

# WESTLAND MEADOWS SUBDIVISION FILING 1

## SITUATED IN THE NW1/4 SE1/4 SECTION 17, T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That Richard Traver and Marianne Traver are the owners of that real property located in part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Parcel 1 of the Traver Property Line Adjustment depicted on Deposit No. 5943-20 and further described as:

A parcel located in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398).

COMMENCING at the Northeast corner of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 17, bears North 89°59'03" West, a distance of 1319.69 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17, to the North line of that 44.00 foot wide right-of-way for D $\frac{1}{2}$  Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E $\frac{1}{2}$  E $\frac{1}{2}$ ) of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D $\frac{1}{2}$  Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E $\frac{1}{2}$  E $\frac{1}{2}$  W $\frac{1}{2}$ ) of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17; thence North 00°01'03" West, a distance of 990.72 feet, along said West line of said E $\frac{1}{2}$  E $\frac{1}{2}$  W $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel containing an area of 19.41 Acres, as herein described.

That said owner has by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown herein, and designated the same as **WESTLAND MEADOWS SUBDIVISION FILING 1**, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

1. All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
2. Drainage and Irrigation Easements shown hereon are conveyed to Westland Meadows HOA, LLC a Colorado Limited Liability Company by separate instrument.
3. Tracts A, B, and C are conveyed to Westland Meadows HOA, LLC a Colorado Limited Liability Company by separate instrument.
4. The City of Grand Junction is hereby granted a perpetual easement over Tract B for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto over each drainage easement shown hereon. The City of Grand Junction is also dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.
5. 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.

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.

There are no lienholders of record.

IN WITNESS WHEREOF, said owners, Richard Traver and Marianne Traver, has caused their name to be hereunto subscribed this 5<sup>th</sup> day of January, A.D. 2026.

by: Richard Traver title: Owner  
Richard Traver

by: Marianne Traver title: Owner  
Marianne Traver

### NOTARY PUBLIC'S CERTIFICATE

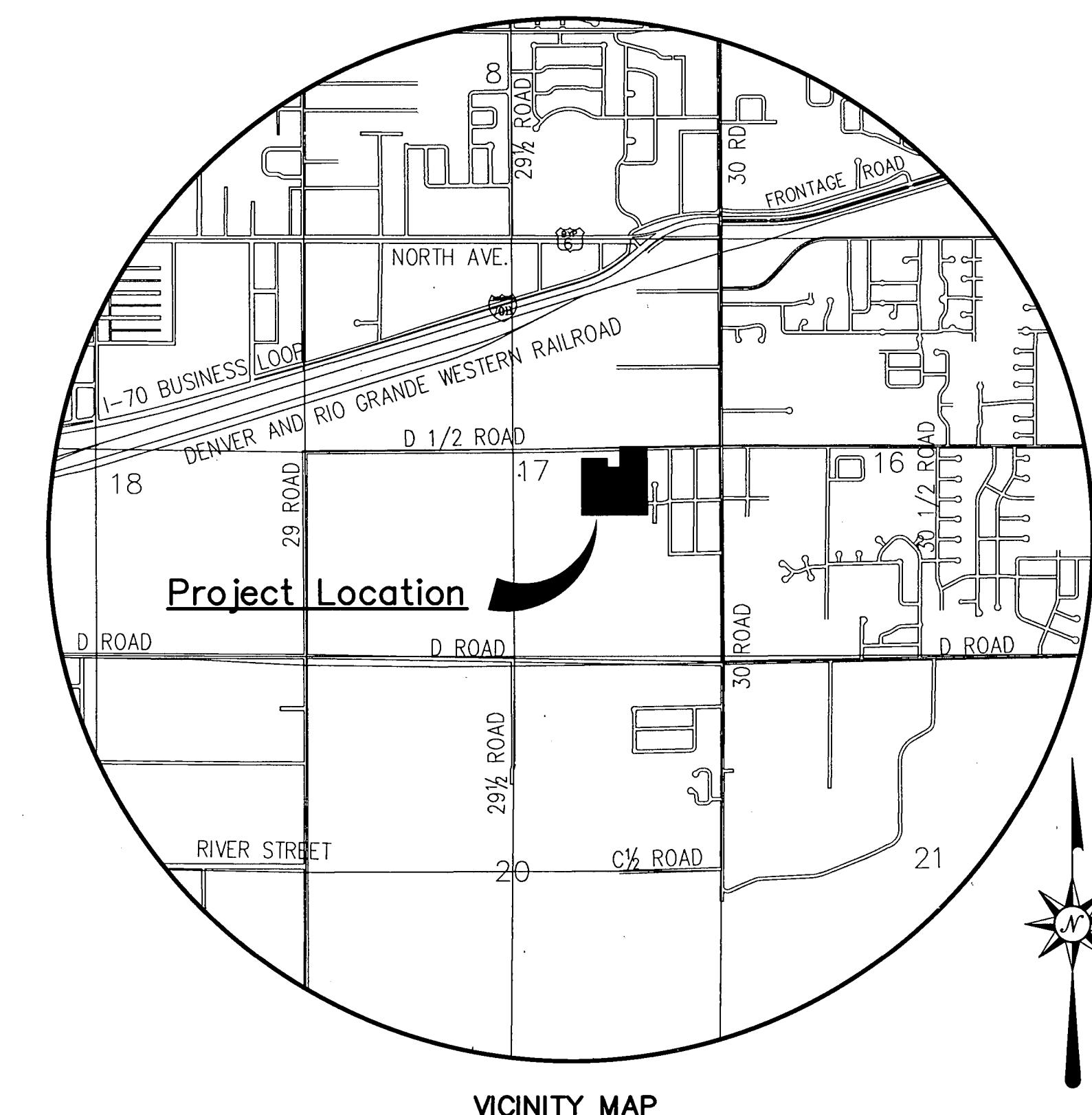
STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Richard Traver and Marianne Traver  
title: owners  
this 5<sup>th</sup> day of January, A.D. 2026.

Witness my hand and official seal:

Kim Clark  
Notary Public  
My Commission Expires 12/04/2028

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.



VICINITY MAP  
Not To Scale

### CITY OF GRAND JUNCTION APPROVAL

This plat of **WESTLAND MEADOWS SUBDIVISION FILING 1**, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12<sup>th</sup> day of January, A.D. 2026.

City Manager John Kennedy

Mayor John Kennedy

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
A.D. 20\_\_\_\_, and was duly recorded in Reception No. \_\_\_\_\_

Drawer No. \_\_\_\_\_ Fees: \_\_\_\_\_

Clerk and Recorder

By: \_\_\_\_\_  
Deputy

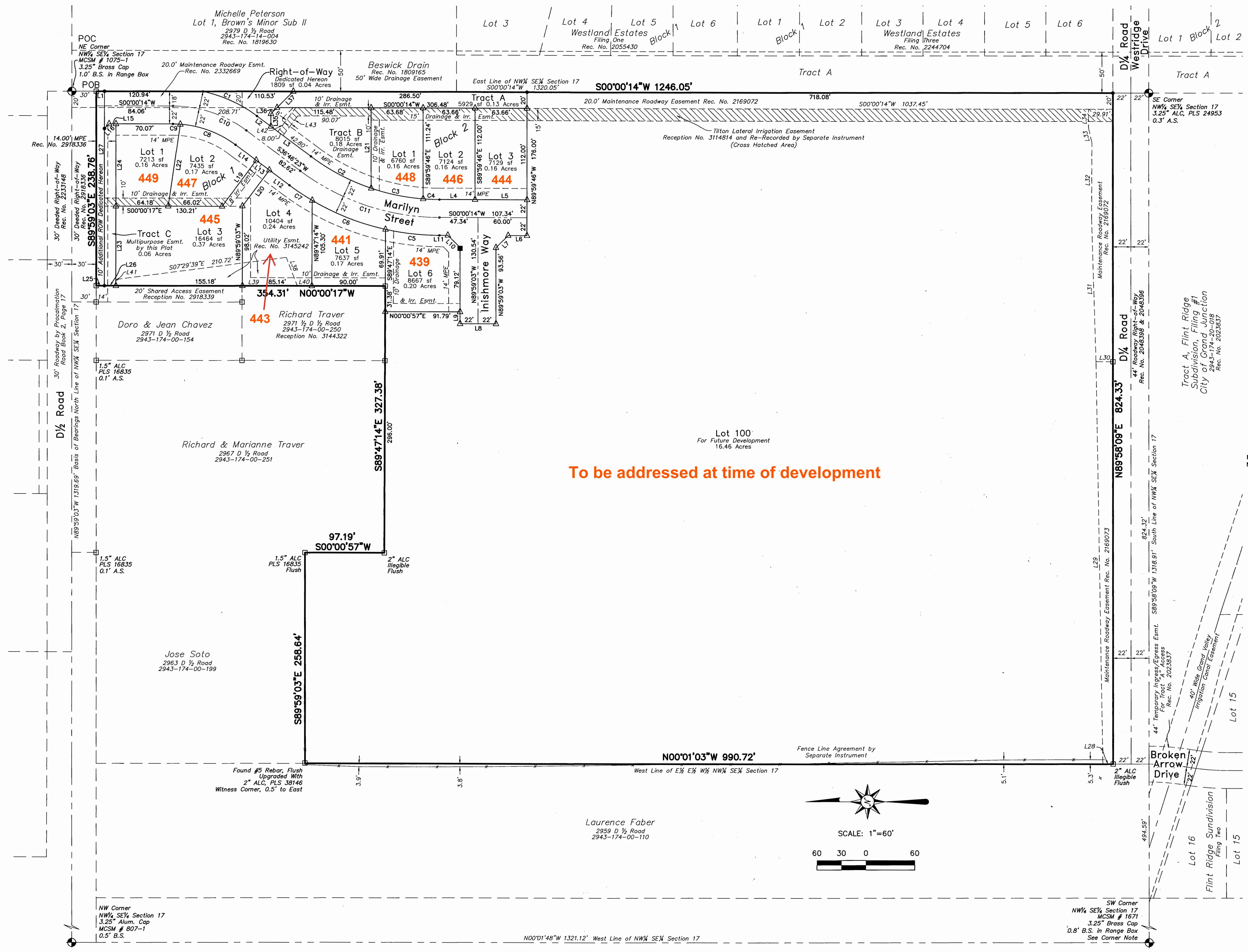
### SURVEYOR'S CERTIFICATION

I, J. Ben Elliott, do hereby certify that the accompanying plat of **WESTLAND MEADOWS SUBDIVISION FILING 1**, a subdivision of a portion of the City of Grand Junction, Colorado, was prepared by me or under my responsible charge and accurately represents a field survey of the same. To the best of my knowledge and belief, this plat complies with the subdivision plat requirements of the City of Grand Junction Development Code and conforms to the applicable standards of practice, statutes, and laws of the State of Colorado. This survey does not constitute a guarantee or warranty, either expressed or implied.

		<b>WESTLAND MEADOWS SUBDIVISION FILING 1</b>	
		NW1/4 SE1/4 SECTION 17 T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO	
<b>High Desert Surveying, Inc.</b> 591 25 Road, Suite B1 Grand Junction, Colorado 81505 Telephone: 970-254-8649 Fax 970-241-0451		PROFESSIONAL LAND SURVEYOR	
		J. Ben Elliott COLORADO REGISTERED SURVEYOR P.L.S. No. 38146	
PROJ. NO. 22-122		SURVEYED DRAWN CHECKED SHEET OF	
DATE: September, 2025		BO/SC BE	
		1 2	

# WESTLAND MEADOWS SUBDIVISION FILING 1

SITUATED IN THE  
NW1/4 SE1/4 SECTION 17, T1S, R1E, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00'00'57" E	10.00'
L2	S36°46'23" W	21.30'
L3	N36°46'23" E	61.33'
L4	S36°46'23" W	42.65'
L5	N00'00'14" E	63.66'
L6	N00'00'14" E	23.03'
L7	N44°59'25" W	21.18'
L8	S00'00'14" W	44.00'
L9	S45°00'35" W	14.14'
L10	S45°00'35" W	21.18'
L11	S00'00'14" W	10.35'
L12	S36°46'23" E	30.80'
L13	S36°46'23" W	20.00'
L14	S36°46'23" W	8.83'
L15	S36°46'23" W	8.00'
L16	N45°01'22" W	8.10'
L19	N53°13'37" W	70.16'
L20	N53°13'37" W	55.21'
L21	S89°59'55" E	98.34'
L22	S89°59'55" E	10.00'
L23	N89°59'03" W	98.00'
L24	N89°59'03" W	100.73'
L25	N00'00'17" W	10.00'
L26	S00'00'17" E	14.00'
L27	S00'00'17" W	10.00'
L28	N00'01'03" W	12.63'
L29	S89°01'16" W	49.67'
L30	N00'00'17" W	20.82'
L31	N88°13'24" E	176.47'
L32	N89°42'57" W	91.91'
L33	S89°59'03" W	10.00'
L34	S89°59'02" W	22.85'
L35	N89°58'09" E	15.53'
L36	S45°01'51" E	10.51'
L37	S45°01'51" E	28.27'
L38	S00'00'17" W	33.38'
L39	S00'00'17" E	67.42'
L40	N00'00'17" W	17.72'
L41	S89°59'03" E	7.76'
L42	S53°13'37" E	36.54'
L43	N53°13'37" W	30.03'

CURVE TABLE

CURVE	LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
C1	73.21'	24°23'19"	172.00'	S24°34'44" W	72.66'
C2	183.15'	24°39'46" W	83.88'		
C3	65.44'	41°44'44" W	26.00'		
C4	20.00'	42°12'27" W	263.00'	S02°10'57" W	20.00'
C5	66.63'	12°26'09" E	307.00'	N06°13'19" E	66.50'
C6	96.99'	18°06'03"	307.00'	N21°29'24" E	96.58'
C7	33.40'	307.00'	333.39'25" E	N33°39'25" E	33.38'
C8	73.19'	12°26'29" W	120.00'	S12°26'29" W	73.19'
C9	8.59'	40°04'43"	128.00'	N02°00'36" E	8.98'
C10	96.26'	36°48'10"	150.00'	S18°23'19" W	94.62'
C11	182.90'	36°46'10"	285.00'	S18°23'19" W	179.78'

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON 24" NO. 5 REBAR, PLS 38146, PER CRS-38-51-105, IN CONCRETE
- FOUND 2" ALUM. CAP, PLS 24953 FLUSH UNLESS OTHERWISE NOTED
- △ FOUND 1.5" YPC, PLS 4242 FLUSH UNLESS OTHERWISE NOTED
- FOUND 2" ALUM. CAP, PLS 4242 FLUSH UNLESS OTHERWISE NOTED
- FOUND 2" ALUM CAP, PLS 24953 FLUSH AT THIS CORNER, 1.0' TO WEST
- DURABLE CAP ON 16" 5 REBAR TO BE SET AT ALL LOT CORNERS, EXCEPT TO SAW CUT OF ANY LOTS TO COMPLY WITH CRS-38-51-105
- NAD 83 NORTHERN AMERICAN DATUM 1983
- NAD 88 NORTH AMERICAN VERTICAL DATUM 1988
- PLS NUMBER
- L.L.C. LIABILITY COMPANY
- A.D. ANNO DOMINI
- DEGREES (ANGULAR)
- MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- PROFESSIONAL LAND SURVEYOR
- ROW
- POINT OF BEGINNING
- BLM BUREAU OF LAND MANAGEMENT
- TOWNSHIP
- R RANGE
- ESMT. EASEMENT
- IRR. IRRIGATION
- MPE. PURPOSE EASEMENT
- REC. NO. RECEPTION NUMBER
- SF. SQUARE FEET
- A.S. ABOVE SURFACE
- B.S. BELOW SURFACE
- ALUM. ALUMINUM
- CH. CHORD

AREA SUMMARY			
ROW	= 0.76 Acres	3.91%	
Tracts	= 0.38 Acres	1.96%	
Lots	= 18.27 Acres	94.13%	
Total	= 19.41 Acres 100.00%		

CORNER NOTE

The 1988 BLM Corner was rejected in favor of Mesa County Survey Marker No. 1671. Mesa County Surveyor's office records show the BLM ignored a properly restored corner from 1983. Other surveys show the MCSM was accepted by PLS 4307, 16769 and 24953.

SURVEYOR'S CERTIFICATION

I, J. Ben Elliott, do hereby certify that the accompanying plot of WESTLAND MEADOWS SUBDIVISION FILING 1, a subdivision of a portion of the City of Grand Junction, Colorado, was prepared by me or under my responsible charge and accurately represents a field survey of the same. To the best of my knowledge and belief, this plot complies with the subdivision plot requirements of the City of Grand Junction Development Code and conforms to the applicable standards of practice, statutes and laws of the State of Colorado. This survey does not constitute a guarantee or warranty, either expressed or implied.

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		GRAND JUNCTION, MESA COUNTY, COLORADO	
		J. Ben Elliott	
		High Desert Surveying, Inc.	
		591 25 Road, Suite B1	
		Grand Junction, Colorado 81505	
		Telephone: 970-254-8649 Fax 970-241-0451	
PROJ. NO. 22-122	SURVEYED	DRAWN	CHECKED
P.L.S. No. 38146	BO/SG	BE	OF
DATE: September, 2025			

