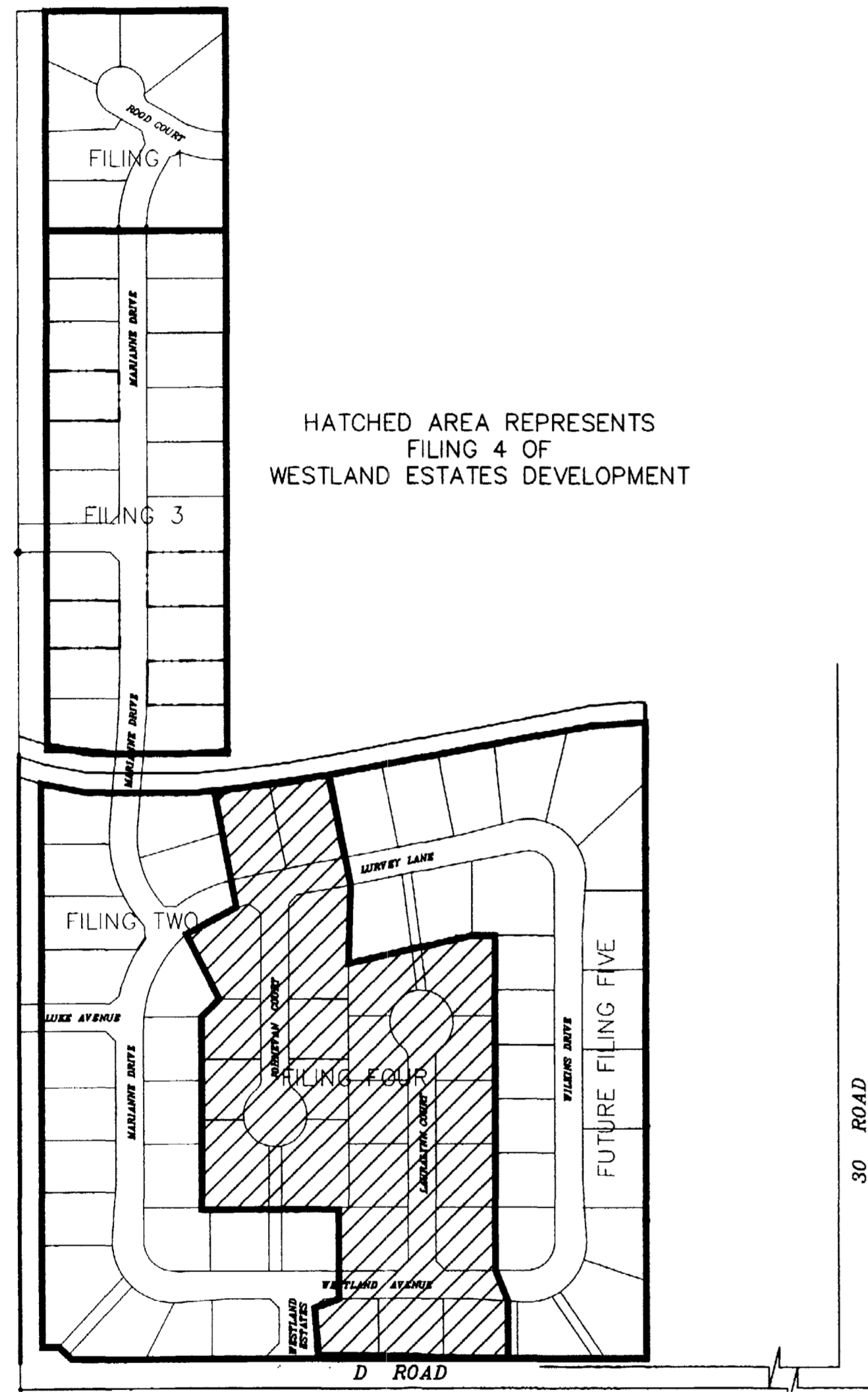


# WESTLAND ESTATES FILING FOUR

## A REPLAT OF A PORTION OF LOT 2, BLOCK 4, WESTLAND ESTATES FILING ONE



VICINITY MAP  
(NOT TO SCALE)

**FOR CITY USE ONLY**

Associated Recorded Documents

Book	Page	Type
4077	259	Quiet Claim Deed - HOA Tracts
4077	227-228	Storm Sewer Easement
4077	268	Recording Memorandum - DIA
4077	269	Recording Memorandum - DIA

The Declaration of Covenants, Conditions and Restrictions for Westland Estates Subdivision Filing Four are recorded at Book 4077, Page 231-258, Mesa County Records.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That Darren M. Davidson is the owner of that real property located in part of the SE1/4 SE1/4 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: All of Lot 2, Block 4, Westland Estates Filing One, as recorded in Plat Book 19, Pages 331-332, less that part recorded in Westland Estates Filing Two, recorded in Plat Book 19, Pages 331-332 of the Official Records of Mesa County, Colorado.

That said owners have caused the real property to be laid out and platted as Westland Estates Filing Four, 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 Four as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

Tracts J and K are granted to the Westland Estates Filing Four Homeowners Association, Inc.

All Irrigation and Drainage easements are granted to the Westland Estates Filing Four Homeowners Association, Inc.

All Utility Easements are dedicated 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 utility providers and appurtenant facilities.

All Multipurpose Easements are dedicated 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

All Access Prohibited Easements are dedicated to the City of Grand Junction as perpetual easements for the purpose of control and jurisdiction over access rights. Direct Access is denied to D Road.

All Tracts/Easements include the right of ingress and egress on, along, over, under, 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 or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner, Darren M. Davidson, has caused his name to be hereunto subscribed this 6th day of January, A.D. 2006.

Darren M. Davidson  
Darren M. Davidson

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Darren M. Davidson, this 6th day of January, A.D., 2006.  
Witness my hand and official seal:

Gayleen Henderson  
Notary Public  
My Commission Expires 10/29/2009



**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of WESTLAND ESTATES FILING FOUR and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Date certified JAN 6, 2006

**LIENHOLDERS RATIFICATION OF PLAT**

LIENHOLDERS' RATIFICATION OF PLAT:

The undersigned, hereby certified 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 owner(s) thereof and agrees that its security interest which is recorded in Book 3810, Page 446 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said individual(s) has caused these presents to be signed this 6th day of January, 2006.

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



**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 6th day of January, 2006, by Richard Traver as Managing Member of Traver/Westland Development, LLC.

Witness my hand and official seal.  
My commission expires 10/29/2009

Gayleen Henderson  
Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:13 o'clock P.M., January 17th, A.D., 2006, and was duly recorded in Book No. 4077 Page No. 229-230 Reception No. 2296786, Drawer No. RR-98.

\_\_\_\_\_  
Clerk and Recorder

**CITY OF GRAND JUNCTION APPROVAL**

This plat of Westland Estates Filing Four, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 6th day of January, A.D., 2006.

Richard Traver  
City Manager

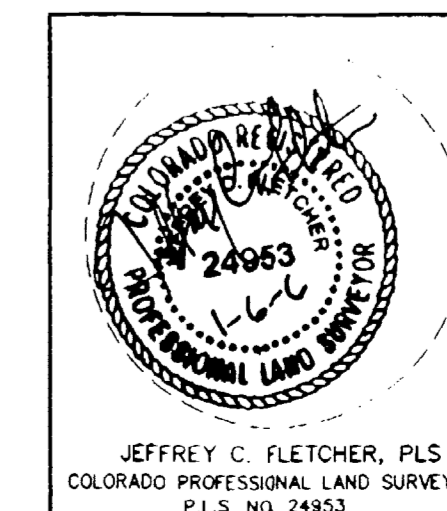
Bob Hill  
President of City Council

**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: Jan 6, 2006 By: [Signature]  
Name and Title  
Meridian Land Title Company



**WESTLAND ESTATES FILING FOUR**  
A REPLAT OF A PORTION OF LOT 2,  
BLOCK 4, WESTLAND ESTATES FILING TWO,  
SE1/4 SE1/4 SECTION 17, T1S, R1E,  
UTE MERIDIAN, MESA COUNTY, CO

HIGH DESERT SURVEYING, LLC  
2591 B 3/4 Road, Grand Junction, Colorado  
Tel: 970-254-8649, Fax: 970-255-7047

PROJECT NO. 03-98	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: June, 2005	CW/JF	JF	CW	1 2

# WESTLAND ESTATES FILING FOUR

## A REPLAT OF A PORTION OF LOT 2, BLOCK 4 WESTLAND ESTATES FILING ONE

**AREA SUMMARY**

AREA LOTS	= 5.567 Acres	79%
AREA ROW	= 1.464 Acres	21%
<b>TOTAL</b>	<b>= 7.031 Acres</b>	<b>100.00%</b>

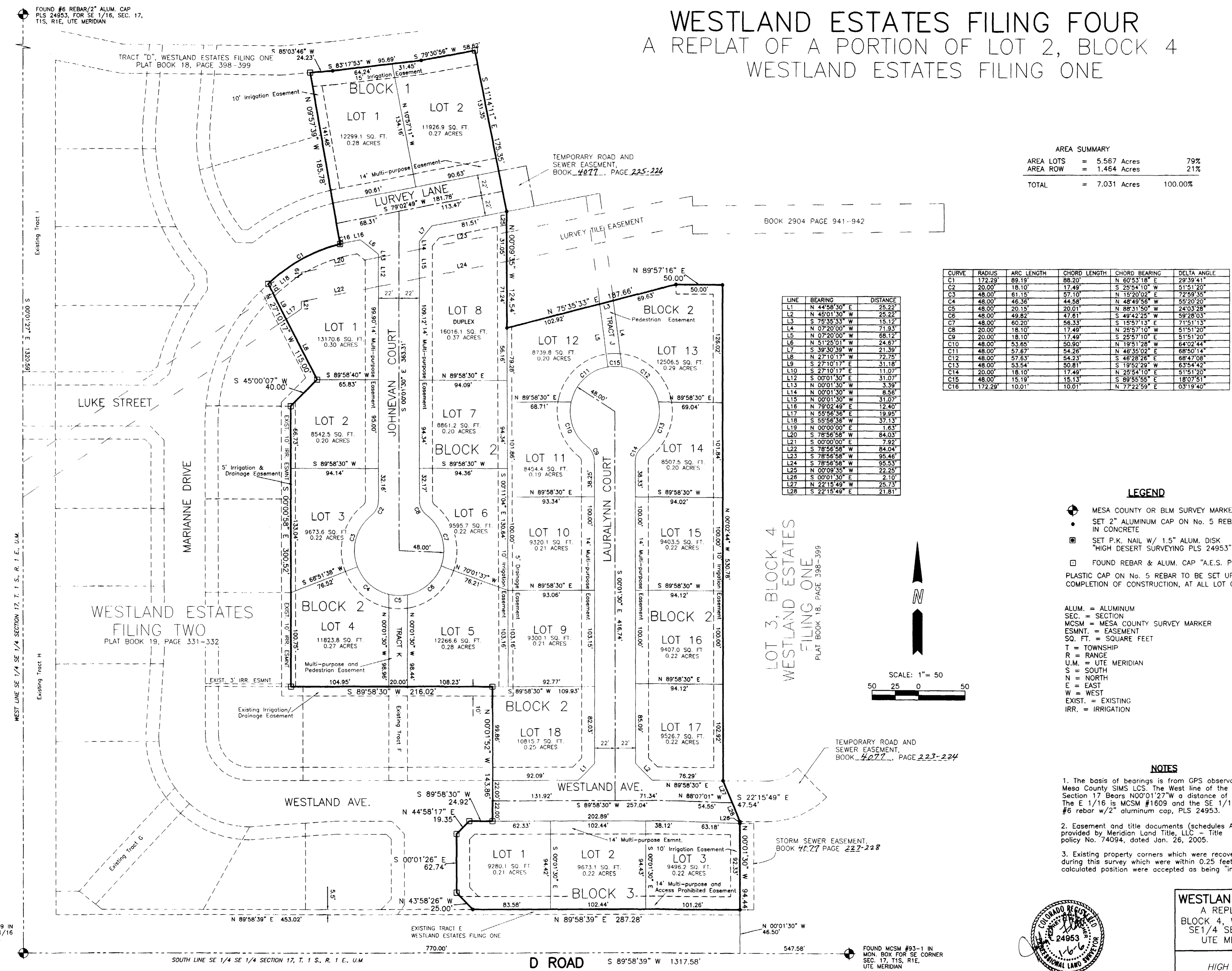
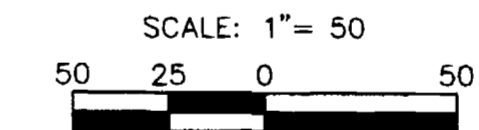
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	172.29'	89.19'	88.20'	N 60°53'18" E	29°39'41"
C2	20.00'	18.10'	17.49'	S 25°54'10" W	51°51'20"
C3	48.00'	61.15'	57.10'	N 15°20'02" E	72°59'35"
C4	48.00'	46.36'	44.58'	N 48°49'56" W	55°20'20"
C5	48.00'	20.15'	20.01'	N 88°31'50" W	24°03'28"
C6	48.00'	49.82'	47.61'	S 49°42'25" W	59°28'03"
C7	48.00'	60.20'	56.33'	S 15°57'13" E	71°51'13"
C8	20.00'	18.10'	17.49'	N 25°57'10" W	51°51'20"
C9	20.00'	18.10'	17.49'	S 25°57'10" E	51°51'20"
C10	48.00'	53.65'	50.30'	N 19°51'28" W	64°02'44"
C11	48.00'	57.67'	54.26'	N 46°35'02" E	68°50'14"
C12	48.00'	57.63'	54.23'	S 46°28'26" E	68°47'08"
C13	48.00'	53.54'	50.81'	S 19°52'29" W	63°54'42"
C14	20.00'	18.10'	17.49'	N 25°54'10" E	51°51'20"
C15	48.00'	15.19'	15.13'	S 89°55'55" E	18°07'51"
C16	172.29'	10.01'	10.01'	N 77°22'59" E	03°19'40"

LINE	BEARING	DISTANCE
L1	N 44°58'30" E	25.22'
L2	N 45°01'30" W	25.22'
L3	S 75°35'33" W	15.12'
L4	N 07°20'00" W	71.93'
L5	N 07°20'00" W	68.12'
L6	N 51°25'01" W	24.67'
L7	S 39°30'39" W	21.39'
L8	N 27°10'17" W	72.75'
L9	S 27°10'17" E	31.18'
L10	S 27°10'17" E	11.07'
L11	S 00°01'30" W	31.07'
L12	S 00°01'30" W	3.39'
L13	N 00°01'30" W	8.58'
L14	N 00°01'30" W	31.07'
L15	N 00°01'30" W	1.63'
L16	N 79°02'49" E	12.40'
L17	N 55°56'36" E	19.95'
L18	S 55°56'36" W	37.13'
L19	N 00°00'00" E	1.63'
L20	S 78°56'58" W	84.03'
L21	S 00°00'00" E	7.92'
L22	S 78°56'58" W	84.04'
L23	S 78°56'58" W	95.46'
L24	S 78°56'58" W	95.53'
L25	N 00°09'35" W	22.25'
L26	S 00°01'30" E	2.10'
L27	N 22°15'49" W	25.73'
L28	S 22°15'49" E	21.81'

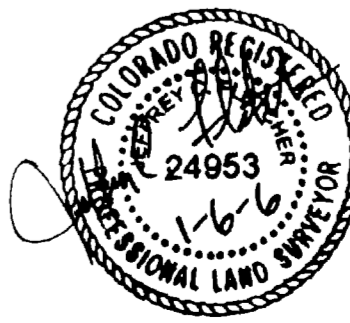
- LEGEND**
- ◆ MESA COUNTY OR BLM SURVEY MARKER, AS NOTED
  - SET 2" ALUMINUM CAP ON No. 5 REBAR, PLS 24953 IN CONCRETE
  - SET P.K. NAIL W/ 1.5" ALUM. DISK "HIGH DESERT SURVEYING PLS 24953" IN WALK
  - FOUND REBAR & ALUM. CAP "A.E.S. PLS 24320"
- PLASTIC CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS

- ALUM. = ALUMINUM  
 SEC. = SECTION  
 MCSM = MESA COUNTY SURVEY MARKER  
 ESMNT. = EASEMENT  
 SQ. FT. = SQUARE FEET  
 T = TOWNSHIP  
 R = RANGE  
 U.M. = UTE MERIDIAN  
 S = SOUTH  
 N = NORTH  
 E = EAST  
 W = WEST  
 EXIST. = EXISTING  
 IRR. = IRRIGATION

- NOTES**
- The basis of bearings is from GPS observations using the Mesa County SIMS LCS. The West line of the SE1/4 SE1/4 Section 17 Bears N00°01'27"W a distance of 1320.59 feet. The E 1/16 is MCSM #1609 and the SE 1/16 is a found #6 rebar w/2" aluminum cap, PLS 24953.
  - Easement and title documents (schedules A&B) provided by Meridian Land Title, LLC - Title policy No. 74094, dated Jan. 26, 2005.
  - Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".



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 FOUR**  
 A REPLAT OF A PORTION OF LOT 2,  
 BLOCK 4, WESTLAND ESTATES FILING ONE,  
 SE1/4 SE1/4 SECTION 17, T1S, R1E,  
 UTE MERIDIAN, MESA COUNTY, CO

High Desert Surveying, LLC  
 2591 B 3/4 Road, Grand Junction, Colorado  
 Tel: 970-254-8649, Fax: 970-255-7047

PROJECT NO. 03-98	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: April 2004	CW/JF	JF	2	2