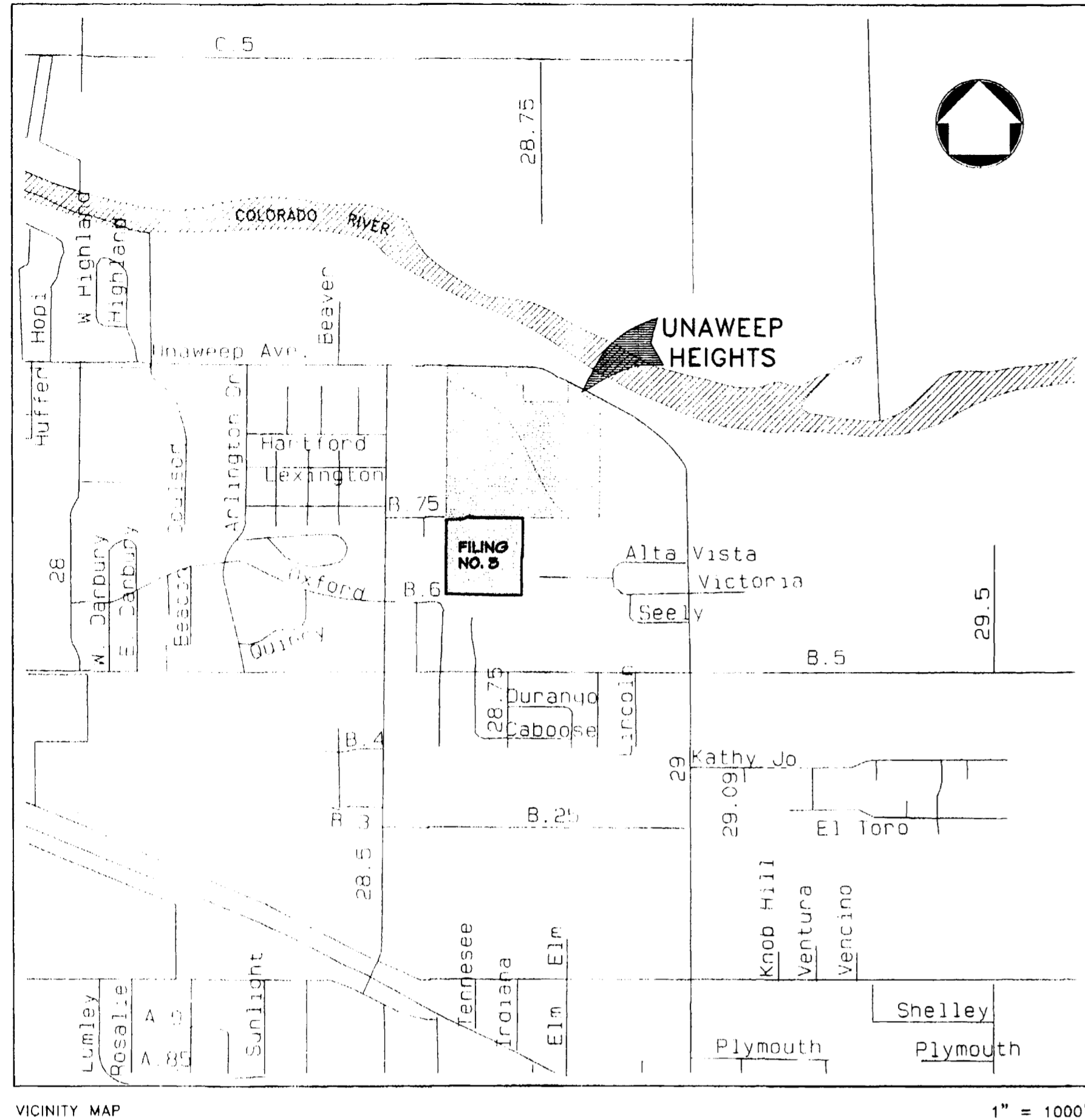


UNAWEEP HEIGHTS, FILING NO. 3



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 a part of Lot 11 of the Orchard Mesa Land Company's Orchard Subdivision and vacated rights-of-way adjacent to said Lot 11, described in Book 3545 and Pages 66 and 67, Book 3588 at Page 345 and Book 3813 at Page 278 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 corner of said Lot 11 of Orchard Subdivision, a plat recorded in the Mesa County Clerk and Recorder's Office July 2, 1892 at Book 1 of Plats, Page 26; Thence along the east line of said Lot 11 South 00°07'22" East, a distance of 317.46 feet to the northeast corner of a Boundary Agreement parcel described in Book 3725 at Pages 281 thru 285 and Book 3799 at Pages 275 thru 279; Thence along the north line of said parcel South 89°57'24" West, a distance of 5.43 feet; Thence along the west line of said parcel South 00°12'36" East, a distance of 321.49 feet to the south line of said Lot 11; Thence along said south line South 89°57'24" West, a distance of 654.03 feet to the southwest corner of said Lot 11; Thence along the west line of said Lot 11 North 00°04'55" West, a distance of 637.08 feet to the southerly right-of-way line of B 3/4 Road; Thence along said right-of-way North 89°58'35" East, a distance of 95.07 feet; Thence continuing along said right-of-way 87.95 feet along the arc of a 172.00 foot radius tangent curve to the left, through a central angle of 29°17'50", with a chord bearing North 75°19'40" East, a distance of 86.99 feet to a point on the north line of said Lot 11; Thence along said north line North 89°58'35" East, a distance of 479.28 feet; Thence South 00°01'25" East, a distance of 19.90 feet to the Point of Beginning.

Containing 9.850 acres, more or less.

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. 3, 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 SILVERTIP WAY, ROCK CREEK DRIVE, and VICTORIA 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, landscaping, trees and grade structures.

All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction 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.

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.

Open Space Tract 1, 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.

All Irrigation and Drainage Easements shown hereon (typically 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, unless otherwise noted) 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, for surface water drainage of individual lots, and to supply and drain irrigation water.

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

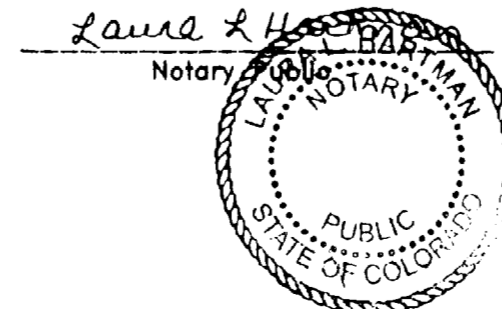
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed.

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 20th day of July, 2006.

Witness my hand and official seal:
My commission expires 8-2-07



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: July 20, 2006
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 2363 at Page 274, 277 et al.

CITY APPROVAL

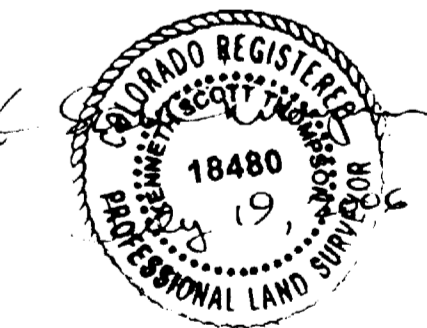
This plat of UnawEEP Heights, Filing No. 3, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 19th day of July, 2006.

David Valls City Manager
[Signature] Mayor

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. 3, 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 4:12 o'clock p.m., on the 20th day of August, 2006, and is duly recorded at Reception No. 236436.
Drawer No. 2257. Fees: 20.00 + 1.00 Book 4217 Page 261-262
Clerk and Recorder of Mesa County

CONVEYANCE DOCUMENTS (for City use only)

Open Space Tract 1 to the UnawEEP Heights HOA Book 4217 Page 267
Irrigation and Drainage Easements to the UnawEEP Heights HOA Book 4217 Page 268
Temporary turn-around to the City of Grand Junction Book 4033 Page 258

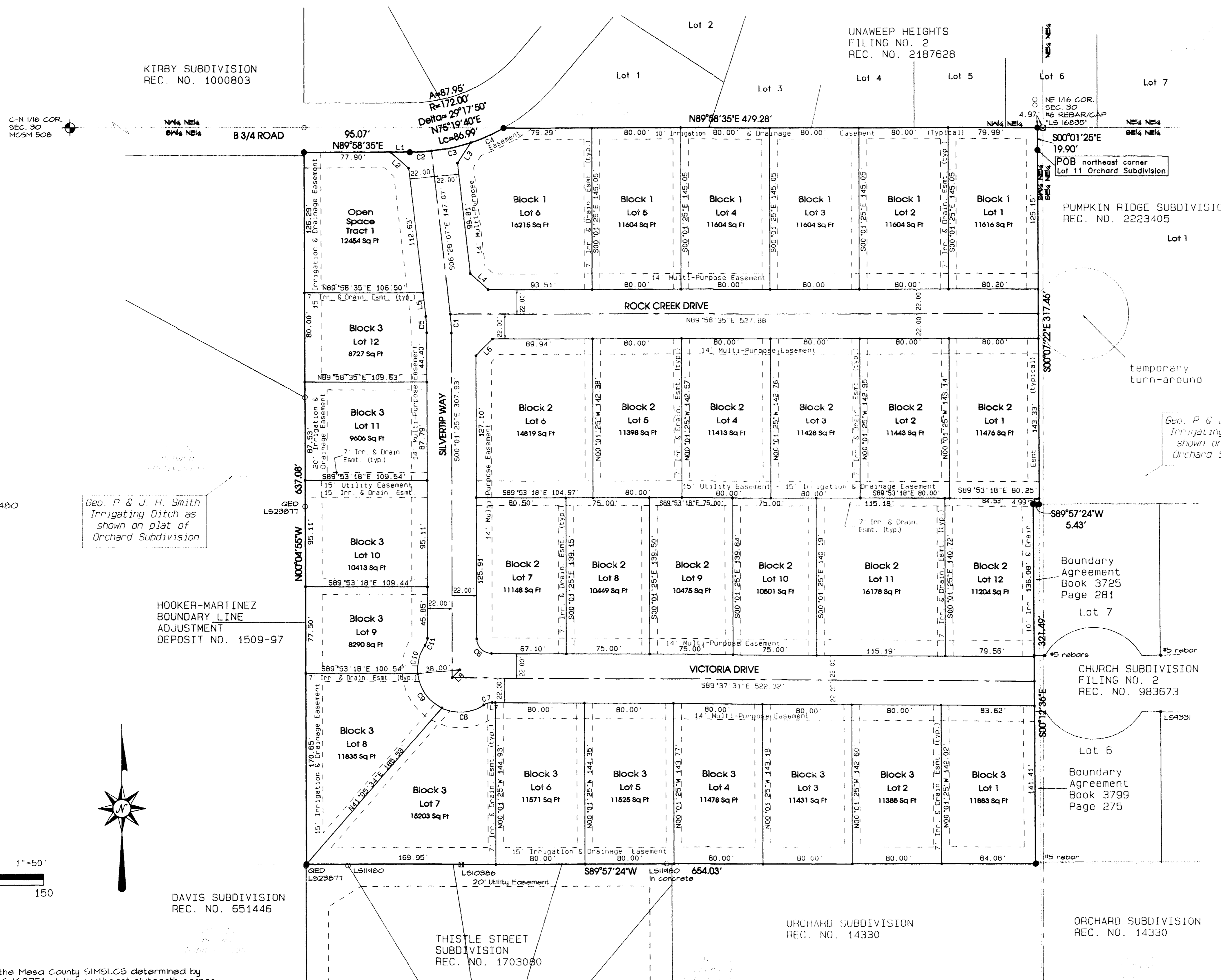
AREA SUMMARY

LOTS	8.024 Ac.	81.46%
ROADS	1.540 Ac.	15.64%
TRACTS	0.286 Ac.	2.90%
TOTAL	9.850 Ac.	100.00%

UNAWEEP HEIGHTS, FILING NO. 3
UNAWEEP HEIGHTS
UNAWEEP LLC

NE 1/4 SEC. 30, T.1S., R.1E., U.M.
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tic@tlcwest.com

UNAWEEP HEIGHTS, FILING NO. 3

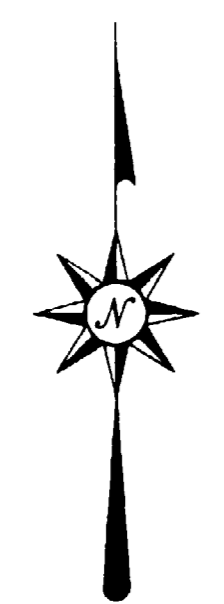
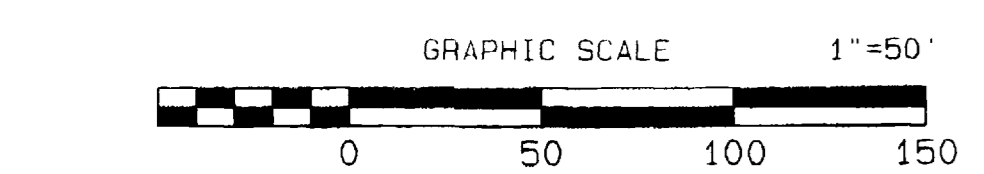


LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	16.87	150.00	6°26'42"	S03°14'46"E	16.86
C2	19.35	172.00	6°26'48"	S86°45'05"W	19.34
C3	36.23	172.00	12°04'05"	S77°29'48"W	36.16
C4	32.37	172.00	10°46'57"	S66°04'14"W	32.32
C5	14.40	128.00	6°26'42"	N03°14'46"W	14.39
C6	20.58	13.50	87°20'58"	N45°57'02"W	18.65
C7	8.10	13.50	34°23'13"	N73°10'53"E	7.98
C8	39.21	38.00	89°07'26"	S85°32'59"W	37.50
C9	39.21	38.00	89°07'26"	N35°19'35"W	37.50
C10	26.83	38.00	40°09'04"	N14°18'40"E	26.09
C11	6.83	13.50	29°00'13"	S19°53'06"W	6.76

LINE	BEARING	DISTANCE
L1	S89°58'35"W	17.17'
L2	S48°14'51"E	21.57'
L3	N33°00'54"E	21.96'
L4	N48°14'46"W	21.58'
L5	S06°28'07"E	21.37'
L6	N44°58'35"E	21.26'
L7	S89°37'31"E	2.89'
L8	N45°07'35"E	9.86'

- 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 24" #5 rebar/aluminum cap PLS 18480
 - ⊠ benchmark

- ABBREVIATIONS**
- A Arc length
 - C Curve
 - CL Centerline
 - Drain. Drainage
 - E East
 - Esmt. Easement
 - Irr. Irrigation
 - L Line
 - Lc Long chord
 - M-P Multi-Purpose
 - N North
 - No. Number
 - PLS Professional Land Surveyor
 - PLSS Public Land Survey System
 - R Radius
 - Rec. Reception
 - r-o-w Right-of-way
 - S South
 - Sec. Section
 - Sq. Ft. Square Feet
 - Tr. Tract
 - W West



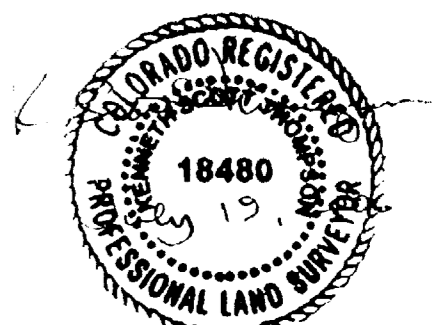
BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS 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.

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.

10' Irrigation & Drainage Easements are typical on perimeter rear lot lines

7' Irrigation & Drainage Easement are typical on interior side and rear lot lines, unless otherwise noted



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

UNAWEEP HEIGHTS, FILING NO. 3

UNAWEEP HEIGHTS UNAWEEP LLC

N1/4 SEC. 30, T.1S., R.1E., U.M.

THOMPSON-LANGFORD CORPORATION

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