

# 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 (NW¼ SE¼) 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 (NW¼ SE¼) 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 NW¼ SE¼ 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 (NW¼ SE¼) 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 NW¼ SE¼ 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 NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ 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 (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D½ 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 (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West, a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ 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 97.1 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 hereon, 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:

- All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
- Drainage and Irrigation Easements shown hereon are conveyed to Westland Meadows HOA, LLC a Colorado Limited Liability Company by separate instrument.
- Tracts A, B, and C are conveyed to Westland Meadows HOA, LLC a Colorado Limited Liability Company by separate instrument.
- 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.
- 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 5th 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

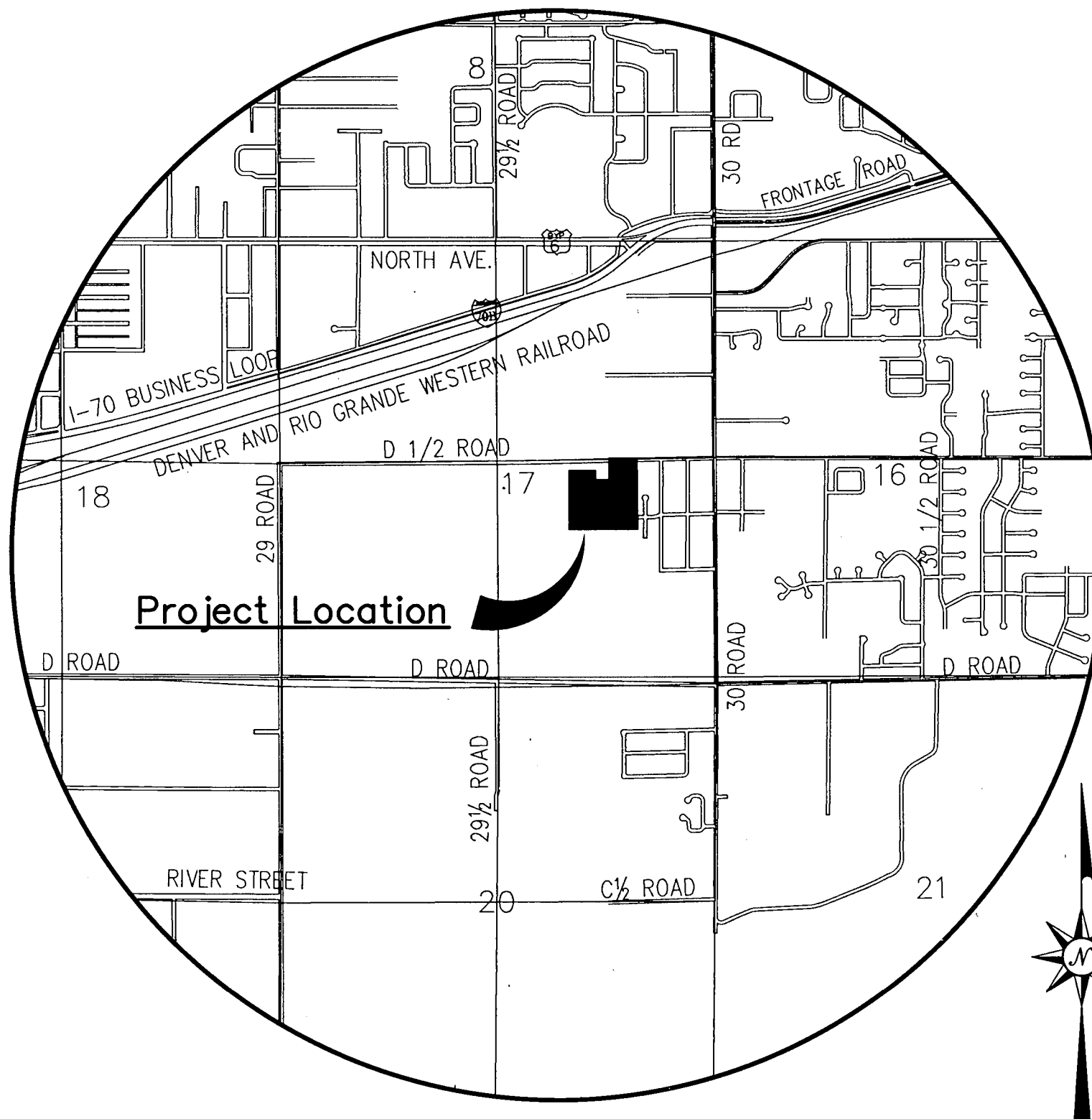
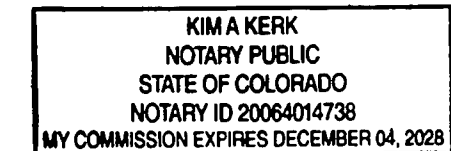
title: owners

this 5th day of January, A.D., 2026

Witness my hand and official seal:

Kim A. Kerr  
Notary Public

My Commission Expires 12/04/2028



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 12th day of

Jan, A.D., 2026

City Manager M. Traver

Mayor Bob 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. \_\_\_\_\_

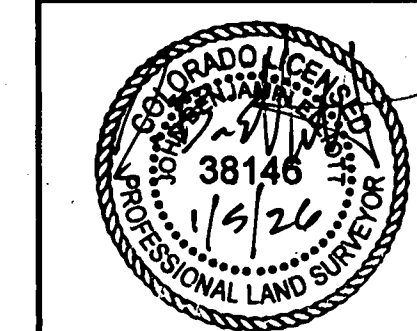
Drawer No. \_\_\_\_\_ Fees: \_\_\_\_\_

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.



J. Ben Elliott  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 38146

WESTLAND MEADOWS SUBDIVISION FILING 1					
NW1/4 SE1/4 SECTION 17 T1S, R1E, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO					
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	SHEET	OF
DATE: September, 2025	BO/SG	BE	-	1	2

### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon 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 Reception Number 2913269, 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 \_\_\_\_\_, with the authority of its Board of Directors, this 5th day of

January, 2026

By: Matthew P. Burgess VP  
Signature

Name and Title: MATTHEW P. BURGESS VP

For: Zions Bancorporation, N.A. dba Vectra Bank Colorado

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Matthew P. Burgess

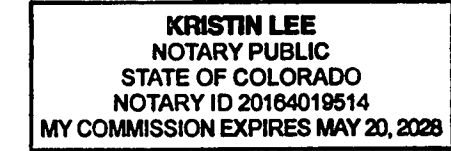
its V.P. (title) for Zions Bancorporation, N.A. dba Vectra Bank Colorado

this 5th day of January, A.D., 2026

Witness my hand and official seal:

Notary Public

My Commission Expires May 20, 2028



### TITLE CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

We, Land Title Guarantee Company, 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 Richard Traver and Marianne Traver; that the current taxes have been paid; that all mortgages are 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.

\* 2025 TAXES NOT YET PAID  
Date: JANUARY 5, 2026 by: Karen A. Crespin  
Karen Crespin, Title Officer

for: Land Title Guarantee Company

### GENERAL NOTES

The legal description given in Quit Claim Deed, Reception Number 2918335, references a 44.00-foot wide right-of-way for D½ Road in line seven (7) of the description. This road reference is found to be in error and should be D¼ Road. The legal description shown hereon references the correct road name.

Basis of bearings is the North line of the NW¼ SE¼ Section 17 which bears N89°59'03"W, a distance of 1319.69 feet, established by GPS observation referencing the Mesa County Local Coordinate System (MCLCS) zone Grand Valley Area (GVA) which is based on the NAD 83 horizontal datum and NAVD 88 Vertical datum. Both monuments on this line are Aliquot Survey markers, as described on the face of this plat.

Easement and title documents provided by Land Title Guarantee Company, Order Number Order No. GR65062311-8, dated 01/02/2026.

All exterior subdivision corners are set in concrete.

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

### FOR CITY USE ONLY

#### Associated Recorded Documents

Reception	Type
<u>3147767</u>	<u>Drainage and Irrigation Easements</u>
<u>3147768</u>	<u>Tracts A, B, and C</u>
<u>3145242</u>	<u>Utility Easement</u>
<u>3147769</u>	<u>Fence Line Agreement</u>
<u>3147770</u>	<u>Trilateral Irrigation Easement</u>
<u>3147771</u>	<u>CCR's Documents</u>



File ID#: SUB-2022-1894  
Zoning: RM-8  
Not in Floodplain

# 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	81.33'
L4	S00°00'14"W	43.68'
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	S89°59'03"E	14.44'
L10	S45°00'35"W	21.18'
L11	S00°00'14"W	10.35'
L12	N36°46'23"E	30.80'
L13	S36°46'23"W	20.00'
L14	S36°46'23"W	31.53'
L15	N00°00'14"E	8.28'
L16	N45°01'22"W	8.10'
L17	N53°13'37"W	70.16'
L18	N53°13'37"W	55.21'
L19	S89°59'46"E	98.34'
L20	N81°34'44"W	101.50'
L21	S89°59'03"W	98.02'
L22	N89°59'03"W	100.73'
L23	N00°00'17"W	10.00'
L24	S00°00'17"E	14.00'
L25	S89°59'03"E	193.03'
L26	N00°01'03"W	12.63'
L27	S89°59'03"E	494.67'
L28	N00°00'17"W	20.82'
L29	N88°13'24"E	176.47'
L30	N89°42'57"W	91.91'
L31	S77°11'25"W	19.07'
L32	S89°59'02"W	22.85'
L33	N89°58'09"E	15.53'
L34	S45°01'51"E	10.51'
L35	S45°01'51"E	28.27'
L36	S68°47'03"W	37.79'
L37	S00°00'17"E	67.42'
L38	N00°00'17"W	17.72'
L39	S89°59'03"E	7.75'
L40	S53°13'37"E	36.54'
L41	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	72.65'
C2	83.64'	18°13'15"	263.00'	S27°39'46"W	83.28'
C3	65.14'	14°11'28"	263.00'	S11°27'25"W	64.37'
C4	20.00'	4°21'27"	263.00'	S02°10'57"W	20.00'
C5	66.63'	12°26'09"	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'	6°13'58"	307.00'	N33°39'25"E	33.38'
C8	73.18'	32°45'26"	128.00'	N20°23'40"E	72.19'
C9	8.96'	4°00'43"	128.00'	N02°00'36"E	8.96'
C10	96.26'	36°46'10"	150.00'	S18°23'19"W	94.62'
C11	162.90'	36°46'10"	285.00'	S18°23'19"W	179.78'

## LEGEND

- ALLOTMENT 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 38428 FLUSH
- UNLESS OTHERWISE NOTED
- FOUND 2" ALUM. CAP PLS 38428 FLUSH
- WITNESS CORNER, 1.0' TO WEST
- DURABLE 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
- NAD 83 NORTH AMERICAN DATUM 1983
- NAVD 88 NORTH AMERICAN VERTICAL DATUM 1988
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- US UNITED STATES
- NTS NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- §§§ SPLICET, USED IN LEGAL DOCUMENTS
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- L.L.C. LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- DEGREES (ANGULAR)
- MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT
- ROW RIGHT-OF-WAY
- POB POINT OF BEGINNING
| POC | POINT OF COMMENCEMENT |
| T | TOWNSHIP |
| R | RANGE |
| ESMT | EASEMENT |
| IRR | IRRIGATION |
| MPE | MULTIPURPOSE 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%

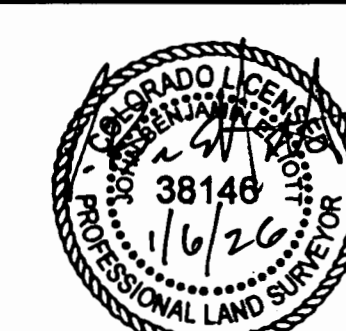
## CORNER NOTE

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

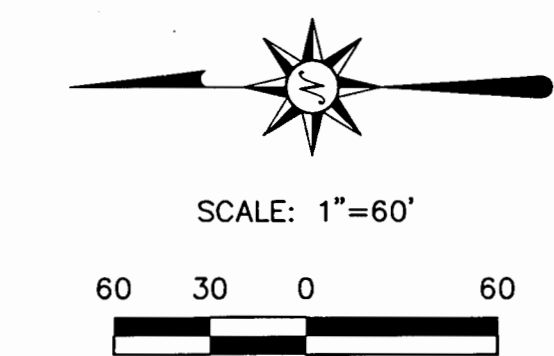
I, J. Ben Elliott, do hereby certify that the accompanying plat of WESTLAND MEADOWS SUBDIVISION FILING 1, a subdivision of a portion of the City of Grand Junction, Colorado, was prepared by me or under my responsible charge and accurately represents a field survey of the same. To the best of my knowledge 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.

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 MEADOWS SUBDIVISION FILING 1**  
NW1/4 SE1/4 SECTION 17  
T1S, R1E, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO  
**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 SHEET OF  
DATE: September, 2025 BO/SG BE - 2 2

To be addressed at time of development





## To be addressed at time of development