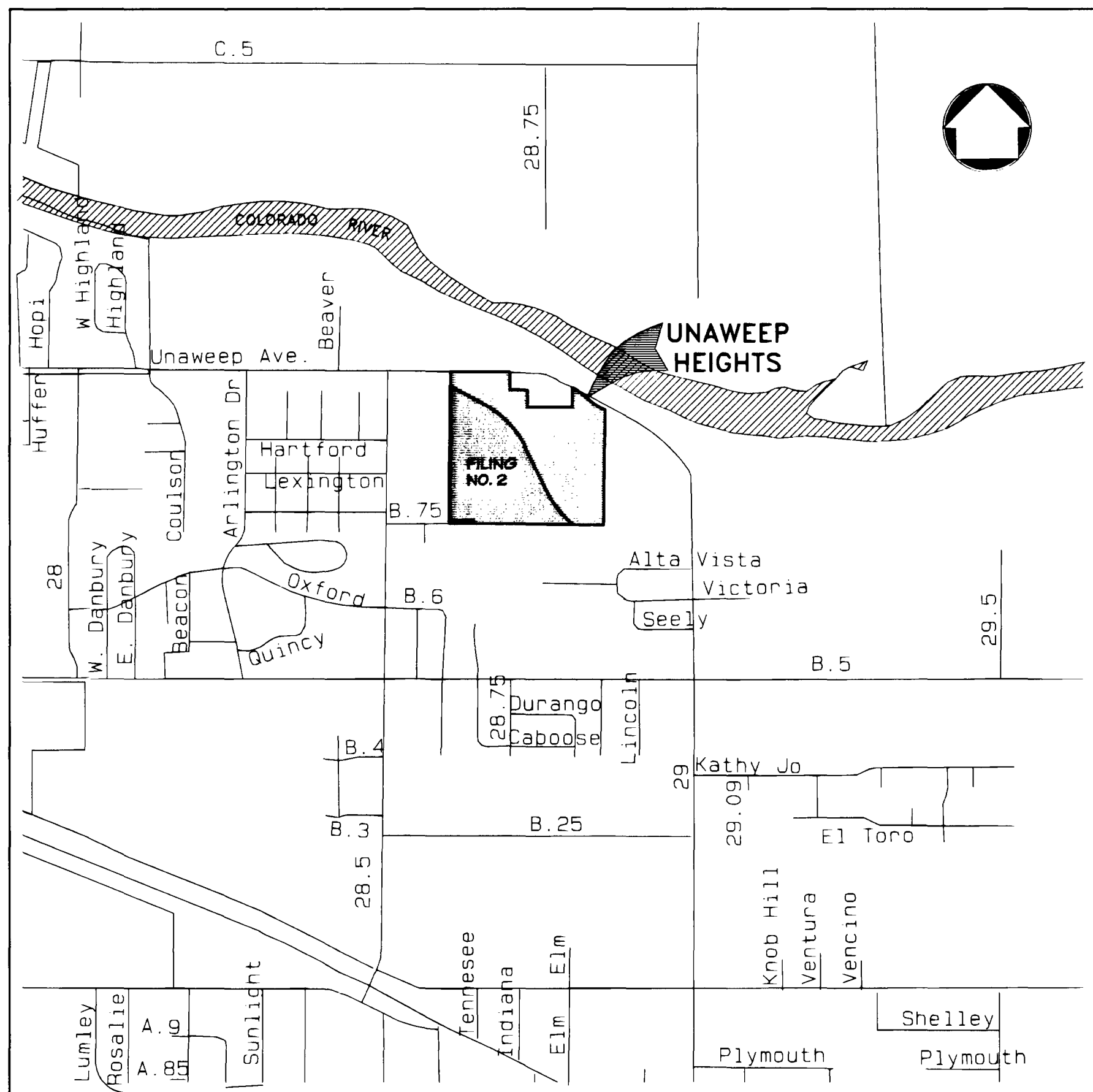


UNAWEEP HEIGHTS FILING NO. 2



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 acknowledgement 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 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. 00909951 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 an open hole foundation by a licensed engineer.

AREA SUMMARY		
LOTS	13.352 Ac.	78.89%
ROADS	2.872 Ac.	16.97%
TRACTS	0.700 Ac.	4.14%
TOTAL	16.923 Ac.	100.00%

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:

LOT 1, BLOCK THREE, of UNAWEEP HEIGHTS, FILING NO. 1, as recorded at Reception No. 2156129 of the Mesa County records.

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. 2, 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 BEAR CANYON COURT, FALL CREEK DRIVE, GILL CREEK COURT, LOBE CREEK COURT and THIMBLE ROCK ROAD, 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.

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.

Tract 1 and Tract 2, shown hereon, shall be granted to the UnawEEP Heights Homeowners Association by separate instrument, for the benefit of the owners of the lots hereby platted, for Open Space purposes, subject to the various easements dedicated and granted on this Final Plat.

Grant recorded in Book 3517 Page 543.

All Irrigation and Drainage Easements shown hereon (being seven (7) feet on all side and rear lot lines except along the perimeter lots which shall be ten (10) feet along the rear) 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.

Grant recorded in Book 3517 Page 543.

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
Alan Parkerson, Manager
UnawEEP, LLC
a Colorado Limited Liability Company

STATE OF COLORADO }
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Alan Parkerson as Manager of UnawEEP, LLC, a Colorado Limited Liability Company, this 14th day of April, A.D., 2004.

Witness my hand and official seal:

My commission expires 11-26-06

Rebecca Mattini
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.

DATE: April 7th, 2004

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

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3517 at Page 544 et al.

CITY APPROVAL

This plat of UNAWEEP HEIGHTS, FILING NO. 2, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16th day of April, A.D., 2004.

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. 2, 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 4:00 o'clock P.m., on the 19th day of April

2004, and is duly recorded in Plat Book No. 3633, at Page 714-715

Reception No. 2187628, Drawer No. 9818, Fees: 30.00 job sc

Janice Ward
Clerk and Recorder of Mesa County

By Shirley Howard
Deputy Clerk

UNAWEEP HEIGHTS FILING NO. 2 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
S:\Survey\0437 UnawEEP-003 PBC\Filing2.pro Job No. 0437-003
Drawn: kst Checked: drs Date: Oct. 27, 2003 Sheet 1 of 2

