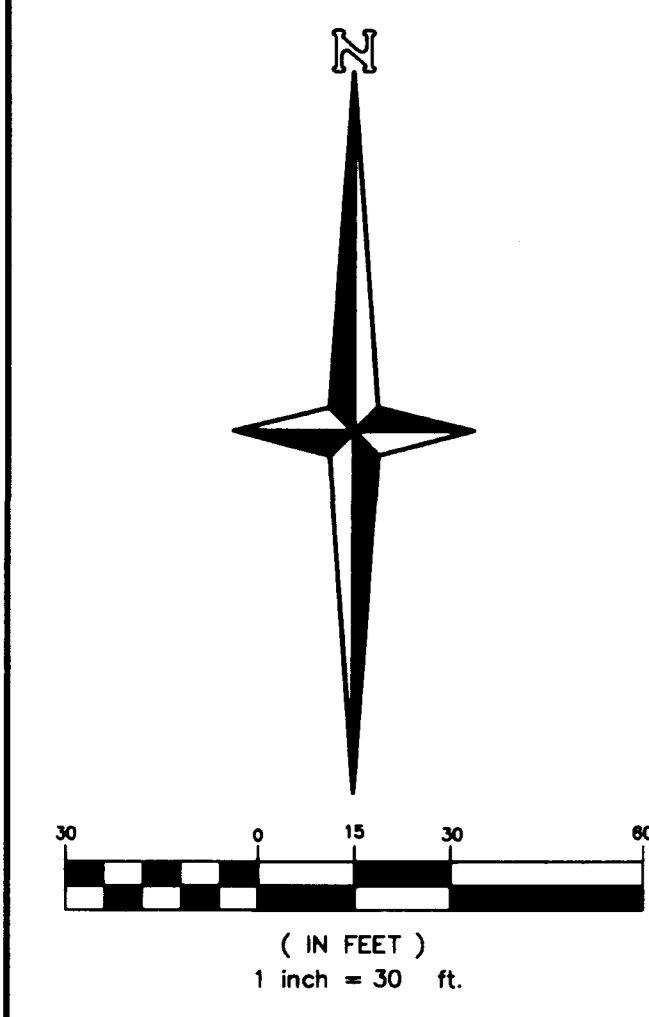
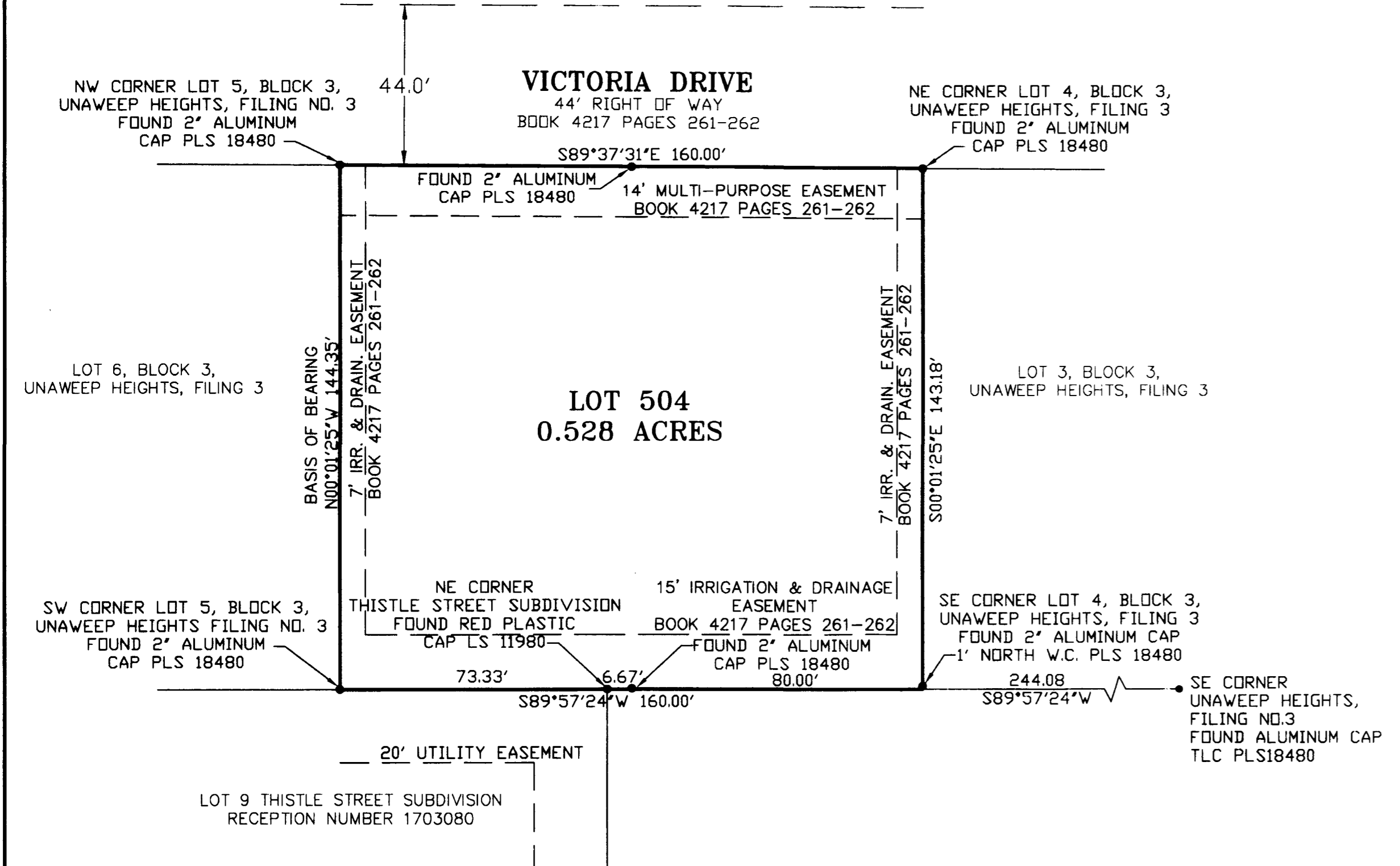


MDS AT VICTORIA SUBDIVISION
A REPLAT OF LOTS 4 AND 5, BLOCK 3, OF UNAWEEP HEIGHTS, FILING NO. 3
AS RECORDED IN BOOK 4217 PAGES 261-262
LOCATED IN THE NORTHEAST 1/4 SECTION 30, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST
UTE MERIDIAN COUNTY OF MESA



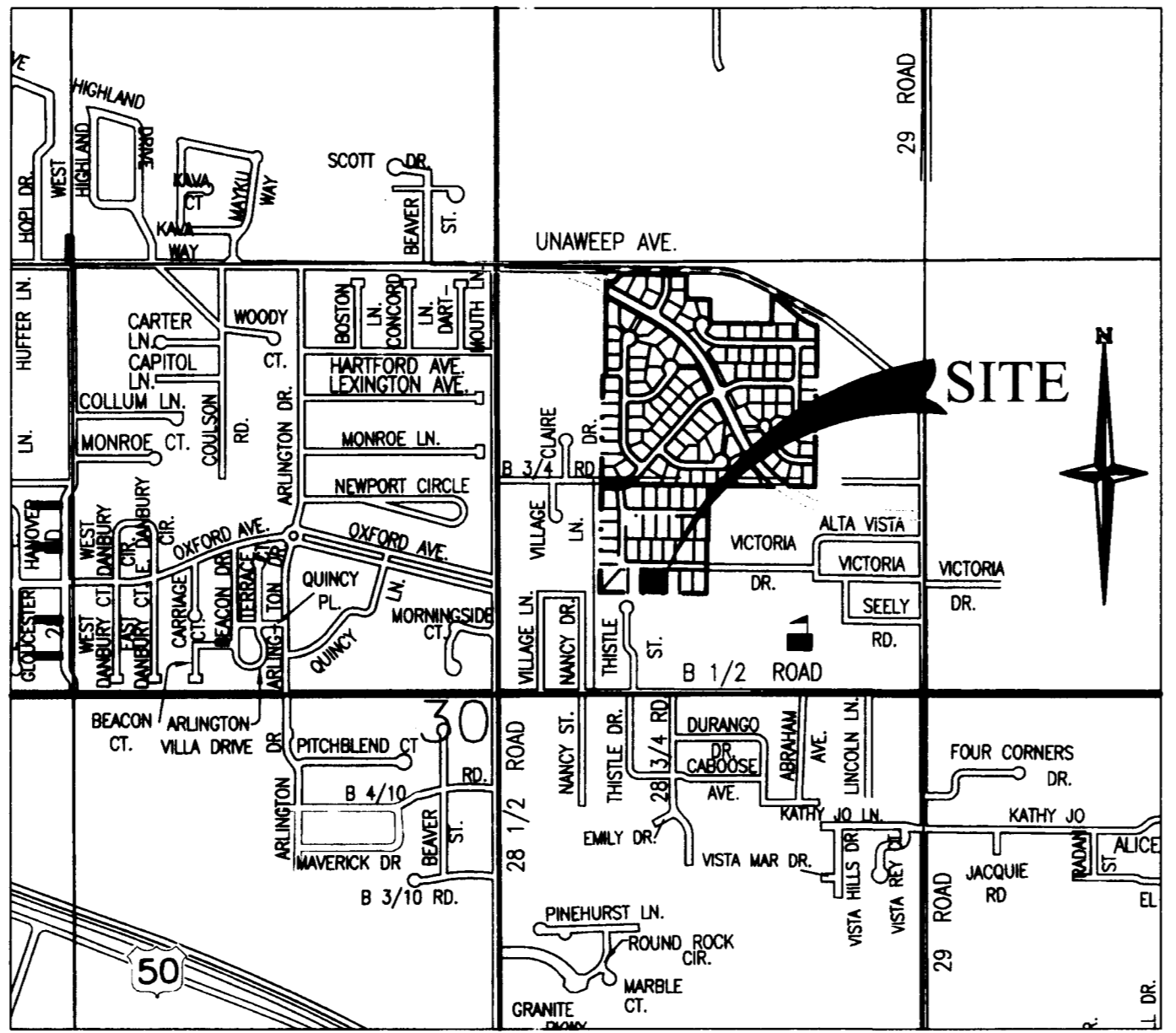
- LEGEND**
- FOUND WITNESS CORNER AS NOTED
 - FOUND PROPERTY CORNER AS NOTED
 - PROPERTY BOUNDARY
 - - - - EASEMENT LINE

- LIST OF ABBREVIATIONS USED ON THIS PLAT**
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - NE: NORTHEAST
 - NW: NORTHWEST
 - SE: SOUTHEAST
 - SW: SOUTHWEST
 - PLS: PROFESSIONAL LAND SURVEYOR
 - W.C.: WITNESS CORNER
 - IRR.: IRRIGATION
 - DRAIN.: DRAINAGE

AREA SUMMARY		
LOTS	0.528 acres	100.0%
ROADS	0.0 acres	0.0%
TOTAL	0.528 acres	100.0%

BASIS OF BEARING AND LINEAR UNITS:
 THE BEARING BETWEEN THE FOUND NORTHWEST CORNER LOT 5 AND THE SOUTHWEST CORNER LOT 5 IS ASSUMED TO BEAR N00°01'25"W TO CORRESPOND TO THE MESA COUNTY LOCAL COORDINATE SYSTEM.
 LINEAR UNITS ARE IN U.S. SURVEY FEET DEFINED AS EXACTLY ONE METER EQUALS 3937/1200 FT.

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.



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 THE UNDERSIGNED, UNAWEEP HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE NORTHEAST QUARTER OF SECTION 30, IN TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO, THE EVIDENCE OF OWNERSHIP OF WHICH IS DEMONSTRATED IN AN INSTRUMENT RECORDED IN BOOK 4633 AT PAGE 416 OF THE MESA COUNTY RECORDS; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 4 AND LOT 5, BLOCK 3, OF UNAWEEP HEIGHTS, FILING NO. 3 BOOK 4217 PAGES 261-262 MESA COUNTY, COLORADO
 THAT SAID OWNERS HAS BY THESE PRESENTS LAID OUT AND CAUSED TO BE SURVEYED THE ABOVE DESCRIBED REAL PROPERTY AS SHOWN HEREON, AND DESIGNATES THE SAME AS MDS GROUP HOME SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.
 THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS:
 * ALL EASEMENTS/TRACTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES OR BRUSH, AND IN DRAINAGE, DETENTION/RETENTION EASEMENTS OR TRACTS THE RIGHT TO DREDGE; PROVIDED HOWEVER, THAT THE BENEFICIARIES/OWNERS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF SAID LOTS OR TRACTS HEREBY PLATTED SHALL NOT BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.
 * SAID OWNER HEREBY ACKNOWLEDGES THAT ALL LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.
 NO NEW EASEMENTS OR RIGHTS-OF WAY ARE BEING DEDICATED BY THIS PLAT.

STATE OF COLORADO)
 COUNTY OF MESA)SS
 THE FOREGOING STATEMENT OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED
 BEFORE ME BY Kenneth B. Milyard Jr. as member
 OF UNAWEEP HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY THIS 18th DAY OF MARCH 2010

WITNESS MY HAND AND OFFICIAL SEAL:
Abigail Manderson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/27/2013



- NOTES:**
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF UNAWEEP HEIGHTS SUBDIVISION RECORDED IN BOOK 3517 PAGE 544-558, FIRST AMENDMENT BOOK 3561 PAGE 548-549, SECOND AMENDMENT BOOK 3624 PAGE 558-559, THIRD AMENDMENT BOOK 3863 PAGE 446-447.
 - MONUMENTS FOUND WITHIN 0.25' OF RECORD ARE CONSIDERED AS BEING IN RECORD POSITION.
 - A QUIT CLAIM DEED THAT EXTINGUISHES THE IRRIGATION AND DRAINAGE EASEMENT LOCATED ON THE BOUNDARY BETWEEN LOTS 4 AND 5, BLOCK 3, UNAWEEP HEIGHTS, FILING NO.3, RECORDED IN BOOK 4967 PAGE 95 MESA COUNTY, COLORADO.

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS SECURED BY DEEDS OF TRUST RECORDED IN BOOK 4677 AT PAGE 930 AND BOOK 4727 AT PAGE 634 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED

BY ITS Vice President, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,
 THIS 19 DAY OF March 2010
 BY: Vice President FOR: Thomas R Benton
 TITLE: _____ FOR: _____
 STATE OF COLORADO)
 COUNTY OF MESA)SS

THE FOREGOING LIENHOLDERS' RATIFICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY
Thomas R Benton OF WELLS FARGO BANK THIS 19 DAY OF March 2010

WITNESS MY HAND AND OFFICIAL SEAL:
Abigail Manderson
 Notary Public
 My commission expires: 3/27/2013



TITLE COMPANY'S CERTIFICATE

HERITAGE TITLE COMPANY HAS EXAMINED THE TITLE TO LANDS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT OF MDS GROUP HOME SUBDIVISION AND CERTIFIES THAT THE TITLE TO SUCH LAND AS DESCRIBED IN THE OWNER'S STATEMENT AND DEDICATION SHOWN HEREON IS VESTED IN UNAWEEP HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY; THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS SHOWN HEREON AS EVIDENCE BY TITLE COMMITMENT NUMBER 460-H0264072-900-GTO. Taxes have not been paid.
3/18/10
 BY: Jonatha Beers
 TITLE: EXAMINER
 HERITAGE TITLE COMPANY

CITY APPROVAL

THIS PLAT OF MDS GROUP HOME SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 27 DAY OF MARCH 2010
Jim Winkler
 CITY MANAGER
Tom Hill
 MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, AT 4:14 O'CLOCK 2 M., ON THIS 26th DAY OF MARCH 2010, AND WAS RECORDED AT RECEPTION NO. 4527789, BOOK 4993, PAGE 710, DRAWER NO. X-X-90 FEES \$10.00 \$1.00
 BY: Janice Rich Ryan Wilson
 CLERK AND RECORDER DEPUTY

SURVEYOR'S STATEMENT

I, HOLLIS GERALD FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF MDS AT VICTORIA SUBDIVISION, 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 LAND DEVELOPMENT CODE 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.
 HOLLIS GERALD FOX
 COLORADO PLS 38179



FOR CITY USE ONLY

ASSOCIATED RECORDED DOCUMENTS

BOOK	PAGE	TYPE

MDS AT VICTORIA SUBDIVISION
 LOCATED IN THE NE 1/4, SECTION 30 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB#: 2818780	DRAWN BY: CCR	DATE: 12/29/09	SHEET #: 1 OF 1
REVISION #1 DATE: 2/18/10	REVISION #2 DATE:	REVISION #3 DATE:	

SMA
 SOUDER, MILLER & ASSOCIATES
 529 25 1/2 Road, Suite B210
 Grand Junction, Colorado 81505
 Tel: 970-243-6067 - Fax: 970-241-2845
 www.soudermiller.com
 Serving the Southwest & Rocky Mountains
 Albuquerque - Farmington - Las Cruces - Roswell - Santa Fe, NM
 Cortez - Grand Junction - Montrose, CO - Safford, AZ - Monticello, UT