

WESTLAND ESTATES - FILING ONE

A REPLAT OF LOT 2, BROWNS MINOR SUBDIVISION II AND
A PART OF THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH,
RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:
RICHARD TRAVER & MARIANNE TRAVER, AS JOINT TENANTS ARE THE OWNERS OF THE REAL PROPERTY LOCATED WITHIN THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, AS DESCRIBED IN BOOK 2376 AT PAGE 153 AND BOOK 2732 AT PAGE 210 OF THE RECORDS OF THE MESA COUNTY CLERK & RECORDER'S OFFICE & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 OF BROWN'S MINOR SUBDIVISION II, AS RECORDED IN PLAT BOOK 16, PAGE 36, RECEPTION NUMBER 1819630 AND THAT PART OF THE WEST 990 FEET OF THE SE 1/4 SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER SE 1/4 SE 1/4 OF SAID SECTION 17 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, WHENCE THE WEST LINE OF THE SE 1/4 SE 1/4 OF SAID SECTION 17 BEARS N00°01'34"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N00°01'34"W ALONG THE WEST LINE OF THE SE 1/4 SE 1/4 OF SAID SECTION 17, A DISTANCE OF 1320.55 FEET TO THE NW CORNER SE 1/4 SE1/4 OF SAID SECTION 17, THENCE N00°00'20"W ALONG THE WEST LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 17, A DISTANCE OF 848.59 FEET, THENCE S89°59'28"E, A DISTANCE OF 329.90 FEET, THENCE S00°00'19"W, A DISTANCE OF 848.57 FEET TO THE NORTH LINE OF THE SE 1/4 SE 1/4 OF SAID SECTION 17; THENCE S00°01'34"E A DISTANCE OF 345.69 FEET TO THE CENTERLINE OF THE GRAND VALLEY IRRIGATION CANAL, THENCE EASTERLY ALONG THE CENTERLINE OF GRAND VALLEY IRRIGATION CANAL, ALONG THE FOLLOWING 5 COURSES, 1) N83°17'46"E, A DISTANCE OF 94.19 FEET; 2) N79°30'49"E, A DISTANCE OF 314.67 FEET; 3) N78°45'00"E, A DISTANCE OF 172.93 FEET; 4) N85°23'57"E, A DISTANCE OF 61.27 FEET; 5) N88°52'53"E, A DISTANCE OF 26.50 FEET TO THE EAST LINE OF THE WEST 990 FEET OF THE SE1/4 SE1/4 OF SAID SECTION 17; THENCE S00°01'34"E ALONG THE EAST LINE OF THE WEST 990 FEET OF THE SE1/4 SE1/4 OF SAID SECTION 17, A DISTANCE OF 1081.80 FEET TO THE SOUTH LINE OF THE SE 1/4 SE 1/4 OF SAID SECTION 17; THENCE S89°58'23"W, ALONG THE SOUTH LINE OF THE SE 1/4 SE 1/4 OF SAID SECTION 17, A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 32.03 ACRES AS DESCRIBED

ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER. BEFORE ACCEPTANCE OF A DEDICATION OF ANY STREET OR RIGHT-OF-WAY, THE CITY MAY REQUIRE PROOF OF ACCEPTABLE ENVIRONMENTAL CONDITION BY E.G. A "PHASE I" ENVIRONMENTAL AUDIT

ALL UTILITY EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED, PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC PROVIDERS AND APPURTENANT FACILITIES

ALL MULTI-PURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF CITY-APPROVED UTILITIES AND PUBLIC PROVIDERS AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES AND APPURTENANCES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES

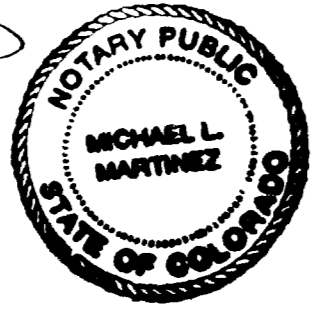
ALL IRRIGATION EASEMENTS AND STORM DRAIN EASEMENTS TO THE HOME OWNERS ASSOCIATION FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND TRACTS HEREBY PLATTED AS UNDIVIDED INTERESTS (NOT PARTITIONABLE), AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF IRRIGATION SYSTEMS AND TO SUPPLY AND DRAIN IRRIGATION WATER COVENANTS, CONDITIONS, OR RESTRICTIONS OR OTHER CONVEYANCE THEREOF RECORDED AT BOOK _____ PAGE _____

TRACTS A & B ARE DEDICATED TO THE HOME OWNERS ASSOCIATION, WITH PRESCRIPTIVE RIGHTS OF USE TO THE GRAND JUNCTION DRAINAGE DISTRICT, TO THE OWNERS OF THE LOTS AND TRACTS HEREBY PLATTED AS UNDIVIDED CO-TENANTS, NOT SUBJECT TO PARTITION, AS PERPETUAL EASEMENTS FOR: (A) CONVEYANCE OF RUNOFF WATER WHICH FLOWS FROM WITHIN THE AREA HEREBY PLATTED OR FROM UPSTREAM AREAS, THROUGH NATURAL OR MAN-MADE FACILITIES ABOVE OR BELOW GROUND; (B) THE MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS AND CONVEYANCE OF STORM WATERS; DEED OF CONVEYANCE RECORDED AT BOOK _____ PAGE _____ SUBJECT TO FURTHER CONDITIONS AND RESTRICTIONS AS MAY BE SET FORTH IN THAT INSTRUMENT

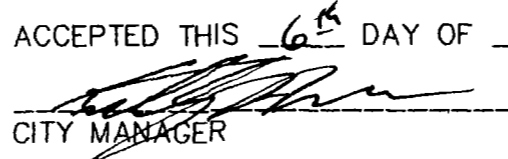
TRACTS C & D ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, INGRESS AND EGRESS FOR PEDESTRIANS AND OTHER NON-MOTORIZED FORMS OF TRANSPORTATION FOR COMMUTING AND RECREATIONAL PURPOSES, SUBJECT TO ANY HISTORICAL AND RECORDED RIGHTS AND USAGE OF THE GRAND VALLEY IRRIGATION COMPANY TO INSTALL, OPERATE, MAINTAIN AND REPAIR IRRIGATION WATER TRANSMISSION AND/OR DRAINAGE FACILITIES, PROVIDED, HOWEVER, THAT THE DEDICATION OF TRACT D IS WITHOUT WARRANTY OF TITLE.

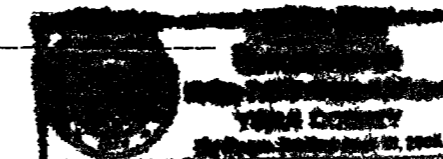
TRACT E IS DEDICATED TO THE HOME OWNERS ASSOCIATION OF THE LOTS AND TRACTS HEREBY PLATTED AS A PERPETUAL USE FOR (A) DECORATIVE PLANTINGS AND THE CONVEYANCE OR STORAGE OF IRRIGATION WATER AND STORM WATER THROUGH NATURAL OR MAN-MADE FACILITIES ABOVE OR BELOW GROUND; (B) THE MAINTENANCE AND REPAIR OF IRRIGATION SYSTEMS DEED OF CONVEYANCE RECORDED AT BOOK _____ PAGE _____ SUBJECT TO FURTHER CONDITIONS AND RESTRICTIONS AS MAY BE SET FORTH IN THAT INSTRUMENT

IN WITNESS WHEREOF SAID OWNERS RICHARD & MARIANNE TRAVER HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 25th DAY OF July A.D., 2002
Richard Traver *Marianne Traver*
 RICHARD TRAVER MARIANNE TRAVER


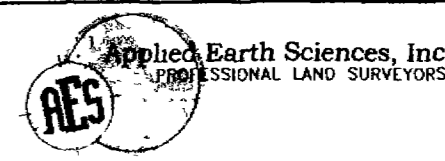
NOTARY CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April A.D., 2002 BY RICHARD & MARIANNE TRAVER
WITNESS MY HAND AND OFFICIAL SEAL *Michael L. Martinez*
MY COMMISSION EXPIRES 9-12-05


CLERK AND RECORD'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK THIS _____ DAY OF _____ A.D., 20____ AND WAS DULY RECORDED AS RECEPTION NUMBER _____ IN PLAT BOOK _____ AT PAGE _____ THRU _____ INCLUSIVE FEE _____

CLERK AND RECORDER DEPUTY
CITY OF GRAND JUNCTION APPROVAL
STATE OF COLORADO)
COUNTY OF MESA) ss
THIS PLAT OF WESTLAND ESTATES, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED THIS 6th DAY OF May A.D., 2002
 *Quayle Gross Martz*
 CITY MANAGER MAYOR

LIENHOLDER'S RATIFICATION OF PLAT
THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF WESTLAND ESTATES. SIGNED THIS 1st DAY OF May A.D., 2002
Donna McKeen *John McKinney*
 BY
 NOTARY PUBLIC CERTIFICATION
STATE OF Colorado)
COUNTY OF Mesa) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May A.D., 2002 BY *Michael Traver*
 WITNESS MY HAND AND OFFICIAL SEAL  MY COMMISSION EXPIRES 4-3-06

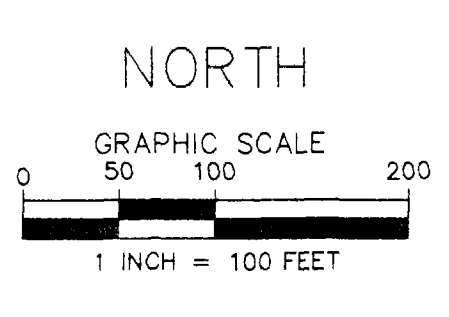
SURVEYOR'S CERTIFICATION
I, WILLIAM S MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF WESTLAND ESTATES - FILING ONE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLAT SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.
William S. Maurer 4/25/02
 WILLIAM S MAURER DATE

WESTLAND ESTATES - FILING ONE			
A REPLAT OF LOT 2 BROWNS MINOR SUB. II.& A PART OF THE SE1/4, SEC.17, T1S, R1E, U.M., CITY OF GRAND JUNCTION, MESA COUNTY, CO.			
 WILLIAM S. MAURER COLORADO REGISTERED SURVEYOR P.L.S. 24320	 Applied Earth Sciences, Inc. PROFESSIONAL LAND SURVEYORS 1227 23rd Street Suit 103 Grand Junction, CO 81501 Ph. 970-248-3559 FAX. 970-248-9069	1227 23rd Street Suit 103 Grand Junction, CO 81501 Ph. 970-248-3559 FAX. 970-248-9069	DATE 1/22/02 SURVEYED BY JW/JH/WSM CHECKED BY WSM REVISION: JOB NO. 20050 SCALE. 1"=100' SHEET 1 OF 2

BASIS OF BEARING
THE WEST LINE OF THE SE1/4 SE1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN IS ASSUMED TO BEAR N00°01'34"W THE EAST 1/16 CORNER IS A FOUND MCSM AND THE SE 1/16 COR IS A FOUND 3/4" REBAR W/CAP SEC 17, T1S, R1E, U.M PLS #24320
 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 CERTIFICATION SHOWN HEREON

WESTLAND ESTATES - FILING ONE

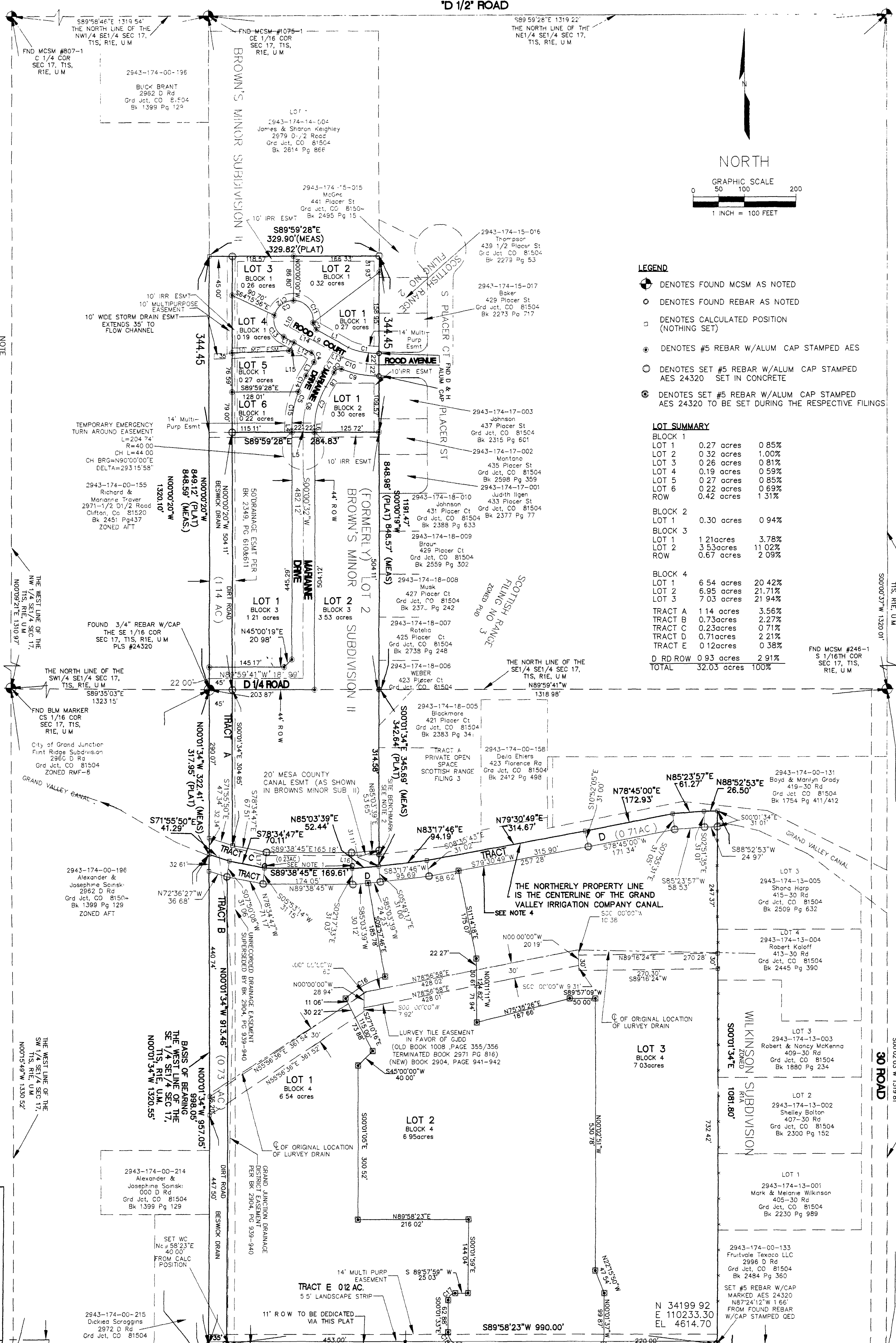
A REPLAT OF LOT 2, BROWNS MINOR SUBDIVISION II AND A PART OF THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND**
- DENOTES FOUND MCSM AS NOTED
 - DENOTES FOUND REBAR AS NOTED
 - DENOTES CALCULATED POSITION (NOTHING SET)
 - ⊙ DENOTES #5 REBAR W/ALUM CAP STAMPED AES
 - ⊚ DENOTES SET #5 REBAR W/ALUM CAP STAMPED AES 24320 SET IN CONCRETE
 - ⊛ DENOTES SET #5 REBAR W/ALUM CAP STAMPED AES 24320 TO BE SET DURING THE RESPECTIVE FILINGS

LOT SUMMARY

BLOCK	LOT	ACRES	PCT
BLOCK 1	LOT 1	0.27	0.85%
	LOT 2	0.32	1.00%
	LOT 3	0.26	0.81%
	LOT 4	0.19	0.59%
	LOT 5	0.27	0.85%
	LOT 6	0.22	0.69%
ROW		0.42	1.31%
BLOCK 2	LOT 1	0.30	0.94%
	LOT 2		
	LOT 3		
BLOCK 3	TRACT A	1.21	3.78%
	TRACT B	3.53	11.02%
	TRACT C	0.67	2.09%
	TRACT D		
	TRACT E		
ROW			
BLOCK 4	LOT 1	6.54	20.42%
	LOT 2	6.95	21.71%
	LOT 3	7.03	21.94%
TRACT	TRACT A	1.14	3.56%
	TRACT B	0.73	2.27%
	TRACT C	0.23	0.71%
	TRACT D	0.71	2.21%
	TRACT E	0.12	0.38%
ROW			
D RD ROW		0.93	2.91%
TOTAL		32.03	100%



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPEL 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 BE TAKEN UPON ANY DEFECT IN THIS SURVEY BE CLAIMED TO HAVE EXPIRED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

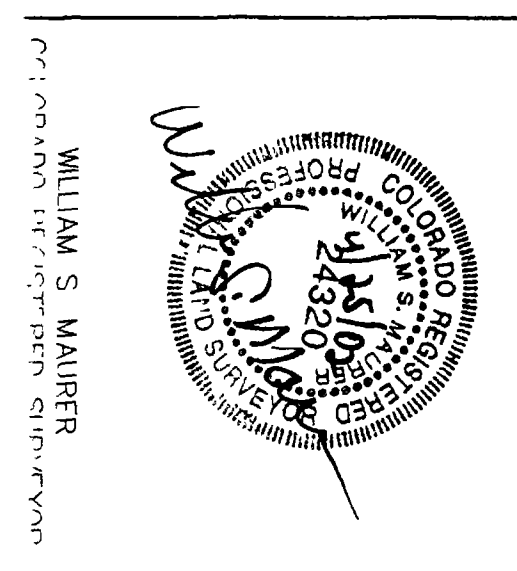
NOTE

- FOUND #5 REBAR W/CAP STAMPED DH SURVEY LS 20677. MARKING THE WITNESS CORNERS TO THE SOUTHERLY LINE OF BROWNS MINOR SUBDIVISION, WHICH IS THE CENTERLINE OF THE GRAND VALLEY IRRIGATION CANAL. FOUND REBARS ARE OFFSET APPROXIMATELY 5.5 FEET NORTH OF THE CENTERLINE OF THE CANAL.
- FOUND #5 REBAR W/CAP STAMPED ARSTRONG LS 9175.20' NORTH OF THE NORTH BANK SITE BENCHMARK. TOP OF CAP ELEV=4619.82
- TRACTS C AND D AS SHOWN INCLUDE IRRIGATION AND DRAINAGE EASEMENTS IN FAVOR GRAND VALLEY IRRIGATION COMPANY. TRACTS A AND B INCLUDE IRRIGATION AND DRAINAGE EASEMENTS IN FAVOR OF GRAND JUNCTION DRAINAGE DISTRICT.
- NORTHERN BOUNDARY LINE OF TRACT D.

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF WESTLAND ESTATES - FILING ONE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLAT SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

WILLIAM S. MAURER
DATE: 4/25/02



WESTLAND ESTATES - FILING ONE

PREPARED FOR: TRAYER/WESTLAND DEVELOPMENT, LLC

1227 23rd Street
Suite 103
Grand Junction, CO 81501
Ph. 970-248-3559
Fax 970-248-0699