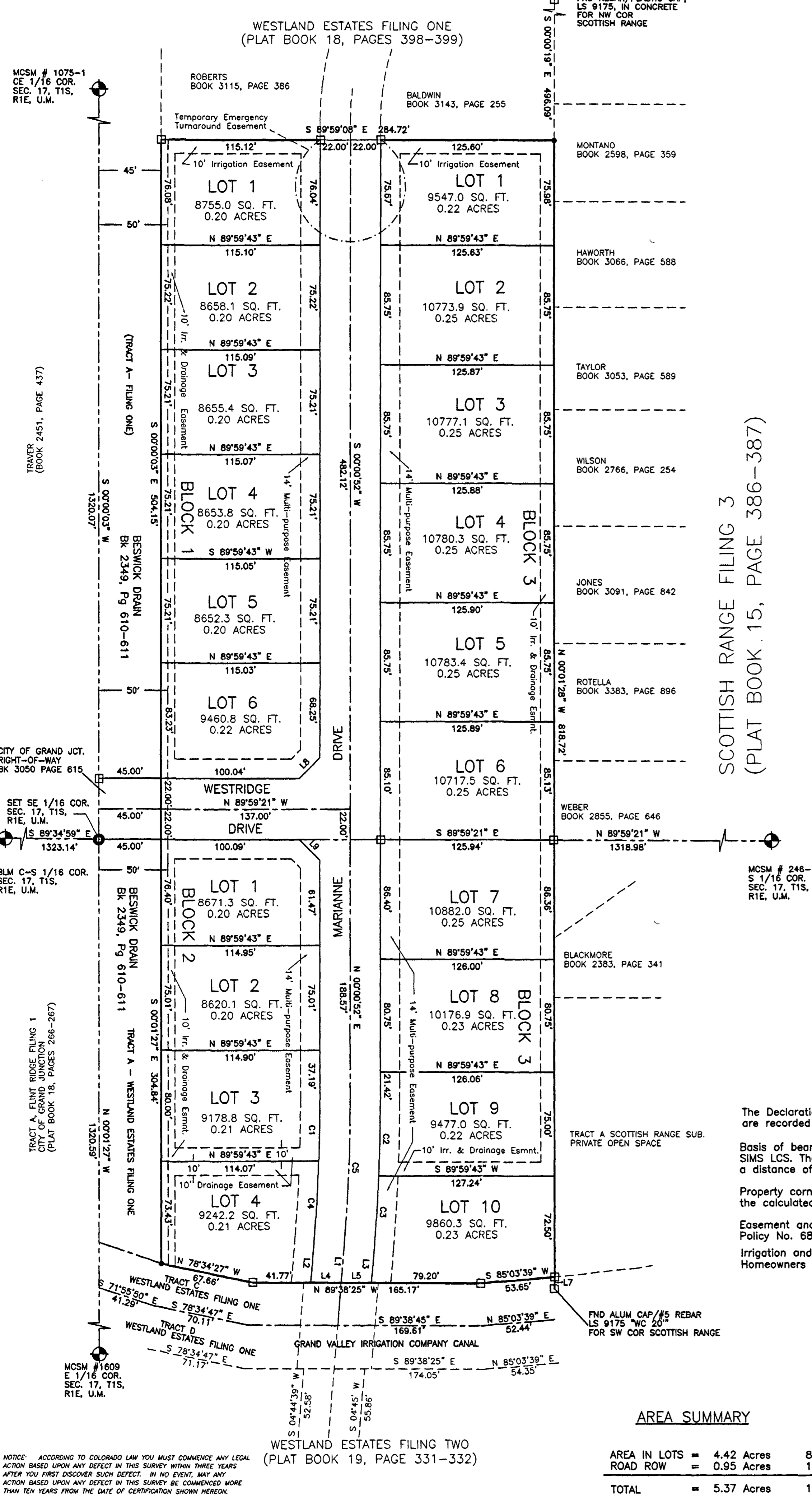


WESTLAND ESTATES FILING THREE

A REPLAT OF LOTS 1 AND 2, BLOCK 3, WESTLAND ESTATES FILING ONE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Traver/Westland Development, LLC are the owners of that real property located in part of the SE 1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lots 1 and 2, Block 3, Westland Estates Filing One, Plat Bk 18, Pgs 398-399, City of Grand Junction, Mesa County, Colorado

That said owner has caused the real property to be laid out and platted as Westland Estates Filing Three, a subdivision of a part of the City of Grand Junction, Colorado, that said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Westland Estates Filing Three as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the City of Grand Junction for the use of the 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 as set forth on this plat to the Westland Estates Subdivision Homeowners Association, Inc., as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements hereby platted to the Westland Estates Subdivision Homeowners Association, Inc., as perpetual 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;

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. 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 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, Traver/Westland Development, LLC, have caused their names to be hereunto subscribed this 16th day of MARCH, A.D. 2005.

Richard Traver
 by: Richard Traver
 Managing Member
 Traver/Westland Development, LLC

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Richard Traver this 16th day of MARCH, A.D., 2005.
 Witness my hand and official seal:
Pearl Hasson
 Notary Public
 My Commission Expires 2-6-08

NOTES

- ESMNT. = EASEMENT
- IRR. = IRRIGATION
- SEC. = SECTION
- COR. = CORNER
- T = TOWNSHIP
- R = RANGE
- NO. = NUMBER
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- (R) RECORD MEASUREMENT
- FOUND REBAR AND CAP, PLS 24320, OR AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS

LEGEND

- ⊕ MESA COUNTY OR BLM SURVEY MARKER
- SET #6 REBAR/ 2" ALUM. CAP
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR AND CAP, PLS 24320, OR AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS

AREA SUMMARY

AREA IN LOTS	= 4.42 Acres	82%
ROAD ROW	= 0.95 Acres	18%
TOTAL	= 5.37 Acres	100%

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 2:37 o'clock P. M., March 22, A.D., 2005, and was duly recorded in Book No. 3859 Page No. 970 Reception No. 2244704, Drawer No. 99-80.
 Fee \$1200 + 1.00
 Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Westland Estates Filing Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16th day of MARCH, A.D., 2005.
[Signature]
 City Manager
[Signature]
 President of City Council

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3657, Page 433, Book 3657, Page 448 and Book 3783, Page 668 of the Public Records of Mesa County, Colorado Shall be subordinated to the dedications shown hereon.

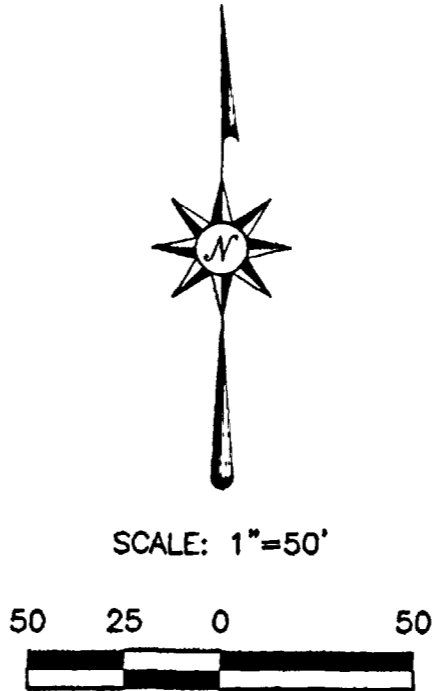
In witness whereof, the said Corporation has caused these presents to be signed by its Vice President MARCH 16, 2005, with the authority of its board of directors, this 16th day of MARCH, A.D., 2005.
 By: *[Signature]*
 (Title) V.P.
 For: VEOTRA BANK COLORADO
 (Corporate Name)

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Ken Stewart this 16th day of MARCH, A.D., 2005.
 Witness my hand and official seal:
Pearl Hasson
 Notary Public
 My Commission Expires 2-6-08

TITLE CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }
 We, Meridian Land Title Company, a title insurance company, as duly licensed in the State of Colorado, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Traver/Westland Development, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.
 Date: MARCH 16, 2005 By: *[Signature]*
 Name and Title LAWRENCE D. VENT/EXAMINER
 Meridian Land Title Company

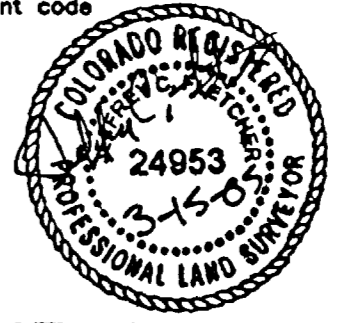


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1187.66'	45.89'	45.89'	S 00°58'24" W	02°12'50"
C2	1231.66'	53.60'	53.60'	S 01°15'40" W	02°29'36"
C3	1231.66'	50.10'	50.10'	S 03°40'24" W	02°19'50"
C4	1187.66'	58.91'	58.91'	S 03°30'05" W	02°50'31"
C5	1209.66'	99.94'	99.92'	S 02°22'53" W	04°44'02"

LINE	BEARING	DISTANCE
L1	S 04°44'54" W	30.34'
L2	S 04°44'54" W	28.41'
L3	S 04°44'54" W	26.71'
L4	S 89°38'25" E	44.13'
L4	S 89°38'25" E	22.06'
L5	S 89°38'25" E	22.06'
L6	S 04°44'54" W	22.88'
L7	N 00°01'28" W	8.39'
L8	S 45°00'18" W	21.19'
L9	N 44°59'42" W	21.08'

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of Westland Estates Filing Three 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 some. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.
Jeffrey C. Fletcher 3-15-05
 Jeffrey C. Fletcher PLS 24953 Dated



WESTLAND ESTATES FILING THREE
 A REPLAT OF LOTS 1 AND 2, BLOCK 3
 WESTLAND ESTATES FILING ONE,
 SE 1/4 SECTION 17,
 T. 1 S., R. 1 E., UTE MERIDIAN,
 GRAND JUNCTION, COLORADO

HIGH DESERT SURVEYING, LLC

2591 B 3/4 RD., GRAND JUNCTION, COLORADO 81503 (970) 254-8549

PROJECT NO. 03-78	SUR. BY: DRAWN	REV.	SHEET	OF
DATE: MAR. 2005	BE/JF	JCF	3/04	1

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.