

WELLINGTON MEDICAL SUBDIVISION FILING TWO

In the NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado
 A Replat of Lots 1 & 2, Wellington Medical Subdivision, Filing No. 1, Reception Number 1078038 in the Office of the Clerk and Recorder, Mesa County, Colorado
 and a Replat of Lots 1 & 2, Medical Bldg. Condominiums #2, Reception Number 1184841 in the Office of the Clerk and Recorder, Mesa County, Colorado

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:
 Wellington Medical Building Condominium Association, Inc. and the parties identified on the Ratifications as indicated in the "FOR CITY USE" box, are the owners/lienholders of that certain tract of land in the NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, as demonstrated by instruments recorded at Reception Nos. 1125626, 1154760, and 1186249 in the Office of the Mesa County Clerk and Recorder, being described as follows:
 Lot 1 and Lot 2 in Wellington Medical Subdivision, Reception Number 1078038; EXCEPTING THEREFROM a parcel of street right-of-way described in Book 1141 at Page 290 in said Office of the Mesa County Clerk and Recorder

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as Wellington Medical Subdivision Filing Two, in the City of Grand Junction, County of Mesa, State of Colorado, and does/do hereby offer the following dedications and grants:

- All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Tracts (insert tract letter) is dedicated to the City of Grand Junction for the use of the public forever.
- All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but 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.
- All Tracts/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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.


ALL OTHER PROPERTY OWNERS AND ALL LEINHOLDERS SHALL RATIFY THIS PLAT CONTEMPORANEOUSLY.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 23rd day of January, A.D., 2013.

Matthew J. Deaths
 by Matthew J. Deaths, Co-President (representing Building 1)
 Wellington Medical Building Condominium Association, Inc.

STATE OF COLORADO)
) ss
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 23 day of January, A.D., 2013
 by Matthew J. Deaths, Co-President (representing Building 1)
 Wellington Medical Building Condominium Association, Inc.

My commission expires: 6/30/2016

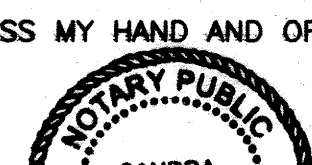
WITNESS MY HAND AND OFFICIAL SEAL:

Sandra Patsfield
 Notary Public

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 4th day of January, A.D., 2013.

Gilbert J. Madison, Jr.
 by Gilbert J. Madison, Jr., Co-President (representing Building 2)
 Wellington Medical Building Condominium Association, Inc.

STATE OF COLORADO)
) ss
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 24th day of January, A.D., 2013
 by Gilbert J. Madison, Jr., Co-President (representing Building 2)
 Wellington Medical Building Condominium Association, Inc.

My commission expires: 6/30/2016

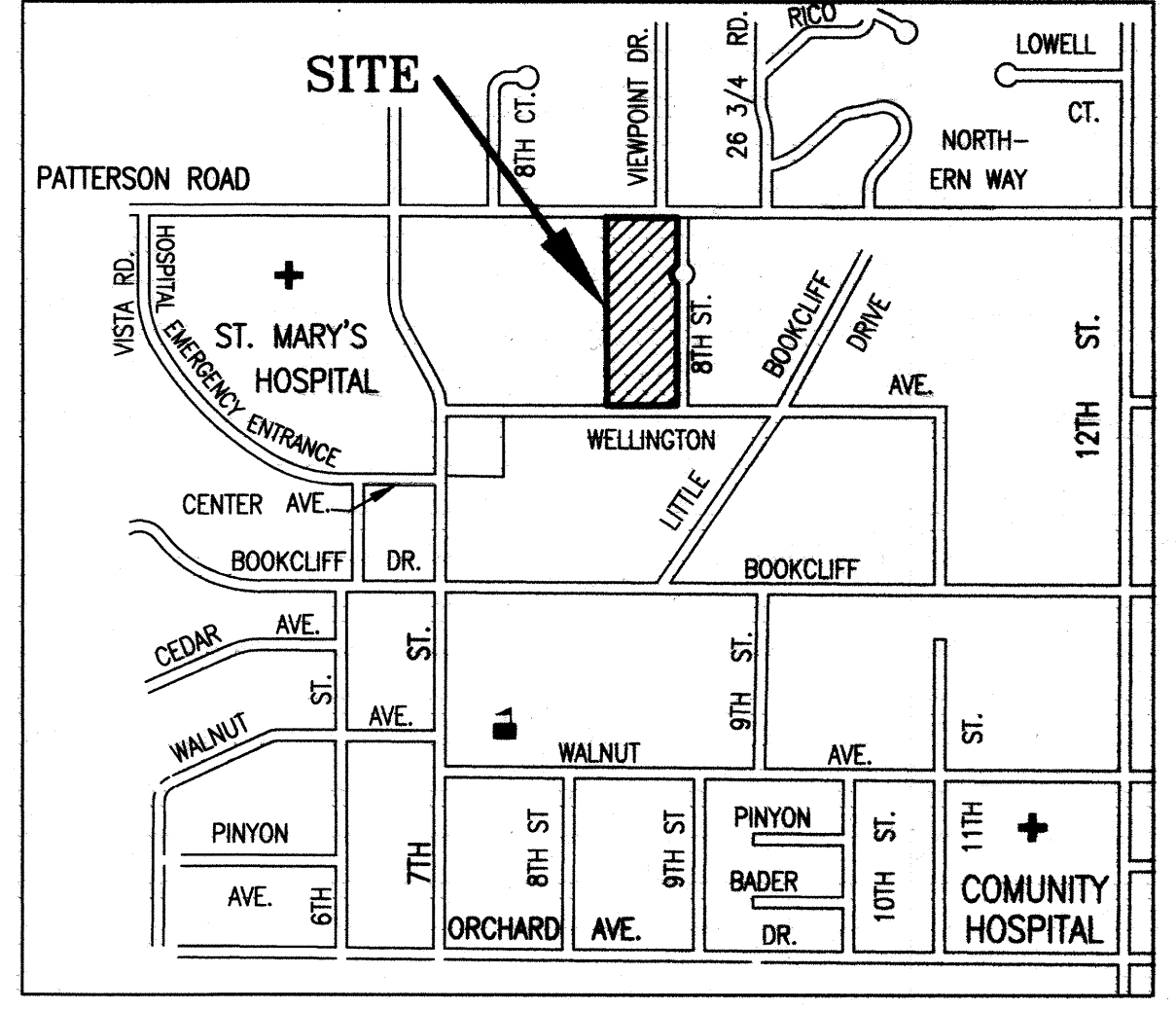
WITNESS MY HAND AND OFFICIAL SEAL:

Sandra Patsfield
 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 2:14 o'clock P.M., this 20 day of MARCH, A.D., 2013, and is duly recorded as Reception Number 2648240 in Book 5446, Page 858 through 859 inclusive. Drawer No. 22-21
Sheila Reiner Clerk and Recorder Lori Westermire Deputy 121.00 Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 4th day of JANUARY, A.D. 2013
[Signature] Mayor [Signature] City Manager



TITLE CERTIFICATION

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 to Wellington Medical Building Condominium Association, Inc., 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 January 30, 2013**

Date: January 31, 2013 by: Barbara A. Griffin, Sara Espinosa
 for Abstract & Title Co. of Mesa County, Inc.

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.782	48.8%
LOT 2	1.837	50.3%
DEDICATED R.O.W.	0.032	0.9%
TOTAL	3.651	100.0%

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interest and rights of others relative to the lands platted hereon are recorded as follows:

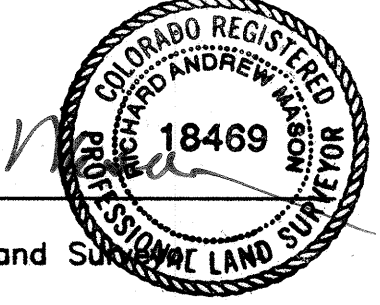
Declaration of Covenants, Conditions and Restrictions is recorded in Book 5446 at Pages 889
Restated Condominium Declaration

Ratification of Subdivision Plat is recorded in Book 5446 at Pages 865

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Wellington Medical Subdivision, Filing Two, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

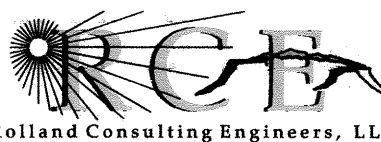
EXECUTED this 1 day of February, 2013

Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469


GENERAL NOTES

1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., file No. 00910098 C2, effective date 7/26/2005.
2. Basis of bearings, is S89°53'32"E 1313.95 feet, between Mesa County Survey Markers for the N1/4 Corner and the N.E. Corner of the NW1/4NE1/4 (E1/16) Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. (Based on Mesa Co LCS). (The original Wellington Medical Subdivision = N90°00'00"E)

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.


 Rolland Consulting Engineers, LLC
 405 Ridges Blvd, Suite A
 Grand Junction, CO 81507
 Voice: (970) 243-8300
 Fax: (970) 241-1273
 www.rceb.com

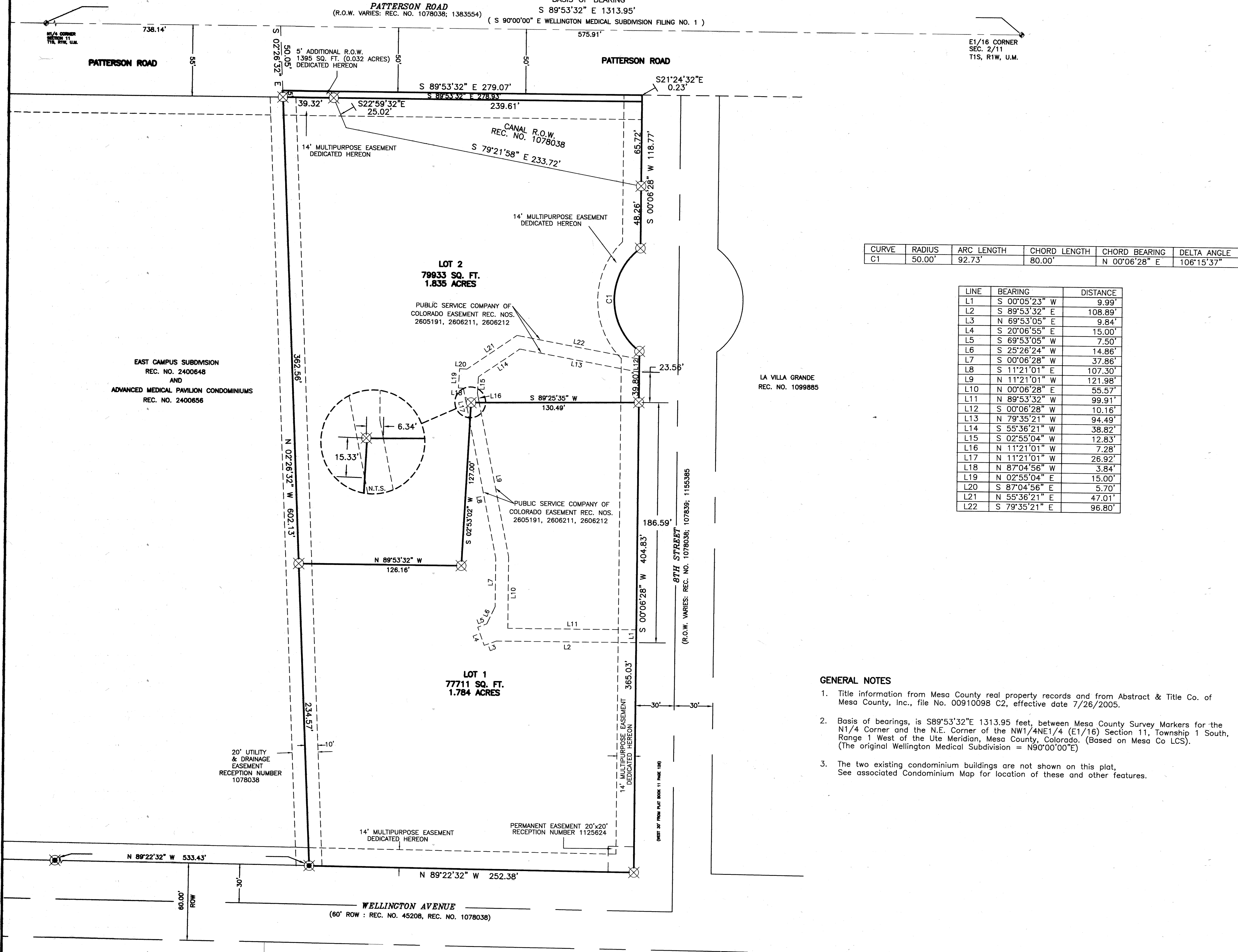
WELLINGTON MEDICAL SUBDIVISION FILING TWO

IN THE NE1/4 OF SECTION 11,
 T1S, R1W OF THE UTE MERIDIAN
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn	Designed	Checked	Proj#	Rev	Sheet
			A0252		1
File Name: C:\A0252\A0252SUBPLAT				Date	1/11/13
				Of	2

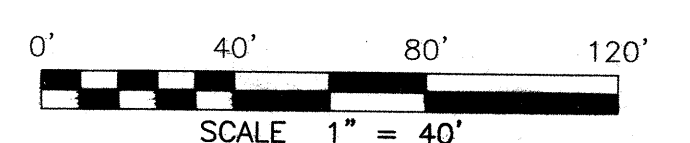
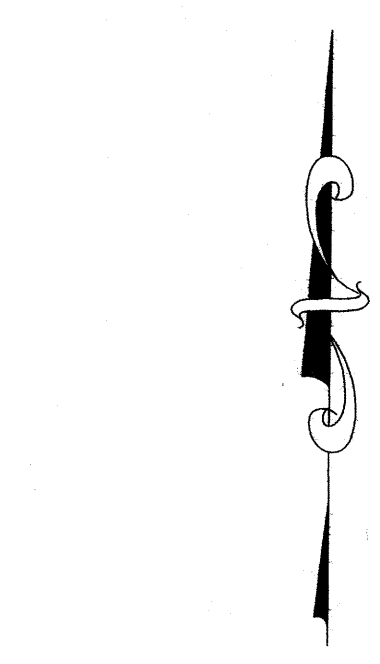
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	92.73'	80.00'	N 00°06'28" E	106°15'37"

LINE	BEARING	DISTANCE
L1	S 00°05'23" W	9.99'
L2	S 89°53'32" E	108.89'
L3	N 69°53'05" E	9.84'
L4	S 20°06'55" E	15.00'
L5	S 69°53'05" W	7.50'
L6	S 25°26'24" W	14.86'
L7	S 00°06'28" W	37.86'
L8	S 11°21'01" E	107.30'
L9	N 11°21'01" W	121.98'
L10	N 00°06'28" E	55.57'
L11	N 89°53'32" W	99.91'
L12	S 00°06'28" W	10.16'
L13	N 79°35'21" W	94.49'
L14	S 55°36'21" W	38.82'
L15	S 02°55'04" W	12.83'
L16	N 11°21'01" W	7.28'
L17	N 11°21'01" W	26.92'
L18	N 87°04'56" W	3.84'
L19	N 02°55'04" E	15.00'
L20	S 87°04'56" E	5.70'
L21	N 55°36'21" E	47.01'
L22	S 79°35'21" E	96.80'



ALL LINEAL UNITS ARE EXPRESSED IN US SURVEY FEET

LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND REBAR & CAP LS-18469
- SET REBAR & CAP LS-18469

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	1.784	48.9%
LOT 2	1.835	50.2%
DEDICATED R.O.W.	0.032	0.9%
TOTAL	3.651	100.0%

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I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Wellington Medical Subdivision, Filing Two, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, liens, or quality of title.

EXECUTED this 1 day of February, 2013

Richard A. Mason
 Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469



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- Basis of bearings, is S89°53'32"E 1313.95 feet, between Mesa County Survey Markers for the N1/4 Corner and the N.E. Corner of the NW1/4NE1/4 (E1/16) Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. (Based on Mesa Co LCS). (The original Wellington Medical Subdivision = N90°00'00"E)
- The two existing condominium buildings are not shown on this plat. See associated Condominium Map for location of these and other features.

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.

 Rolland Consulting Engineers, LLC 405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcgej.com		WELLINGTON MEDICAL SUBDIVISION FILING TWO IN THE NE1/4 OF SECTION 11, T1S, R1W OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
Drawn	Designed	Checked	Proj/A0252	Rv	Sheet 2
File Name: C:\A0252\A0252SUBPLAT				Date	1/24/11 Of 2