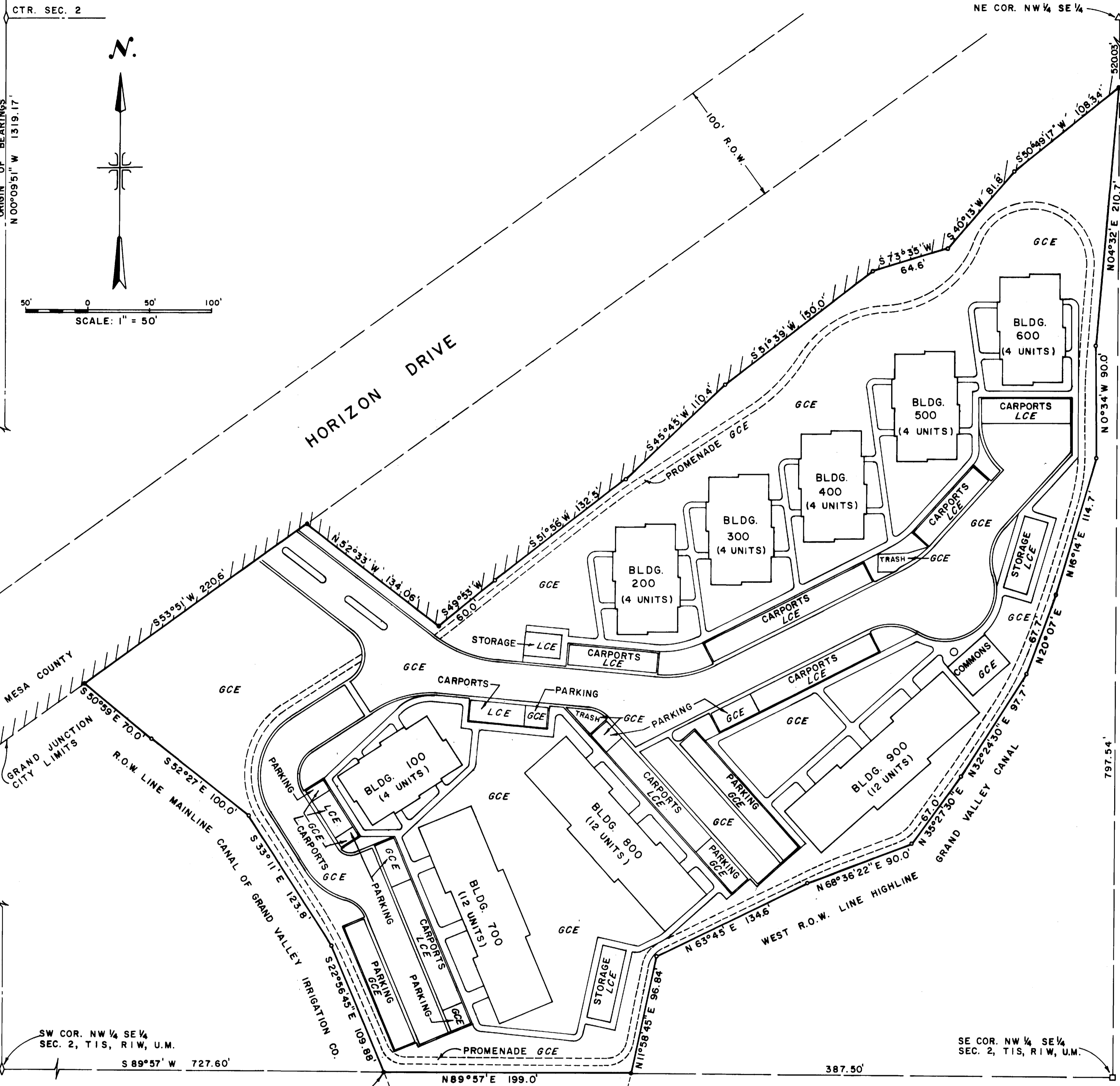
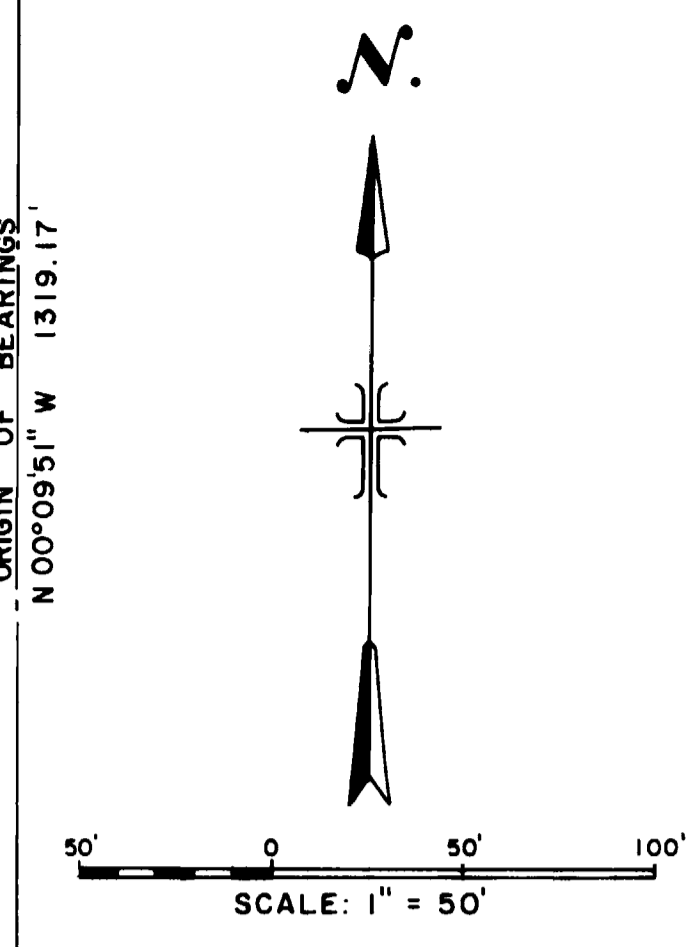


CONDOMINIUM MAP OF WESTWOOD ESTATES

GENERAL LAYOUT

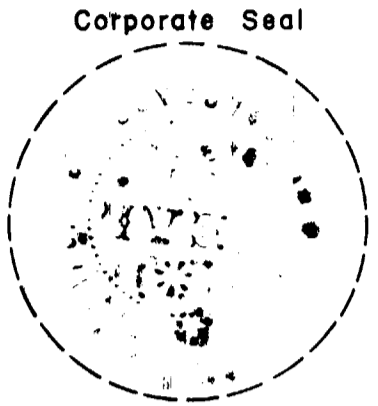
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



OWNERS CERTIFICATE

T. L. Benson, Inc., a Colorado Corporation, by T.L. Benson, President, and Marion J. Benson, Secretary, as owner of the described real property does hereby certify that this map of WESTWOOD ESTATES Condominiums has been prepared pursuant to the declaration of WESTWOOD ESTATES Condominiums and recorded coincident with the filing of this map in the records of Mesa County, Colorado.

Attest:
Marion J. Benson
Marion J. Benson, Secretary
T.L. Benson
T. L. Benson, President



STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 11th day of August, A.D., 1980, by T. L. Benson, President, and Marion J. Benson, Secretary, as officers of T.L. Benson, Inc., owner of WESTWOOD ESTATES.

Witness my hand and official seal.
My commission expires October 15, 1982.

Patricia Murphy
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA) 1231088

I hereby certify that this instrument was filed in my office at 4:20 O'clock P.M., this 11th day of August, A.D., 1980, and is duly recorded in Plat Book No. , Page .
Filed - 5 - 13

Earl Sawyer Clerk and Recorder
By: Hugh M. Mackay Deputy
Fees \$ 10.00

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that this plat was made from notes of a field survey made under my direct responsibility, supervision, and checking. Said plat represents the general layout of WESTWOOD ESTATES, as well as the precise location of the boundary of the project, as defined in the declarations.

J. Boyd Peterson
J. Boyd Peterson, Colo. Reg. No. 5837



LEGAL DESCRIPTION

Beginning at a point on the South Line of the NW 1/4 SE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian from whence the SW Corner of said NW 1/4 SE 1/4 bears S 89°57' W 727.6 feet, thence N 89°57' E 199.0 feet to the West Right-of-Way Line of the Highline Grand Valley Canal, thence along said Canal Right-of-Way N 11°58'45" E 96.84 feet, thence N 63°45' E 134.6 feet, thence N 68°36'22" E 90.0 feet, thence N 35°27'30" E 67.0 feet, thence N 32°24'30" E 97.7 feet, thence N 20°07' E 67.7 feet, thence N 16°14' E 114.7 feet, thence N 00°34' W 90.0 feet, thence N 04°32' E 210.7 feet to the Southerly Right-of-Way of the Independent Ranchman's Ditch near the East Line of said NW 1/4 SE 1/4 of Section 2, thence S 50°49'17" W 108.34 feet, thence S 40°13' W 81.8 feet, thence S 73°35' W 64.6 feet, thence S 51°39' W 150.0 feet, thence S 45°45' W 110.4 feet, thence S 51°56' W 132.5 feet, thence S 49°53' W 60.0 feet to the Westerly Right-of-Way of the Grand River Valley Railroad (abandoned), thence N 52°33' W 134.06 feet to the Southerly Right-of-Way of Horizon Drive, thence along said Right-of-Way Line S 53°51' W 220.6 feet to the Easterly Right-of-Way of the Mainline Canal of the Grand Valley Irrigation Co., thence S 50°59' E 70.0 feet, thence S 52°27' E 100.0 feet, thence S 33°11' E 123.8 feet, thence S 22°56'45" E 109.88 feet to the South Line of said NW 1/4 SE 1/4 of said Section 2 and the Point of Beginning.

NOTES:

- * GCE Indicates General Common Elements.
- * LCE Indicates Limited Common Elements.
- * For location of utility and drainage easements, see plat of WESTWOOD as filed in the office of the Clerk and Recorder of Mesa County, in Plat Book 12, Page 209.
- * For layout and location of specific buildings, refer to plats filed specifically concerning that building or buildings and denominated by building numbers.
- * WESTWOOD ESTATES is located entirely within the City Limits of Grand Junction (City Limits is indicated by).

LEGEND:

- ◇ MESA COUNTY SURVEY MONUMENT
- # 5 REBAR WITH CAP SET
- # 5 REBAR WITH CAP SET IN CONCRETE
- # 5 REBAR IN CONCRETE FOUND
- △ # 4 REBAR FOUND (REPLACED WITH # 5 REBAR W/CAP IN SAME POSITION FROM REFERENCE POINTS)

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

WESTERN ENGINEERS, INC.
CONDOMINIUM MAP OF
WESTWOOD ESTATES
GENERAL LAYOUT
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYED T.S. DRAWN R.W.O. CHECKED J.B.P.
GRAND JUNCTION, CO. DWG. 2879-429-49 7/25/80