

WELLINGTON PROFESSIONAL CONDOMINIUMS

In the NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado
In Lot 1 Wellington Medical Subdivision Filing Two, Reception Number _____ in the Office of the Clerk and Recorder, Mesa County, Colorado

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Wellington Professional Condominiums Association, Inc., is the owner of a parcel of land being that certain tract of land in the NW1/4 NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, described as follows:

Lot 1, Wellington Medical Subdivision Filing Two, as recorded in Book 5446 at Page 858 in the Office of the Mesa County Clerk and Recorder;

The owners certify that this Condominium Map of Wellington Professional Condominiums has been prepared pursuant to the purposes stated in the Declaration for Wellington Medical Building Two Condominiums, as recorded in Book 5446 at Pages 889, in the Office of the Clerk and Recorder, Mesa County, Colorado.

ALL OTHER PROPERTY OWNERS AND ALL LEINHOLDERS SHALL RATIFY THIS PLAT CONTEMPORANEOUSLY AS EVIDENCED BY THEIR SIGNATURES ON ATTACHMENT 1 HERETO.

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

Matthew J. Deetle
by Matthew J. Deetle, President
Wellington Professional Condominiums Association, Inc.

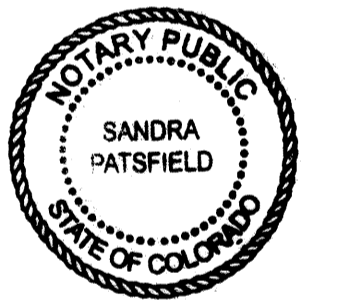
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 23 day of January A.D., 2013, by Matthew J. Deetle, President Wellington Professional Condominiums Association, Inc.

My commission expires: 4/30/2016

WITNESS MY HAND AND OFFICIAL SEAL

Sandra Patsfield
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

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 2648241 in Book 5446, Page 860 through 864 inclusive. Drawer No. 44-58

Sheila Reiner Clerk and Recorder Lori Westermire Deputy 857.00 Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

This condominium map of Wellington Medical Professional Condominiums, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is

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

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 Professional Condominiums 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, Title Examiner for Abstract & Title Co. of Mesa County, Inc.

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

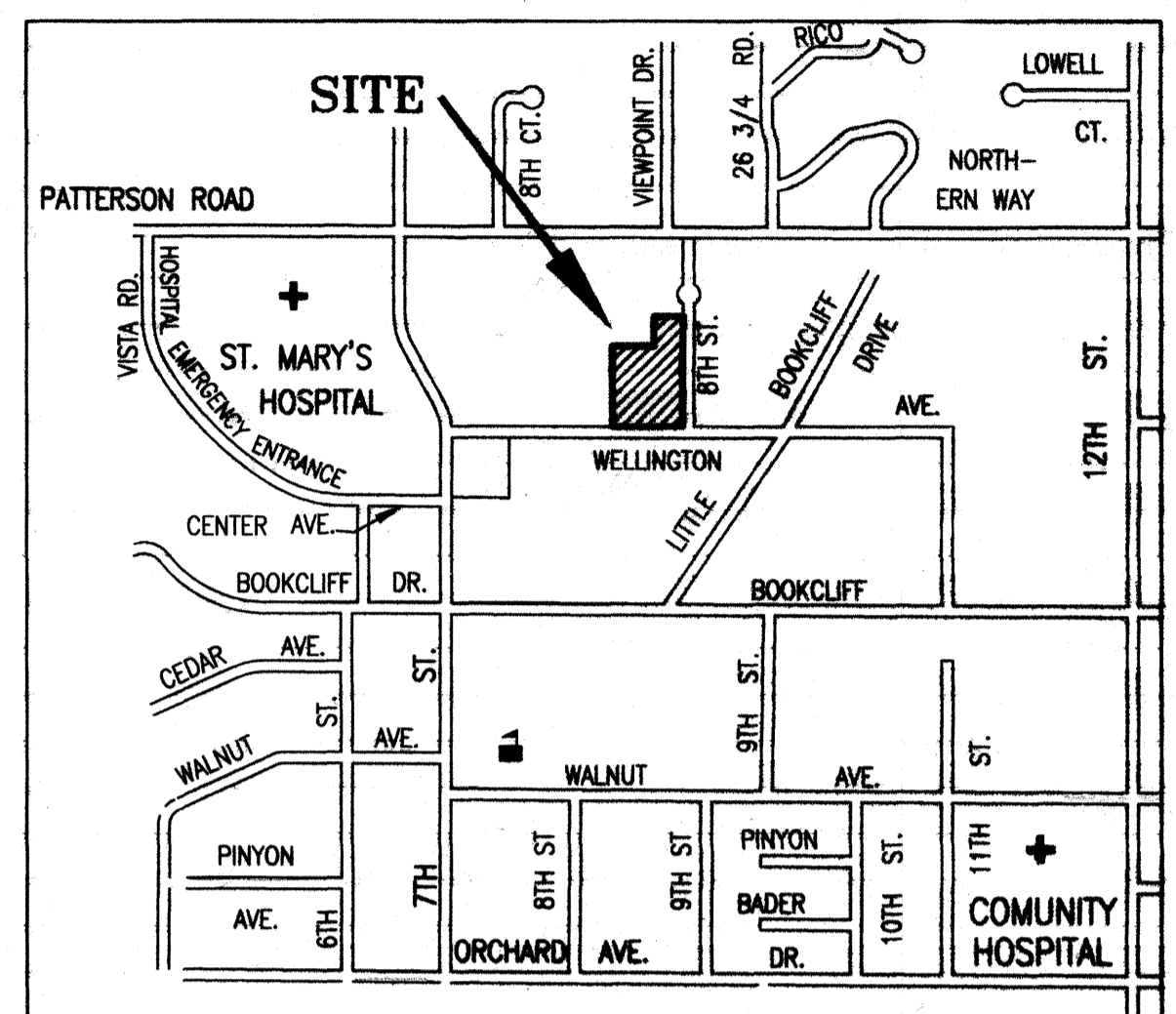
Ratification of Subdivision Plat is recorded in Book 5446 at Pages 865

GENERAL NOTES

- 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.
- 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)
- Elevations based on NAVD 88.
- For existing easements see Wellington Medical Subdivision Filing Two plat recorded contemporaneously.
- All property outside of the Condominium building is General Common Element (GCE).

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.

VICINITY MAP



BENCHMARK

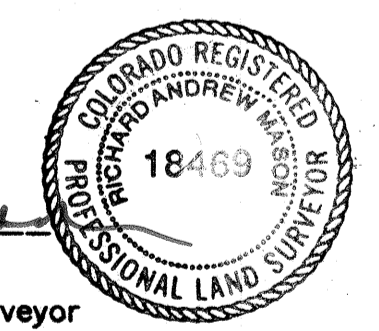
CITY BENCHMARK IN RANGE BOX AT BACK OF SIDEWALK AT N.W. CORNER OF THE INTERSECTION OF PATTERSON AVENUE AND SEVENTH STREET
ELEVATION= 4666.62 (NAVD 88)

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying condominium map for Wellington Professional Condominiums, was made from a field survey under my direct supervision and accurately shows the vertical and horizontal location and boundary of the building, condominium units and common elements as built upon the following real property situate in Mesa County, Colorado, to wit:

Lot 1, Wellington Medical Subdivision Filing Two, as recorded in Book 5446 at Page 858 in the Office of the Mesa County Clerk and Recorder;

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



Date: 02/01/2013

INDEX OF SHEETS

- SHEET 1 - OWNERSHIP, AND CERTIFICATES
- SHEET 2 - CONDOMINIUM MAP
- SHEETS 3-4 - HORIZONTAL BUILDING PLAN
- SHEET 5 - VERTICAL BUILDING PLAN

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

Drawn	Designed	Checked	Proj#	R#	Sheet
			A0252		1

File Name: C:\A0252\A0252CONMAP Date: 1/14/13 Of 5

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

WELLINGTON PROFESSIONAL CONDOMINIUMS

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 In Lot 1, Wellington Medical Subdivision Filing Two, Reception Number _____ in the Office of the Clerk and Recorder, Mesa County, Colorado

CITY BENCHMARK
 IN RANGE BOX
 ELEV=4566.62 NAVD 88
 N27°21'23"W 86.77' (TIE)

N1/4 CORNER
 SECTION 11
 T1S, R1W, U.M.

738.14'
PATTERSON ROAD
 50' RIGHT-OF-WAY
 R.O.W. BOOK 1501 PAGE 438
 R.O.W. BOOK 1032 PAGE 71

E1/16 CORNER (N.E. CORNER)
 SEC. 2/11
 T1S, R1W, U.M. (NW1/4 NE1/4)

EAST CAMPUS SUBDIVISION
 REC. NO. 2400648
 AND
 ADVANCED MEDICAL PAVILION CONDOMINIUMS
 REC. NO. 2400658

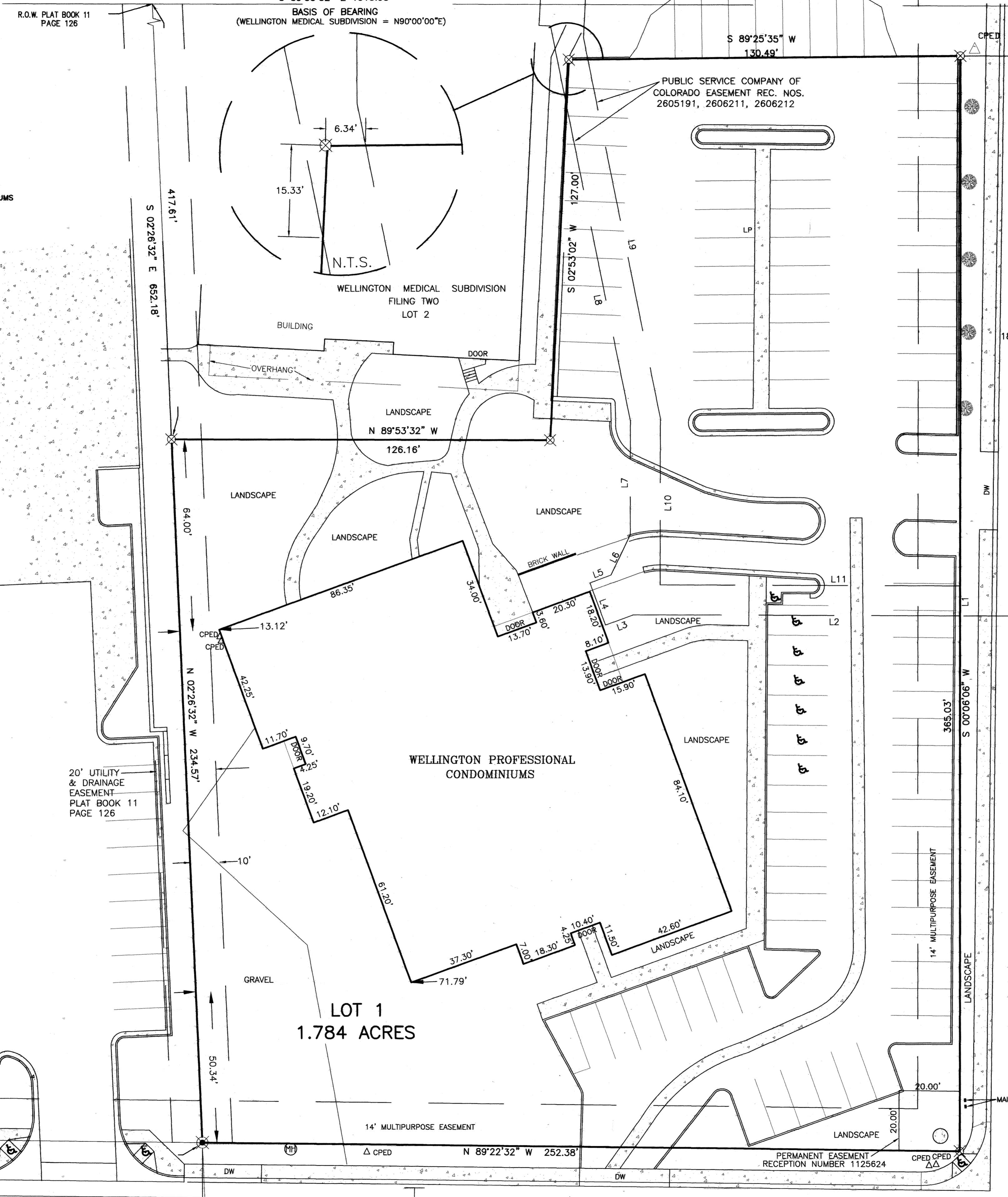
LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
- ⊗ FOUND REBAR & CAP LS-18469
- ⊗ FOUND REBAR & CAP LS-18469
- ⊗ FOUND P.K. NAIL WITH WASHER LS-18469
- C CENTER
- CB CATCH BASIN
- DW DRIVEWAY
- CPED COMMUNICATIONS PEDESTAL
- FH FIRE HYDRANT
- GCE GENERAL COMMON ELEMENT
- HA HANDICAP ACCESS
- HDPE HIGH DENSITY POLYETHYLENE
- IRR IRRIGATION
- LP LIGHT POLE
- MCSM MESA COUNTY SURVEY MARKER
- PLS PROFESSIONAL LAND SURVEYOR
- PVC POLYVINYL CHLORIDE
- R RANGE
- ROW RIGHT-OF-WAY
- T TOWNSHIP
- TPED TELEPHONE PEDESTAL
- U.M. UTE MERIDIAN
- W.C. WITNESS CORNER
- WM WATER METER
- WV WATER VALVE
- UP UTILITY POLE

LINE TABLE

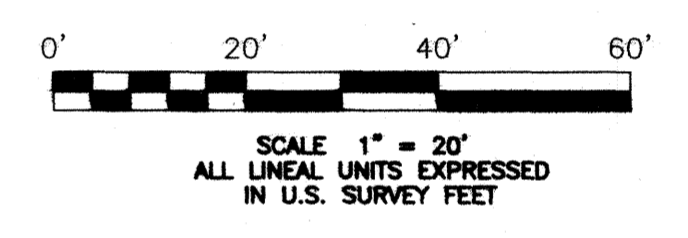
PUBLIC SERVICE COMPANY OF
 COLORADO EASEMENT REC. NOS.
 2605191, 2606211, 2606212

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'



GENERAL NOTES

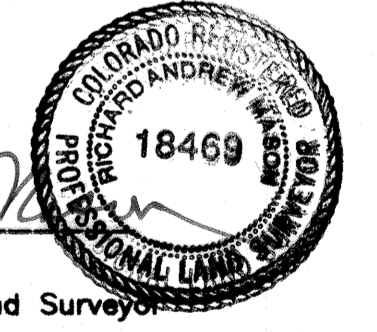
1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., file No. 00910098 C2, effective date 7/26/2005.
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Date 02/01/2013

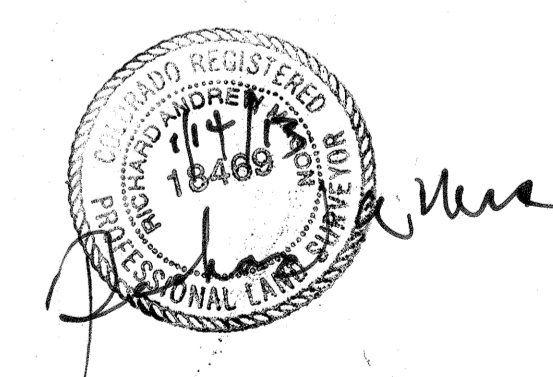
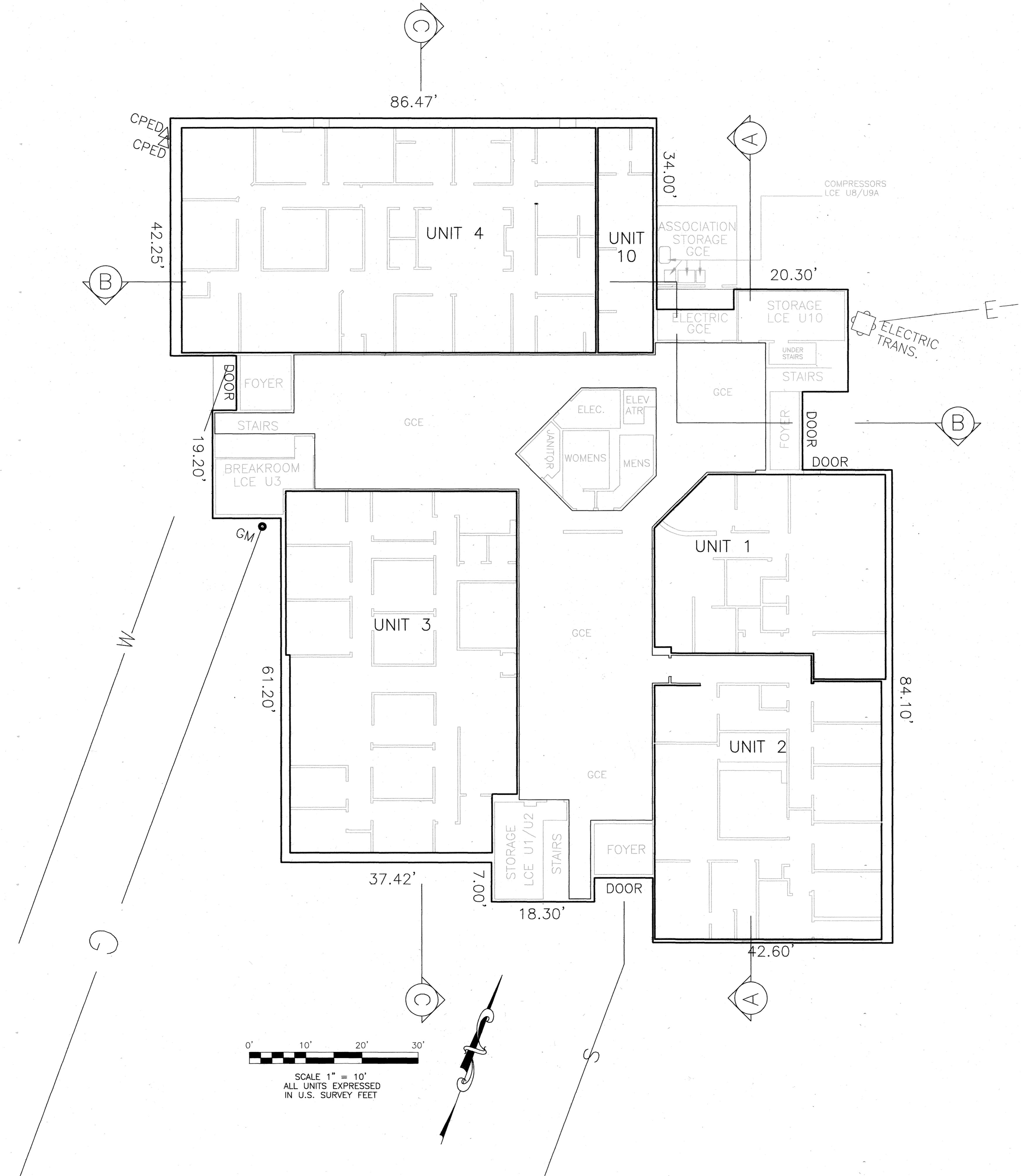
INDEX OF SHEETS

- SHEET 1 - OWNERSHIP, AND CERTIFICATES
 - SHEET 2 - CONDOMINIUM PLAN
 - SHEETS 3-4 - HORIZONTAL BUILDING PLAN
 - SHEET 5 - VERTICAL BUILDING PLAN
- fieldwork completed in 2010*


 CEP Rolland Consulting Engineers, LLC		WELLINGTON PROFESSIONAL CONDOMINIUMS	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.cep.com		IN THE NE1/4 OF SECTION 11, T1S, R1W OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn	Designed	Checked	Prof
			A0252
File Name:	C:\A0252\A0252CONMAP	Date	1/14/13
		Rv	Sheet 2
			of 5

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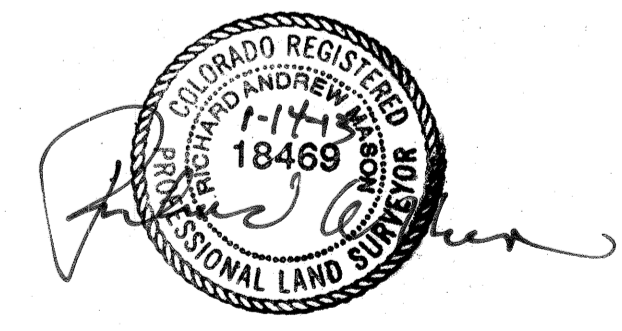
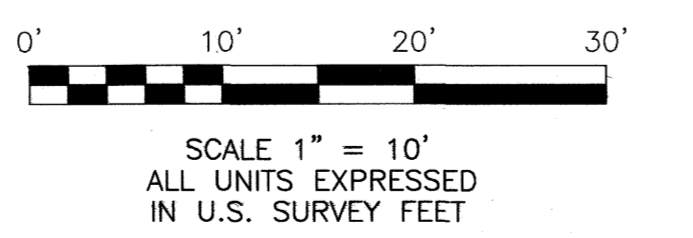
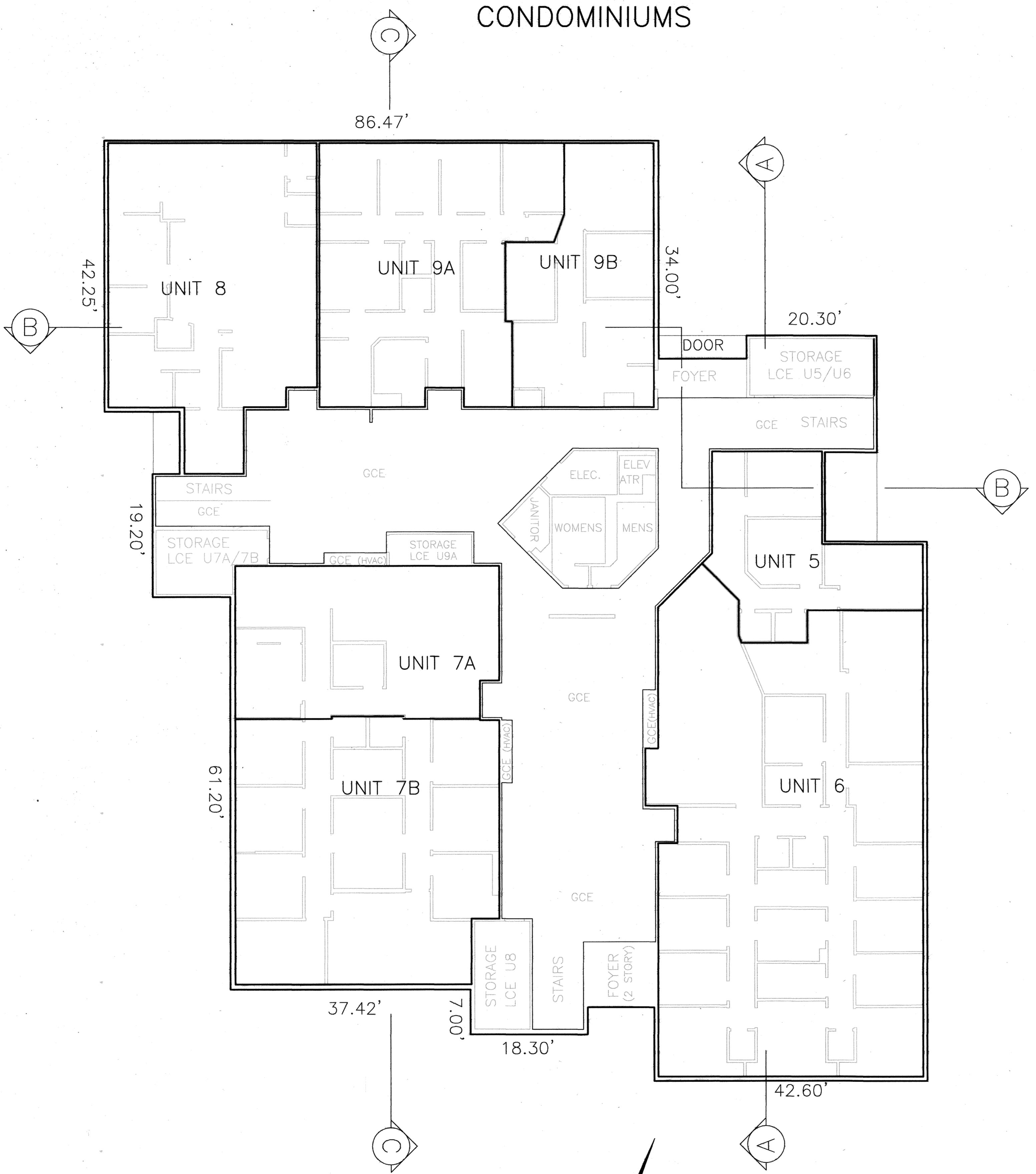
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405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rccegi.com		FIRST FLOOR HORIZONTAL LAYOUT	
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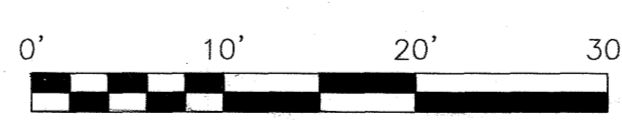
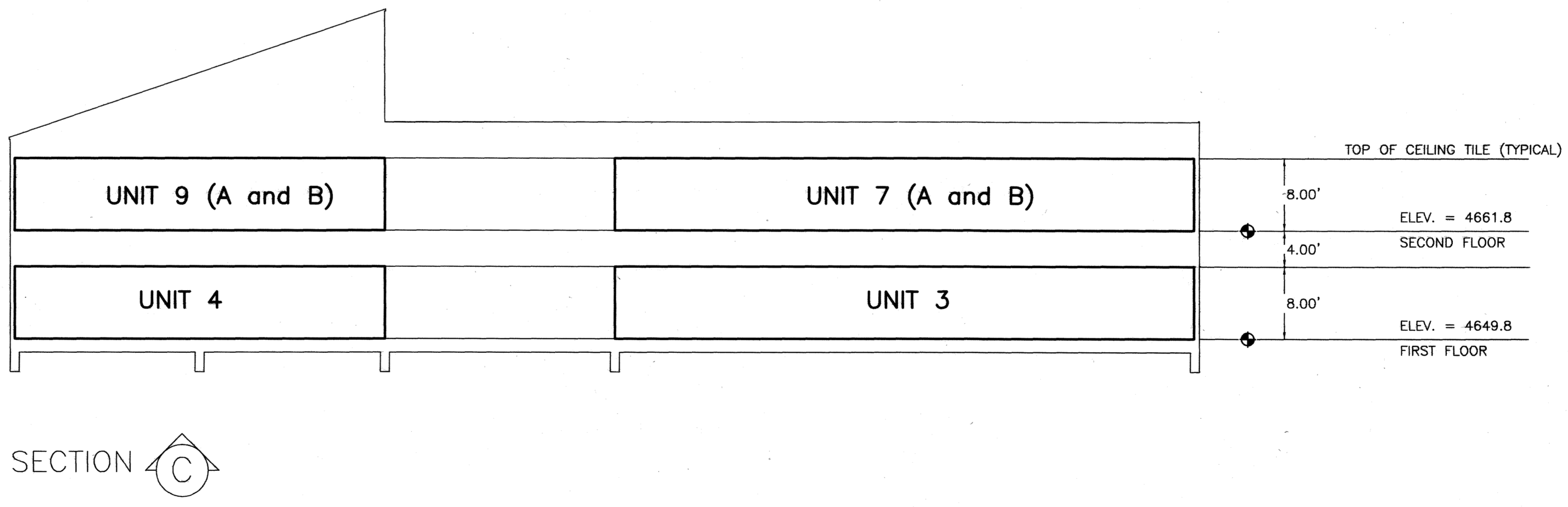
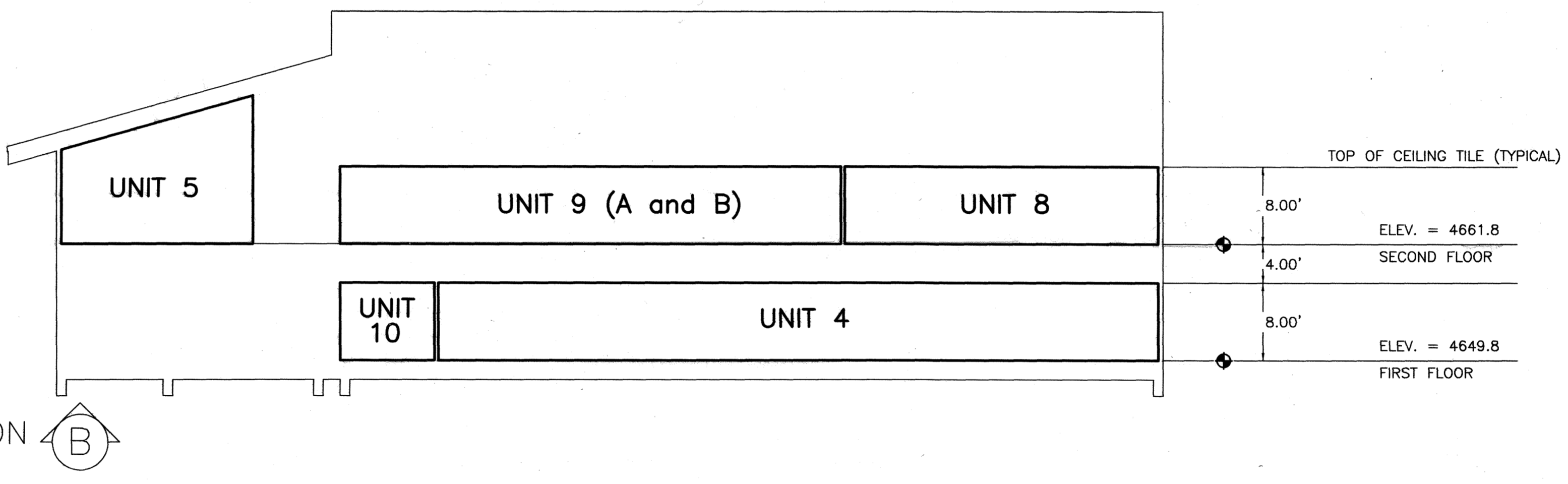
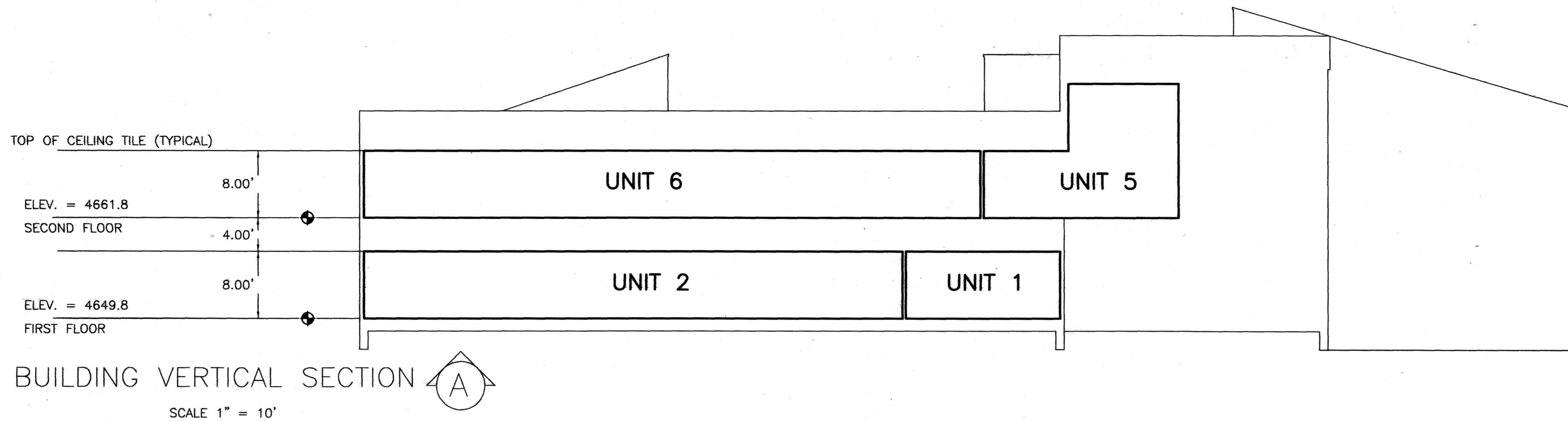
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405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		SECOND FLOOR HORIZONTAL LAYOUT	
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WELLINGTON PROFESSIONAL CONDOMINIUMS



SCALE 1" = 10'
 ALL UNITS EXPRESSED
 IN U.S. SURVEY FEET
 ELEVATIONS RELATIVE TO BENCHMARK
 ON ALLOY CAP (PLS 18469) FOR
 SW CORNER OF SUBDIVISION
 ELEVATION = 4646.32 (NAVD88)

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 Rolland Consulting Engineers, LLC 405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegl.com		WELLINGTON PROFESSIONAL CONDOMINIUMS VERTICAL SECTIONS			
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File Name: C:\A0252\A0252BLDG				Date 1/14/13	Of 5