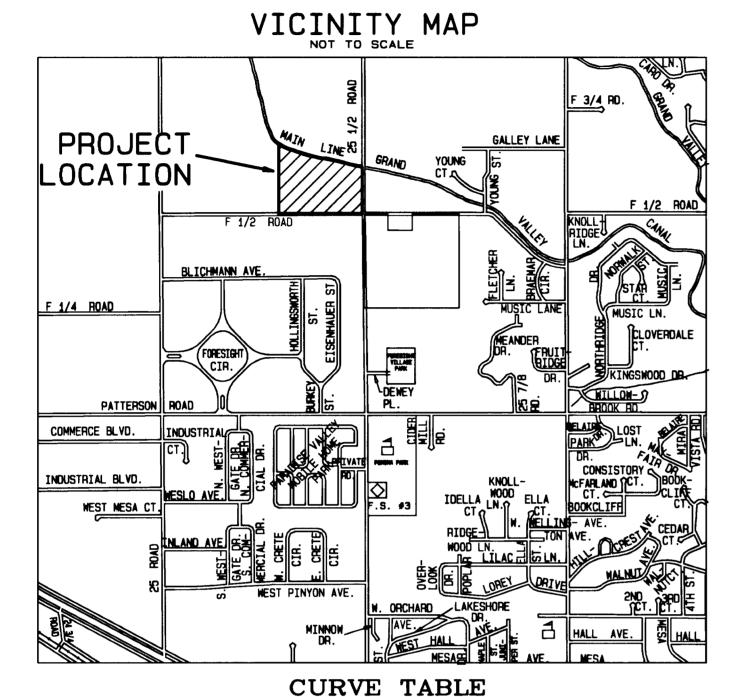
WESTWOOD RANCH SUBDIVISION FILING NO. TWO

A Replat of Lot 1 of Block 5, Lot 1 of Block 6 and Lot 1 of Block 7, Westwood Ranch Subdivision Filing No. One Located in the SE1/4 NW1/4 of Section 3, T.1S., R.1W., Ute Meridian



CURVE DELTA RADIUS ARC CHORD BEARING CHORD C1 77 *38 '37" 65.00' 88.08' N38 *49 '19" W 81.50' C2 77 *38 '37" 43.00' 58.27' N38 *49 '19"W 53.91' 01 48 03 87.00 2.73 NO0 54 02 W 2.73 C4 16 35 30 87.00 25.19 N10 05 48 W 24 °05 '52" | 87.00 | 36.59 | N30 °26 '29" W | 36.32 ' C6 21 24 31 87.00 32.51 N53 11 40 W 13 °44 '42" 87.00' 20.87' N70 °46' 16" W C8 51 10 51 20.00 17.87 S52 03 12 E C9 65 05 20 47.00 53.39 N59 00 27 W 50.57 C10 26 *40 '23" 47.00' 21.88' \$75 *06 '42" W 28 °07 '03" | 47.00 | 23.06 | \$47 °42 '59" \ | 22.83 ' C12 35 10 55 47.00 28.86 S16 04 00 W C13 29 25 10 47.00 24.13 S16 14 03 E C14 18 12 02 47.00 14.93 S40 02 39 E C15 19 38 14 47.00 16.11 S58 57 46 E C16 25 *06 '45" 47.00 20.60 S81 *20 16"E C17 34 55 49 47.00 28.65 N68 38 27 E C18 51 10 51 20.00 17.87 N76 45 58 E C19 90 02 16 34.00 53.43 S44 58 52 E 90 °02 '16" | 59.00 | 92.72 | S44 °58 '52 "E C21 03 04 22 84.00 4.50 N88 *27 ' 49 " W 26 '55 ' 32" 84.00' | 39.47' N73 *27 ' 52 " W 24 *49 ' 09" N47 *35 ' 32 " W 84.00 | 36.39 | C24 35 13 14 84.00 51.64 N17 34 21 W C25 102 19 07 42.00 75.00 N51 11 49 E 20.00' 35.72' N51*11'49"E 28 16 18 20.00 9.87 S14 05 53 E

91 °50 '54" | 37.00 | 59.31 | N17 °41 '25" E

14 °13 '41" | 37.00 | 9.19 | S54 °10 '34"E 30 °34 '54" | 20.00 | 10.68 | S62 °21 '10 "E

C33 180 °00 '00" 7.00' 22.00' N90 °00'00"E

55 °05 '44" | 37.00 | 35.58 | S88 °50 '16"E

C32 180 00 00 7.00 22.00 590 00 00 W 14.00

L	INE	TAE	3LE	
LINE	BEARING		DISTANCE	
L1	N45 *00	,00 " M	29.	05'
L2	N44 *59	,53.E	29.	05'
L3	N45 *00	,00 . M	24.	91'
L4	N45 *00	.00 E	24.	91'
L5	N45 *00	,00 "E	19.	18'
L6	N45 *00	,00 . M	20.	18'
L7	N77 *38	'37"W	9.	50'
L8	00° 09N	,00 . M	5.	52'
L9	N00 1 02	'16"E	9.	08'
L10	S60 *45	.50 "E	15.	23'
L11	N43 * 53	'46"E	24.	05'
L12	N29 ° 05	'44"E	25.	72'
L13	N56 *11	'33"E	8.	23'
L14	N08 *43	'49"W	29.	75 '
L15	S56 *20	'03"E	26.	52
L16	N49 *30	'03"E	31.	13'

L17 N90 00'00"W 14.36'

L18 S53 07 29 W 70.76

LEGEND & ABBREVIATIONS

- 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)

- F FRONT OF YARD DESIGNATION IN BLOCK ONE
- S SIDE OF YARD DESIGNATION IN BLOCK ONE
- R REAR OF YARD DESIGNATION IN BLOCK ONE

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

Lot 1 of Block 5, Lot 1 of Block 6 and Lot 1 of Block 7 of Westwood Ranch Subdivision Filing No. One as recorded in Plat Book 16 at Page 294, Reception No. 1871495, Drawer No. GG2 of the Mesa County Records.

That said owner has caused the said real property to be laid out and surveyed as WESTWOOD RANCH SUBDIVISION FILING NO. TWO, 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

Tract E to the Westwood Ranch Subdivision Homeowners Association Inc., a Colorado non-profit corporation, for the purpose of open space. Tract F to the Westwood Ranch Subdivision Homeowners Association Inc.,

a Colorado non-profit corporation, for the purpose of open space and irrigation and multi-purpose easement. 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. To the owner(s) of Lot 5A and Lot 5B, Block One, their successors and assigns forever, that real property which is labeled as Ingress and Egress Easement for the common benefit for ingress and egress purposes of the owner(s) of Lot 5A and Lot 5B and their invitees: To the owner(s) of Lot 3A and Lot 3B, Block One, their successors and assigns forever, that real property which is labeled as Ingress and Egress Easement for the common benefit for ingress and egress purposes of the owner(s) of Lot 3A and Lot 3B and their invitees: 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; provided, 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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this __2475 day of <u>June</u> 1999.

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

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

Lloyd J. Davis Jr., Manager

STATE OF COLORADO) COUNTY OF MESA

The foregoing instrument was acknowledged before me this 24° day of 1999, by Lloyd J. Davis Jr. My commission expires <u>September 20, 2001</u>

Witness my hand and official seal Address 250 N. 5th St. Grand Junction CD 81501 **EDWARDS**

> LIENHOLDER'S APPROVAL A AND G PARTNERSHIP 1 mkeron

ALAN PARKERSON, President

STATE OF COLORADO) COUNTY OF MESA

> The foregoing instrument was acknowledged before me this 29th day of June 1999, by Alan Parkerson

My commission expires 10-10-02Witness my hand and official seal Address 215 28 Road Grand Jef, 60 8150



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.

NOTES: NO ACCESS WILL BE ALLOWED FROM F1/2 ROAD

THERE WILL BE NO VEHICULAR ACCESS TO LOT 1A, BLOCK 4 AND LOT 4B, BLOCK 5,

TO THE LOTS ABUTTING F1/2 ROAD.

FROM LAREDO STREET.

RHONDA S

CITY APPROVAL

This plat of WESTWOOD RANCH SUBDIVISION FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 7th day

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

I hereby certify that this instrument was filed in my office at 2:27 o'clock P.M. this 31 day of Aucust A.D., 1999, and is duly recorded in Plat Book No. 17... Page 154-155. Fee\$ 2000 Drawer No. HH 28

Reception No. (9/8/57

SURVEYOR'S CERTIFICATE

I. Steven L. Hagedorn, do hereby certify that the accompanying plat of WESTWOOD RANCH SUBDIVISION, FILING NO. TWO, 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.



6.23.99

LAND USE SUMMARY TOTAL ROAD R.O.W. ±1.86 ACRES OPEN SPACE AREA ±0.56 ACRES

BUILDING SETBACKS

TOTAL NO. OF LOTS, 50 IN FILING NO. TWO

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

REAR YARD FOR LOTS 1A, 1B, 2A, 2B, 6A, 6B, 7A AND 7B OF BLOCK ONE IS 15 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.

LOT COVERAGE REQUIREMENTS 35% FOR SINGLE FAMILY LOTS
40% FOR SINGLE FAMILY ATTACHED LOTS

> WESTWOOD RANCH SUBDIVISION FILING NO. TWO

LOCATED IN THE |SE 1/4 NW 1/4 SECTION 3, T.1 S.,R.1 W. UTE M.

H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749

Job No. 198-98-31 Designed By S.L.H. Checked By M.W. Sheet 1 OF ate MARCH, 1999 Drawn By TMODEL

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.

