

WESTWOOD RANCH SUBDIVISION FILING ONE A

A RE-PLAT OF LOTS 3, 4A, 4B, 13A, 13B, IN BLOCK FOUR AND TRACT B WESTWOOD RANCH SUBDIVISION FILING ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, SONSHINE CONSTRUCTION DEVELOPMENT LLC, Kristen A. Knecht, William Calver and Virginia Calver are the owners of that real property as recorded in Book 2354 at Page 346, BOOK 2566 at Page 738, and Book 2657 at Page 923 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 described as follows:
Lots 3, 4A, 4B, 13A, 13B, in Block Four and Tract B of WESTWOOD RANCH SUBDIVISION FILING ONE.

That said owners have caused the said real property to be laid out and surveyed as WESTWOOD RANCH SUBDIVISION FILING NO. ONE A, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
Tracts B to the Westwood Ranch Subdivision Homeowners Association Inc., a Colorado non-profit corporation, for the purpose of open space.

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 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 or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 29 day of March 1999.

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

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

Kristen A. Knecht
Kristen A. Knecht

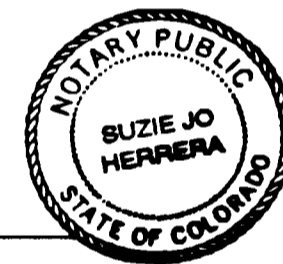
William Calver
William Calver

Virginia Calver
Virginia Calver

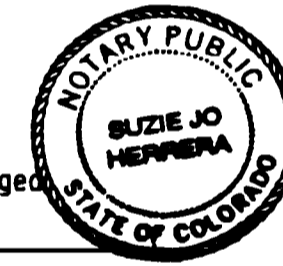
STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 29 day of March 1999, by Lloyd J. Davis Jr.
My commission expires 10/17/2002
Witness my hand and official seal Buzie Jo Herrera
Notary Public
Address 2755 North Ave., Grand Jct., Co 81501



STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 2 day of April 1999, by Kristen A. Knecht
My commission expires 10/17/2002
Witness my hand and official seal Buzie Jo Herrera
Notary Public
Address 2755 North Ave., Grand Jct., Co 81501



STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 1 day of April 1999, by William Calver and Virginia Calver
My commission expires 10/17/2002
Witness my hand and official seal Buzie Jo Herrera
Notary Public
Address 2755 North Ave., Grand Jct., Co 81501



LIENHOLDER'S SIGNATURE OF ACCEPTANCE

Monika M. Hoase V.P.
BANK OF GRAND JUNCTION

LIENHOLDER'S SIGNATURE OF ACCEPTANCE

ALPINE BANK

CITY APPROVAL

This plat of WESTWOOD RANCH SUBDIVISION FILING NO. ONE A, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14 day of April 1999.

Mark Cohen
City Manager

Janet L. Terry
City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 2:55 o'clock P.M. this 20th day of April A.D., 1999, and is duly recorded in Plat Book No. 17 Page 47. Fees 10.00 1.00 Drawer No. EG 127
Reception No. 1898738

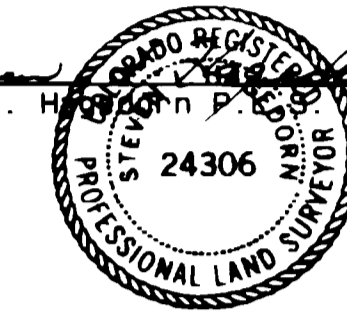
Monika Todd
Clerk and Recorder

Dayleen Henderson
Deputy

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, do hereby certify that the accompanying plat of WESTWOOD RANCH SUBDIVISION, FILING NO. ONE A, 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
Steven L. Hagedorn P.E. 24306



3-29-99
Date

LAND USE SUMMARY		
TOTAL AREA	±1.04 ACRES	100%
TOTAL LOT AREA	±0.68 ACRES	65.7%
TRACT B	±0.36 ACRES	34.3%

BUILDING SETBACKS

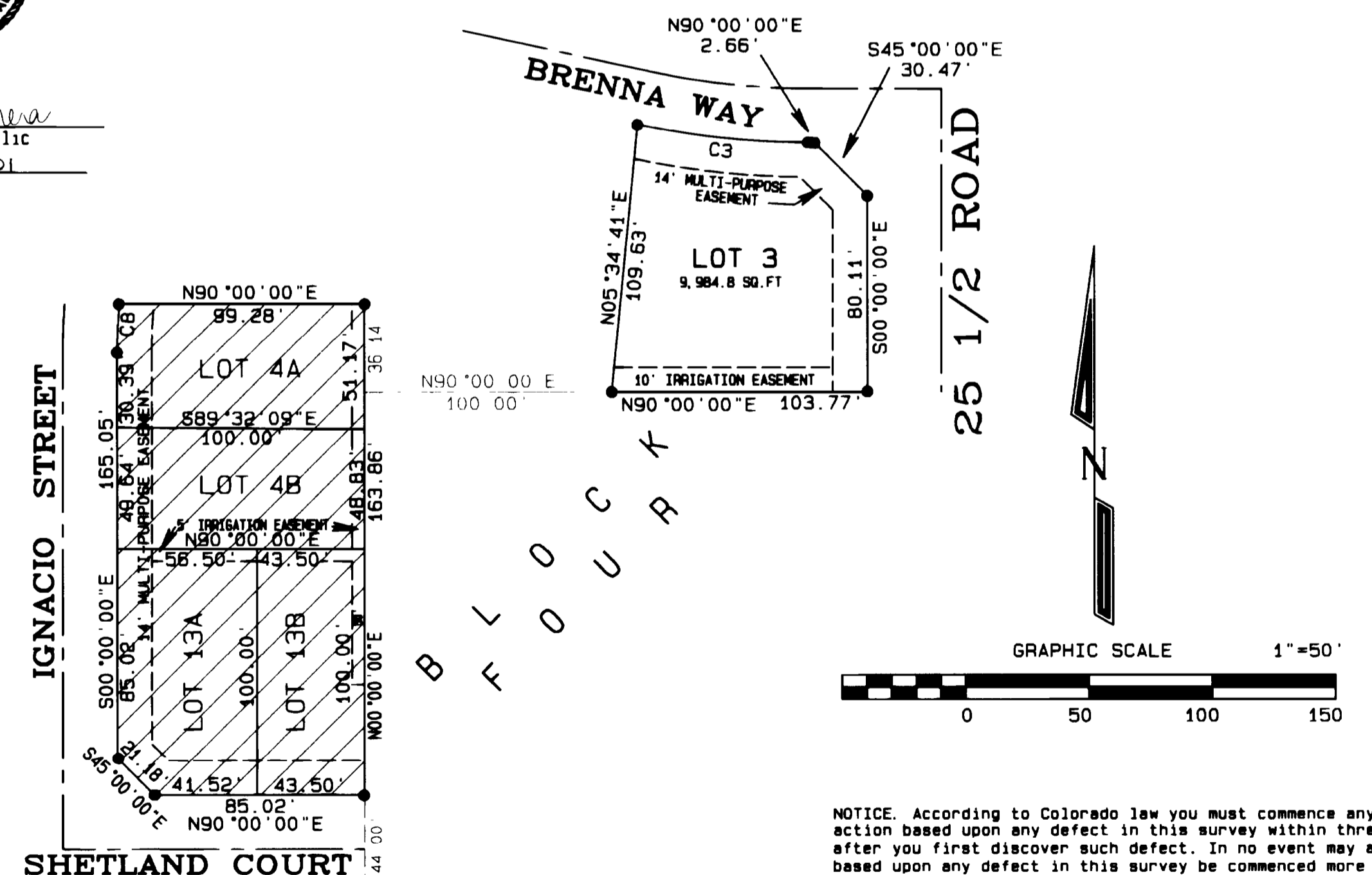
FRONT YARD = 20 FT.
SIDE YARD = 7 FT.
REAR YARD = 25 FT.

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.



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.

NOTES:

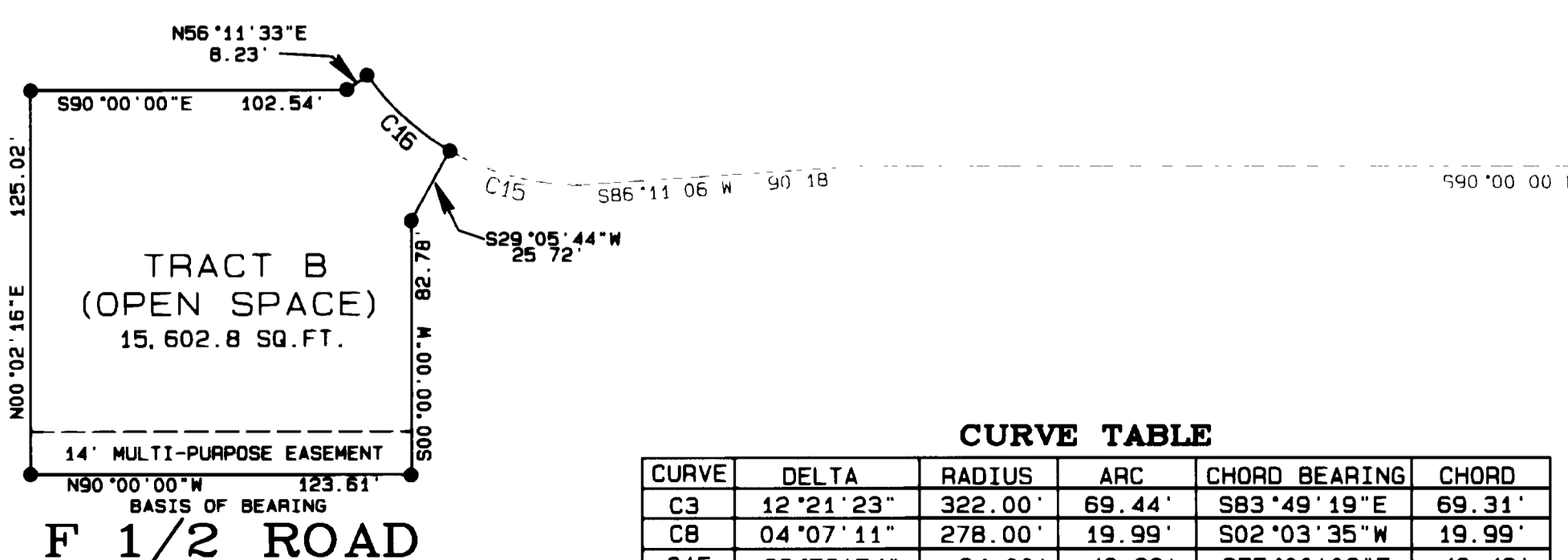
- NO ACCESS WILL BE ALLOWED FROM 25 1/2 ROAD OR F1/2 ROAD TO THE LOTS OR TRACTS ABUTTING 25 1/2 ROAD AND F1/2 ROAD.
- THE EXTERIOR BOUNDARIES OF THE LOTS AND TRACT SHOWN HEREON, HAVE NOT CHANGED FROM THE RECORDED PLAT OF WESTWOOD RANCH SUBDIVISION FILING ONE.
- TO TRACT B A 14' MULTI-PURPOSE EASEMENT WAS ADDED.
- TO LOT 3 THE IRRIG. EASMT. WAS WIDENED TO 10 FEET.
- TO LOTS 4A AND 4B AND 13A AND 13B, THE INTERIOR LOT LINE IS ADJUSTED.

LEGEND

- FD. #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)

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C3	12°21'23"	322.00'	69.44'	S83°49'19"E	69.31'
C8	04°07'11"	278.00'	19.99'	S02°03'35"W	19.99'
C15	29°59'54"	84.00'	43.98'	S75°00'03"E	43.48'
C16	24°49'09"	84.00'	36.39'	S47°35'32"E	36.10'



WESTWOOD RANCH SUBDIVISION
FILING NO. ONE A
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 MARCH 1999	Sheet 1 OF 1