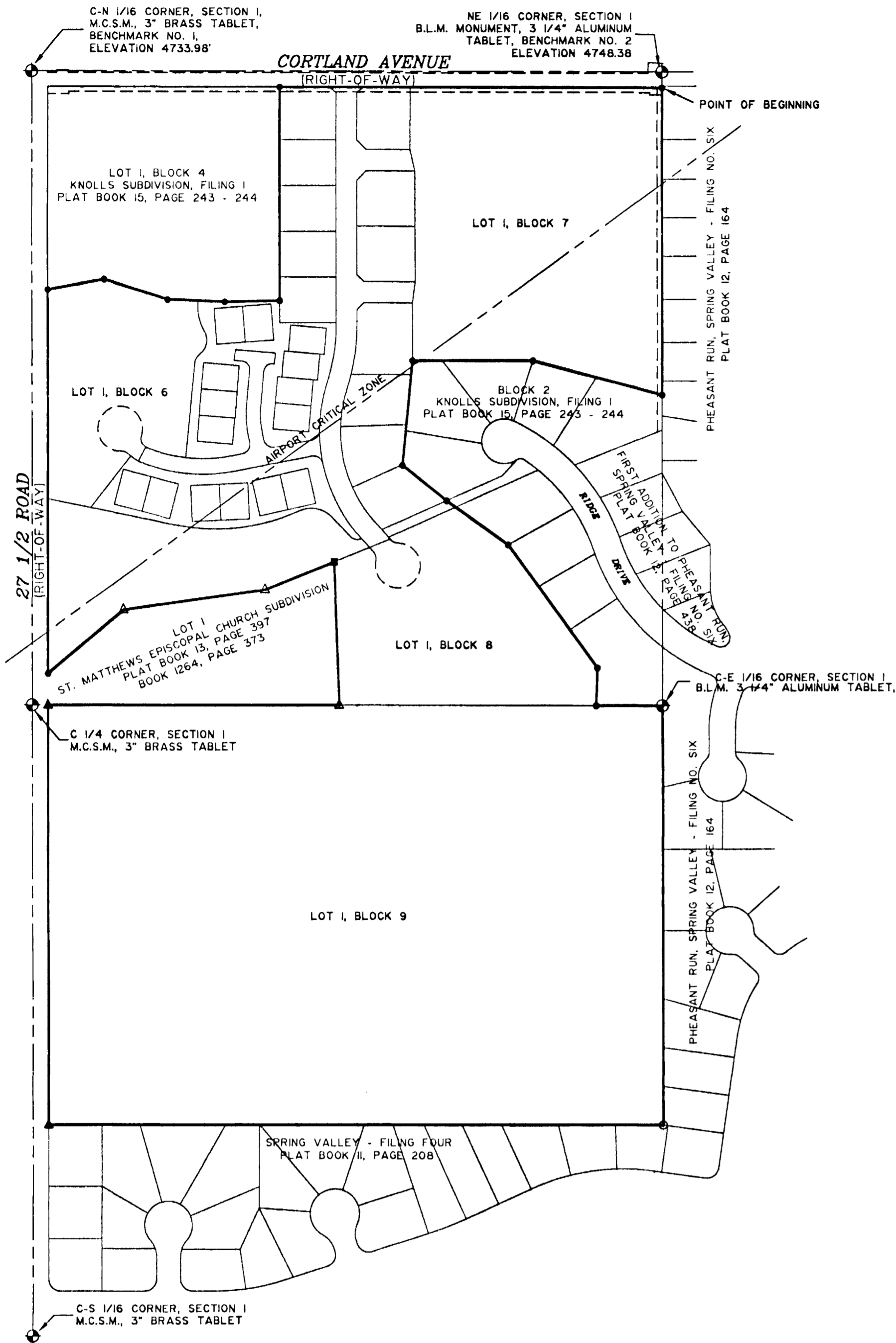


**FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING 2,
A REPLAT OF LOT 1, BLOCK 1 and LOT 1, BLOCK 3 OF KNOLLS SUBDIVISION, FILING 1
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO**



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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The line between the C-N 1/16 corner and NE 1/16 corner, both of Section 1, Township 1 South, Range 1 West, Ute Meridian having a bearing of S 89° 57' 11" E, as recorded on The Knolls Subdivision, Filing 1 Plat Book 15, at Pages 243 and 244, in the records of the Mesa County Clerk and Recorder.
3. 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.
4. 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.
5. The boundary of the Airport Critical Zone for Walker Field is shown hereon in accordance with Figure II of the Land Use Plan, dated July, 1984, prepared by Iebill Associates, Inc., for Walker Field, Grand Junction, Colorado.
6. Portions of this development lies within the Airport Critical Zone as well as within the southwest boundaries of the Airport Area of Influence. Portions are situated directly underlying the common air traffic pattern for arrival and departure of aircraft from secondary Runway 4/22 as outlined in the Airport's Master Plan.
7. The following setbacks shall apply:
 - a) Single Family Units;
 - Principal Building - 20' front
20' rear
10' side
 - Accessory Building - Limited to rear 1/2 of Lot
5' rear (or easement width, whichever is greater)
5' side (or easement width, whichever is greater)
 - b) Patio Home Units;
 - Principal and Accessory Buildings 0' front
5' interior side, unless units are attached
0' exterior side
 - c) For Patio Home units located on lots 10, 11 and 13 of Block 5, a minimum distance of 20 feet shall be maintained between face of garage and Sparrow Court.
8. The following lot access locations shall apply:
 - a) Access to Lot 1, Block 1 shall be provided off Knoll Circle.
 - b) Access to Lot 1 and Lot 2, Block 2 shall be provided off Knoll Circle.
 - c) Access to Lot 1, Block 3 shall be provided off of Piazza Way, with a minimum of 10 feet from the south property line and a minimum of 50 feet from Cortland Avenue right-of-way line.
 - d) Access to Lot 1, Block 4 shall be provided off Knoll Circle.

CITY APPROVAL

The Final Plat of The Knolls Subdivision, Filing 2, is approved and accepted this 9th day of February, A.D., 1998.
Mark Cleban
 City Manager
Garret L. Juy
 President of the City of Grand Junction City Council

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss
 I hereby certify that The Knolls Subdivision, Filing 2, was filed for record in the office of the County Clerk and Recorder of Mesa County at 11:36 A.M. on the 10 day of Feb, A.D. 1998 in Book No. 116 Page No. 87-90 Reception No. 1998031

 Mesa County Clerk and Recorder

 Deputy
 \$ Fee

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 2 located in the SW 1/4 of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 1, 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 29 day of January, A.D., 1998.

Dean E. Ficklin
 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 sole owner in fee simple of all of the property platted hereon except Lot 1, Block 4 as described in the instrument recorded in Plat Book 15, Pages 243-244, and Lot 1, Block 5; and that Darla M. Banker being the owner in fee simple of Lot 1, Block 9 platted hereon and as described in the instrument recorded in Book 1936, at Pages 273 and 274, all in the records of the office of the Mesa County Clerk and Recorder which is in a portion of the SW 1/4 of the NE 1/4 and in a portion of the NW 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado does hereby Plat said real property under the name and style of The Knolls Subdivision, Filing 2, in accordance with the Plat shown hereon. Darla M. Banker is not a Developer of The Knolls Subdivision, Filing 2, and signs this Final Plat only as Owner of Lot 1, Block 9.
DESCRIPTION OF THE KNOLLS SUBDIVISION, FILING 2
 Lot 1, Block 1 and Lot 1, Block 3 of Knolls Subdivision, Filing 1 as recorded in Plat Book 15, Page 243 and 244 and a tract of land located in the NW 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado as recorded in Book 1936, Pages 273 and 274 in the records of the Mesa County Clerk and Recorder, being more fully described as follows:
 Beginning at the northeasterly corner of The Knolls Subdivision, Filing 2, whence the NE 1/16 corner of, Section 1, T.1 S., R.1 W., U.M., being a Bureau of Land Management Marker bears N 00° 00' 59" E, 33.00 feet;

1. Thence S 00°00'59" W, 639.29 feet;
2. Thence N 75°12'00" W, 279.90 feet;
3. Thence N 89°57'00" W, 252.00 feet;
4. Thence S 05°30'00" W, 289.94 feet;
5. Thence S 50°58'00" E, 118.57 feet;
6. Thence S 54°34'00" E, 157.74 feet;
7. Thence S 35°59'00" E, 317.84 feet;
8. Thence S 02°05'43" W, 78.50 feet;
9. Thence S 89°54'17" E, 139.00 feet;
10. Thence S 00°01'22" E, 875.30 feet;
11. Thence N 89°51'56" W, 1301.44 feet;
12. Thence N 00°00'59" E, 874.41 feet;
13. Thence N 89°54'17" E, 624.03 feet;
14. Thence N 02°03'32" W, 298.77 feet;
15. Thence S 68°06'13" W, 155.90 feet;
16. Thence S 81°59'05" W, 299.62 feet;
17. Thence S 50°15'06" W, 206.71 feet;
18. Thence N 00°00'59" E, 800.94 feet;
19. Thence N 79°41'00" E, 120.00 feet;
20. Thence S 72°44'00" E, 140.00 feet;
21. Thence S 87°26'00" E, 120.00 feet;
22. Thence N 88°46'27" E, 115.39 feet;
23. Thence N 00°00'59" E, 443.57 feet;
24. Thence S 89°57'11" E, 800.84 feet to the Point of Beginning.

The Knolls Subdivision, Filing 2, as described above contains 50.781 acres more or less.

AREA SUMMARY

LOTS	5.161 AC. ±	10.2%
ROADS	1.506 AC. ±	3.0%
TRACT A	0.069 AC. ±	0.1%
TRACT B	2.593 AC. ±	5.1%
TRACT C	0.475 AC. ±	0.9%
TRACT D	0.846 AC. ±	1.7%
TRACT E	0.614 AC. ±	1.2%
LOT 1, BLK 6	2.765 AC. ±	5.4%
LOT 1, BLK 7	7.015 AC. ±	13.8%
LOT 1, BLK 8	3.866 AC. ±	7.6%
LOT 1, BLK 9	25.871 AC. ±	51.0%
TOTAL	50.781 AC. ±	100%

Heleen J. Barnes
 Notary Public
 State of Colorado

The said owner does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

1. All public streets and right-of-way to the City of Grand Junction for the use of the public forever.
2. 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.
3. 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.
4. 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, but not including Lot 1, Block 9.
5. All temporary turn around easements to the City of Grand Junction for the use of the public. Temporary turn around easements to be extinguished with future filings.
6. Tract A to the owners (Property/Homeowners Association) of the lots, their successors and assigns forever, hereby platted as a perpetual non-exclusive easement to the City of Grand Junction for the use by the public for ingress and egress for bicycling, walking and other access, provided however, that no motorized use by the public is authorized hereby, but the City of Grand Junction shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easements on Tract A and as an easement for the purpose of drainage and the use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances.
7. Tract B to the owners (Property/Homeowners Association) of the lots, their successors and assigns forever, hereby platted for the purpose of common open space and as a perpetual easement for the installation, operation, maintenance, and repair of private irrigation systems for the common benefit and use of said lot owners and as a perpetual non-exclusive easement to the City of Grand Junction for the use by the public for ingress and egress for bicycling, walking and other access; provided however, that no motorized use by the public is authorized hereby, but the City of Grand Junction shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easements on Tract B and as an easement for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas.
8. Tract C as private streets to the owners (Property/Homeowners Association) of the lots of Block 5, and Block 6 hereby platted as perpetual easement for the purpose for ingress and egress purposes for the common benefit and use of said lot owners and their invitees; 2) the installation, operation, maintenance and repair of utilities; 3) use by public services, including but not limited to, postal service, trash collection, fire, police and emergency vehicles; 4) use by the public utilities; 5) drainage purpose for the conveyance of runoff water which originates within the area hereby platted and egress from upstream areas, through natural or man-made facilities above or below ground.
9. Tract D and Tract E to the owners (Property/Homeowners Association) of the lots of Block 5, hereby platted for the purpose of common open space and as a perpetual easement for the installation, operation, maintenance and repair of private irrigation systems and as a perpetual easement for the purpose of pedestrian ingress, egress and parking purposes for the common benefit and use of said lot owners and their invitees.
10. All Grand Valley Project easements to the U.S./GVWUA, its successors and assigns, for the installation, maintenance of irrigation and drainage facilities; but as to Lot 1, Block 9, no additional rights are conferred to the Grand Valley Water Users Association other than those rights acquired by instrument recorded in Book 209, Page 251, or prescriptively.
11. An 8 foot Pedestrian Easement is hereby dedicated at the location of an 8 foot wide concrete pedestrian path running north-south with Tract D and Tract E to the City of Grand Junction as a perpetual easement for ingress and egress use by the general public pedestrian.

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, and in Drainage and Detention/Retention easements, the right to dredge; 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 6th day of Feb, A.D., 1998.

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

ACKNOWLEDGEMENT OF OWNERSHIP
 State of Colorado)
 County of Mesa) ss
 On this 6th day of Feb, A.D., 1998, 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 January 26, 1999

Heleen J. Barnes
 Notary Public
 State of Colorado

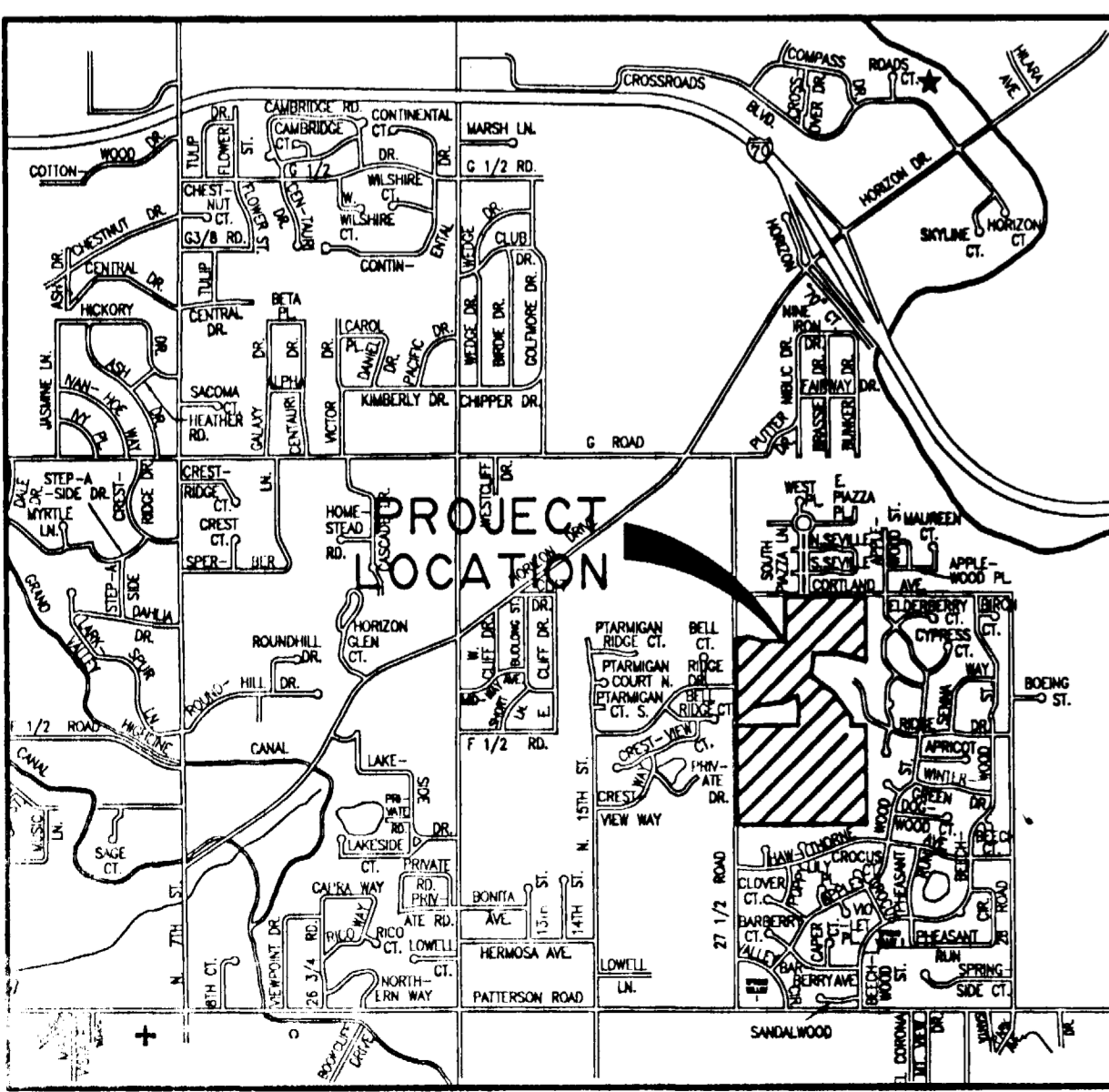
IN WITNESS WHEREOF, I hereunto set my hand this 2 day of Feb, A.D., 1998.

Darla M. Banker, Owner
Darla M. Banker
 Darla M. Banker, Owner

ACKNOWLEDGEMENT OF OWNERSHIP
 State of Colorado)
 County of Mesa) ss
 On this 2 day of Feb, A.D., 1998, before me the undersigned officer, personally appeared Darla M. Banker, who acknowledged that she 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 My Commission expires May 6, 2000

Heleen J. Barnes
 Notary Public



VICINITY MAP

LEGEND

- ▲ SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9960, IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, (ILLEGIBLE), IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED LS 16413, IN CONCRETE.
- △ FOUND THIS SURVEY, BARE 5/8" REBAR, IN CONCRETE.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- ⊥ A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-5-109(3A)

**FINAL PLAT OF THE
 KNOLLS SUBDIVISION, FILING 2
 LOCATED IN THE SW 1/4 OF THE NE 1/4,
 NW 1/4 OF THE SE 1/4 OF SECTION 1,
 T.1 S., R.1 W., UTE MERIDIAN,
 MESA COUNTY, COLORADO**

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 200' JOB NO: 8343-08 DATE: 1-29-98 SHEET NO: 1 of 4

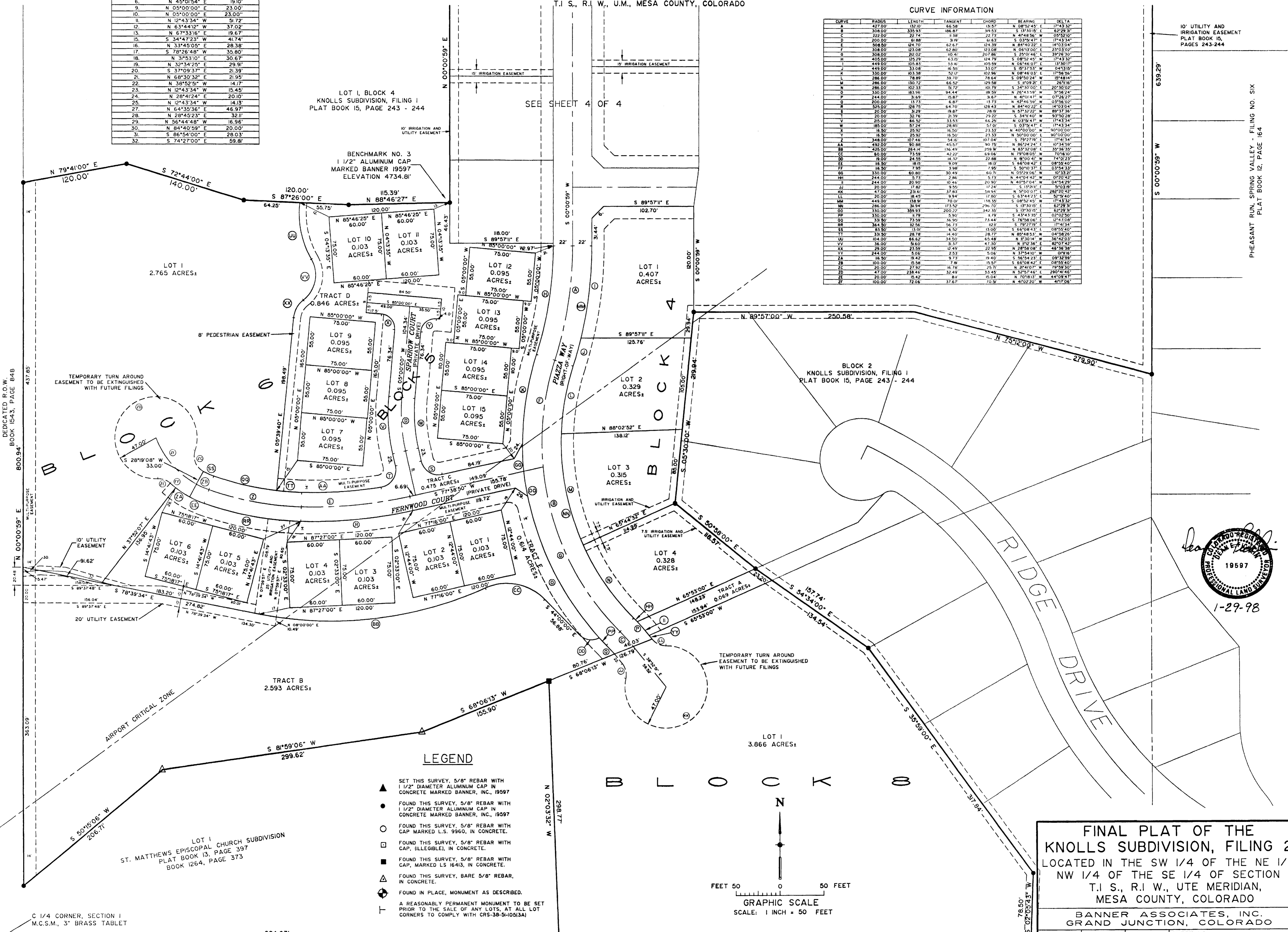
FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING 2
 A REPLAT OF LOT I, BLOCK 1 and LOT I, BLOCK 3 OF KNOLLS SUBDIVISION, FILING 1
 AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
 T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO

LINE INFORMATION

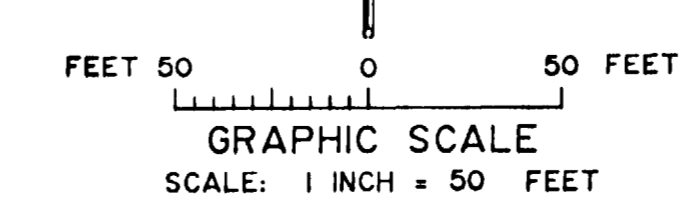
LINE	DIRECTION	DISTANCE
6.	N 45°01'54" E	19.10'
9.	N 05°00'00" E	23.00'
10.	N 05°00'00" E	23.00'
11.	N 12°43'34" W	5.72'
12.	N 63°44'22" W	37.02'
13.	N 67°33'16" E	19.67'
15.	S 34°47'23" W	41.74'
16.	N 33°45'05" E	28.38'
17.	S 78°26'48" W	35.80'
18.	N 31°53'10" E	30.67'
19.	N 32°34'25" E	29.91'
20.	S 37°09'37" E	21.39'
21.	N 68°30'32" E	21.95'
22.	N 38°52'51" W	14.17'
23.	N 12°43'34" W	15.45'
24.	N 28°41'24" E	20.10'
25.	N 12°43'34" W	14.13'
27.	N 64°33'36" E	46.97'
28.	N 28°45'23" E	32.11'
29.	N 56°44'48" W	16.96'
30.	N 84°40'59" E	20.00'
31.	S 86°54'00" E	28.03'
32.	S 74°27'00" E	59.81'

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	427.00	132.00	66.58	132.00	S 08°50'45" E	17°43'32"
B	308.00	335.93	186.87	349.53	S 13°30'15" E	62°29'31"
C	222.00	227.74	113.88	227.74	N 40°48'56" W	05°52'30"
D	200.00	61.88	31.09	61.83	S 03°45'41" E	17°43'34"
E	508.50	124.70	62.67	124.39	N 84°40'22" E	14°03'04"
F	308.00	152.88	62.80	152.88	N 06°13'00" E	23°03'02"
G	308.00	202.02	101.41	207.86	S 25°01'46" E	39°26'30"
H	405.00	125.29	63.15	124.79	S 08°52'45" W	17°43'32"
I	449.00	105.83	53.16	105.99	N 08°46'03" E	13°50'27"
J	449.00	33.08	16.55	33.07	S 18°37'53" W	04°13'15"
K	330.00	103.38	52.12	102.96	N 08°46'03" E	17°43'32"
L	286.00	78.89	39.10	78.64	S 08°50'24" W	18°48'14"
M	286.00	130.72	66.52	129.58	S 10°09'21" E	26°16'16"
N	286.00	102.33	51.72	101.79	S 34°30'00" E	20°30'02"
O	330.00	183.96	94.44	186.29	N 26°41'59" W	30°56'24"
P	244.00	31.69	15.87	31.67	N 41°01'47" W	07°26'27"
Q	200.00	13.73	6.87	13.73	N 47°46'29" W	03°56'02"
R	525.00	128.75	64.70	128.43	N 84°40'22" E	14°03'04"
S	20.00	3.29	1.67	3.29	N 57°32'22" W	89°37'36"
T	20.00	32.16	21.39	29.22	S 34°40'00" W	93°50'28"
V	25.00	86.52	33.53	66.25	N 03°54'47" W	17°43'34"
W	185.00	87.24	28.85	57.01	S 03°54'47" E	17°43'34"
X	16.50	25.92	16.50	23.33	N 50°00'00" W	90°00'00"
Y	16.50	25.92	16.50	23.33	N 50°00'00" E	90°00'00"
Z	348.00	107.46	54.16	107.04	S 79°27'19" E	17°43'34"
AA	492.00	80.88	40.57	80.79	N 86°24'24" E	10°14'59"
BB	425.00	264.14	136.49	259.91	N 83°52'08" E	35°36'35"
CC	80.00	73.69	42.27	69.58	N 79°08'05" W	70°16'10"
DD	19.00	24.55	14.37	22.88	N 8°00'41" W	74°01'23"
EE	16.50	18.15	9.09	18.13	S 86°08'42" E	08°55'40"
FF	16.50	7.85	3.88	7.85	S 80°33'15" E	03°56'33"
GG	330.00	60.80	30.49	60.71	N 05°29'06" W	10°33'28"
HH	244.00	5.73	2.86	5.73	N 44°04'42" W	07°20'42"
II	244.00	32.80	16.41	20.80	N 40°51'04" W	04°54'29"
JJ	20.00	17.82	9.55	17.24	S 13°21'11" E	51°03'19"
KK	47.00	23.81	11.91	23.81	N 5°00'00" E	288°20'42"
LL	20.00	18.45	9.84	17.80	S 63°44'23" E	50°59'40"
MM	449.00	138.93	70.01	138.55	S 08°52'45" W	17°43'32"
NN	186.00	36.94	17.33	29.10	S 13°30'15" E	62°29'31"
OO	330.00	339.93	200.22	342.55	S 13°30'15" E	62°29'31"
PP	330.00	8.79	4.39	8.79	S 43°43'39" E	02°02'50"
QQ	330.00	73.99	36.90	73.44	S 78°58'06" E	12°45'00"
RR	364.50	102.56	56.73	102.21	S 79°27'19" E	17°43'34"
SS	83.50	13.01	6.52	13.00	S 66°08'43" E	08°55'40"
TT	331.50	28.78	14.40	28.77	N 85°48'53" W	04°56'25"
UU	104.00	66.62	34.50	65.48	N 1°30'14" W	36°42'03"
VV	36.00	36.00	3.37	47.50	N 1°32'38" E	86°07'42"
XX	29.00	23.59	12.49	22.95	N 28°54'08" E	48°36'38"
YY	244.00	5.06	2.53	5.06	N 37°54'10" W	07°18'18"
ZZ	16.50	9.42	4.71	19.40	S 56°54'23" E	09°32'59"
AAA	20.00	27.82	16.78	25.71	N 20°40'07" W	79°59'30"
BBB	47.00	24.81	12.41	23.45	N 52°17'46" E	29°04'46"
CCC	20.00	15.42	7.71	15.37	S 65°08'42" E	08°55'40"
DDD	20.00	15.42	7.71	15.37	N 20°40'07" W	79°59'30"
EEE	20.00	15.42	7.71	15.37	N 70°18'13" W	44°09'47"
FFF	100.00	72.06	37.67	70.59	N 40°02'20" W	47°10'06"



- 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 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9960, IN CONCRETE.
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, (ILLEGIBLE), IN CONCRETE.
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED LS 16413, IN CONCRETE.
 - △ FOUND THIS SURVEY, BARE 5/8" REBAR, 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-38-91(0513A)

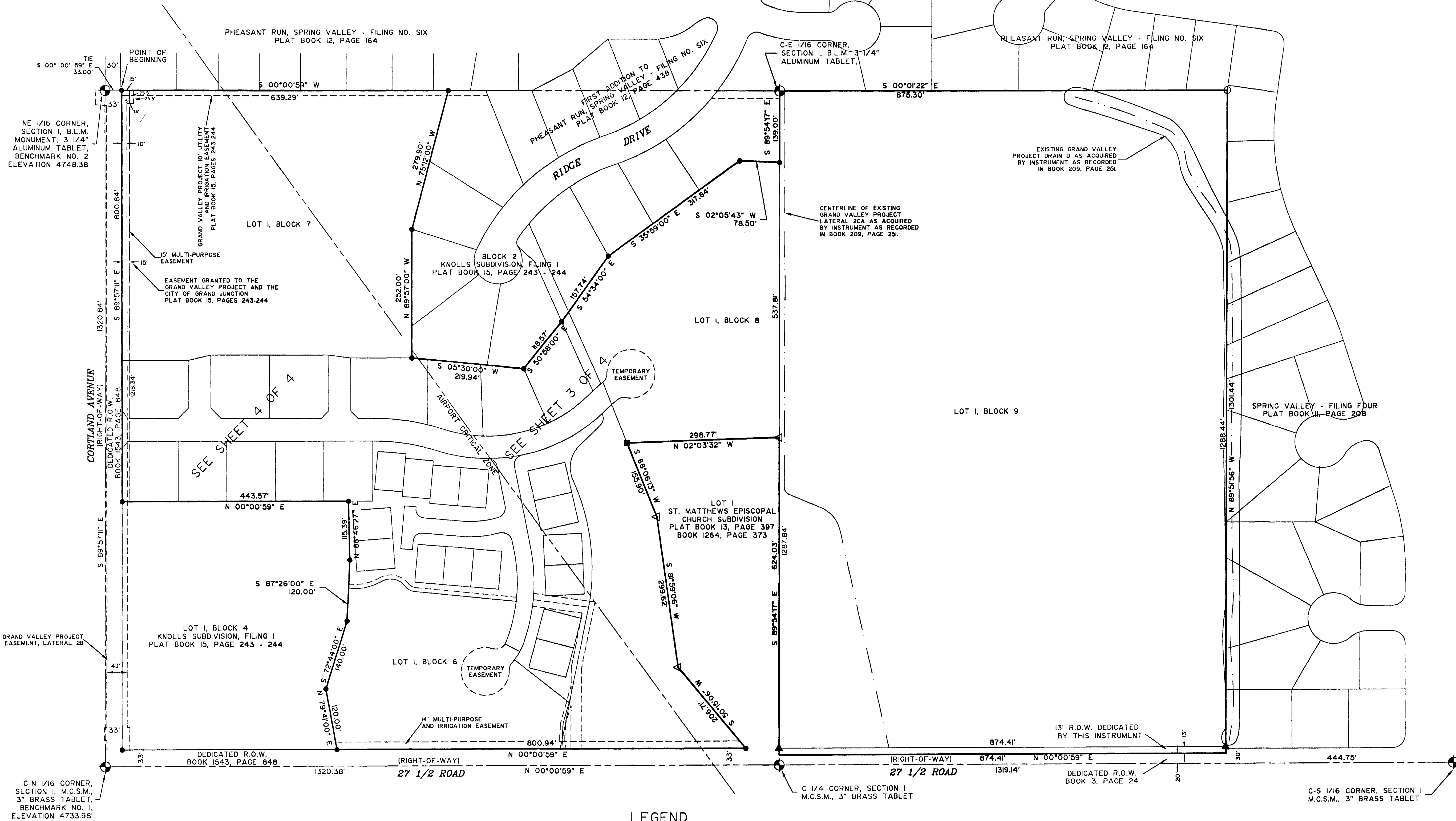


FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING 2
 LOCATED IN THE SW 1/4 OF THE NE 1/4, NW 1/4 OF THE SE 1/4 OF SECTION 1, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

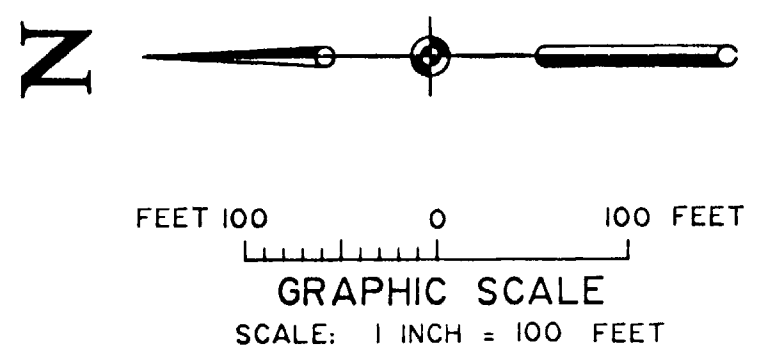
SCALE: 1" = 50'	JOB NO: 8343-08	DATE: 1-29-98	SHEET NO: 3 of 4
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FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING 2
 A REPLAT OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 3 OF KNOLLS SUBDIVISION, FILING 1
 AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
 T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO



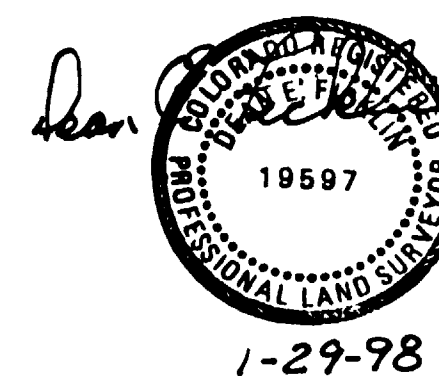
AREA SUMMARY

LOTS	5.161 AC.±	10.2%
ROADS	1.506 AC.±	3.0%
TRACT A	0.069 AC.±	0.1%
TRACT B	2.593 AC.±	5.1%
TRACT C	0.475 AC.±	0.9%
TRACT D	0.846 AC.±	1.7%
TRACT E	0.614 AC.±	1.2%
LOT 1, BLK 6	2.765 AC.±	5.4%
LOT 1, BLK 7	7.015 AC.±	13.8%
LOT 1, BLK 8	3.866 AC.±	7.6%
LOT 1, BLK 9	25.871 AC.±	51.0%
TOTAL	50.781 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 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9950, IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, (ILLEGIBLE), IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED LS 16413, IN CONCRETE.
- △ FOUND THIS SURVEY, BARE 5/8" REBAR, 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-38-51-105(3A)



FINAL PLAT OF THE
 KNOLLS SUBDIVISION, FILING 2
 LOCATED IN THE SW 1/4 OF THE NE 1/4,
 NW 1/4 OF THE SE 1/4 OF SECTION 1,
 T.1 S., R.1 W., UTE MERIDIAN,
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 100' JOB NO: 8343-08 DATE: 1-29-98 SHEET NO: 2 of 4

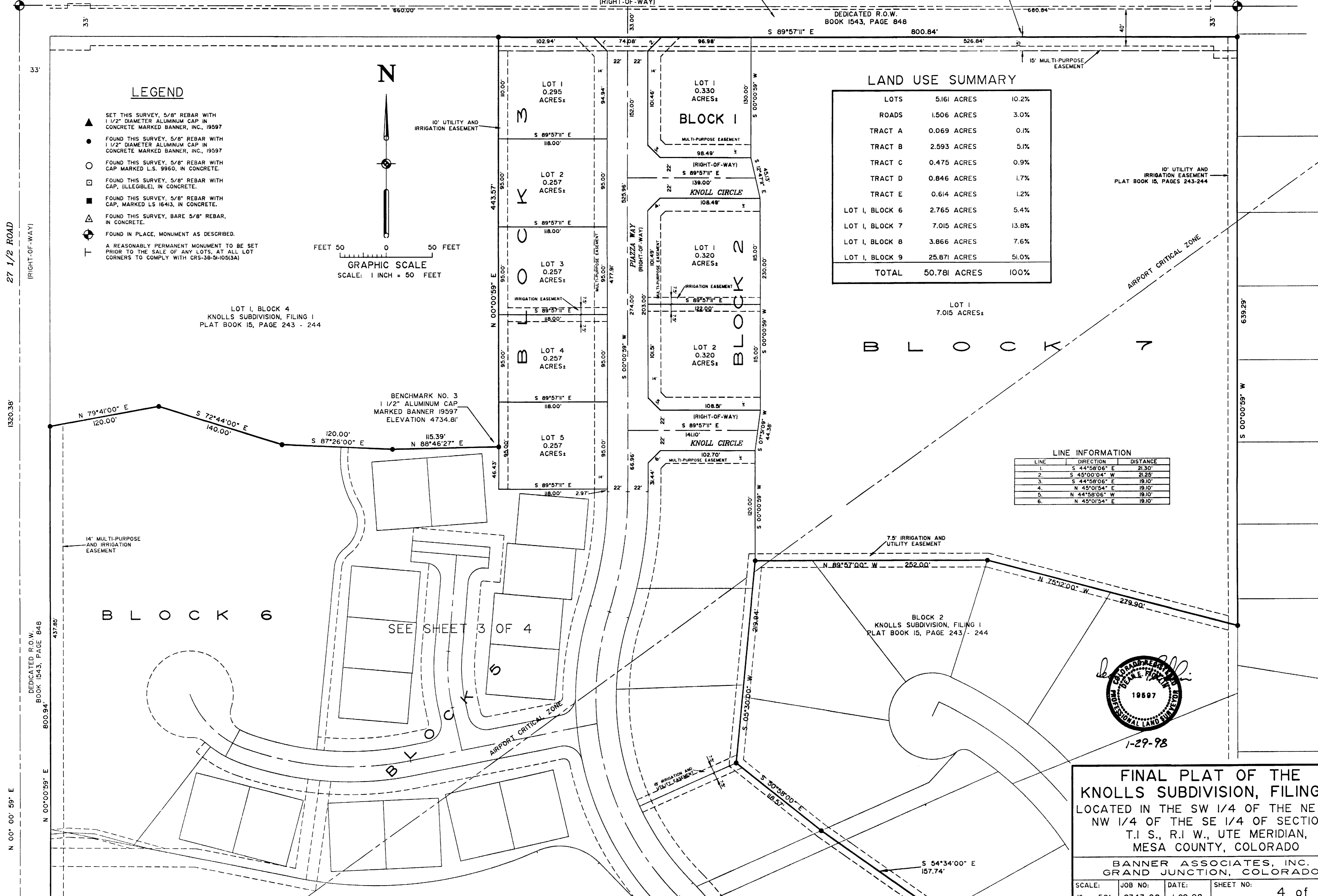
FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING 2
 A REPLAT OF LOT 1, BLOCK 1 and LOT 1, BLOCK 3 OF KNOLLS SUBDIVISION, FILING 1
 AND A PORTION OF NW 1/4 OF THE SE 1/4 OF SECTION 1,
 T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO

C-N 1/16 CORNER, SECTION 1,
 M.C.S.M., 3" BRASS TABLET,
 BENCHMARK NO. 1,
 ELEVATION 4733.98'

GRAND VALLEY PROJECT
 EASEMENT, LATERAL 2B

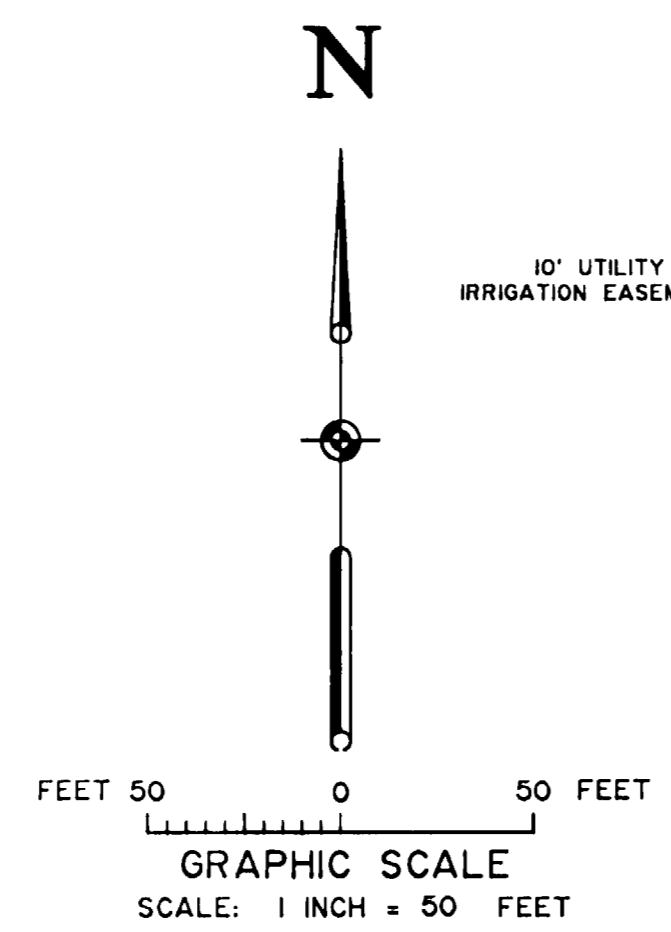
EASEMENT GRANTED TO THE
 GRAND VALLEY PROJECT
 AND CITY OF GRAND JUNCTION
 (PLAT BOOK 15, PAGE 243-244)

NE 1/16 CORNER, SECTION 1
 B.L.M. MONUMENT, 3 1/4" ALUMINUM
 TABLET, BENCHMARK NO. 2
 ELEVATION 4748.38



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 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9960, IN CONCRETE.
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, (ILLEGIBLE), IN CONCRETE.
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED L.S. 16413, IN CONCRETE.
 - △ FOUND THIS SURVEY, BARE 5/8" REBAR, IN CONCRETE.
 - ⊙ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-5-105(13A)



LAND USE SUMMARY

LOTS	5.161 ACRES	10.2%
ROADS	1.506 ACRES	3.0%
TRACT A	0.069 ACRES	0.1%
TRACT B	2.593 ACRES	5.1%
TRACT C	0.475 ACRES	0.9%
TRACT D	0.846 ACRES	1.7%
TRACT E	0.614 ACRES	1.2%
LOT 1, BLOCK 6	2.765 ACRES	5.4%
LOT 1, BLOCK 7	7.015 ACRES	13.8%
LOT 1, BLOCK 8	3.866 ACRES	7.6%
LOT 1, BLOCK 9	25.871 ACRES	51.0%
TOTAL	50.781 ACRES	100%

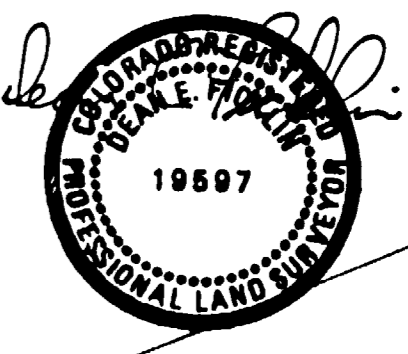
LINE INFORMATION

LINE	DIRECTION	DISTANCE
1.	S 44°58'06" E	21.30'
2.	S 45°00'04" W	21.25'
3.	S 44°58'06" E	19.10'
4.	N 45°01'54" E	19.10'
5.	N 44°58'06" W	19.10'
6.	N 45°01'54" E	19.10'

LOT 1, BLOCK 4
 KNOLLS SUBDIVISION, FILING 1
 PLAT BOOK 15, PAGE 243 - 244

BENCHMARK NO. 3
 1 1/2" ALUMINUM CAP
 MARKED BANNER 19597
 ELEVATION 4734.81'

BLOCK 2
 KNOLLS SUBDIVISION, FILING 1
 PLAT BOOK 15, PAGE 243 - 244



**FINAL PLAT OF THE
 KNOLLS SUBDIVISION, FILING 2**
 LOCATED IN THE SW 1/4 OF THE NE 1/4,
 NW 1/4 OF THE SE 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: 8343-08	DATE: 1-29-98	SHEET NO: 4 of 4
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