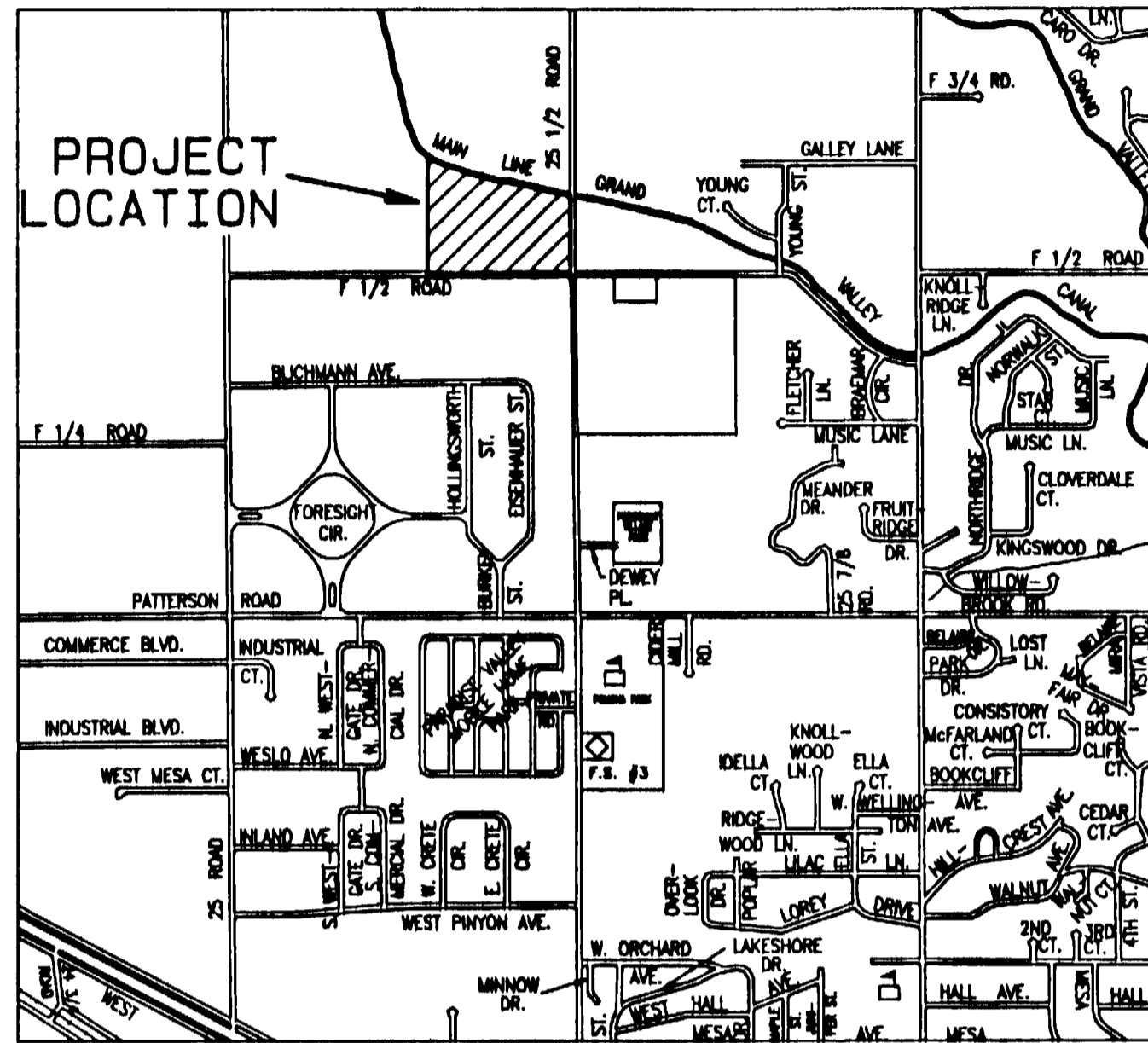


WESTWOOD RANCH SUBDIVISION

FILING NO. ONE

LOCATED IN THE SE1/4 NW1/4 OF SECTION 3, T.1S.,R.1W.,UTE MERIDIAN



VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	12°21'23"	278.00'	59.95'	S83°49'19"E	59.84'
C2	12°21'23"	300.00'	64.70'	S83°49'19"E	64.57'
C3	12°21'23"	322.00'	69.44'	S83°49'19"E	69.31'
C4	10°34'54"	322.00'	59.47'	N07°03'56"E	59.38'
C5	01°46'29"	322.00'	9.97'	N00°53'14"E	9.97'
C6	12°21'23"	300.00'	64.70'	S06°10'41"W	64.57'
C7	08°14'12"	278.00'	39.96'	S08°14'17"W	39.93'
C8	04°07'11"	278.00'	19.99'	S02°03'35"W	19.99'
C9	75°18'06"	20.00'	26.29'	N52°20'57"E	24.43'
C10	33°55'45"	47.00'	27.83'	S50°42'53"E	27.43'
C11	57°06'08"	47.00'	46.84'	S05°11'57"E	44.93'
C12	43°59'13"	47.00'	36.08'	S45°20'44"W	35.20'
C13	22°36'17"	47.00'	18.54'	S78°38'29"W	18.42'
C14	29°59'54"	84.00'	43.98'	S75°00'03"E	43.48'
C15	24°49'09"	84.00'	36.39'	S47°35'32"E	36.10'
C16	35°13'14"	84.00'	51.64'	S17°34'21"E	50.83'
C17	90°02'16"	34.00'	53.43'	S44°56'52"E	48.10'
C18	28°16'18"	20.00'	9.87'	S14°05'53"E	9.77'
C19	161°10'19"	37.00'	104.08'	S52°21'07"W	73.00'
C20	30°34'54"	20.00'	10.68'	S62°21'10"E	10.55'
C21	102°19'07"	20.00'	35.72'	S51°11'49"W	31.16'
C22	40°35'00"	47.00'	33.29'	N34°59'24"E	32.60'
C23	57°02'19"	47.00'	46.79'	N83°48'04"E	44.88'

LINE	BEARING	DISTANCE
L1	N45°00'00"E	30.47'
L2	S45°00'00"E	30.47'
L3	S90°00'00"W	2.66'
L4	S90°00'00"W	2.66'
L5	N57°21'23"E	22.18'
L6	S32°38'37"E	22.18'
L7	S45°00'00"W	21.18'
L8	S45°00'00"E	21.18'
L9	S90°00'00"E	11.96'
L10	N15°47'24"E	19.78'
L11	N45°00'00"E	30.47'
L12	S44°03'07"E	22.78'
L13	S37°43'06"E	31.66'
L14	N56°11'33"E	8.23'
L15	S90°00'00"E	10.07'
L16	S00°00'00"W	30.00'
L17	S77°38'37"E	30.00'
L18	N00°00'00"W	30.00'
L19	S77°38'37"E	30.00'

LEGEND

- ◊ FOUND MESA COUNTY SURVEY MARKER
- SET #5 REBAR W/ 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. PLS 24306"
- NOTE: ALL EXTERIOR BOUNDARY CORNER MONUMENTS ARE SET IN CONCRETE.
- ▨ FUTURE SINGLE FAMILY ATTACHED (TOWNHOMES)

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, SONSHINE CONSTRUCTION DEVELOPMENT LLC, is the owner of that real property as recorded in Book 2354 at Page 346 of the records of the Mesa County Clerk and Recorder, situated in the SE 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the center 1/4 corner of said Section 3, being a Mesa County Survey Marker, the basis of bearing being N90°00'00"W to the center-west 1/16th corner of said Section 3, also being a Mesa County Survey Marker;

thence N90°00'00"W along the south line of said SE1/4 NW1/4 a distance of 1203.16 feet;

thence N00°02'16"E a distance of 1046.08 feet to the center line of the Grand Valley Canal;

thence along said center line canal the following 4 courses:

- 1.) S32°45'52"E a distance of 125.48 feet;
- 2.) S60°45'20"E a distance of 150.29 feet;
- 3.) S69°02'21"E a distance of 187.55 feet;
- 4.) S77°38'37"E a distance of 847.93 feet to the east line of said SE1/4 NW1/4;

thence S00°00'00"W a distance of 618.60 feet to the point of beginning;

EXCEPT the east 25.00 feet for road purposes.

Said parcel contains 20.76 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as WESTWOOD RANCH SUBDIVISION FILING NO. ONE, a subdivision of a part of the 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 to the City of Grand Junction for the use of the public forever;

Tracts A, B and D to the Westwood Ranch Subdivision Homeowners Association Inc., a Colorado non-profit corporation, for the purpose of open space.

All Utility Easements to the City of Grand Junction for the use of 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, and telephone lines.

All Multi-Purpose Easements to the City of Grand Junction for the use of 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, street trees and grade structures.

All Irrigation Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All Temporary Drainage Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted as temporary 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, to be extinguished with Filing No. Two.

All temporary turnaround easements to the City of Grand Junction for the use of the public, to be extinguished at the recording of Filing No. Two.

All eight easements to the City of Grand Junction for the use of the public forever, for the purpose of maintaining adequate sight distance.

Tract C to the City of Grand Junction, for the use of the general public forever, for purposes including, but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to the historical rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water transmission facilities.

All 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; provide, 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 shall not burden nor overburden said easements by erecting of 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 14 day of Oct 1998.

SONSHINE CONSTRUCTION DEVELOPMENT, LLC
By: SUNDANCE PROPERTY LEASING INC., Manager

By: Lloyd J. Davis Jr.
Lloyd J. Davis Jr., Manager

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 14th day of October 1998, by Lloyd J. Davis Jr.
My commission expires Sept 20, 2001

Witness my hand and official seal: Richard J. Edmunds
Notary Public

Address 250 W. 5th St. Grand Junction, CO 81508

CITY APPROVAL

This plat of WESTWOOD RANCH SUBDIVISION FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the ___ day of _____ 1998.

David Volney City Manager Jane L. Levy City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:07 o'clock P.M. this 30 day of October A.D., 1998, and is duly recorded in Plat Book No. 16, Page 2354 Fees _____ Drawer No. GGZ

Reception No. 1971495

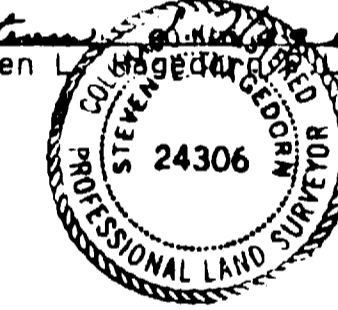
Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, do hereby certify that the accompanying plat of WESTWOOD RANCH SUBDIVISION, FILING NO. ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision, and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Steven L. Hagedorn 10-13-1998
Steven L. Hagedorn, S. 24306 Date



LAND USE SUMMARY

TOTAL AREA	±20.76 ACRES	100%
TOTAL LOT AREA	±14.15 ACRES	68.1%
TOTAL ROAD R.O.W.	±2.70 ACRES	13.0%
OPEN SPACE AREA	±1.24 ACRES	6.0%
TRACT C	±1.45 ACRES	7.0%
DRAINAGE EASEMENT (FUTURE STREETS R.O.W.)	±1.22 ACRES	5.9%
TOTAL NO. OF LOTS, 33 IN FILING NO. ONE		

BUILDING SETBACKS

FRONT YARD	= 20 FT.
SIDE YARD	= 7 FT.
REAR YARD	= 25 FT.

MAXIMUM BUILDING HEIGHT = 32 FT.

SINGLE FAMILY-ATTACHED UNITS WILL BE PLATTED AS TOWNHOMES, AND WILL HAVE A STANDARD MINIMUM SIDE YARD SETBACK OF ZERO TO ALLOW FOR COMMON WALL CONSTRUCTION.

ACCESSORY STRUCTURE SETBACKS

SIDE YARD	= 3 FT. (ON REAR HALF OF PARCEL)
REAR YARD	= 10 FT.

NOTE: NO ACCESS WILL BE ALLOWED FROM 25 1/2 ROAD OR F1/2 ROAD TO THE LOTS ABUTTING 25 1/2 ROAD AND F1/2 ROAD.

WESTWOOD RANCH SUBDIVISION
FILING NO. ONE
LOCATED IN THE
SE 1/4 NW 1/4 SECTION 3, T.1 S., R.1 W. UTE M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 198-96-17
Drawn By TMODEL	Date OCTOBER, 1998	Sheet 1 OF 2

BASIS OF BEARING STATEMENT: The assumed basis of bearing is N90°00'00"W, between the Center 1/4 corner and the C-W 1/16th corner of Section 3, both being Mesa County Survey Markers.

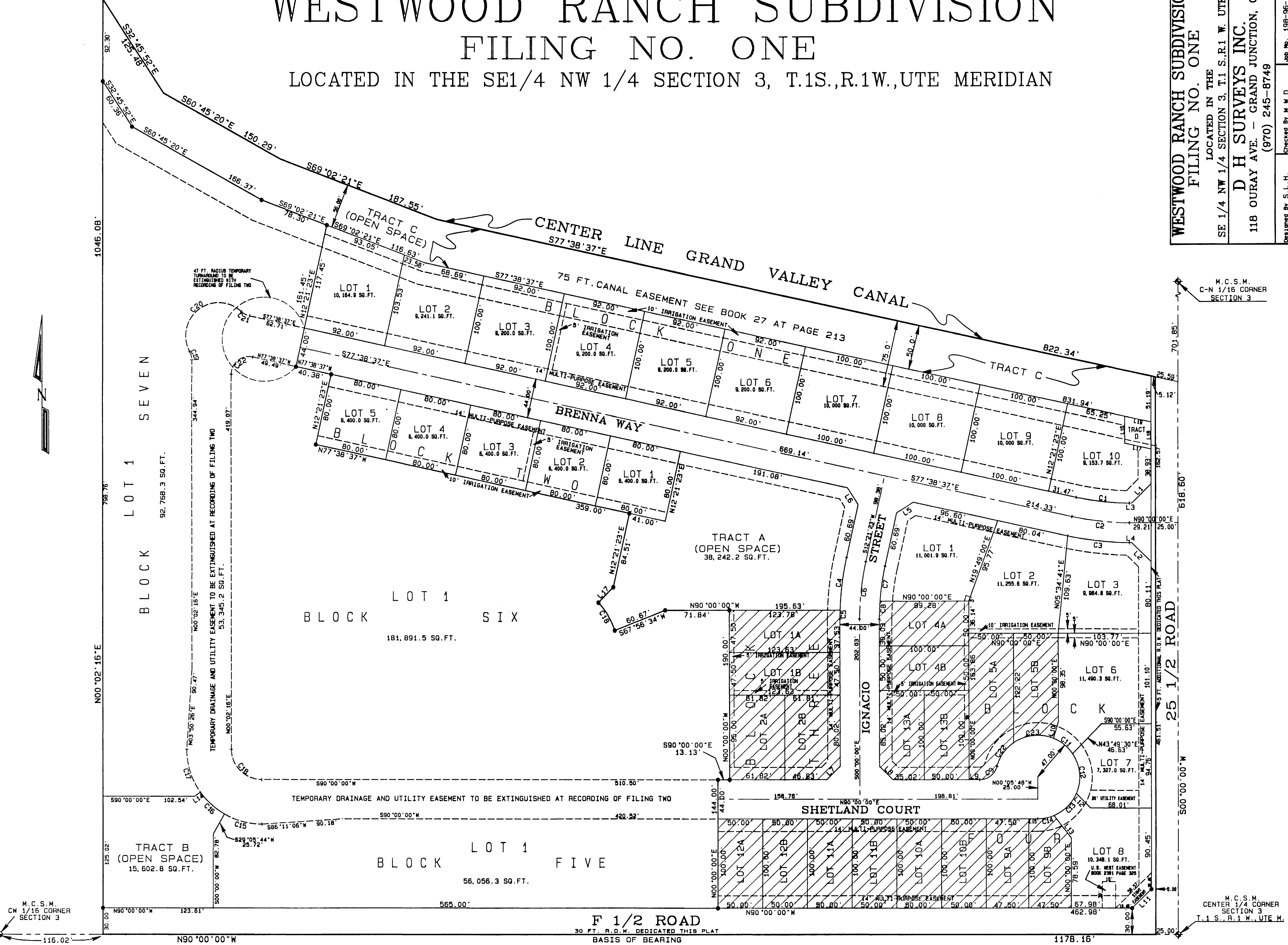
WESTWOOD RANCH SUBDIVISION

FILING NO. ONE

LOCATED IN THE SE1/4 NW 1/4 SECTION 3, T.1S.,R.1W.,UTE MERIDIAN

WESTWOOD RANCH SUBDIVISION
FILING NO. ONE
 LOCATED IN THE
 SE 1/4 NW 1/4 SECTION 3, T.1 S.,R.1 W. UTE
D H SURVEYS INC.
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Designed By S.L.H. Checked By M.W.D. Date OCTOBER 1999 Job No. 198-96-17 Sheet 2 OF 2



M.C.S.M.
 C-N 1/16 CORNER
 SECTION 3

M.C.S.M.
 CENTER 1/4 CORNER
 SECTION 3
 T.1 S., R.1 W., UTE M.

- NOTES:**
- SEE SHEET 1 OF 2 FOR SURVEYOR'S CERTIFICATE, LEGEND, CURVE AND LINE TABLES, AREA SUMMARY, & SETBACK REQUIREMENTS
 - NO ACCESS WILL BE ALLOWED FROM 25 1/2 ROAD OR F1/2 ROAD TO THE LOTS ABUTTING 25 1/2 ROAD AND F1/2 ROAD.

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