

WESTLAND ESTATES FILING FIVE

A REPLAT OF LOT 3, BLOCK 4 WESTLAND ESTATES, FILING ONE PLAT BOOK 18, PAGES 398 AND 399 SE¼ SE¼ SECTION 17, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Traver/Westland Development, L.L.C., a Colorado Limited Liability Company is the owner of that real property located in part of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Deed Book 3079, Page 301.)

Being a replat of LOT 3, BLOCK 4, WESTLAND ESTATES FILING ONE, as described in Plat Book 18, Pages 398 And 399, Mesa County records.

Said parcel containing an area of 7.011 acres, more or less, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as WESTLAND ESTATES FILING FIVE a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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 as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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.

The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Traver/Westland Development, L.L.C., a Colorado Limited Liability Company, has caused their name to be hereunto subscribed this 16th day of June, A.D. 2009

by: Richard Traver title: managing member
for: Traver/Westland Development, L.L.C., a Colorado Limited Liability Company

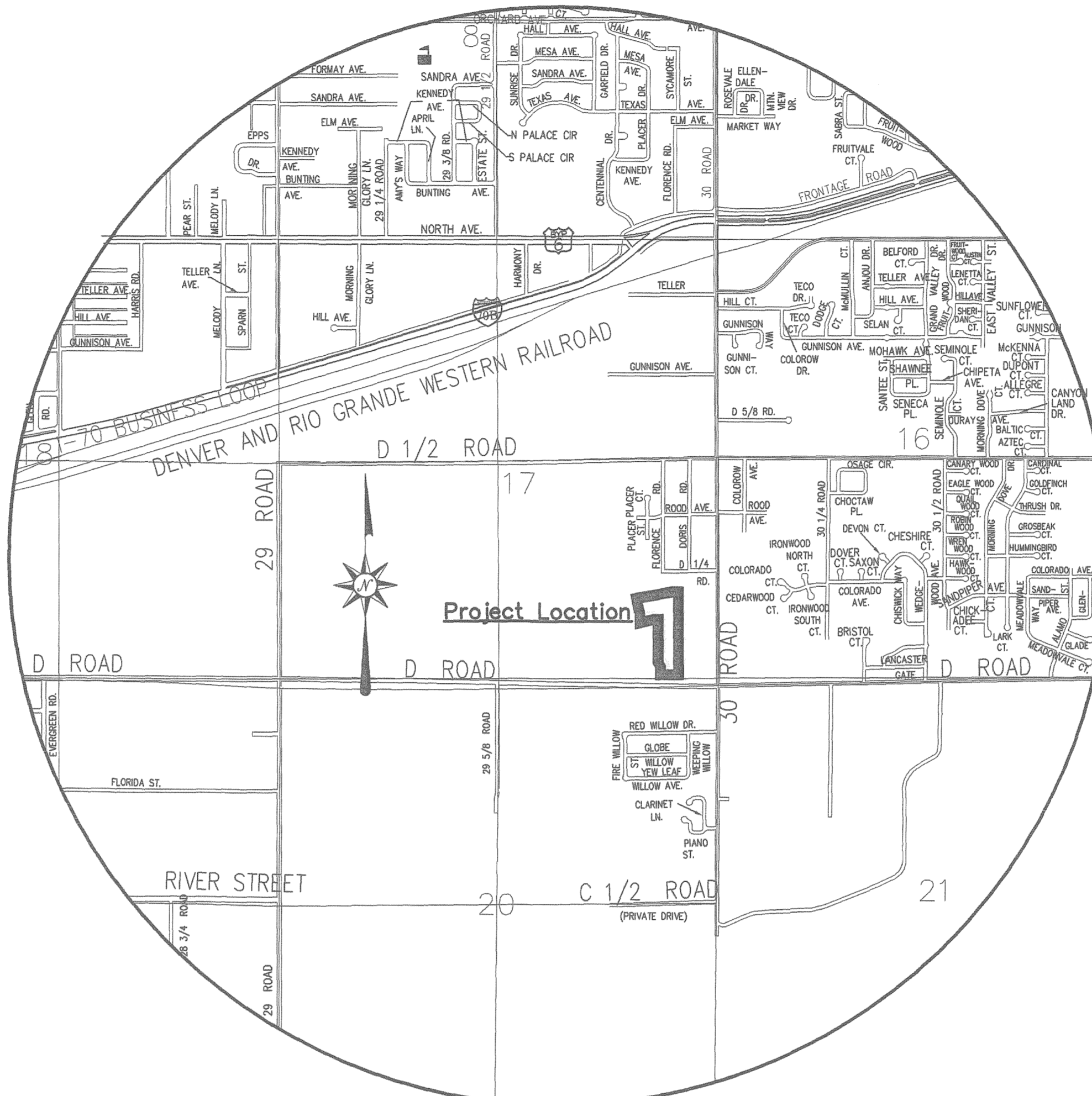
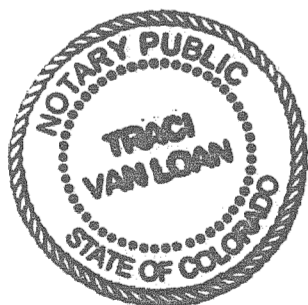
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Richard Traver is managing member
(title) for Traver/Westland Development, L.L.C., a Colorado Limited Liability Company this 16th day of June, A.D., 2009.
Witness my hand and official seal:

Traci Van Loan
Notary Public

My Commission Expires 2/21/2010



VICINITY MAP
Not To Scale

LEGEND

- ▲ ALIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- ▲ PK NAIL, SET IN CONCRETE WITH BRASS TAG, PLS 24953
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
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- CRS COLORADO REVISED STATUTES
- §ss SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
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- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

SURVEYOR'S CERTIFICATION

I, Jeffrey Fletcher, do hereby certify that the accompanying plat of WESTLAND ESTATES FILING FIVE, 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.

Date certified JUNE 16, 2009

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 4752, Pages 383 through 395, 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 _____ with the authority of its' Board of Directors, this 16th day of June, 2009

By: Randy Kirschbaum (title) Branch Manager
For: Vectra Bank Colorado

NOTARY PUBLIC CERTIFICATION

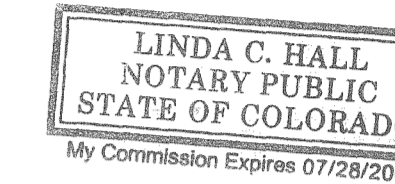
STATE OF COLORADO) ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Linda Hall (title) Branch Service Manager
for Randy Kirschbaum this 16th day of June, A.D., 2009

Witness my hand and official seal:

Linda C. Hall
Notary Public

My Commission Expires 7-28-2009



TITLE CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA

We, LAND TITLE GUARANTEE CO., a title insurance company, as duly licensed in the state of Colorado, 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, L.L.C. that the current taxes have been paid; that all mortgages not satisfied of record and 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: JUNE 16, 2009 by: Laura A. Crespi Name And Title
Laura A. Crespi/Asst. Title Examiner
for: LAND TITLE GUARANTEE Co. Name Of Title Company

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book _____ Page _____
Mesa County Records.

Easement and title documents (schedules A&B) provided by LAND TITLE GUARANTEE CO. - COMMITMENT
No. GJ65011327, dated June 12, 2009.

Basis of bearings is the South line of the SE¼ SE¼ Section 17 bears S89°58'39"W, a distance of 1317.58 feet, established by observation of the MCGPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical Information. Both monuments on this line are Aliquot survey Markers, as shown on the face of this plat.

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".

All lined units shown hereon in U.S. Survey feet.

FOR CITY USE ONLY

Associated Recorded Documents
Book Page Type

- All Irrigation Easements to the Westland Estates Filings II, IV, and V Homeowner's Association
- All Drainage Easements to the Westland Estates Filings II, IV, and V Homeowner's Association
- Tract L, M, & N to the Westland Estates Filings II, IV, and V Homeowner's Association

CITY OF GRAND JUNCTION APPROVAL

This plat of WESTLAND ESTATES FILING FIVE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22 day of JUNE, A.D., 2009

City Manager Jim Whelan

Mayor Bob Hill

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

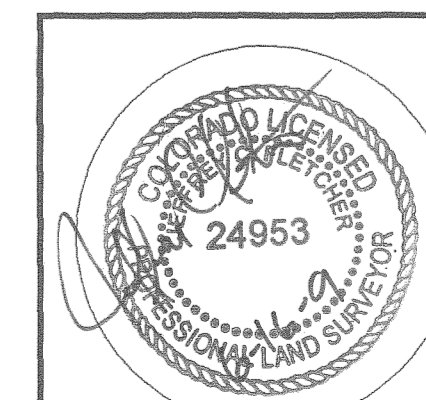
I hereby certify that this instrument was filed in my office at 3:23 o'clock P.M., June 29th

A.D., 2009, and was duly recorded in Book 4780, Page No. 4754 Reception No. 2495608

Drawer No. XX-1 Fees: 20⁰⁰ 1⁰⁰ 476

Janice Rich
Clerk and Recorder

By: Ginny Baughman
Deputy



JEFFREY C. FLETCHER
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 24953

WESTLAND ESTATES FILING FIVE
A REPLAT OF LOT 3, BLOCK 4
WESTLAND ESTATES FILING ONE,
SE¼ SE¼ SECTION 17, T1S, R1E, UM
GRAND JUNCTION, MESA COUNTY, CO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

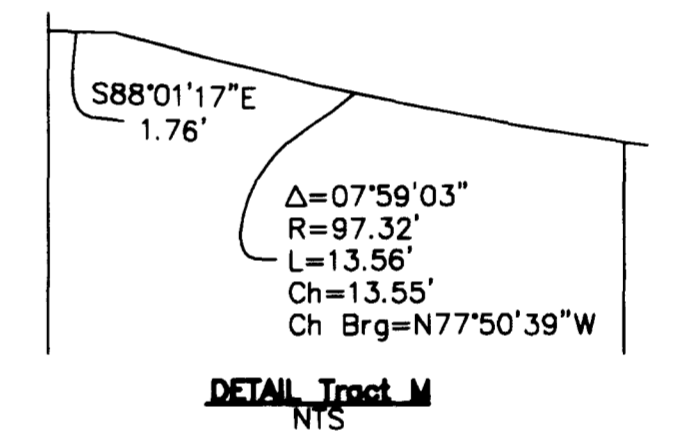
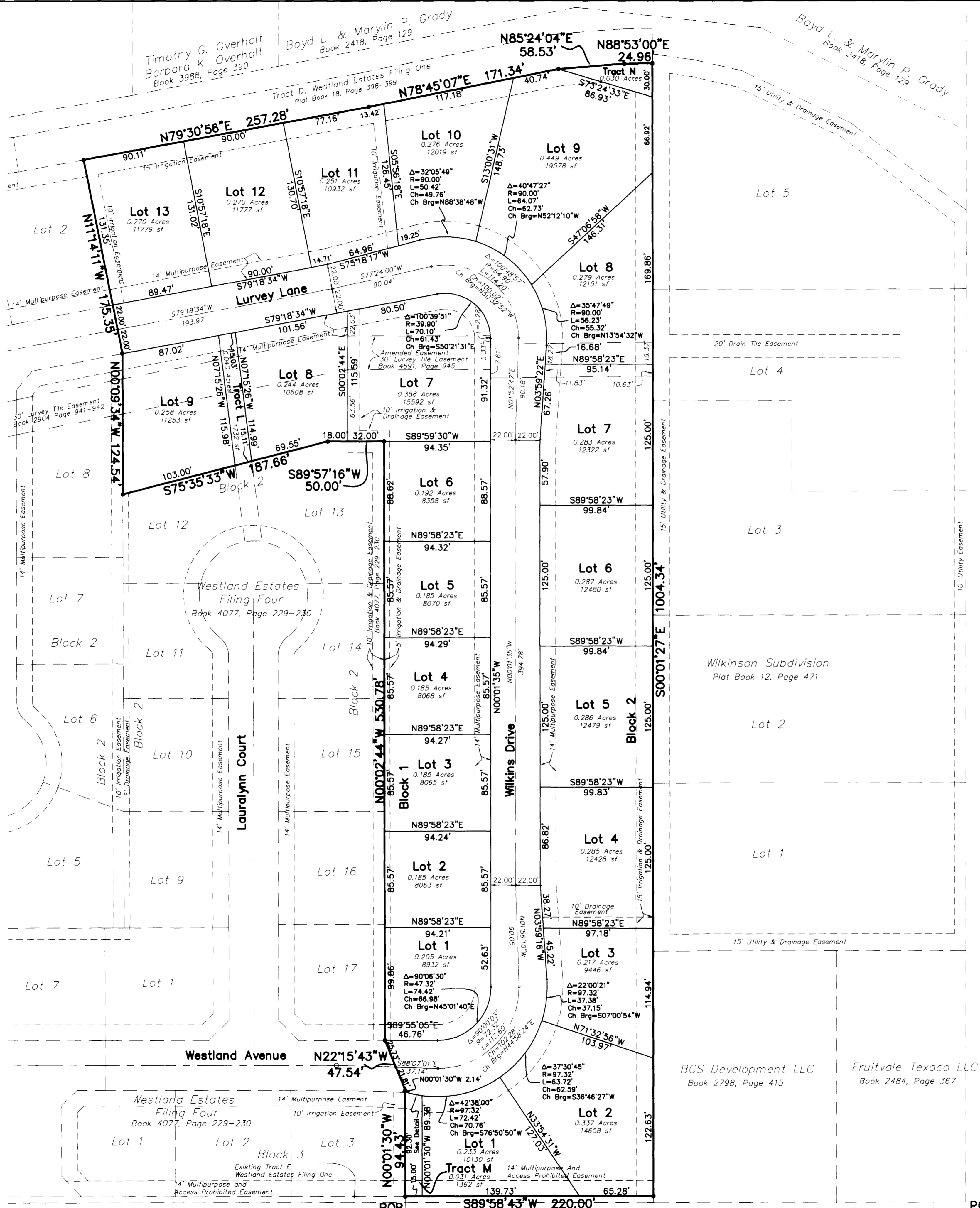
PROJ. NO. 05-147	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: June, 2009	CW/JF	JF/rsk	JF	1	2

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 FIVE

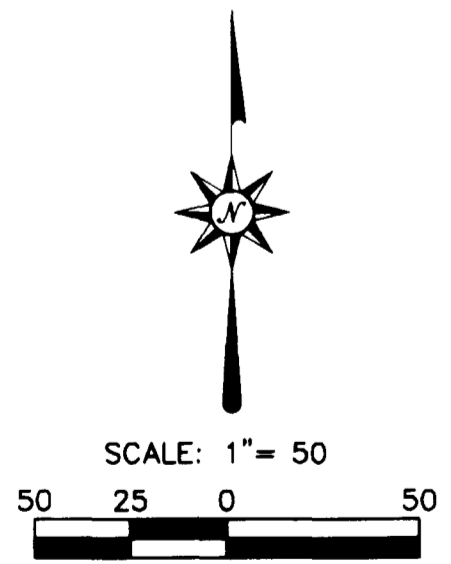
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 GRAND JUNCTION, MESA COUNTY, COLORADO

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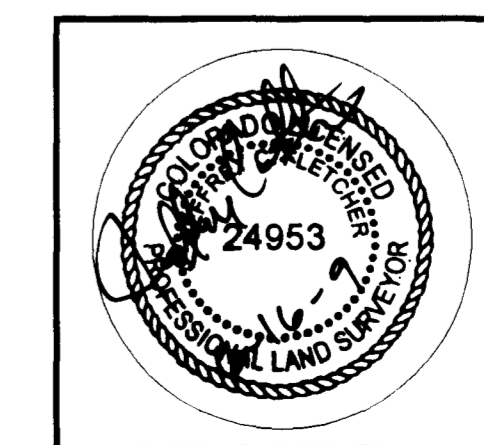


AREA SUMMARY

LOTS	=	5.720 Acres	81.59%
TRACT L	=	0.040 Acres	0.57%
TRACT M	=	0.031 Acres	0.44%
TRACT N	=	0.030 Acres	0.43%
ROAD ROW	=	1.190 Acres	16.97%
TOTAL	=	7.011 Acres	100.00%



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DATE: June, 2009	CW/JF	JF/trk	JF	2	2

JEFFREY C. FLETCHER
 COLORADO PROFESSIONAL LAND SURVEYOR
 P.L.S. NO. 24953

POC
 SE Corner
 SE 1/4 SE 1/4
 Section 17
 T1S, R1E, UTE
 MCSM #93-1