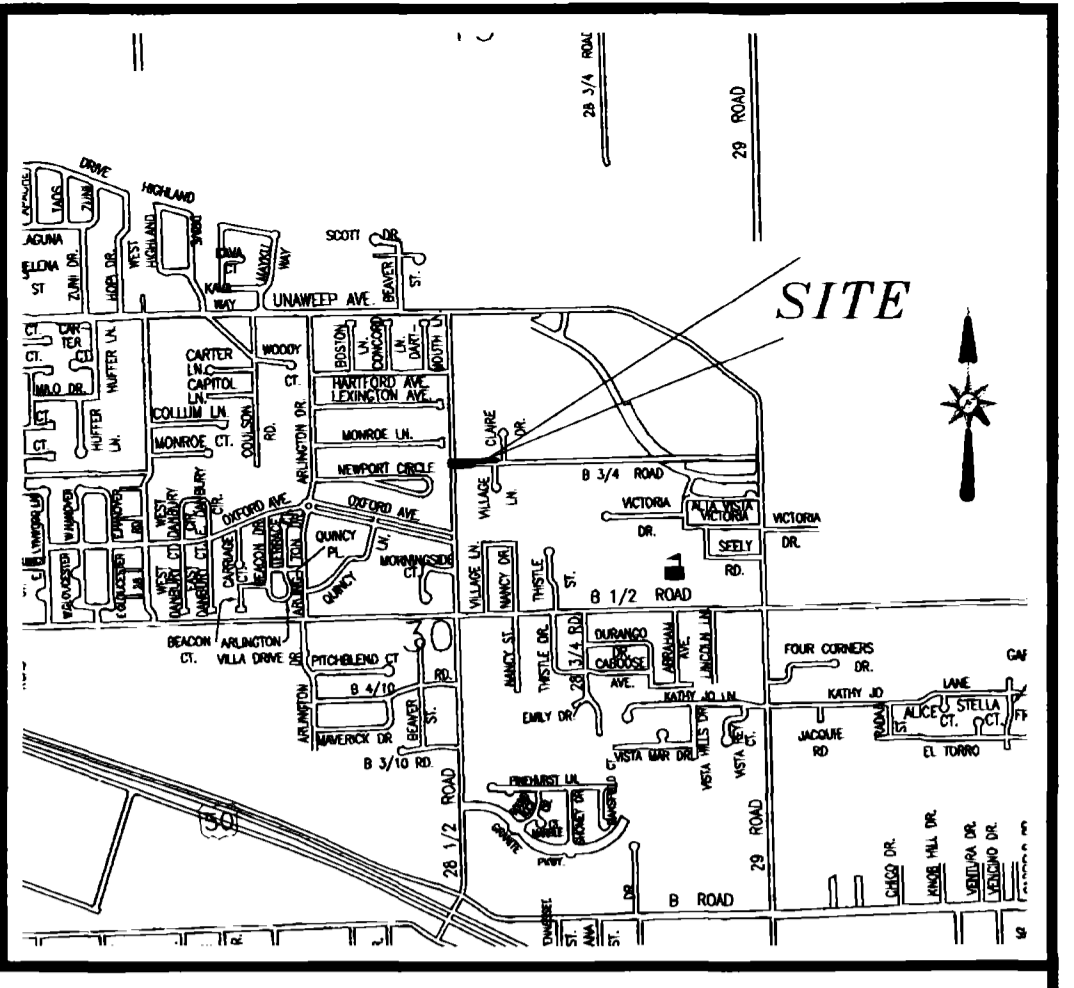


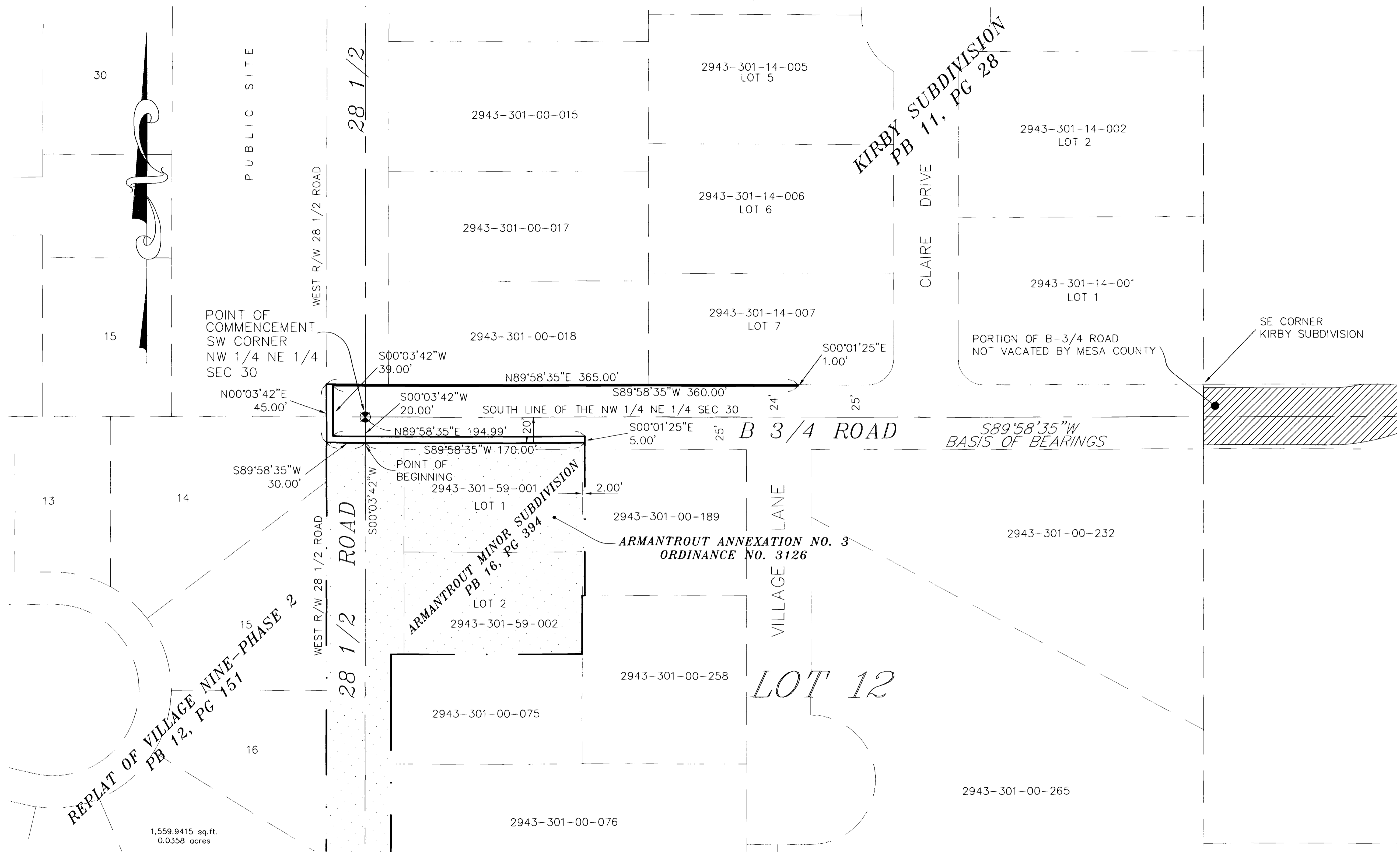


UNAWEEP HEIGHTS ANNEXATION NO. 1

SITUATE IN NE 1/4 OF SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

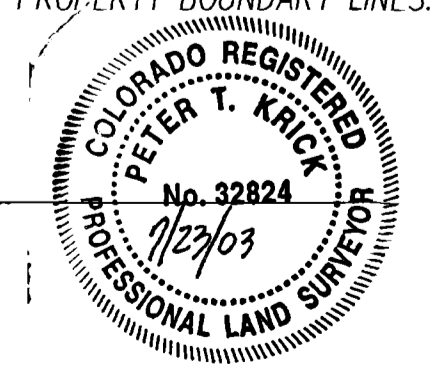
A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, and assuming the South line of the NW 1/4 NE 1/4 of said Section 30 bears S 89°58'35" W and all other bearings contained herein are relative thereto; thence from said Point of Commencement, S 00°03'42" W a distance of 20.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°58'35" W, along the North line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126, a distance of 30.00 feet to a point on the West right of way for 28-1/2 Road, as same is shown on the Replat of Village Nine-Phase 2, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado; thence N 00°03'42" E along said West right of way, a distance of 45.00 feet; thence N 89°58'35" E, along the North right of way for B-3/4 Road, as same is shown on a Plat recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado, a distance of 365.00 feet; thence S 00°01'25" E a distance of 1.00 feet; thence S 89°58'35" W along a line 1.00 feet South of and parallel to, the said North right of way for B-3/4 Road, a distance of 360.00 feet; thence S 00°03'42" W along a line 5.00 feet East of and parallel to, the West right of way for said 28-1/2 Road, a distance of 39.00 feet; thence N 89°58'35" E along a line 10.00 feet North of and parallel to, the South right of way for said B-3/4 Road, a distance of 194.99 feet; thence S 00°01'25" E a distance of 5.00 feet to a point being the Northeast corner of said Armantrout Annexation No. 3; thence S 89°58'35" W along the North line of said Armantrout Annexation No. 3, being a line 5.00 feet North of and parallel to, the South right of way for said B-3/4 Road, a distance of 170.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.0358 Acres (1,559.94 Sq. Ft.) more or less, as described.

THE DESCRIPTION CONTAINED HEREIN HAS BEEN DERIVED FROM SUBDIVISION PLATS AND DEED DESCRIPTIONS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDED. THIS PLAT DOES NOT CONSTITUTE A LEGAL SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS FOR ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

Peter T. Krick
PETER T. KRICK, PLS No. 32824
Colorado Professional Land Surveyor
City of Grand Junction
DATE: July 23, 2003



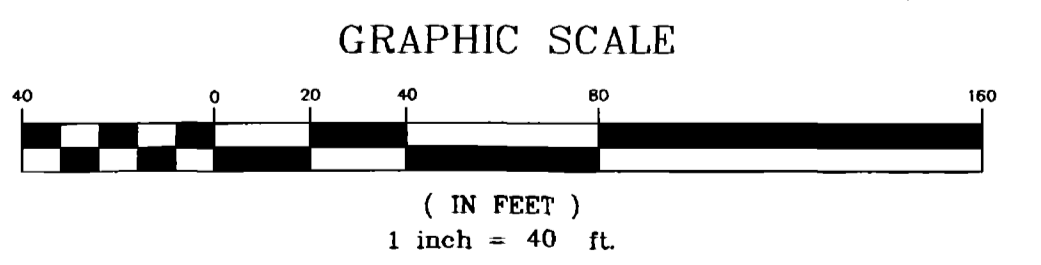
AREA OF ANNEXATION

ANNEXATION PERIMETER	1,200.00 FT
CONTIGUOUS PERIMETER	200.00 FT.
AREA IN SQUARE FEET	1,559.94**
AREA IN ACRES	0.0358

**INCLUDES 1,559.94 SQ. FT OF DEDICATED RIGHT OF WAY

LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	- - - - -



ORDINANCE NO.
3547

EFFECTIVE DATE
August 17th, 2003

THIS IS NOT A BOUNDARY SURVEY

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION
CITY OF GRAND JUNCTION, COLORADO

UNAWEEP HEIGHTS ANNEXATION NO. 1

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 the certification shown herein.

DRAWN BY	P.T.K.	DATE	05-21-2003
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY	T.W.	DATE	

SCALE
1" = 40'