

FINAL PLAT OF KNOLLS SUBDIVISION, FILING 2A
 A REPLAT OF LOT 14, LOT 15 AND TRACT D, BLOCK 5 OF KNOLLS SUBDIVISION, FILING 2
 LOCATED IN THE SW 1/4 OF THE NE 1/4, OF SECTION 1
 T1 S., R1 W., U.M., MESA COUNTY, COLORADO

LINE INFORMATION

LINE	DIRECTION	DISTANCE
6	N 45°01'54" E	19.10
9	S 05°00'00" W	23.00
10	N 05°00'00" E	23.00
11	N 12°43'34" E	21.72
12	N 63°44'12" 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	29.81
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" E	15.45
24	S 28°41'24" W	20.10
25	S 12°43'34" E	14.13
27	N 64°35'36" 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
B	308.00	333.93	186.33	308.33	S 10°30'15" E	62°29'31"
D	200.00	61.88	31.89	61.63	S 03°54'47" E	17°43'34"
E	308.00	124.70	62.67	124.39	N 84°40'22" E	10°30'04"
F	308.00	123.08	62.60	123.08	N 04°13'00" E	23°53'02"
H	405.00	125.29	63.15	124.79	S 08°52'45" W	17°43'32"
K	330.00	103.38	52.67	102.86	S 08°46'03" W	17°56'56"
L	200.00	61.88	31.89	61.63	N 03°32'22" W	89°37'36"
T	20.00	32.76	21.39	29.22	S 34°47'23" W	93°50'28"
V	290.00	166.02	83.53	166.25	S 03°54'47" E	17°43'34"
W	180.00	57.24	28.85	57.01	N 03°54'47" W	17°43'34"
X	16.50	25.92	16.50	25.33	S 40°00'00" E	90°00'00"
Y	16.50	25.92	16.50	25.33	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"
AB	492.00	90.88	45.57	90.75	S 86°24'24" W	10°34'59"
GG	330.00	60.80	30.48	60.71	N 03°29'06" W	10°33'21"
OO	33.50	73.59	36.95	73.44	S 76°58'06" E	12°43'08"
SS	83.50	13.01	6.50	13.00	S 68°18'43" E	08°55'40"
TT	33.50	28.78	14.40	28.77	N 82°48'53" W	04°58'26"
UU	104.00	66.62	34.50	65.48	N 8°30'14" W	36°42'03"
VV	16.00	5.60	3.17	47.50	N 10°32'36" E	82°07'42"
XX	29.00	23.99	12.49	22.95	N 28°58'03" E	46°16'47"

- 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 herein.
 - The word certify is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or a warranty.
 - 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.
 - 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 herein in accordance with Figure II of the Land Use Plan, dated July, 1984 prepared by Isbill Associates, Inc., for Walker Field, Grand Junction, Colorado.
 - 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.
 - The following setbacks shall apply:
 - a) Patio Home Units,
 - Principal and O front
 - Accessory Buildings O rear
 - 5 Interior side, unless units are attached
 - O exterior side
 - b) For Patio Home units located on lots 14 and 15 of Block 5, a minimum distance of 20 feet shall be maintained between face of garage and Sparrow Court.
 - c) Maximum height of structures shall be 32 feet.
 - d) For Patio Home units a minimum 10 foot side yard setback with adjoining structures unless units are attached.

CITY APPROVAL

The Final Plat of The Knolls Subdivision, Filing 2A, is approved and accepted this 23rd day of September, A.D. 1998

Shirley Howard
 City Manager

Pat L. Terry
 President of the City of Grand Junction City Council

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 herein as described in the instrument recorded in Plat Book 16, Pages 87-90, 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 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 2A, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown herein.

DESCRIPTION OF THE KNOLLS SUBDIVISION, FILING 2A

Lot 14, Lot 15 and an undivided interest in Tract D, Block 5 of Knolls Subdivision, Filing 2 as recorded in Plat Book 16, Page 87 and 90 in the records of the Mesa County Clerk and Recorder.

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa } ss

I hereby certify that The Knolls Subdivision, Filing 2A, was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:24 P.M. on the 21st day of September, A.D. 1998 in Book No. 161 Page No. 275 Reception No. 1866589 Drawn FF166

Monika Todd
 Mesa County Clerk and Recorder

Shirley Howard
 Deputy

\$ Fee 10.00 100

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

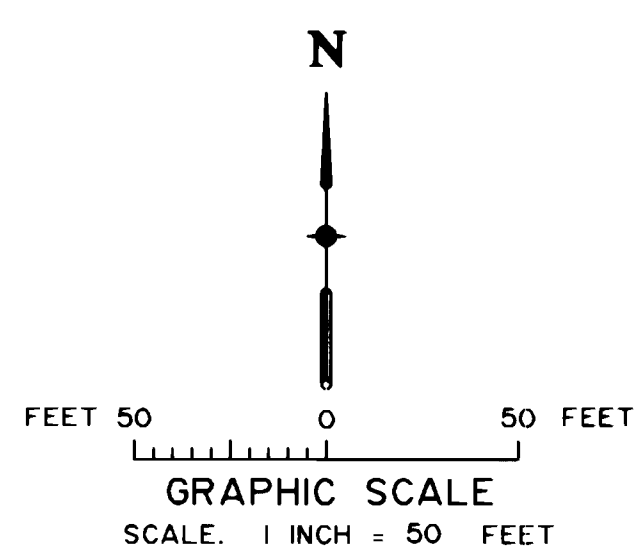
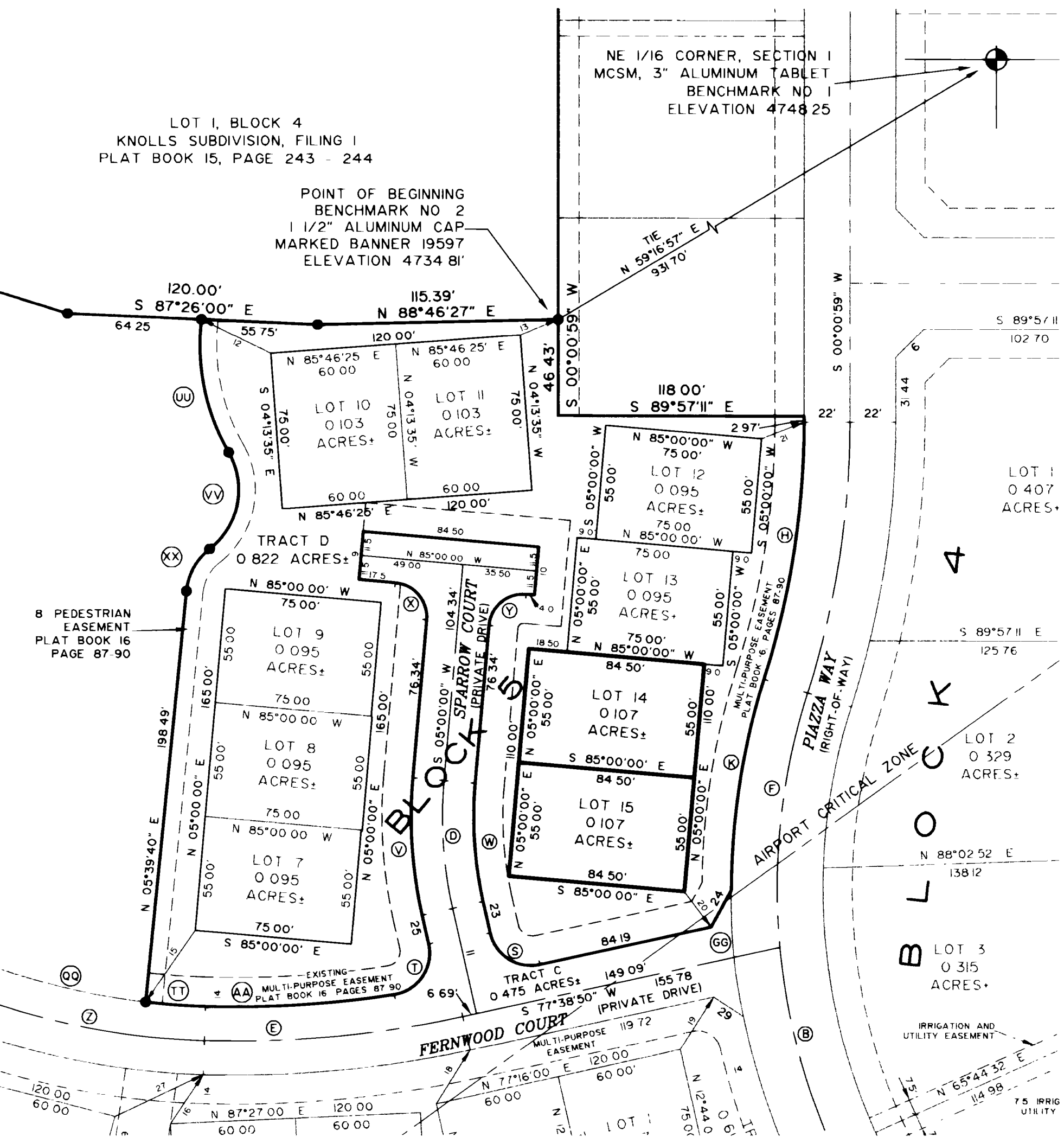
- Tract D to the owners (Property/Homeowners Association) of the lots of Block 5, Knolls Subdivision Filing 2, hereby platted for the purpose of common open space and as a perpetual easement for the installation, operation, maintenance and repair of private irrigation systems and as a perpetual easement for the purpose of pedestrian ingress, egress and parking purposes for the common benefit and use of said lot owners and their invitees.
- All easements and right-of-way dedicated on The Knolls Subdivision, Filing 2 are still applicable, as the purpose of this plat is to reconfigure the size of Lot 14 thru 15 and a portion of Tract D as platted on The Knolls Subdivision, Filing 2.

All easements 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.

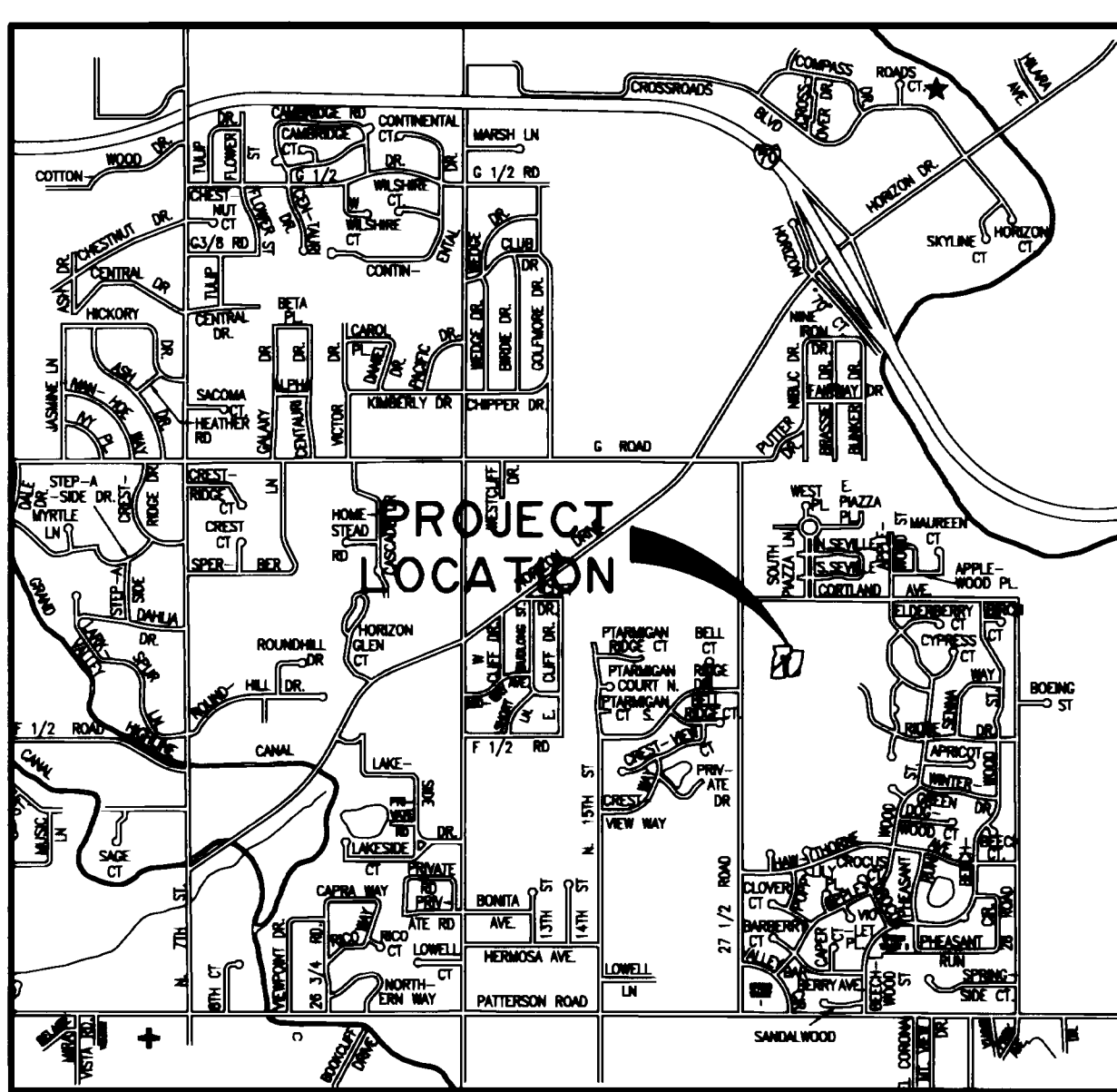
IN WITNESS WHEREOF, I hereunto set my hand this 21 day of Sept., A.D. 1998

O.P. DEVELOPMENT COMPANY, LLC

Robert C. Knapple
 Robert C. Knapple, Managing Director



- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC. 19597
 - ⊕ 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(3A)



VICINITY MAP

AREA SUMMARY

TRACT D KNOLLS SUBDIVISION, FILING 2	0.846 ACRES
TRACT D KNOLLS SUBDIVISION, FILING 2A	0.822 ACRES
LOTS 14-15 KNOLLS SUBDIVISION, FILING 2	0.190 ACRES
LOTS 14-15 KNOLLS SUBDIVISION, FILING 2A	0.214 ACRES
NET CHANGE IN AREA OF TRACT D	-0.024 ACRES
NET CHANGE IN AREA OF LOTS 14-15	+0.024 ACRES

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado }
 County of Mesa } ss

On this 21 day of Sept., A.D. 1998, before me the undersigned officer, personally appeared Robert C. Knapple 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 set my hand and official seal

My commission expires 26, 1999

Wallace E. Beedle
 Notary Public

LOT OWNERS RATIFICATION

The undersigned, having property in the real property involved, do hereby ratify and affirm the changes as shown herein.

By the Owners of Lots 7 thru 13

Signed this 21 day of Sept., a.d. 1998

Robert C. Knapple
 Robert C. Knapple as Managing Director of O.P. Development Company, LLC

NOTARY PUBLIC CERTIFICATION

State of Colorado }
 County of Mesa } ss

On this 21 day of Sept., A.D. 1998, before me the undersigned officer, personally appeared Robert C. Knapple 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 26, 1999

Wallace E. Beedle
 Notary Public

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 2A located in the SW 1/4 of the NE 1/4 of Section 1, T1 S., R1 W., Ute Meridian, shown herein 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 15 day of September, A.D. 1998

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

FINAL PLAT OF KNOLLS SUBDIVISION, FILING 2A

A REPLAT OF LOT 14, LOT 15 AND TRACT D, BLOCK 5 OF KNOLLS SUBDIVISION, FILING 2
 LOCATED IN THE SW 1/4 OF THE NE 1/4, OF SECTION 1
 T1 S., R1 W., U.M., MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 50'	83430802	9-15-98	1 of 1