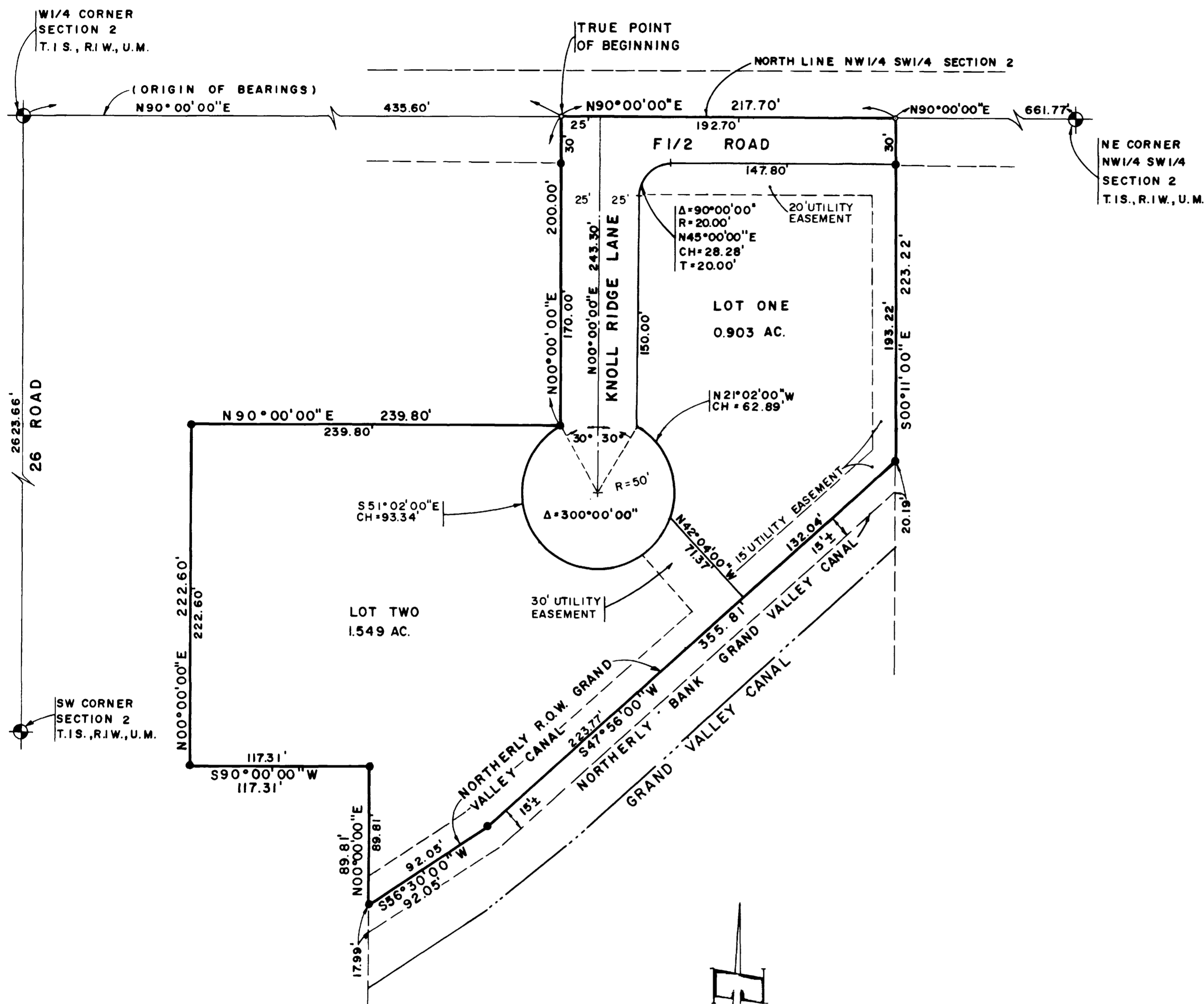


# KNOLL RIDGE SUBDIVISION



### AREA QUANTITIES

Total Acres in Lots	2.452 Ac. or 82.6 %
Total Acres in Streets	0.517 Ac. or 17.4 %
<b>Total Acres</b>	<b>2.969 Ac. or 100.00%</b>

### LEGEND

- ⊕ Indicates Mesa County Brass Cap
- Indicates P.K. Nail
- ┆ Indicates A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap Set In Concrete



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned William E. Pomrenke and Janet M. Pomrenke are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the NW 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows;

Commencing at the W 1/4 Corner of said Section 2; Thence N. 90° 00' 00" E along the North line NW 1/4 SW 1/4 of said Section 2 a distance of 435.60 feet to the TRUE POINT OF BEGINNING. Thence continuing N. 90° 00' 00" E along said North line of the NW 1/4 SW 1/4 of Section 2 a distance of 217.70 feet; Thence S. 00° 11' 00" E 223.22 feet to a point on the Northerly right-of-way of the Grand Valley Canal; Thence along said Northerly right-of-way by the following Two (2) courses and distances;  
 S. 47° 56' 00" W 355.81 feet  
 S. 56° 30' 00" W 92.05 feet  
 Thence N. 00° 00' 00" E 85.81 feet; Thence S. 90° 00' 00" W 117.31 feet; Thence N. 00° 00' 00" E 222.60 feet;  
 Thence N. 90° 00' 00" E 239.80 feet; Thence N. 00° 00' 00" E 200.00 feet to the TRUE POINT OF BEGINNING. Containing 2.969 Acres.

That said owners have caused the said real property to be laid out and surveyed as Knoll Ridge Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 16th day of SEPT., A.D., 1977.

William E. Pomrenke  
William E. Pomrenke

Janet M. Pomrenke  
Janet M. Pomrenke

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 16th day of SEPT., A.D., 1977 by William E. Pomrenke and Janet M. Pomrenke.

My Commission Expires: Nov. 9th 1981  
Witness My Hand and Official Seal

Thomas A. Aguirre  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } # 1146719

I hereby certify that this instrument was filed in my office at 11:00 o'clock A. M., this 19th day of November, A.D., 1977 and duly recorded in Plat Book No. 11, Page 313.

Burl Sawyer  
Clerk and Recorder

By Hazel M. Huskey  
Deputy

Fees \$ 10.00.

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19th day of SEPT., A.D., 1977. County Planning Commission of the County of Mesa, Colorado.

P. D. Van Arman  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 3rd day of October, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Richard R. Bland  
Chairman

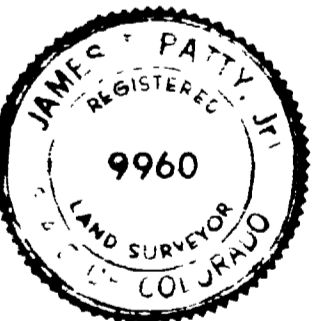
### SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Knoll Ridge Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

Bill Benson  
By: Mesa County Road Department

Date: 11-14-77



**KNOLL RIDGE SUBDIVISION**  
**PARAGON ENGINEERING, INC.**  
 PO BOX 2872, 825 ROOD AVE, GRAND JUNCTION, COLO. 81501, PHONE 243-8966  
 SEPTEMBER, 1977