

Wellington III Subdivision
Being a replat of Lot 3 in the Replat of Part of Lot 1, All of
Lot 2 Little Bookcliff Subdivision (Reception No. 1463465) City of Grand Junction
and of
Lot 1R in the Wellington Business Park Replat (Reception No. 1753587)
SITUATE IN THE NE1/4 NE1/4 SECTION 11, T1S, R1W, UTE MERIDIAN
City of Grand Junction, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Wellington III Condominium Association Inc., A Colorado Nonprofit Corporation, as to Parcel 1: Sagebrush Properties, LLC, A Colorado Limited Liability Company, as to Units 101, 102, and 203; Grey-Diana Limited Liability Co., a Colorado Limited Liability Company, as to Unit 103 lying West of the centerline of the wall; Grey-Diana Limited Liability Co., a Colorado Limited Liability Company, as to Unit 103 lying East of the wall; C/N Limited Liability Co., A Colorado Limited Liability Company, as to Units 104 and 105; Carol B. Scott as to Units 201 and 202; Richard A. Janson as to Unit 204; John C. Colosimo and June C. Colosimo as Joint Tenants as to Unit 205; Carl A. Feghali as to the North 1/2 and the South 1/2 of Unit 206; all as to Parcel 2; are the real owners of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado, recorded in Book 1699 at Page 21, Book 3556 at Page 391, Book 4187 at Page 562, Book 3556 at Page 393, Book 4775 at Page 674, Book 4779 at Page 378, Book 2170 at Page 635, Book 1770 at Page 208, Book 2538 at Page 302, Book 1369 at Page 243, Book 3556 at Page 401, Book 2370 at Page 355, and Book 2835 at Page 340, respectively, in the Mesa County Clerk & Recorder's Office, and being situate in the NE1/4 of the NE1/4 of Section 11, T1S, R1W, of Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Parcel 1: Lot 3 of Replat of Part of Lot 1, all of Lot 2, Little Bookcliff Subdivision (Reception No. 1463465) & Parcel 2: Lot 1R in Wellington Business Park Replat (Reception No. 1753587).

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

That said owners have by these presents laid out, platted and subdivided the above described real property as shown hereon, and designate the same as WELLINGTON III SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and do hereby make the following dedications and grants:

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the owners/beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or 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 owner has caused his name to be hereunto subscribed this 26th day of March A.D., 2009.

Dave Noffsinger

Dave Noffsinger, President Wellington III Condominium Association Inc., A Colorado Nonprofit Organization

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

The foregoing instrument was acknowledged before me this 26th day of March A.D., 2009, by David Noffsinger, President Wellington III Condominium Association Inc., A Colorado Nonprofit Organization.

4-03-2011 My commission expires: Jared Popish Notary Public

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 26th day of March A.D., 2009.

Marshall T. Steel, Member and Manager of Sagebrush Properties, LLC, a Colorado Limited Liability Company

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

The foregoing instrument was acknowledged before me this 26th day of March A.D., 2009, by Marshall T. Steel, Member and Manager Sagebrush Properties, LLC, a Colorado Limited Liability Company.

4-03-2011 My commission expires: Jared Popish Notary Public

IN WITNESS WHEREOF said owner has caused their names to be hereunto subscribed this 31st day of March A.D., 2009.

Allen M. Grey, Member and Manager, Grey-Diana Limited Liability Co., A Colorado Limited Liability Company

Diana S. Shenkin, Member and Manager, Grey-Diana Limited Liability Co., A Colorado Limited Liability Company

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

The foregoing instrument was acknowledged before me this 31st day of March A.D., 2009, by Allen M. Grey and Diana S. Shenkin, Members and Managers, Grey-Diana Limited Liability Co., A Colorado Limited Liability Company.

4-03-2011 My commission expires: Jared Popish Notary Public

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 26th day of March A.D., 2009.

J. Michael Corbett, Member and Manager C/N LTD Liability Co., a Colorado Limited Liability Company

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

The foregoing instrument was acknowledged before me this 26th day of March A.D., 2009, by J. Michael Corbett, Member and Manager C/N LTD Liability Co., a Colorado Limited Liability Company.

4-03-2011 My commission expires: Jared Popish Notary Public

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 26th day of March A.D., 2009.

Carol B. Scott

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

The foregoing instrument was acknowledged before me this 26th day of March A.D., 2009, by Carol B. Scott.

4-03-2011 My commission expires: Jared Popish Notary Public

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this day of A.D., 2009.

Richard A. Janson

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

The foregoing instrument was acknowledged before me this 26th day of March A.D., 2009, by Richard A. Janson.

4-03-2011 My commission expires: Jared Popish Notary Public

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27th day of March A.D., 2009.

John C. Colosimo, June C. Colosimo

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

The foregoing instrument was acknowledged before me this 27th day of March A.D., 2009, by John C. Colosimo and June C. Colosimo.

4-03-2011 My commission expires: Jared Popish Notary Public



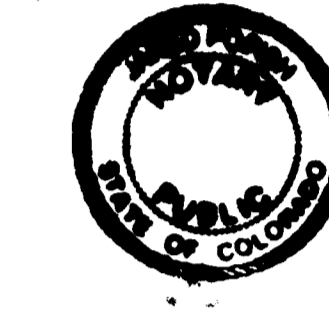
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 26th day of March A.D., 2009.

Carl A. Feghali

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

The foregoing instrument was acknowledged before me this 26th day of March A.D., 2009, by Carl A. Feghali.

4-03-2011 My commission expires: Jared Popish Notary Public



TITLE CERTIFICATION

State of Colorado

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested in Wellington III Condominium Association Inc., A Colorado Nonprofit Corporation; Sagebrush Properties, LLC, A Colorado Limited Liability Company, as to Units 101, 102, and 203; Grey-Diana Limited Liability Co., a Colorado Limited Liability Company, as to Unit 103 lying West of the centerline of the wall; Grey-Diana Limited Liability Co., a Colorado Limited Liability Company, as to Unit 103 lying East of the wall; C/N LTD Liability Co., a Colorado Limited Liability Company, as to Units 104 and 105; Carol B. Scott as to Units 201 and 202; Richard A. Janson as to Unit 204; John C. Colosimo and June C. Colosimo as Joint Tenants as to Unit 205; Carl A. Feghali as to the North 1/2 and the South 1/2 of Unit 206, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon, as of March 30, 2009.

Date: April 3, 2009 By: Donald K. Pano, Chief Title Examiner
Name and Title
Abstract & Title Co. of Mesa County, Inc., File No. 00919369

CITY OF GRAND JUNCTION APPROVAL

This plat of WELLINGTON III SUBDIVISION, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 7th day of April A.D., 2009.

Jim Matadras, Mayor; Craig Palmer, Mayor

CLERK AND RECORDER'S CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 4:32 o'clock P.M. this 10th day of April A.D., 2009, and is duly recorded in Book No. 4830, Page 903+904

Reception No. 2484180 Drawer No. WW-124 Fees \$20.00 1.00

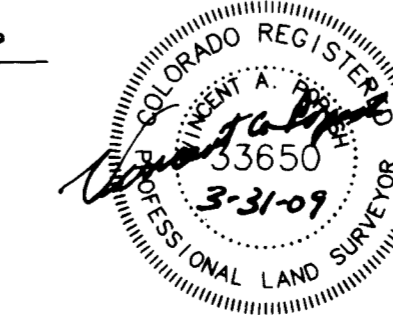
Janice Rich, Clerk and Recorder; Ginny Baughman, Deputy



SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that the accompanying plat of WELLINGTON III SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the 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.

Vincent A. Popish, 3-31-09
Vincent A. Popish, P.L.S. No. 33650 Date
Independent Survey, Inc.

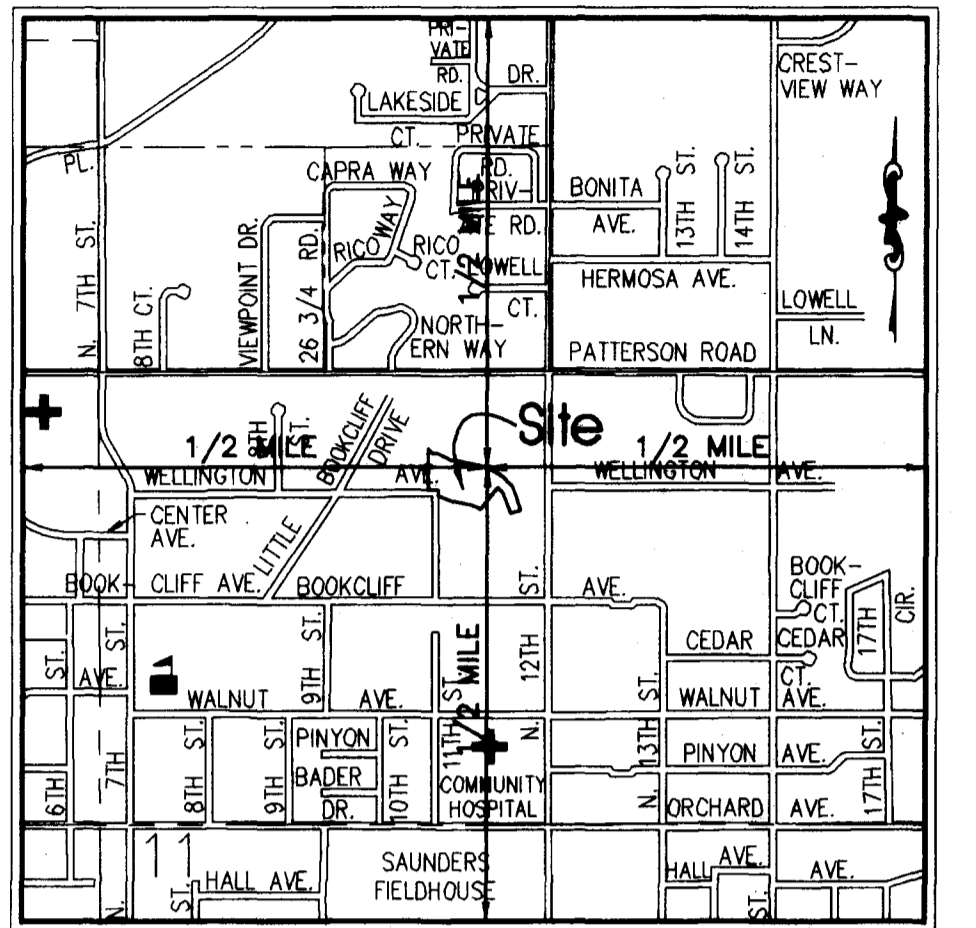


NOTE: The individual condominium units (and associated elements) are not being replatted, just the lands beneath the building.

Wellington III Subdivision
Being a replat of Lot 3 in the Replat of Part of Lot 1, All of
Lot 2 Little Bookcliff Subdivision City of Grand Junction
and of
Lot 1R in the Wellington Business Park Replat
SITUATE IN THE NE1/4 NE1/4 SECTION 11, T1S, R1W, UTE MERIDIAN
Client: Dave Noffsinger
Date: 3/2/2009
Scale: 1"=30'
Drawn by: DJS
Checked by: VAP
File No.: 205313
File Name: WngtnFi
Sheet 1 of 2

# Wellington III Subdivision

Being a replat of Lot 3 in the Replat of Part of Lot 1, All of Lot 2 Little Bookcliff Subdivision (Reception No. 1463465) City of Grand Junction and of Lot 1R in the Wellington Business Park Replat (Reception No. 1753587) SITUATE IN THE NE1/4 NE1/4 SECTION 11, T1S, R1W, UTE MERIDIAN City of Grand Junction, Mesa County, Colorado

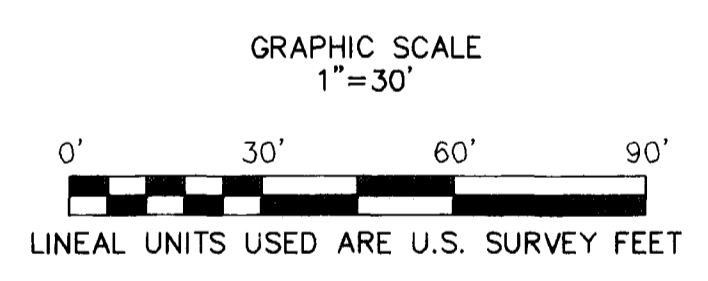


Vicinity Map  
NOT TO SCALE

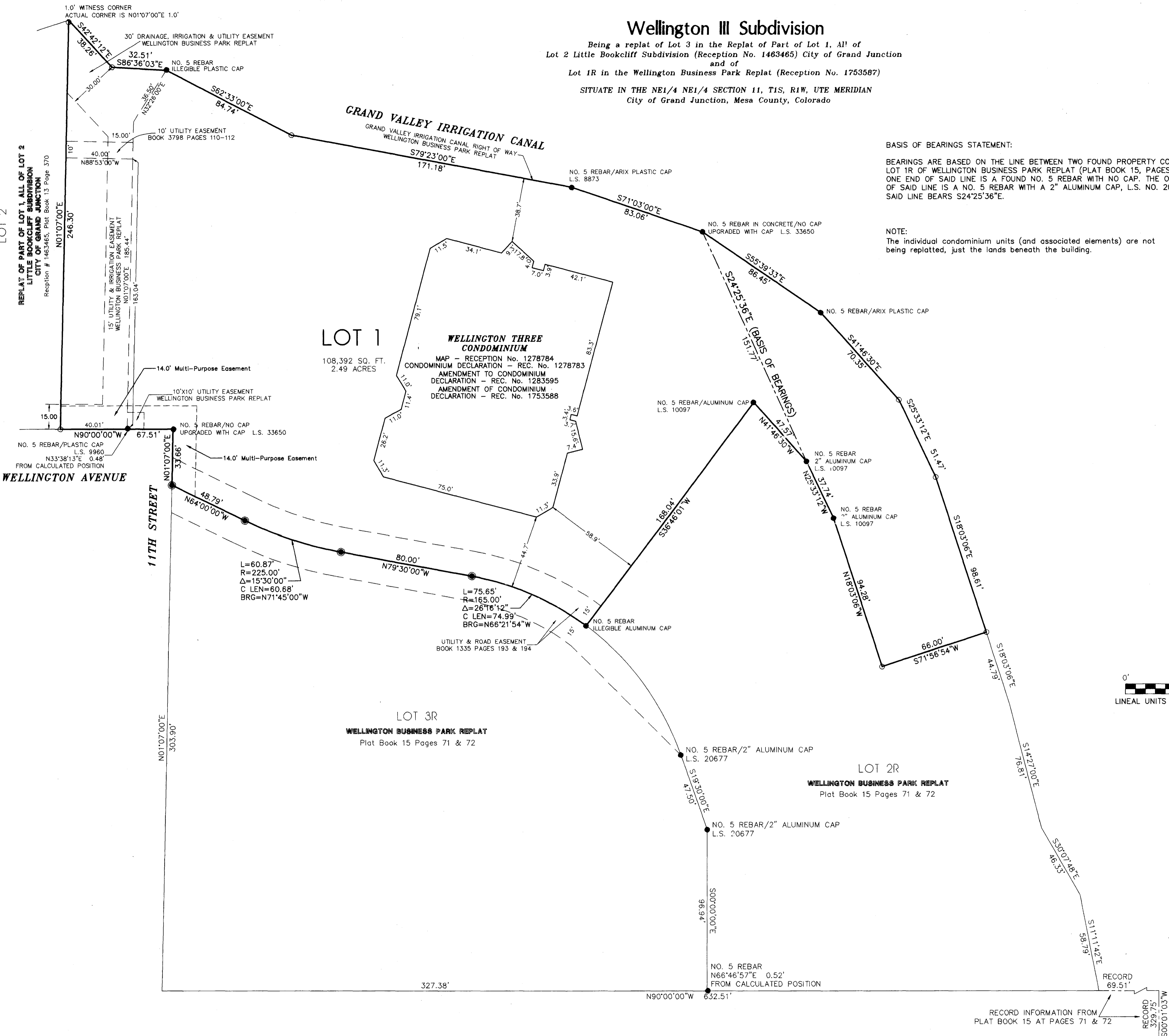
**BASIS OF BEARINGS STATEMENT:**  
BEARINGS ARE BASED ON THE LINE BETWEEN TWO FOUND PROPERTY CORNERS IN LOT 1R OF WELLINGTON BUSINESS PARK REPLAT (PLAT BOOK 15, PAGES 71 & 72). ONE END OF SAID LINE IS A FOUND NO. 5 REBAR WITH NO CAP. THE OTHER END OF SAID LINE IS A NO. 5 REBAR WITH A 2" ALUMINUM CAP, L.S. NO. 20677. SAID LINE BEARS S24°25'36"E.

**NOTE:**  
The individual condominium units (and associated elements) are not being replatted, just the lands beneath the building.

- ABBREVIATIONS USED:**
- L.S. = LAND SURVEYOR
  - NO. = NUMBER
  - R.O.W. = RIGHT OF WAY
  - T1S = TOWNSHIP 1 SOUTH
  - R1W = RANGE 1 WEST
  - SQ. FT. = SQUARE FEET
  - L = ARC LENGTH
  - R = RADIUS
  - Δ = DELTA ANGLE
  - C LEN = CHORD LENGTH
  - BRG = CHORD BEARING



- LEGEND**
- FOUND SURVEY MARKER AS DESCRIBED  
NOTE: ALL SURVEY MARKERS FOUND WITHIN 0.3' OF THEIR CALCULATED POSITIONS ARE CONSIDERED TO BE IN PLACE.
  - SET NAIL IN WASHER L.S. 33650
  - SET NO.5 REBAR/CAP L.S. 33650



RECORD INFORMATION FROM PLAT BOOK 15 AT PAGES 71 & 72  
RECORD 329.75'  
RECORD 500'01.03'W  
CALCULATED EAST N1/16 CORNER SECTION 11, T1S, R1W UTE MERIDIAN

**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 CERTIFICATION SHOWN HEREON.

<b>Wellington III Subdivision</b>	
Being a replat of Lot 3 in the Replat of Part of Lot 1, All of Lot 2 Little Bookcliff Subdivision City of Grand Junction and of Lot 1R in the Wellington Business Park Replat	
SITUATE IN THE NE1/4 NE1/4 SECTION 11, T1S, R1W, UTE MERIDIAN	
<b>INDEPENDENT SURVEY, Inc.</b>	Client: Dave Noffsinger
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409	Date: 3/2/2009
Scale: 1"=30'	Drawn by: DJS
Checked by: VAP	File No.: 205313
File Name: WngtnFI	