

UNAWEEP HEIGHTS FILING NO. 1

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, UnawEEP, LLC, a Colorado Limited Liability Company, is the owner of real property situated in the northeast quarter of Section 30, Township 1 South, Range 1 East of the Ute Meridian, being portions of Lot 2, Lot 3, Lot 6 and Lot 7 of the Orchard Mesa Land Company's Orchard Subdivision and vacated rights-of-way adjacent to said Lots 6 and 7, described in Book 3270 at Page 561 of the records of the Mesa County Clerk and Recorder; and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the northeast sixteenth corner of said Section 30, a #6 rebar with 2" aluminum cap marked "LS 16835", whence a standard Mesa County Survey Marker for the center-north sixteenth corner of said Section 30 bears South 89°58'35" West, with all bearings herein relative thereto;
 Thence South 89°58'35" West, a distance of 484.25 feet to a point of cusp on a 172.00 foot radius curve concave to the northwest;
 Thence 42.29 feet northeasterly along the arc of said curve, through a central angle of 14°05'19", with a chord bearing North 53°38'06" East, a distance of 42.19 feet to a point of cusp;
 Thence South 89°58'35" West, a distance of 90.60 feet;
 Thence 27.77 feet along the arc of a 126.00 foot radius non-tangent curve to the right, through a central angle of 12°23'45", with a chord bearing South 83°45'42" West, a distance of 27.71 feet;
 Thence South 89°58'35" West tangent to said curve, a distance of 94.96 feet;
 Thence North 00°01'13" West, a distance of 1147.55 feet;
 Thence South 61°57'20" East, a distance of 344.77 feet;
 Thence 490.46 feet along the arc of a 795.00 foot radius tangent curve to the right, through a central angle of 35°20'52", with a chord bearing South 44°16'54" East, a distance of 482.72 feet;
 Thence South 26°36'28" East tangent to said curve, a distance of 415.03 feet;
 Thence 375.50 feet along the arc of a 880.00 foot radius tangent curve to the left, through a central angle of 24°26'55", with a chord bearing South 38°49'55" East, a distance of 372.66 feet;
 Thence South 89°58'04" West, a distance of 397.08 feet to the Point of Beginning.

Containing 16.923 Acres, more or less.

TOGETHER WITH:

Commencing at the northeast sixteenth corner of said Section 30, a #6 rebar with 2" aluminum cap marked "LS 16835", whence a standard Mesa County Survey Marker for the center-north sixteenth corner of said Section 30 bears South 89°58'35" West, with all bearings herein relative thereto;
 Thence North 89°58'04" East, a distance of 498.51 feet to a point of cusp on a 172.00 foot radius curve concave to the northwest;
 Thence 428.88 feet along the arc of a 820.00 foot radius non-tangent curve to the right, through a central angle of 29°58'01", with a chord bearing North 41°35'28" West, a distance of 424.01 feet;
 Thence North 26°36'28" West tangent to said curve, a distance of 415.03 feet;
 Thence 527.48 feet along the arc of a 855.00 foot radius tangent curve to the left, through a central angle of 35°20'52", with a chord bearing North 44°16'54" West, a distance of 519.15 feet;
 Thence North 61°57'20" West tangent to said curve, a distance of 364.47 feet;
 Thence North 28°03'05" East, a distance of 14.95 feet to a point of cusp on a 50.00 foot radius curve concave to the north;
 Thence 83.81 feet southeasterly, easterly, northeasterly and northerly along the arc of said curve, through a central angle of 98°02'37", with a chord bearing North 70°03'28" East, a distance of 74.34 feet;
 Thence North 50°11'54" East, a distance of 31.30 feet;
 Thence South 89°57'28" East, a distance of 395.44 feet;
 Thence South 00°01'25" West, a distance of 150.00 feet;
 Thence South 89°57'28" East, a distance of 150.00 feet;
 Thence South 00°01'25" West, a distance of 143.57 feet;
 Thence South 89°57'28" East, a distance of 380.28 feet;
 Thence North 00°07'41" East, a distance of 169.37 feet;
 Thence South 63°23'51" East, a distance of 40.36 feet;
 Thence 12.89 feet along the arc of a 349.94 foot radius non-tangent curve to the right, through a central angle of 2°06'40", with a chord bearing South 52°38'59" East, a distance of 12.89 feet;
 Thence South 51°35'59" East tangent to said curve, a distance of 157.03 feet;
 Thence 105.17 feet along the arc of a 375.00 foot radius tangent curve to the left, through a central angle of 16°04'10", with a chord bearing South 59°37'44" East, a distance of 104.83 feet;
 Thence South 67°39'49" East tangent to said curve, a distance of 24.04 feet;
 Thence South 00°07'41" West, a distance of 979.25 feet;
 Thence South 89°58'04" West, a distance of 155.33 feet to the Point of Beginning.

Containing 15.076 Acres, more or less.

RESULTING IN A NET ACREAGE OF 32.000 ACRES.

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 UNAWEEP HEIGHTS, FILING NO. 1, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, being Rocky Pitch Drive, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive 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, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

Tract 1 and Tract 2 shown hereon shall be granted to the UnawEEP Heights Homeowners Association by separate instrument for landscaping purposes, subject to the underlying multi-purpose easement. Grant recorded in Book _____ at Page _____.

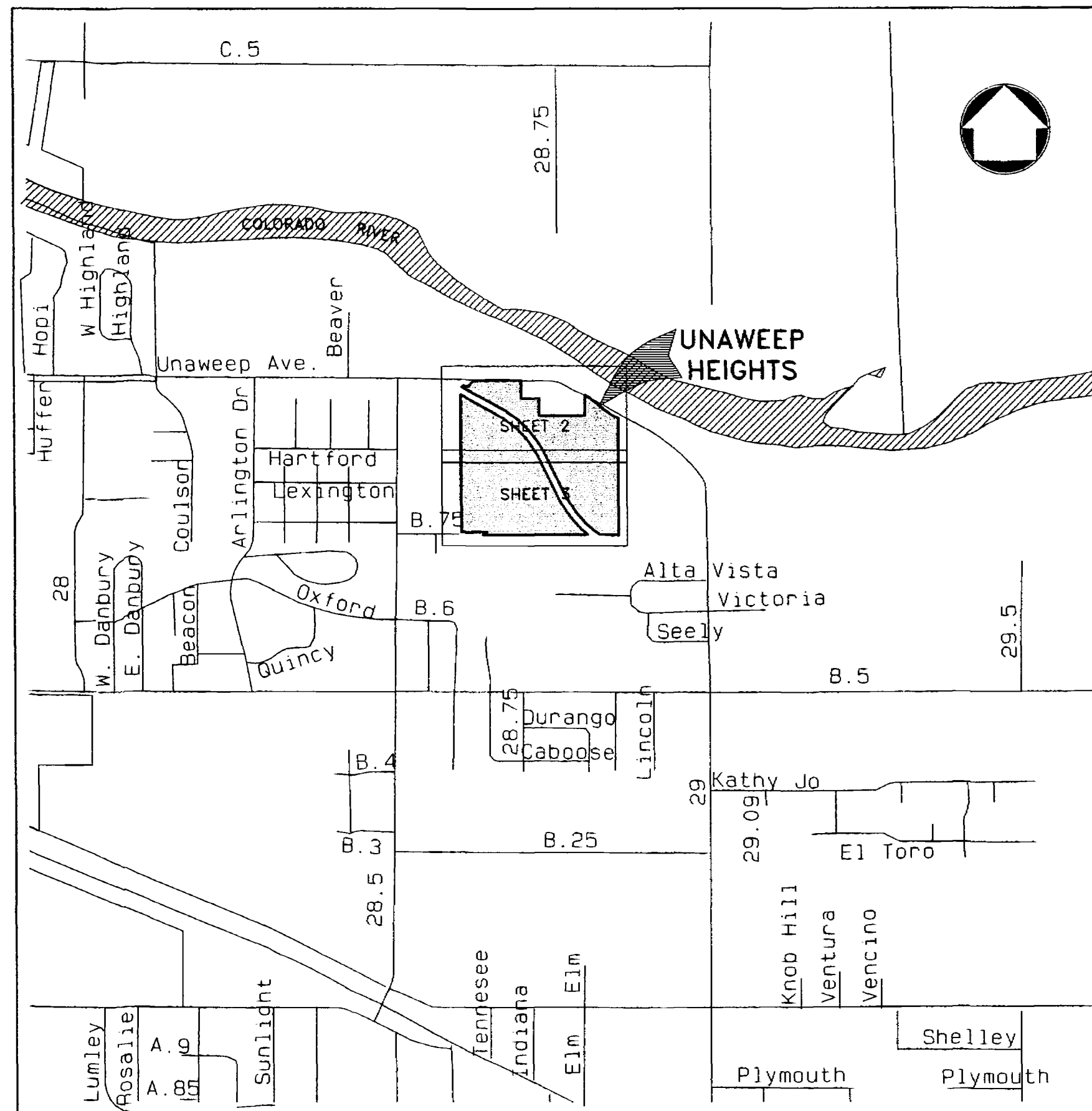
All Irrigation Easements shown hereon shall be granted to the UnawEEP Heights Homeowners Association by separate instrument as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water for the benefit of the lot owners of UnawEEP Heights, and in the case of the 7' irrigation easement along the rear lot line of Lot 3 and part of Lot 2, and thence along the northerly boundary of Block 2 to the southeast corner of that parcel identified hereon as Book 2324 Page 669, also for the benefit of those adjoining parcels not a part of this plat. Grant recorded in Book _____ at Page _____.

All easements include the right of ingress and egress on, along, over, under, and 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, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said Owner certifies that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed.

By: *Alan Parkerson*
 UnawEEP, LLC,
 a Colorado Limited Liability Company



VICINITY MAP 1" = 1000'

SURVEYOR'S NOTES:

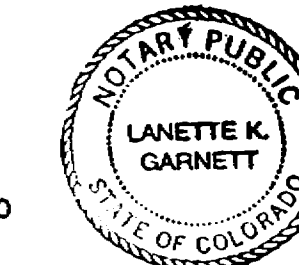
- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- There are two Mesa County Survey Markers for the north quarter corner of Section 30. A plat by Roy George, former County Surveyor, certified May 11, 1951 and again July 15, 1959, and filed in the Mesa County Surveyor's Office in historical record #538 indicates the previous acknowledgment of two positions for this quarter corner; one for the property north of the line and one for the property south of the line. The original record indicates that the more westerly monument is the correct one.
- The Rose Point Irrigation Ditch has been relocated and piped within the 14' multi-purpose easement adjacent to and north of the right-of-way of UnawEEP Avenue as shown hereon.
- The rights-of-way referred to in Book 46 at Page 165 for irrigation ditch, and Book 89 at Page 183 for existing irrigation ditches did not include specific locations. There are no existing uses known to this surveyor which are not provided for on this plat.
- The survey which resulted in this plat used only the record information provided by Abstract & Title Co. of Mesa County in Commitment to Insure No. 0090951 C and makes no certification as to title or ownership of any parcels shown. Other documents may exist which would affect these parcels. Declaration is made to the original purchaser of the survey. This survey is not transferable to additional institutions or owners and is invalid without an original signature.

CITY OF GRAND JUNCTION REQUIRED NOTES:

- Open hole foundation observation by a licensed engineer is required prior to foundation construction.
- Full-depth basements are not permitted in this subdivision. Half-depth basements may be permitted upon observation of a open hole foundation by a licensed engineer.

AREA SUMMARY

LOTS	1.669 Ac.	5.22%
ROADS	0.249 Ac.	0.78%
TRACTS	0.047 Ac.	0.14%
FUTURE DEVELOPMENT	30.034 Ac.	93.86%
TOTAL	32.000 Ac.	100.00%



STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me by Alan Parkerson as Manager of UnawEEP, LLC, a Colorado Limited Liability Company, this 27th day of October, A.D., 2003.

Witness my hand and official seal:

My commission expires 02/17/06

Lanette K. Garnett
 Notary Public

TITLE CERTIFICATION

We, Abstract & Title Co. of Mesa County, 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 UnawEEP, LLC, a Colorado Limited Liability Company; 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, with the following exceptions, if any.

DATE: Oct 27, 2003

By: Donald K. Paris
 Donald K. Paris
 Abstract and Title of Mesa County

CITY APPROVAL

This plat of UNAWEEP HEIGHTS, FILING NO. 1, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 27th day of October, A.D., 2003.

By: *[Signature]*
 City Manager

Attest: *[Signature]*
 President of City Council

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of UNAWEEP HEIGHTS, FILING NO. 1, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. To the best of my knowledge and belief this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code (2000) and the applicable laws of the State of Colorado. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
 Colorado PLS 18480

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the Mesa County Clerk and at 3:31 o'clock P.m., on the 29th day of October, 2003, and is duly recorded in Plat Book No. 20, at Page 45,46,47.
 Reception No. 2156129, Drawer No. 00-77, Fees: \$30.00 & \$1.00

Clerk and Recorder of Mesa County

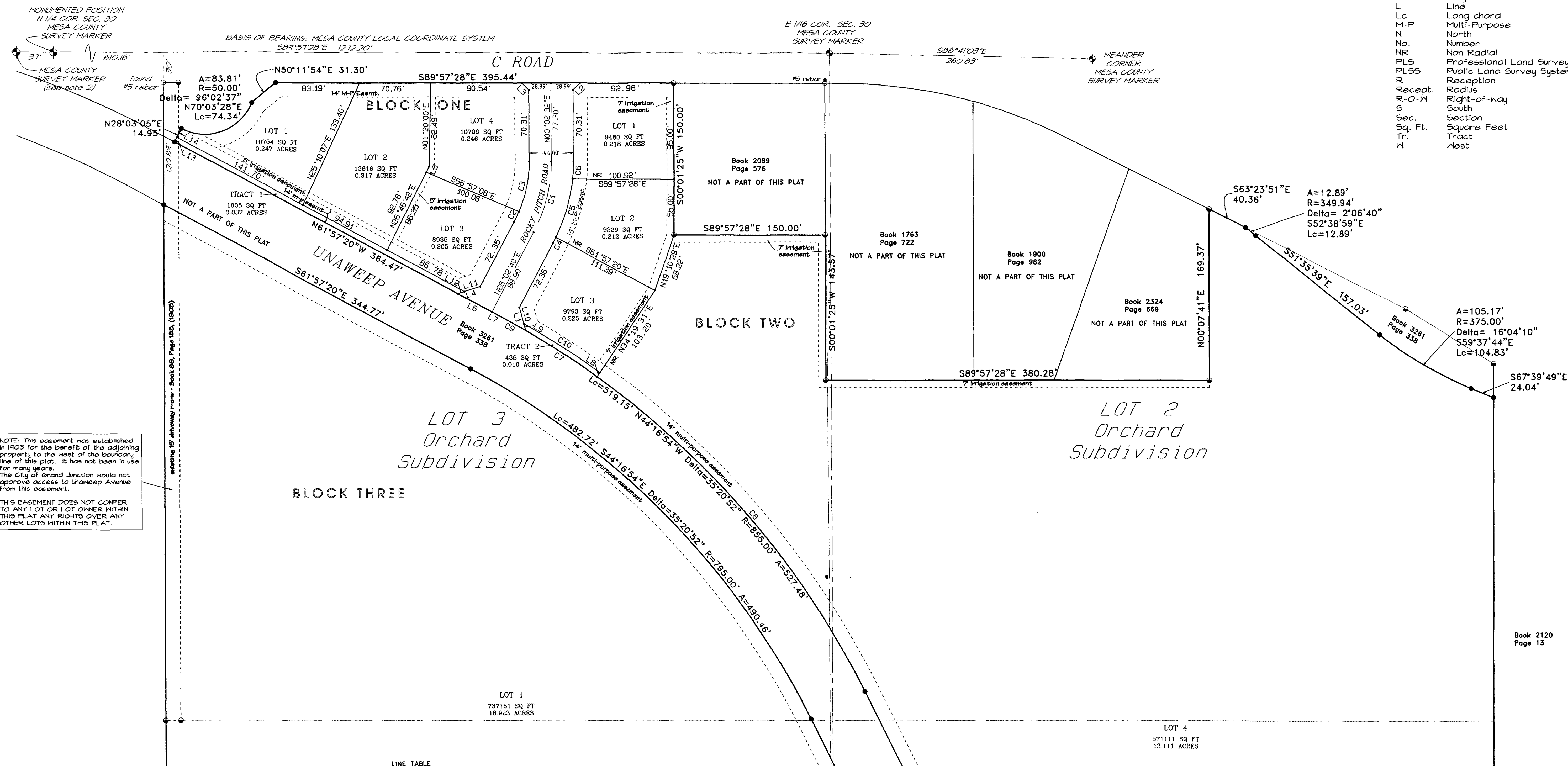
UNAWEEP HEIGHTS FILING NO. 1 UNAWEEP, LLC

NE 1/4 Section 30, Township 1 South, Range 1 East, Ute Meridian
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81505 tic@tlcwest.com
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 Drawn: kst Checked: drs Date: Oct 27, 2003 Sheet 1 of 3

UNAWEEP HEIGHTS FILING NO. 1

ABBREVIATIONS

A	Arc
C	Curve
E	East
Easmt.	Easement
Irr.	Irrigation
L	Line
Lc	Long chord
M-P	Multi-Purpose
N	North
No.	Number
NR	Non Radial
PLS	Professional Land Surveyor
PLSS	Public Land Survey System
R	Reception
Recept.	Radius
R-O-W	Right-of-way
S	South
Sec.	Section
Sq. Ft.	Square Feet
Tr.	Tract
W	West



NOTE: This easement was established in 1903 for the benefit of the adjoining property to the west of the boundary line of this plat. It has not been in use for many years. The City of Grand Junction would not approve access to UnawEEP Avenue from this easement.

THIS EASEMENT DOES NOT CONFER TO ANY LOT OR LOT OWNER WITHIN THIS PLAT ANY RIGHTS OVER ANY OTHER LOTS WITHIN THIS PLAT.

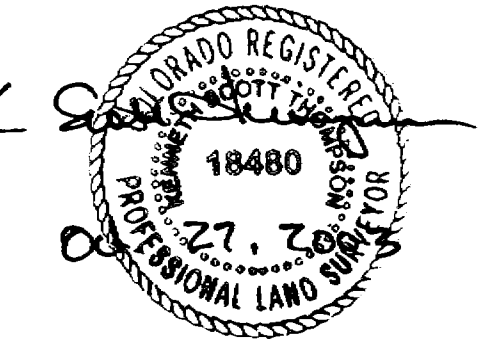
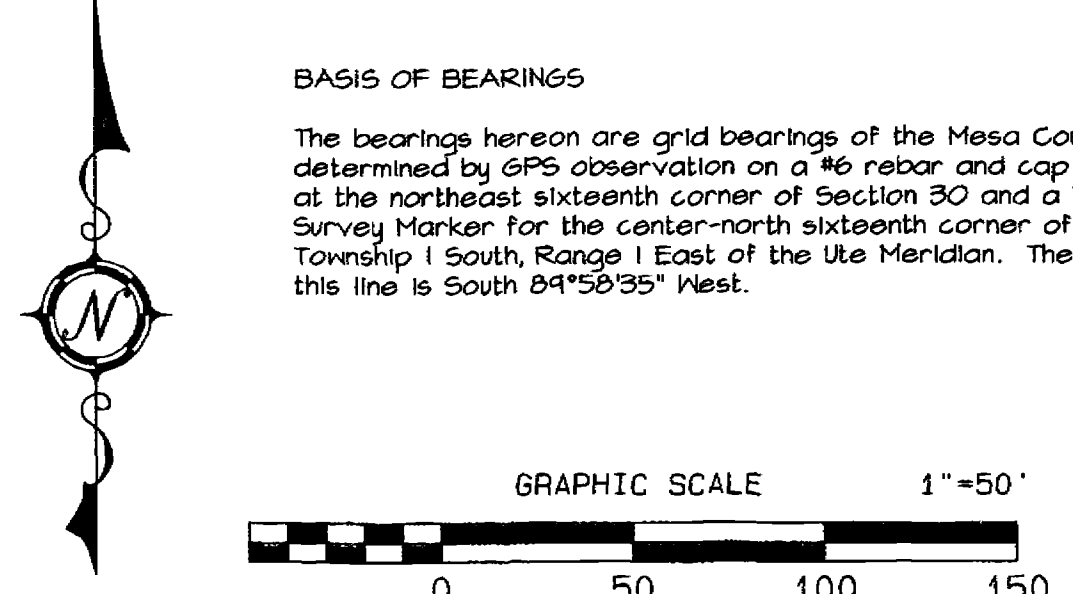
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	73.31'	150.00'	28°00'08"	S14°02'36"W	72.58'
C2	11.16'	128.00'	4°59'48"	N25°32'46"E	11.16'
C3	51.39'	128.00'	23°00'19"	N11°32'42"E	51.05'
C4	6.00'	172.00'	1°59'55"	S27°02'42"W	6.00'
C5	60.33'	172.00'	20°05'43"	S15°59'53"W	60.02'
C6	17.74'	172.00'	5°54'30"	S02°59'47"W	17.73'
C7	84.35'	855.00'	5°39'09"	N57°05'36"W	84.31'
C8	412.75'	855.00'	27°39'33"	S40°26'15"E	408.75'
C9	30.38'	855.00'	2°02'10"	N60°56'15"W	30.38'
C10	89.73'	860.00'	5°58'41"	S57°15'51"E	89.69'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S15°04'02"E	23.40'
L2	N45°02'32"E	9.89'
L3	S44°57'28"E	9.88'
L4	N72°52'10"E	23.33'
L5	N26°46'42"E	6.43'
L6	S61°57'20"E	38.44'
L7	S61°57'20"E	7.61'
L8	N34°19'31"E	5.00'
L9	N15°04'02"W	7.07'
L10	N15°04'02"W	16.33'
L11	S72°52'10"W	15.28'
L12	S72°52'10"W	7.05'
L13	S28°03'05"W	5.00'
L14	N28°03'05"E	9.95'

- LEGEND
- ⊕ found PLSS brass monument
 - ⊕ found PLSS aluminum monument
 - ⊕ found aluminum monument as noted
 - found rebar and cap as noted
 - calculated position - no monument
 - set aluminum cap PLS 18480 in concrete
 - set 24" #5 rebar/aluminum cap PLS 18480
 - ⊕ benchmark



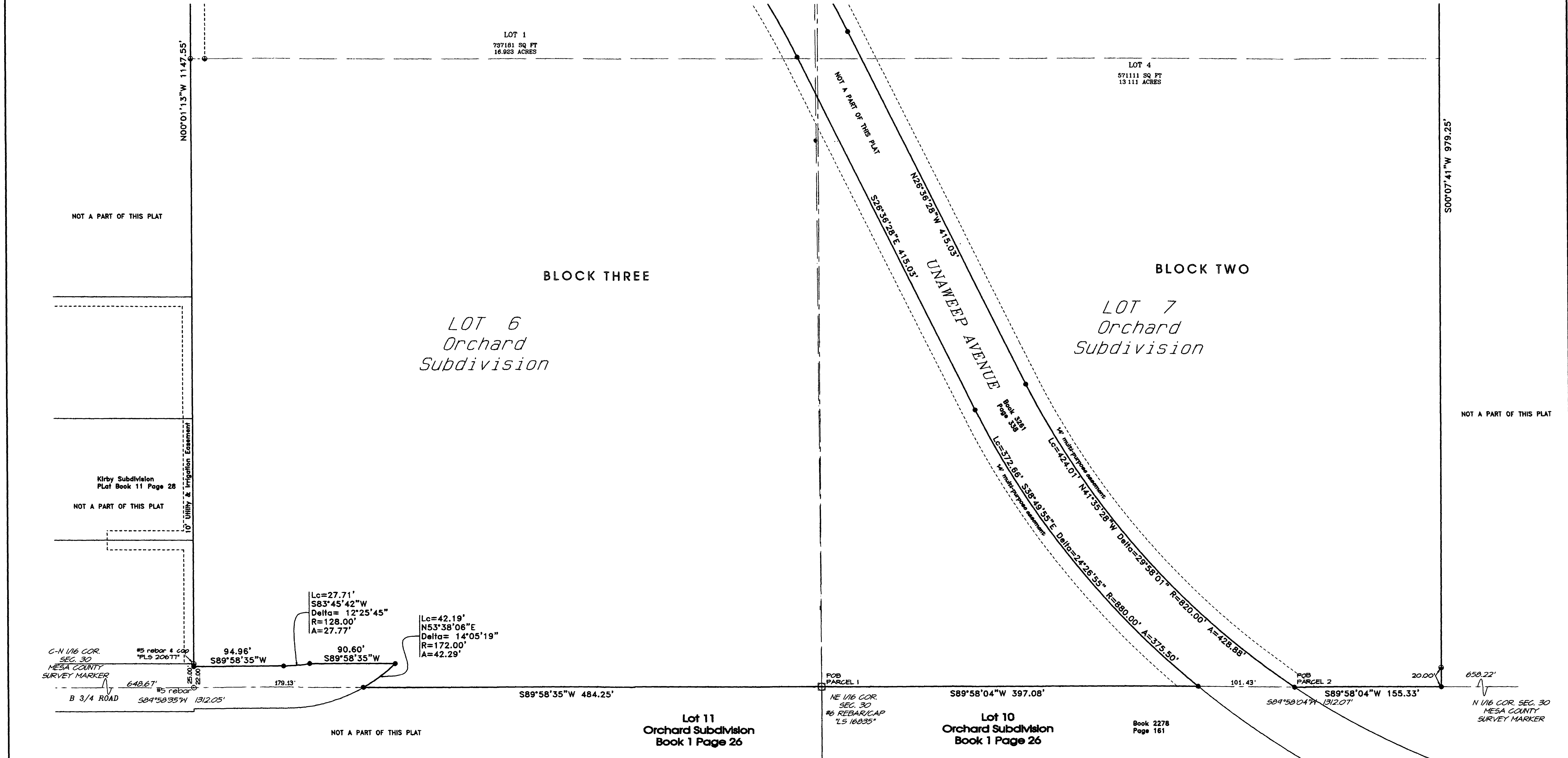
UNAWEEP HEIGHTS
FILING NO. 1
UNAWEEP, LLC

NE 1/4 Section 30, Township 1 South, Range 1 East, Ute Meridian

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

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Drawn: kst Checked: drs Date: Oct 27, 2003 Sheet 2 of 3

UNAWEEP HEIGHTS FILING NO. 1



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	73.31'	150.00'	28°00'08"	S14°02'36"W	72.58'
C2	11.16'	128.00'	4°59'48"	N25°32'46"E	11.16'
C3	51.39'	128.00'	23°00'19"	N11°32'42"E	51.05'
C4	6.00'	172.00'	1°59'55"	S27°02'42"W	6.00'
C5	60.33'	172.00'	20°05'43"	S15°59'53"W	60.02'
C6	17.74'	172.00'	5°54'30"	S02°59'47"W	17.73'
C7	84.35'	855.00'	5°39'09"	N57°05'36"W	84.31'
C8	412.75'	855.00'	27°39'33"	S40°26'15"E	408.75'
C9	30.38'	855.00'	2°02'10"	N60°56'15"W	30.38'
C10	89.73'	860.00'	5°58'41"	S57°15'51"E	89.95'

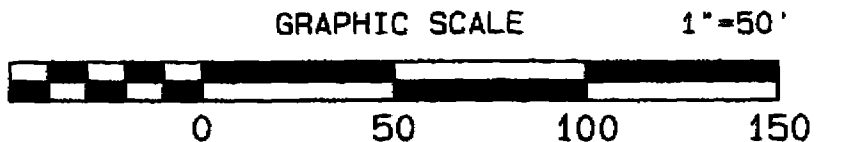
LINE TABLE

LINE	BEARING	DISTANCE
L1	S15°04'02"E	23.40'
L2	N45°02'32"E	9.89'
L3	S44°57'28"E	9.88'
L4	N72°52'10"E	23.33'
L5	N26°46'42"E	6.43'
L6	S61°57'20"E	38.44'
L7	S61°57'20"E	7.61'
L8	N34°19'31"E	5.00'
L9	N15°04'02"W	7.07'
L10	N15°04'02"W	16.33'
L11	S72°52'10"W	16.28'
L12	S72°52'10"W	7.05'
L13	S28°03'05"W	5.00'
L14	N28°03'05"E	9.95'

- LEGEND
- ⊕ found PLSS brass monument
 - ⊕ found PLSS aluminum monument
 - ⊕ found aluminum monument as noted
 - ⊕ found rebar & cap "PLS 20677"
 - ⊕ found rebar and cap as noted
 - calculated position - no monument
 - ⊕ set aluminum cap PLS 18480 in concrete
 - ⊕ set 24" #5 rebar/aluminum cap PLS 18460
 - ⊕ benchmark



BASIS OF BEARINGS
The bearings hereon are grid bearings of the Mesa County SIMS/LCS determined by GPS observation on a #6 rebar and cap "LS 16835" at the northeast sixteenth corner of Section 30 and a Mesa County Survey Marker for the center-north sixteenth corner of Section 30, Township 1 South, Range 1 East of the Ute Meridian. The bearing of this line is South 89°58'35" West.



**UNAWEEP HEIGHTS
FILING NO. 1
UNAWEEP, LLC**

NE 1/4 Section 30, Township 1 South, Range 1 East, Ute Meridian

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SEE SHEET 1 OF 3 FOR SURVEYOR'S STATEMENT