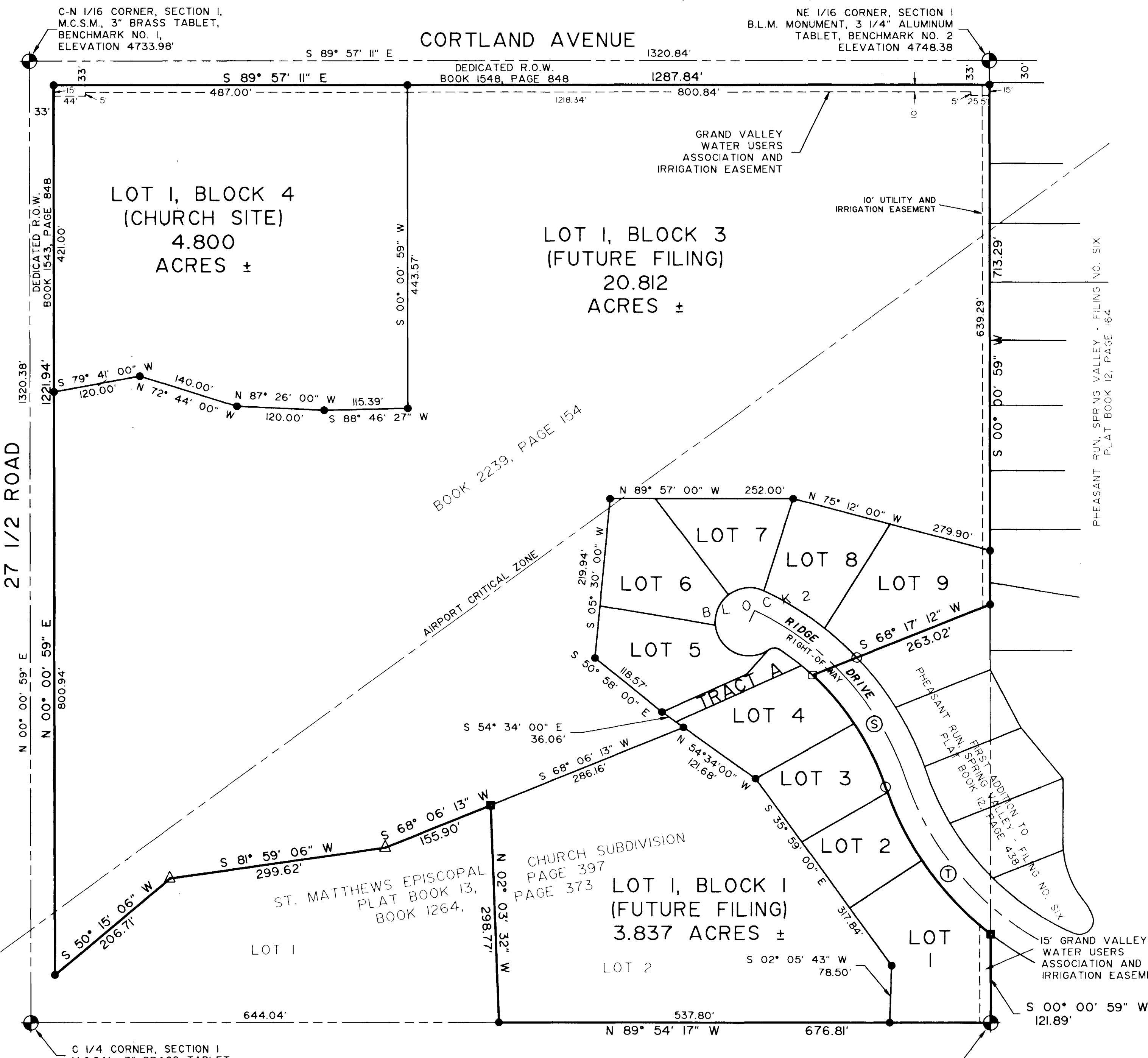


FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING I, LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION I, T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO



CITY APPROVAL
 The Final Plat of The Knolls Subdivision, Filing I, is approved and accepted this 6th day of December, A.D., 1996.
Shirley Cohen
 City Manager
Julia Lipman
 President of the City of Grand Junction City Council

COUNTY CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)) ss
 County of Mesa)) ss
 I hereby certify that The Knolls Subdivision, Filing I, located in the SW 1/4 of the NE 1/4 of Section I, T.1 S., R.1 W., Ute Meridian was filed for record in the office of the County Clerk and Recorder of Mesa County at 4:25 P.M., on the 11th day of January, A.D. 1997 in Book No. 15, Page No. 243 & 244
 Reception No. 175315

 Mesa County Clerk and Recorder

 Deputy
 \$ Fee

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
 - BASIS OF BEARINGS: The line between the C-N 1/16 corner and NE 1/16 corner, both of Section I, Township 1 South, Range 1 West, Ute Meridian is assumed to have a bearing of S 89° 57' 11" E, as recorded on St. Matthews Episcopal Church Subdivision, Plat Book 13, Page 397, with all other bearings hereon relative thereto.
 - BASIS OF BENCHMARKS: City of Grand Junction Benchmark, elevation 4727.92 feet, Mesa County Survey Marker at the intersection of 27 1/2 Road and G Road.
 - Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
 - The boundary of the Airport Critical Zone for Walker Field is shown hereon in accordance with Figure 11 of the Land Use Plan, dated July, 1984 prepared by Isbill Associates, Inc., for Walker Field, Grand Junction, Colorado.

SURVEYOR'S CERTIFICATE
 I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the Final Plat of Knolls Subdivision, Filing I located in the SW 1/4 of the NE 1/4 of Section I, T.1 S., R.1 W., Ute Meridian, shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 4 day of December, A.D., 1996.

Dean E. Ficklin
 P.L.S. No. 19597


CERTIFICATE OF OWNERSHIP AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT O.P. Development Company, LLC being the owner in fee simple of a portion of the property platted hereon and as described in the instrument recorded in Book 2239, at Page 154, and that St. Matthews Parish, a Colorado non-profit Corporation being the owner in fee simple of the balance of the property platted hereon and as described in the instrument recorded in Book 1264, at Page 373, all in the records of the office of the Mesa County Clerk and Recorder upon which The Knolls Subdivision, Filing I, is located, which is in a portion of the SW 1/4 of the NE 1/4 of Section I, Township 1 South, Range 1 West, Ute Meridian, and Lot 2, St. Matthews Episcopal Church Subdivision, all in the County of Mesa, State of Colorado, does hereby Plat said real property under the name and style of The Knolls Subdivision, Filing I, in accordance with the Plat shown hereon.

DESCRIPTION OF THE KNOLLS SUBDIVISION, FILING I
 A tract of land located in the SW 1/4 of the NE 1/4 of Section I, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado more fully described as follows:
 Beginning at the southeasterly corner of The Knolls Subdivision, Filing I, being a Bureau of Land Management Monument for the C-E 1/16 Corner of Section I, T.1 S., R.1 W., U.M.:
 1. Thence N 89° 54' 17" W, 676.81 feet;
 2. Thence S 02° 03' 32" W, 298.77 feet;
 3. Thence S 68° 06' 13" W, 155.90 feet;
 4. Thence S 8° 59' 06" W, 299.62 feet;
 5. Thence S 50° 15' 06" W, 206.71 feet;
 6. Thence N 00° 00' 59" E, 121.94 feet;
 7. Thence S 89° 57' 11" E, 1287.84 feet;
 8. Thence S 00° 00' 59" W, 713.29 feet;
 9. Thence S 68° 17' 12" W, 263.02 feet;
 10. Thence southeasterly 185.52 feet along the arc of a circular curve to the right with a radius of 370.00 feet, a delta of 28° 43' 43", and a chord bearing S 33° 03' 31" E, 183.58 feet;
 11. Thence southeasterly 298.82 feet along the arc of a circular curve to the left with a radius of 430.00 feet, a delta of 33° 33' 14", and a chord bearing S 35° 28' 36" E, 248.24 feet;
 12. Thence S 00° 00' 59" W, 121.89 feet to the Point of Beginning.

- The Knolls Subdivision, as described above contains 33.844 acres more or less.
 That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:
- All streets and right-of-way to the City of Grand Junction for the use of the public forever.
 - To the City of Grand Junction and the owners of the lots, their successors and assigns forever. The real property labeled as Tract A, Open Space as perpetual easement for drainage, use by the general public pedestrian ingress and egress, and the use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances.
 - All multi-purpose easements to the City of Grand Junction for the use of the City and Public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
 - All utility easements to the City of Grand Junction for the use of the City and Public utilities as perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines.
 - All irrigation easements to the Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
 - All GVWUA easements to the City of Grand Junction for the use of the public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenance of GVWUA irrigation facilities.

All easement 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 and brush, provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of 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.

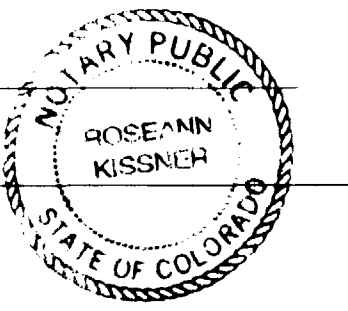
The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon.
 IN WITNESS WHEREOF, I hereunto set my hand this 4th day of December, A.D., 1996.


O.P. DEVELOPMENT COMPANY, LLC
Robert C. Knappie
 Robert C. Knappie, Managing Director

ACKNOWLEDGEMENT OF OWNERSHIP
 State of Colorado)) ss
 County of Mesa)) ss

On this 4th day of December, A.D., 1996, before me the undersigned officer, personally appeared Robert C. Knappie as Managing Director of O.P. Development Company, LLC, and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires June 27, 1998

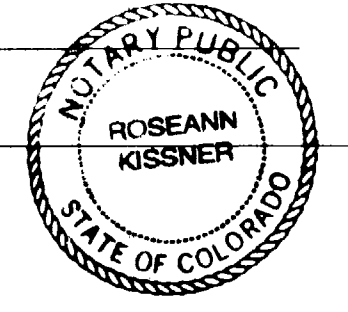
Notary Public *Roseann Kissner*


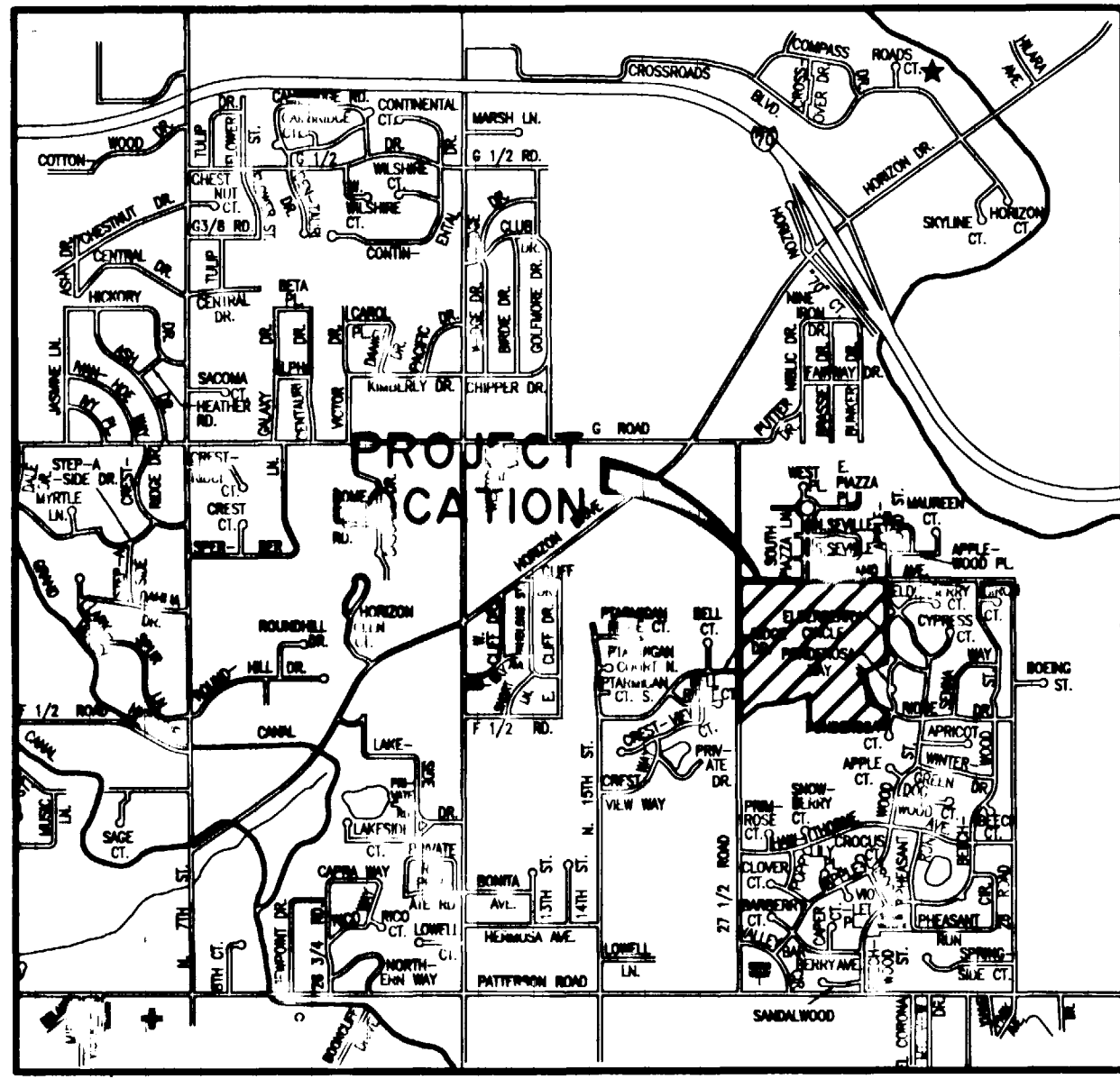
Reverend E.S. Wright, Rector


ACKNOWLEDGEMENT OF OWNERSHIP
 State of Colorado)) ss
 County of Mesa)) ss

On this 5th day of December, A.D., 1996, before me the undersigned officers, personally appeared Reverend E.S. Wright as Rector of St. Matthews Parish, a Colorado non-profit Corporation and acknowledged that they executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires June 27, 1998

Notary Public *Roseann Kissner*




VICINITY MAP

AREA SUMMARY

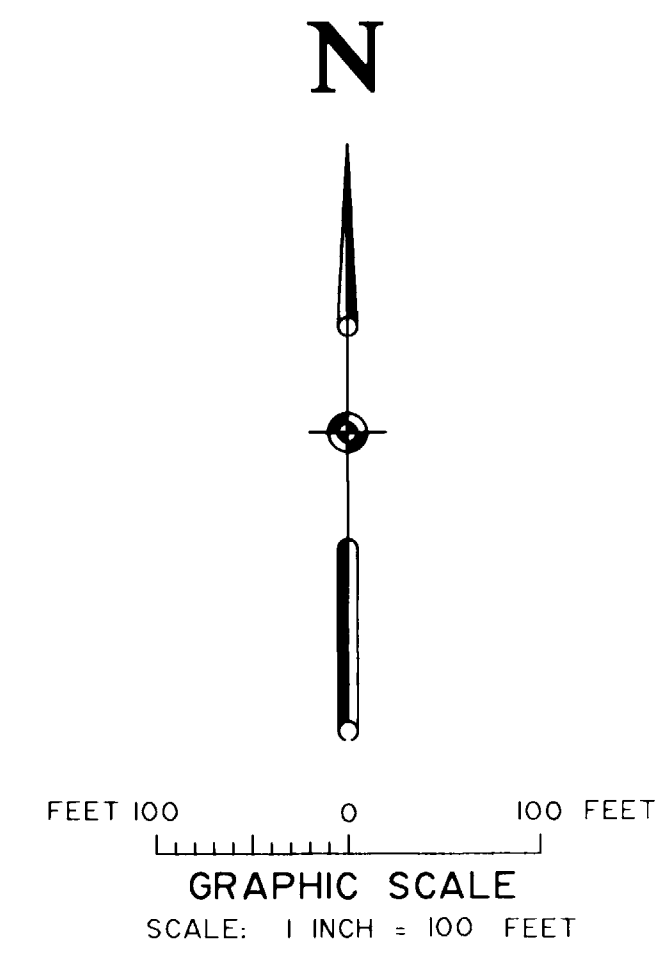
LOTS	4.002 AC. ±	11.8%
ROADS	0.291 AC. ±	0.9%
TRACT A (OPEN SPACE)	0.102 AC. ±	0.3%
LOT 1, BLK 4	4.800 AC. ±	14.2%
LOT 1, BLK 3	20.812 AC. ±	61.5%
LOT 1, BLK 1	3.837 AC. ±	11.3%
TOTAL	33.844 AC. ±	100%

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9960, TO BE SET IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, (ILLEGIBLE), TO BE SET IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED L.S. 16413, TO BE SET IN CONCRETE.
- △ FOUND THIS SURVEY, BARE 5/8" REBAR, TO BE SET IN CONCRETE.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- T A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS. AT ALL LOT CORNERS TO COMPLY WITH CRS-38-S-105(3A)

CURVE INFORMATION

- ⑤ Δ = 28° 43' 43" R = 370.00' L = 185.52' T = 94.75' C = 183.58' CB = S 33° 03' 51" E
- ① Δ = 33° 33' 14" R = 430.00' L = 251.82' T = 129.64' C = 248.24' CB = S 35° 28' 36" E



FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING I
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION I, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

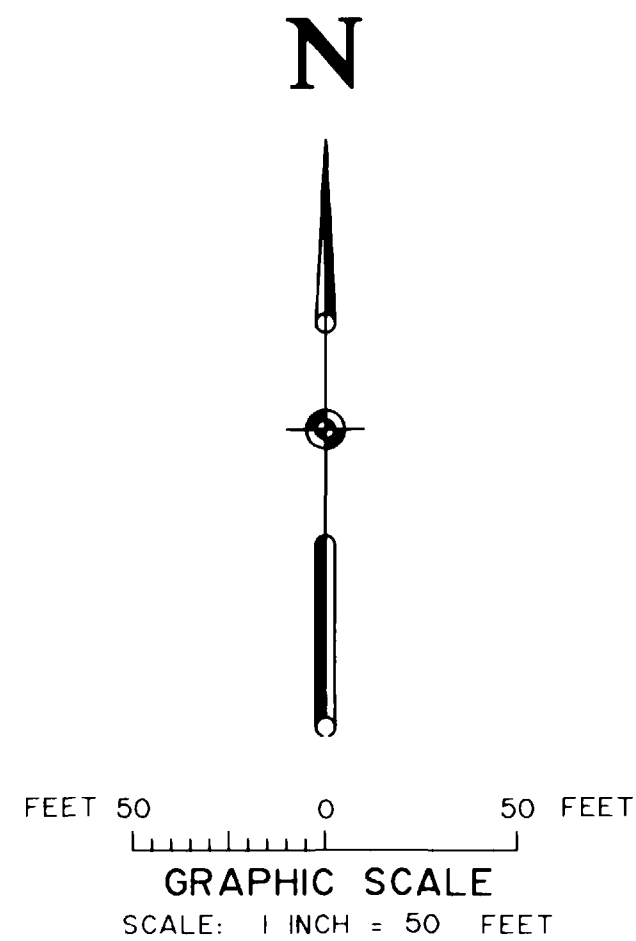
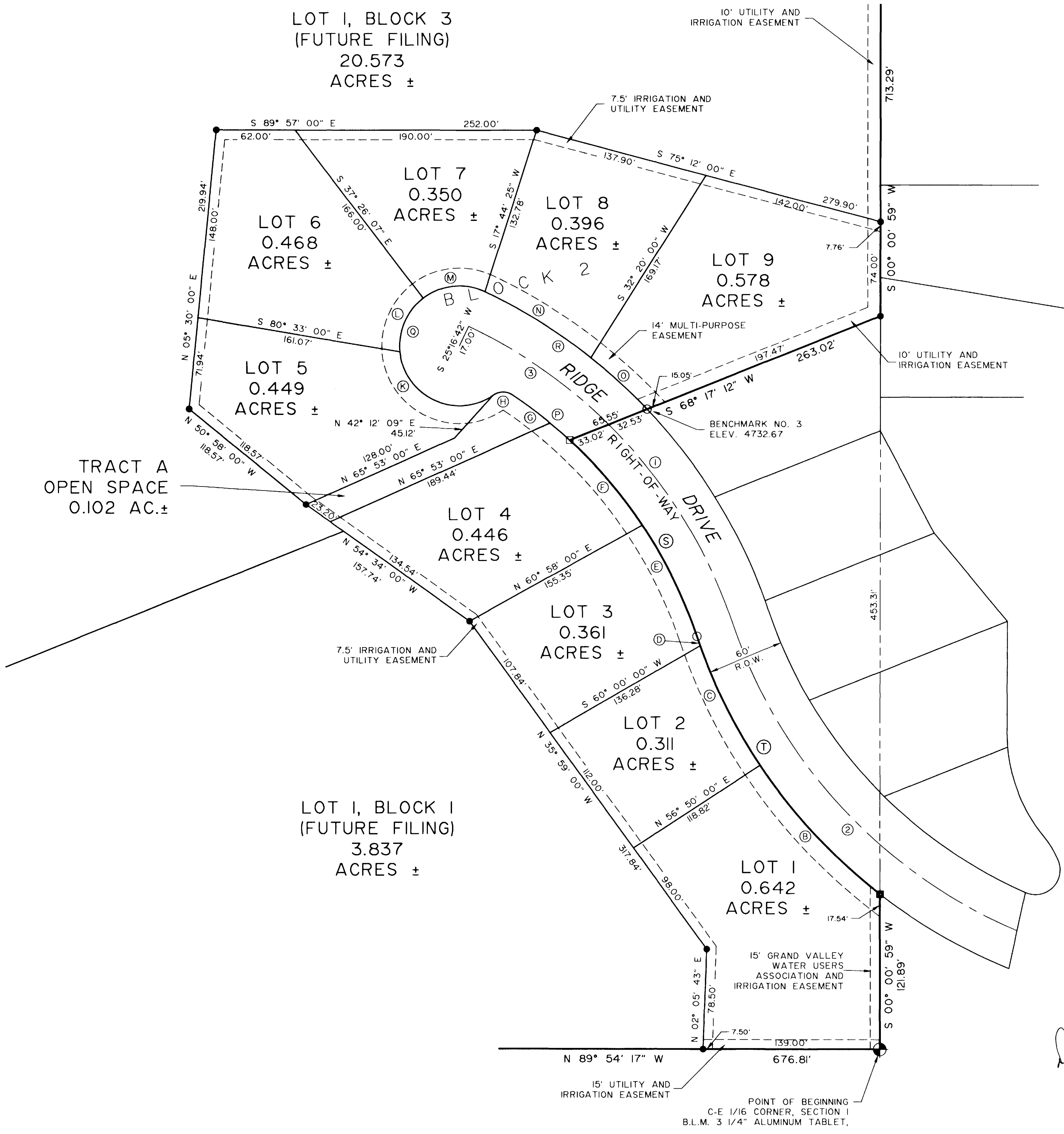
BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO
 SCALE: 1" = 100' JOB NO: 8343-02 DATE: 12-04-96 SHEET NO: 1 of 2

CURVE INFORMATION

Ⓟ	Δ = 18° 29' 58"	R = 430.00'	L = 138.84'	T = 70.03'	C = 138.24'	CB = S 43° 00' 14" E
Ⓠ	Δ = 14° 01' 31"	R = 430.00'	L = 105.26'	T = 52.89'	C = 105.00'	CB = S 26° 44' 29" E
Ⓡ	Δ = 01° 01' 44"	R = 430.00'	L = 7.72'	T = 3.86'	C = 7.72'	CB = S 19° 12' 51" E
Ⓢ	Δ = 15° 06' 16"	R = 370.00'	L = 97.54'	T = 49.05'	C = 97.26'	CB = S 26° 15' 07" E
Ⓣ	Δ = 16° 47' 05"	R = 370.00'	L = 108.39'	T = 54.59'	C = 108.00'	CB = S 42° 11' 48" E
Ⓤ	Δ = 05° 41' 31"	R = 370.00'	L = 36.76'	T = 18.39'	C = 36.74'	CB = S 53° 26' 06" E
Ⓥ	Δ = 68° 19' 08"	R = 13.50'	L = 16.10'	T = 9.16'	C = 15.16'	CB = N 89° 33' 35" E
Ⓦ	Δ = 119° 00' 15"	R = 47.00'	L = 97.62'	T = 79.80'	C = 80.99'	CB = S 65° 05' 51" E
Ⓧ	Δ = 58° 09' 36"	R = 47.00'	L = 47.71'	T = 26.14'	C = 45.69'	CB = S 23° 29' 05" W
Ⓨ	Δ = 62° 42' 49"	R = 47.00'	L = 51.44'	T = 28.64'	C = 48.91'	CB = S 83° 55' 17" W
Ⓩ	Δ = 13° 05' 33"	R = 430.00'	L = 98.26'	T = 49.34'	C = 98.04'	CB = N 58° 10' 32" W
ⓐ	Δ = 07° 59' 36"	R = 430.00'	L = 59.99'	T = 30.04'	C = 59.94'	CB = N 47° 37' 57" W
ⓑ	Δ = 08° 51' 09"	R = 370.00'	L = 57.17'	T = 28.64'	C = 57.11'	CB = N 51° 51' 17" W
ⓒ	Δ = 239° 52' 40"	R = 47.00'	L = 196.77'	T = 81.61'	C = 81.46'	CB = S 04° 39' 38" E
ⓓ	Δ = 21° 05' 09"	R = 430.00'	L = 158.25'	T = 80.03'	C = 157.36'	CB = N 54° 10' 44" W
ⓔ	Δ = 28° 43' 43"	R = 370.00'	L = 185.52'	T = 94.75'	C = 183.58'	CB = S 33° 03' 51" E
ⓕ	Δ = 33° 33' 14"	R = 430.00'	L = 251.82'	T = 129.64'	C = 248.24'	CB = S 35° 28' 36" E

CENTERLINE CURVE INFORMATION

①	Δ = 46° 01' 19"	R = 400.00'	L = 321.29'	T = 169.88'	C = 312.73'	CB = N 41° 42' 37" W
②	Δ = 48° 22' 45"	R = 400.00'	L = 337.69'	T = 179.65'	C = 327.75'	CB = N 42° 53' 05" W
③	Δ = 19° 20' 45"	R = 400.00'	L = 135.06'	T = 68.18'	C = 134.42'	CB = N 55° 02' 56" W



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
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Dea

 Dec. 4, 1996

FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING I
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 1, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 8343-02	DATE: 12-02-96	SHEET NO: 2 of 2
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