FND REBAR/PLASTIC CAP, LS 9175, IN CONCRETE FOR NW COR SCOTTISH RANGE WESTLAND ESTATES FILING ONE WESTLAND ESTATES FILING THREE (PLAT BOOK 18, PAGES 398-399) MCSM # 1075-1 CE 1/16 COR. SEC. 17, T1S, R1E, U.M. A REPLAT OF LOTS 1 AND 2, BLOCK 3, WESTLAND ESTATES FILING ONE BOOK 3115, PAGE 386 BALDWIN BOOK 3143, PAGE 255 Temporary Emergency CLERK AND RECORDER'S CERTIFICATE MONTANO BOOK 2598, PAGE 359 STATE OF COLORADO) SS _____115.12 125.60 COUNTY OF MESA DEDICATION - 10' Irrigation Easement ∠10' Irrigation Easement I hereby certify that this instrument was filed in my office at KNOW ALL MEN BY THESE PRESENTS: ________ o'clock _____ 9547.0 SQ. FT. 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: 8755.0 SQ. FT. 0.22 ACRES A.D., 2005, and was duly recorded in Book No. 3859 0.20 ACRES Page No. 970 Reception No. 2244704 Drawer No. 00-80 N 89'59'43" E N 89'59'43" E Feed \$10.00 + 1.00 125.63 Lots 1 and 2, Block 3, Westland Estates Filing One, Plat Bk 18, Pgs 398-399, City of Grand Junction, Mesa County, Colorado 115.10 BOOK 3066, PAGE 588 Clerk and Recorder LOT 2 8658.1 SQ. FT. 10773.9 SQ. FT. CITY OF GRAND JUNCTION APPROVAL 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: 0.20 ACRES 0.25 ACRES N 89'59'43" E N 89'59'43" E All Streets and Rights-of-way to the City of Grand Junction for the use of the public TAYLOR BOOK 3053, PAGE 589 125.87 8655.4 SQ. FT. 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 President of City Council 0.20 ACRES 10777.1 SQ, FT, 0.25 ACRES N 89'59'43" E WILSON BOOK 2766, PAGE 254 LIENHOLDERS RATIFICATION OF PLAT N 89'59'43" E 125.88 The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join on 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, 20 8653.8 SQ. FT. 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; 0.20 ACRES 10780.3 SQ. FT. Colorado 0.25 ACRES PAG S 89'59'43" W Shall be subordinated to the dedications shown hereon. 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 In witness whereof the said Corporation has caused these presents to be signed by its with the authority of its board og directors, this 16th day of MARCH 7.02005 BOOK 3091, PAGE 842 N 89'59'43" E 125.90' 8652.3 SQ. FT. 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 0.20 ACRES N 89'59'43" E 10783.4 SQ. FT. (Corporate Name) 115.03 0.25 ACRES erecting or placing any improvements thereon which may prevent reasonable ingress and ROTELLA BOOK 3383, PAGE 896 T ONOTARY PUBLIC CERTIFICATION N 89'59'43" E 9460.8 SQ. FT. IN WITNESS WHEREOF, said owners, Traver/Westland Developement, LLC, have caused 125.89 0.22 ACRES STATE OF COLORADO SS COUNTY OF MESA their names to be hereunto subscribed this ______day of MARCH ______,A.D. 2005 CITY OF GRAND JCT. RIGHT-OF-WAY The foregoing instrument was acknowledged before me by Ken Stewart this 1 leth day of March, A.D., 2005. BK 3050 PAGE 615 45.00' 100.04 10717.5 SQ. FT. WESTRIDGE Witness my hand and official seal: 0.25 ACRES N 89'59'21" W by: Richard Traver 137.00 BOOK 2855, PAGE 646 Managing Member DRIVE S 89'34'59" E Traver/Westland Developement, LLC S 89'59'21" E N 89'59'21" W My Commission Expires 2-6-08 100.09' PEARL MCSM # 246-1 S 1/16 COR. SEC. 17, T1S, R1E, U.M. BLM C-S 1/16 COR. SEC. 17, T1S, R1E, U.M. HASSON RIANNE NOTARY PUBLIC CERTIFICATION 리 E 8671.3 SQ. FT. TITLE CERTIFICATION STATE OF COLORADO SS COUNTY OF MESA 10882.0 SQ. FT. O 0.20 ACRES 0.25 ACRES 110 STATE OF COLORADO Kichard Inaver 11 X N 89'59'43" E COUNTY OF MESA The foregoing instrument was acknowledged before me this day of Man, A.D., 2005. SCALE: 1"=50" N 89'59'43" E 114.95 BLACKMORE BOOK 2383, PAGE 341 Witness my hand and official seal: We, Meridian Land Title Company, a title insurance company, as duly licensed in Learl Fasson 126.00 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/ My Commission Expires 2-6-08 Westland Development, LLC; that the current taxes have been paid; that all mortgages ______ 8620.1 SQ. FT. not satisfied or released of record nor otherwise terminated by law are shown hereon 10176.9 SQ. FT.O 0.20 ACRES and that there are no other encumbrances of record; that all easements, reservations 0.23 ACRES and rights of way of record are shown hereon. N 89'59'43" E HASSON 114.90 N 89'59'43" E MARCH 16. 2005 126.06 Name and Title LAWRENCE D. VENT/EXAMINER **NOTES** Meridian Land Title Company LOT 9 The Declaration of Covenants and Restrictions for Westland Estates Filing Three are recorded at Book <u>3859</u>, Pages <u>973-978</u>, Mesa County Records. 9178.8 SQ. FT. 9477.0 SQ. FT. 0.21 ACRES TRACT A SCOTTISH RANGE SUB. 0.22 ACRES
 CURVE
 RADIUS
 ARC LENGTH
 CHORD LENGTH
 CHORD BEARING
 DELTA ANGLE

 C1
 1187.66'
 45.89'
 45.89'
 \$ 00'58'24" W
 02'12'50"

 C2
 1231.66'
 53.60'
 53.60'
 \$ 01'15'40" W
 02'29'36"

 C3
 1231.66'
 50.10'
 50.10'
 \$ 03'40'24" W
 02'19'50"

 C4
 1187.66'
 58.91'
 58.91'
 \$ 03'30'05" W
 02'50'31"

 C5
 1209.66'
 99.94'
 99.92'
 \$ 02'22'53" W
 04'44'02"
 PRIVATE OPEN SPACE Basis of bearings is from GPS observations using the Mesa County SIMS LCS. The East line of the SE 1/4 SE 1/4 Sec. 17 bears N00°01'27"W a distance of 1320.59'. Monuments are as shown. N 89'59'43" E 10' ر−10' Irr. & Drainage Esmnt. S 89'59'43" W 10' 114.07' 127,24 10" Drainage Easement Property corners located during this survey that were within $0.25\pm$ feet of the calculated point were accepted as being "in position". LOT 10 9242.2 SQ. FT. 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 N 89'38'25" W 22.06'

L6 S 04'44'54" W 22.88'

L7 N 00'01'28" W 8 30' 9860.3 SQ. FT. Easement and Title Information provided by Meridian Land Title Company, Policy No. 68126, dated Jan. 28, 2004 and updated Feb. 22, 2005... 0.21 ACRES 0.23 ACRES Irrigation and Drainage Easements conveyed to the Westland Estates Subdivision Homeowners Association, Inc. in Book 3859, at Page 971. REVISION #3 -- 3/05 PER CITY OF GRAND JUNCTION REVIEW COMMENTS, CITY ATTORNEYS OFFICE. WESTLAND ESTATES FILING ONE S 85'03'39" 11.55'50" E S 78:34'47" E REVISION #2 - 4/26/04 PER CITY OF GRAND JUNCTION REVIEW COMMENTS, ROUND 2. VICINITY MAP L7 N 00"01"28" W L8 S 45"00"18" W FND ALUM CAP/#5 REBAR LS 9175 "WC 20" FOR SW COR SCOTTISH RANGE (NOT TO SCALE) WESTLAND ESTATES FILING ONE WESTLAND ESTATES FILING THREE L9 N 44*59'42" W A REPLAT OF LOTS 1 AND 2, BLOCK 3 - \$ 78.34.47" E GRAND VALLEY IRRIGATION COMPANY CANAL **LEGEND** SURVEYOR'S CERTIFICATION ESMNT. = EASEMENT MCSM #1609 E 1/16 COR. SEC. 17, T1S, R1E, U.M. WESTLAND ESTATES FILING ONE, IRR. = IRRIGATION I, Jeffrey C. Fletcher, do hereby certify that the accompanying plot 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 same. 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. MESA COUNTY OR BLM SURVEY MARKER SEC. = SECTION SE 1/4 SECTION 17, COR. = CORNER SET #6 REBAR/ 2" ALUM. CAP T. 1 S., R. 1 E., UTE MERIDIAN, T = TOWNSHIPR = RANGEGRAND JUNCTION, COLORADO SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953 AREA_SUMMARY NO. = NUMBER IN CONCRETE N = NORTHJeffrey C. Fletcher PLS 24953 HIGH DESERT SURVEYING, LLC E = EASTRECORD MEASUREMENT WESTLAND ESTATES FILING TWO S = SOUTHAREA IN LOTS = 4.42 Acres NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL (PLAT BOOK 19, PAGE 331-332) FOUND REBAR AND CAP, PLS 24320, OR AS NOTED ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS W = WESTROAD ROW = 0.95 Acres 2591 B 3/4 RD., GRAND JUNCTION, COLORADO 81503 (970) 254-8649 AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE = 5.37 Acres 100% PROJECT NO. 03-78 SUR. BY: DRAWN REV. SHEET THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS

3/04

BE/JF JCF

DATE: mAR. 2005