45"	4.60
C16	22.00	23.50	22.40	N47°36'41"E	61°11'40"	13.01
C17	22.00	27.38	25.65	N18°38'34"W	71°18'51"	15.78
C18	22.00	20.39	19.67	N80°51'12"W	53°06'25"	10.99
C19	22.00	17.37	16.92	S49°58'20"W	45°14'30"	9.17
C20	20.00	19.33	18.59	S55°02'21"W	55°22'33"	10.49
C21	105.00	35.20	35.03	N72°53'43"W	19°12'25"	17.77
C22	48.00	20.31	20.15	S44°35'29"E	24°14'15"	10.31

recorded version is signed

THE COTTAGES AT WELLINGTON FILING TWO

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 DRAWN BY: MEM ACAD ID: WG23FIN SHEET NO. FILE: 94261
SCALE: 1" = 50' FT	DATE: 12/17/98	

NW CORNER
SW1/4 NE1/4 NW1/4
SECTION 12
T1S, R1W, U.M.
MCSM#

HOUSTON HEIGHTS

ZONED PR-13.1

NE CORNER
SW1/4 NE1/4 NW1/4
SECTION 12
T1S, R1W, U.M.

APPROVED FOR CONSTRUCTION

INITIAL ACCEPTANCE

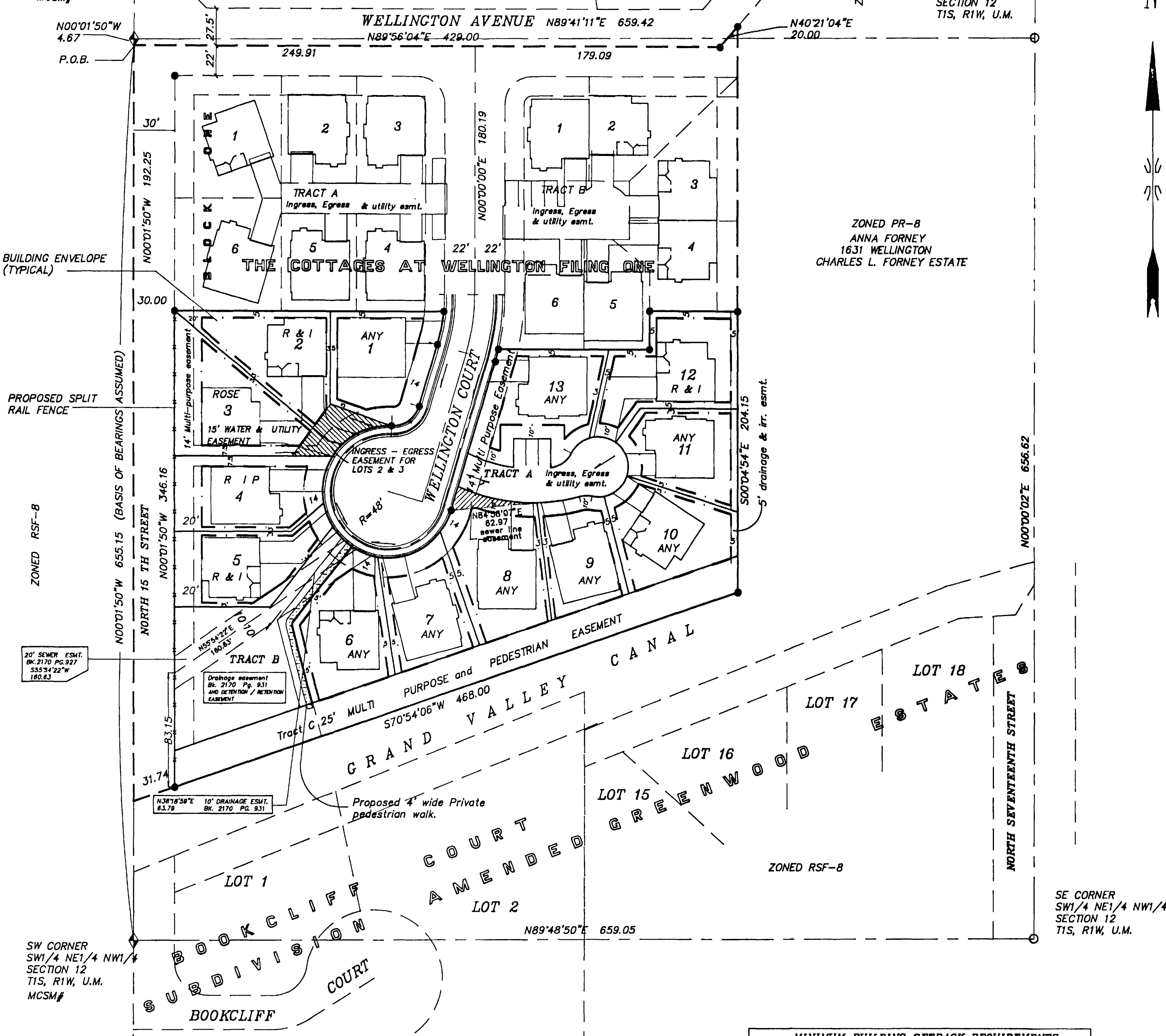
CITY OF GRAND JUNCTION

DATE

CITY OF GRAND JUNCTION

DATE

THE COTTAGES AT WELLINGTON FILING TWO



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

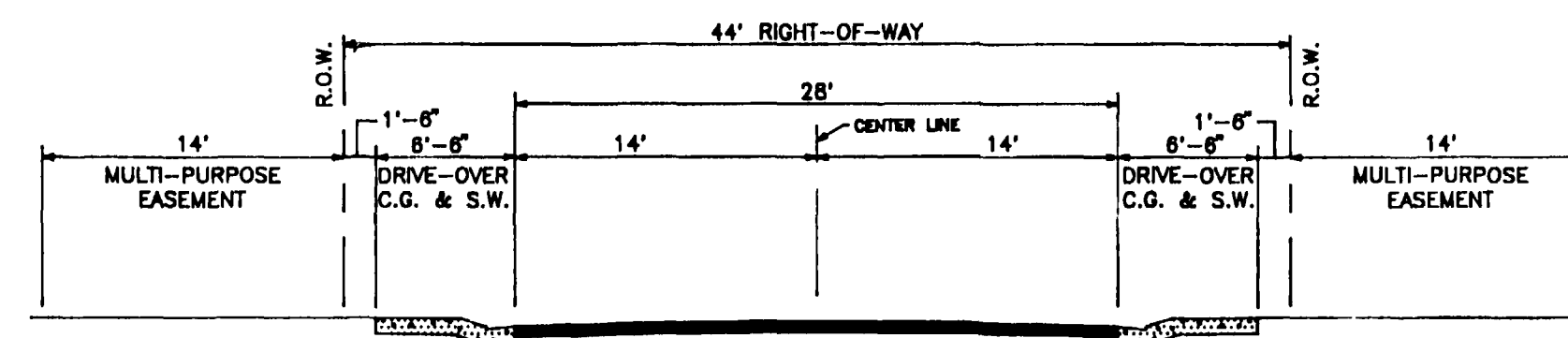
○ FOUND SURVEY MONUMENTS SET BY OTHERS

--- SETBACK LINES

--- PROPOSED STORM FLOW DIRECTION

- Project BENCHMARK is C-N-NW 1/64 Corner, Section 12 T1S, R1W, Ute Meridian. Elevation = 4664.64
- Utility Providers:

WATER	CITY OF GRAND JUNCTION
SEWER	CITY OF GRAND JUNCTION
ELECTRIC	PUBLIC SERVICE
TELEPHONE	US WEST COMMUNICATIONS
GAS	PUBLIC SERVICE
- All materials and construction shall comply with City standards and specifications.
- Drain slope away from buildings at 5% for 10 feet. In between buildings, construct swale with flowline midway, and 0.5 feet minimum below lowest finish floor. Flowline grade to be 1% minimum.
- Driveways shall be no less than 20 feet long at the shortest point measured from the property line at private drive or from public road.
- Uncovered decks or porches may extend no more than 3.0 feet from Property lines.
No structure, including covered and uncovered porches, may extend into any easement.



WELLINGTON COURT CROSS SECTION:

NOT TO SCALE

NOTE: The pedestrian path shall be constructed of 4" of concrete on 4" of compacted 3/4" minus base material. The concrete walk shall be 4' wide.

AREA SUMMARY

LOTS = 1.69 ACRES = 75%
TRACTS = 0.57 ACRES = 25%
TOTAL = 2.26 ACRES = 100%

MINIMUM BUILDING SETBACK REQUIREMENTS				
LOT NO.	FRONT	RIGHT SIDE	LEFT SIDE	REAR
1	14 FEET	5 FEET	5 FEET	5 FEET
2	14 FEET	3 FEET	3 FEET	5 FEET
3	14 FEET	3 FEET	7.5 FEET	20 FEET
4	14 FEET	7.5 FEET	3 FEET	20 FEET
5	14 FEET	3 FEET	3 FEET	20 FEET
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11	10 FEET	3 FEET	3 FEET	15 FEET
12	10 FEET	5 FEET	5 FEET	5 FEET
13	14 FEET	5 FEET	5 FEET	3 FEET

NOTE: IF SETBACKS ARE LESS THAN EASEMENTS THEN SETBACKS EQUAL EASEMENT WIDTHS.

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.

revised 12/17/96
revised 12/5/96

THE COTTAGES AT WELLINGTON FILING TWO

SITE PLAN		
SITUATED IN THE NE1/4 NW1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.		
FOR: COIT	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: SB MF
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 10/24/96		ACAD ID: WG23SITE
		SHEET NO.
		FILE: 94261