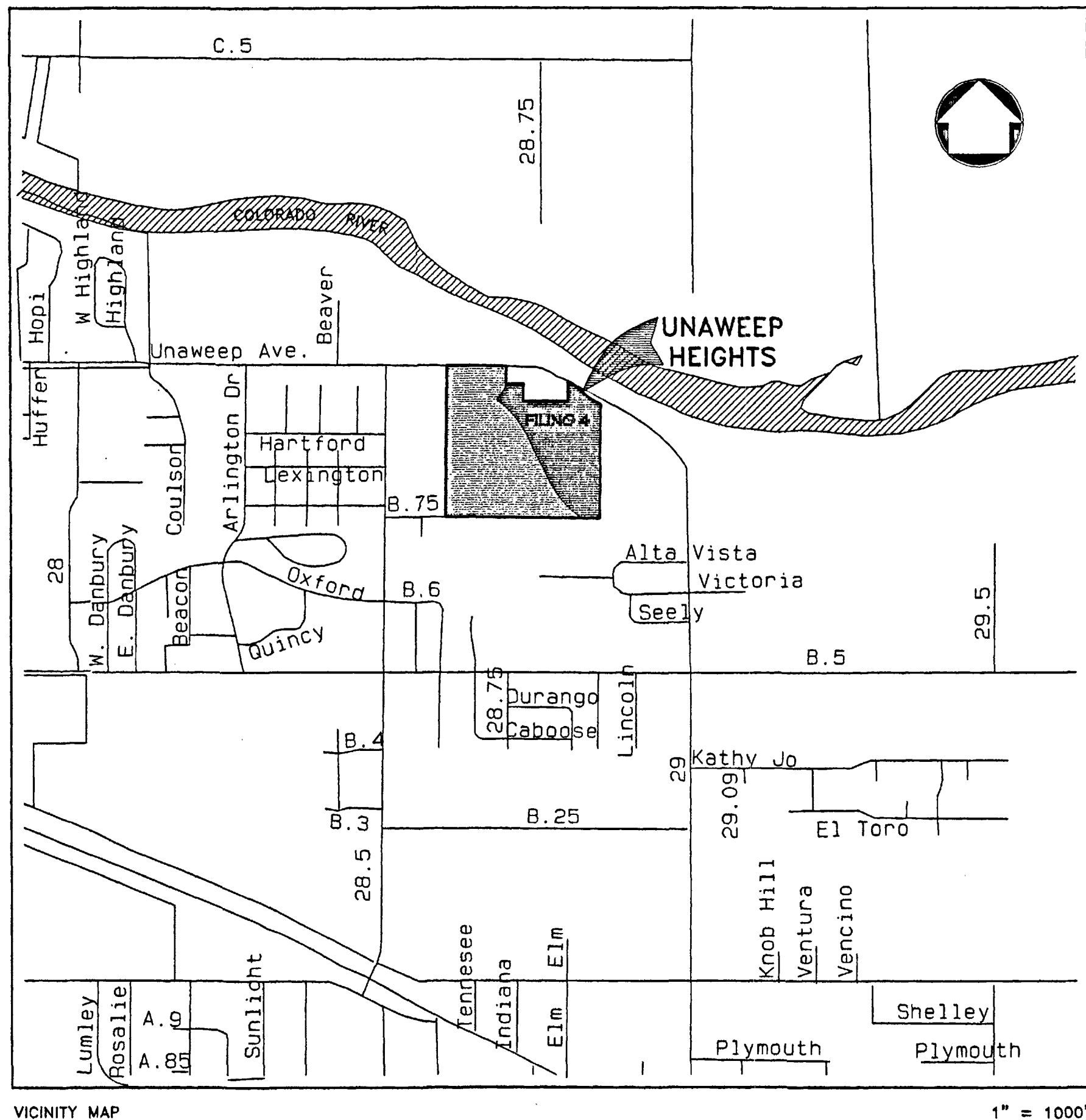


UNAWEEP HEIGHTS FILING NO. 4



VICINITY MAP 1" = 1000'

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, being a portion of the lands 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 4, Block 2 of UnawEEP Heights Filing No. 1, a plat on file with the Mesa County Clerk and Recorder, recorded on October 29, 2003 at Reception No. 2156129.

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. 4, 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, 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.

Utility Easements are hereby dedicated to the City of Grand Junction over Tract 1 and Tract 2 for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

Pedestrian Easements are dedicated to the City of Grand Junction over Tract 1 and Tract 2 as perpetual easements for Ingress and egress use by the public for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes.

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 easements dedicated and granted on this Final Plat.

The 20' Private Driveway Easement being 10' either side of the common line to Lot 3 and Lot 4 of Block 1, as shown hereon, shall be granted to Matthew James Lohof and Shirle M. Lohof as an easement appurtenant to that property described in Book 1763 at Page 722.

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, except as shown otherwise) 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.

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

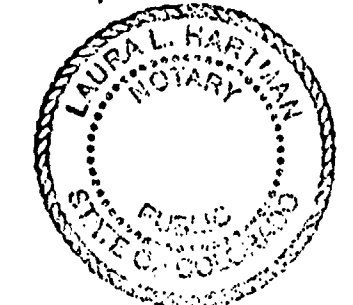
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Alan Parkerson as Manager of UnawEEP, LLC, a Colorado Limited Liability Company, this 2nd day of November, A.D., 2005.

Witness my hand and official seal:

My commission expires 8-2-05

Xaura Hartman
Notary Public



TITLE CERTIFICATION

We, First American Heritage Title 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 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: 11-2-05

By: Janna Smith - Title Dept. Manager
First American Heritage Title Company

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions as contained in an instrument recorded October 29, 2003 in Book 3517 of Page 544 and as amended by instrument recorded December 31, 2003 in Book 3561 at Page 548 and as further amended by instrument recorded April 6, 2004 in Book 3624 at Page 558, and as further amended by instrument recorded March 28, 2005 in Book 3863 at Page 446.

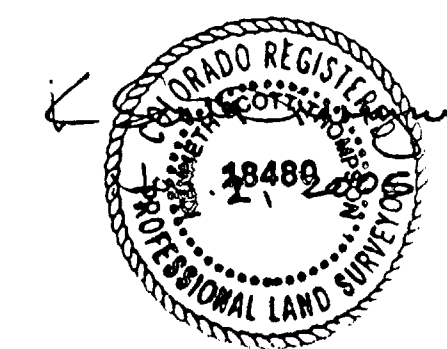
CITY APPROVAL

This plat of UNAWEEP HEIGHTS FILING NO. 4, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 3rd day of November, 2005.

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. 4, 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. 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 3:42 o'clock p.m., on the 7th day of November, 2005, and is duly recorded in Book No. 4033, at Pages 254-257.
Reception No. 2285134, Drawer No. RR-71, Fees: \$20.00 + 1.00

Clerk and Recorder of Mesa County

SURVEYOR'S NOTES:

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 hereon.
2. The survey which resulted in this plat used only the record information provided by First American Heritage Title Company in Commitment No. 00157852, Revision A, 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.
3. The easement granted to Mesa County by instrument recorded on August 14, 2002 in Book 3132 at Page 575 (Item 10 in the above-referenced Title Commitment) is described in said instrument as a Temporary Construction Easement for the UnawEEP Realignment Project which "shall terminate automatically upon the completion of construction and use." The realignment of UnawEEP Avenue is apparently complete and the roadway is in use so that easement is not shown on this plat.

CITY OF GRAND JUNCTION REQUIRED NOTES:

1. Open hole foundation observation by a licensed engineer is required prior to foundation construction.
2. 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	10.089 Ac.	76.95%
ROADS	2.491 Ac.	19.00%
TRACTS	0.532 Ac.	4.06%
TOTAL	13.111 Ac.	100.00%

CONVEYANCE DOCUMENTS (for City use only)

Irrigation Easements to the UnawEEP Heights Homeowners Association	Book <u>4033</u> Page <u>261</u>
Tracts 1 and 2 to the UnawEEP Heights Homeowners Association	Book <u>4033</u> Page <u>262</u>
Private Driveway Easement to James Matthew and Shirle M. Lohof	Book <u>4033</u> Page <u>260</u>
Temporary Turn-around Easement	Book <u>4033</u> Page <u>258-259</u>

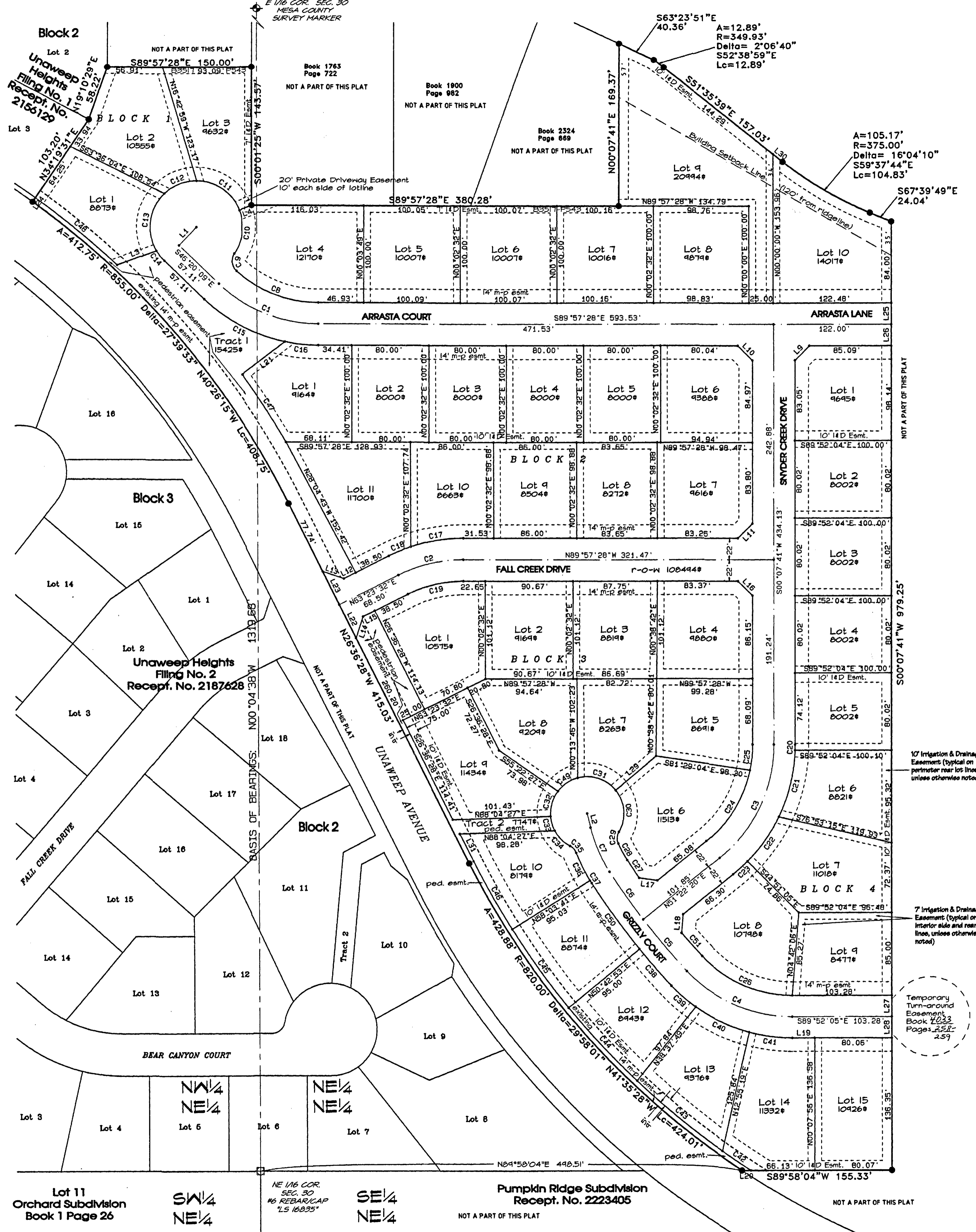
**UNAWEEP HEIGHTS
FILING NO. 4
UNAWEEP LLC**

NE Quarter 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@ticwest.com

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Drawn: kst Checked: ccb Date: Oct. 25, 2005 Sheet 1 of 2

UNAWEEP HEIGHTS FILING NO. 4

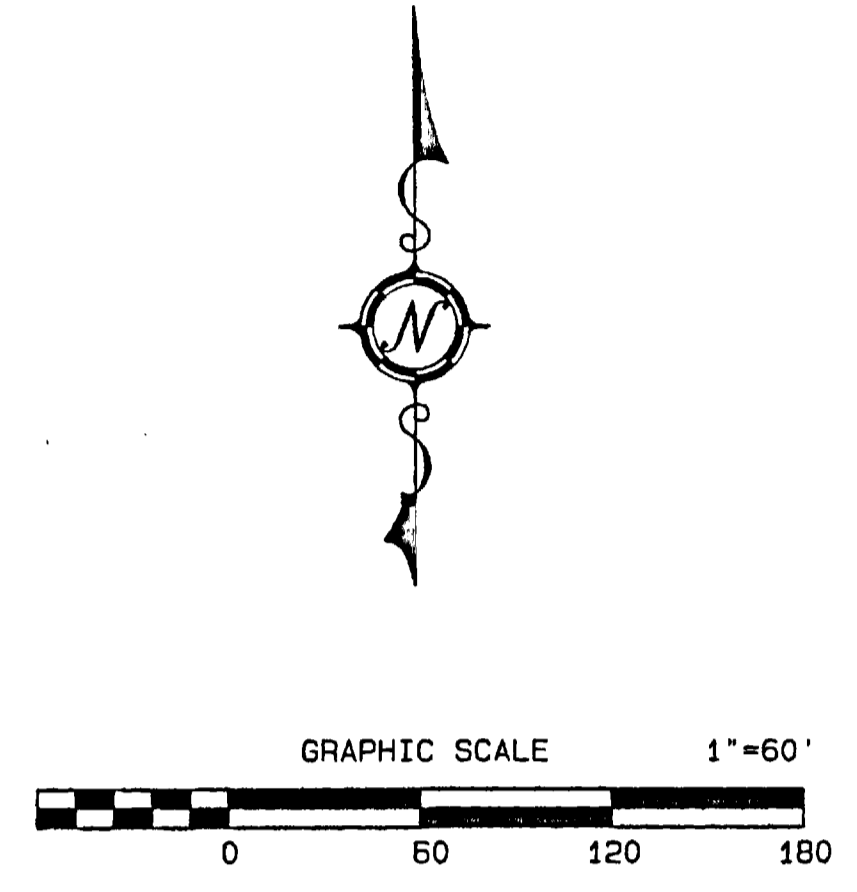


CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	114.20'	150.00'	43°37'18"	S68°08'49"E	111.46'
C2	69.77'	150.00'	26°39'00"	N76°43'02"E	69.14'
C3	134.16'	150.00'	51°14'39"	N25°45'01"E	129.73'
C4	121.96'	150.00'	46°35'41"	S66°34'29"E	118.63'
C5	69.69'	698.00'	5°43'15"	S40°25'16"E	69.66'
C6	63.44'	698.00'	4°57'42"	S35°10'47"E	60.43'
C7	60.08'	150.00'	15°07'50"	S23°10'21"E	49.85'
C8	93.38'	128.00'	41°47'53"	S69°03'31"E	91.32'
C9	19.53'	13.50'	82°52'58"	S06°43'06"E	17.87'
C10	46.77'	48.00'	55°49'35"	S06°48'36"W	44.94'
C11	57.48'	48.00'	68°36'46"	S55°24'35"E	54.11'
C12	36.81'	48.00'	43°56'31"	N68°18'46"E	35.92'
C13	64.37'	48.00'	76°50'09"	N07°55'26"E	59.65'
C14	13.27'	48.00'	15°50'32"	N38°24'54"W	13.23'
C15	96.16'	172.00'	32°01'59"	N62°21'09"W	94.91'
C16	34.79'	172.00'	11°35'19"	N84°09'48"W	34.73'
C17	55.43'	172.00'	18°27'47"	N80°48'39"E	55.19'
C18	24.58'	172.00'	8°11'13"	N67°29'09"E	24.56'
C19	59.54'	128.00'	25°39'00"	S76°43'02"W	59.00'
C20	5.90'	172.00'	1°58'00"	N01°06'41"E	5.90'
C21	70.90'	172.00'	23°37'03"	S13°54'15"W	70.40'
C22	56.89'	172.00'	18°56'58"	S35°11'19"W	56.63'
C23	20.14'	172.00'	6°42'32"	S48°10'14"W	20.13'
C24	87.89'	128.00'	39°20'34"	N31°42'03"E	86.18'
C25	26.59'	128.00'	11°54'06"	N06°04'44"E	26.54'
C26	104.07'	128.00'	46°35'11"	S66°34'29"E	101.23'
C27	22.06'	676.00'	1°52'11"	S33°32'02"E	22.06'
C28	19.59'	128.00'	8°46'42"	S28°12'51"E	19.57'
C29	12.69'	13.50'	53°50'39"	N03°05'35"E	12.23'
C30	45.69'	38.00'	68°53'12"	S04°25'41"E	42.98'
C31	43.84'	38.00'	65°06'00"	S71°25'17"E	41.45'
C32	27.54'	38.00'	41°31'46"	S35°17'16"E	26.94'
C33	15.57'	38.00'	23°28'25"	N15°55'57"W	15.46'
C34	22.81'	38.00'	34°32'50"	N44°56'34"W	22.57'
C35	9.74'	13.50'	41°21'16"	S41°32'21"E	9.53'
C36	31.94'	172.00'	10°38'18"	N26°10'53"W	31.88'
C37	3.30'	172.00'	1°05'55"	S32°02'59"E	3.30'
C38	50.22'	720.00'	3°59'46"	N41°17'00"W	50.21'
C39	33.29'	172.00'	11°05'25"	N48°49'36"W	33.24'
C40	61.44'	172.00'	20°28'05"	N64°36'21"W	61.12'
C41	45.11'	172.00'	15°01'41"	N82°21'46"W	44.98'
C42	35.65'	815.00'	2°30'22"	S55°51'27"E	35.64'
C43	114.19'	815.00'	8°01'39"	S50°35'26"E	114.09'
C44	103.72'	815.00'	7°17'30"	S42°55'52"E	103.65'
C45	99.50'	815.00'	6°59'42"	S35°17'16"E	99.44'
C46	80.83'	815.00'	6°40'57"	S23°26'58"E	80.80'
C47	83.34'	883.00'	5°24'28"	S33°04'58"E	83.31'
C48	109.30'	860.00'	7°16'56"	S50°38'02"E	109.23'
C49	25.00'	38.00'	37°41'41"	N56°10'52"E	24.55'
C50	84.02'	720.00'	6°41'11"	N35°56'32"W	83.97'
C51	32.07'	676.00'	2°43'04"	S41°55'21"E	32.06'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°39'51"E	26.00'
L2	S13°28'07"E	14.85'
L3	N69°48'09"E	43.46'
L4	S68°53'48"W	14.00'
L9	N45°02'32"E	21.12'
L10	S44°57'28"E	21.25'
L11	S45°02'32"W	21.33'
L12	N63°23'32"E	13.56'
L13	S71°25'58"E	23.33'
L14	S18°13'02"W	23.33'
L15	S63°23'32"W	13.56'
L16	S44°57'28"E	21.17'
L17	N81°42'13"W	19.20'
L18	N05°13'27"E	19.19'
L19	S89°52'04"E	23.23'
L20	S89°58'04"W	9.13'
L21	S52°59'04"W	55.98'
L22	S26°36'28"E	39.54'
L23	S26°36'28"E	39.54'
L24	S34°19'31"W	5.00'
L25	N00°07'46"E	22.00'
L26	N00°07'36"E	22.00'
L27	N00°07'41"E	22.00'
L28	N00°07'41"E	22.00'
L29	N50°10'39"E	54.70'
L30	S51°35'39"E	12.74'
L31	S26°36'28"E	31.69'



BASIS OF BEARINGS
The bearings herein are grid bearings of the Mesa County LCS determined by GPS observation on a #6 rebar and cap "LS 16035" at the northeast sixteenth corner of Section 30 and a Mesa County Survey Marker for the east sixteenth corner on the north line of Section 30, Township 1 South, Range 1 East of the Ute Meridian. The bearing of this line is North 00°04'38" West.

- ABBREVIATIONS**
- A Arc length
 - B Book
 - C Curve
 - CL Centerline
 - E East
 - Esmt. Easement
 - LD Irrigation and Drainage Line
 - LC Long chord
 - M-P Multi-Purpose
 - N North
 - No. Number
 - P Page
 - PLS Professional Land Surveyor
 - PLSS Public Land Survey System
 - R Radius
 - Receipt. Reception
 - r-o-w Right-of-way
 - S South
 - Sec. Section
 - sq. ft. Square Feet
 - Tr. Tract
 - W West

NOTE: Abbreviations may appear in upper case or lower case letters, with or without periods.

- 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

SEE SHEET 1 OF 2 FOR SURVEYOR'S STATEMENT

UNAWEEP HEIGHTS FILING NO. 4 UNAWEEP LLC

NE Quarter 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: ccb Date: Oct. 25, 2005 Sheet 2 of 2

