

**FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING 3**  
 A REPLAT OF LOT 1, BLOCK 6 and LOT 1, BLOCK 7 OF KNOLLS SUBDIVISION, FILING 2  
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 1,  
 T 1 S, R 1 W, U M, MESA COUNTY, COLORADO

**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.
- 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 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 hereon 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:
  - 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)
  - Patio Home Units,
    - Principal and Accessory Buildings 0 front, 0 rear, 5 interior side unless units are attached, 0 exterior side
  - For Patio Home units located on lots 1 thru 10 of Block 3 a minimum distance of 20 feet shall be maintained between face of garage and Fernwood Court.
  - For Patio Home units in Block 3 a gross lot coverage maximum of 85% is required. For single family units in Blocks 1 and 2 a gross lot coverage maximum of 35% is required.
  - Maximum height of structures shall be less than 32 feet.
  - Lot 6 and Lot 7 of Block 3 shall maintain a minimum of 20 feet setback from the common property line of Block 3 at the Knolls Subdivision, Filing 3 and Lot 1 Block 4 of the Knolls Subdivision, Filing 2.
  - For Patio Home units a minimum 10 foot side yard setback with adjoining structures unless units are attached.
- Lots 1 thru 5 block 1 shall have no vehicular access to Cortland Avenue.

**CITY APPROVAL**

The Final Plat of The Knolls Subdivision, Filing 3, is approved and accepted this 28th day of January A.D. 1999  
*Mark Cleban*  
 City Manager

Jane L. Levy  
 President of the City of Grand Junction City Council

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
 ) ss  
 County of Mesa )

I hereby certify that The Knolls Subdivision Filing 3 was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:12 P.M. on the 8th day of February A.D. 1999 in Book No. 16 Page No. 379-380 Reception No. 1887596 Fees 20.00 + \$100 Drawer No. 6574  
Monika Todd  
 Mesa County Clerk and Recorder

Elicia Laaba  
 Deputy

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that OP Development Company, LLC being the sole owner in fee simple of all of the property platted hereon and as described in the instrument recorded in Book 16, Page 37-38 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, does hereby Plat said real property under the name and style of The Knolls Subdivision, Filing 3, a subdivision of a part of the City of Grand Junction, County of Mesa State of Colorado in accordance with the Plat shown hereon.

**DESCRIPTION OF THE KNOLLS, FILING 3**

Lot 1, Block 6 and Lot 1 Block 7 of Knolls Subdivision, Filing 2 as recorded in Plat Book 16 Page 87 in the records of the Mesa County Clerk and Recorder being more fully described as follows:

- Blocks One and Two**
- Beginning at the northeasterly corner of Block One Knolls Subdivision Filing 3 which is identical with the northeasterly corner of Lot 1 Block 7 of the Knolls Subdivision Filing 2, whence the NE 1/16 corner of Section 1, T 1 S R 1 W, U M bears N 00° 00' 59" E, 33.00 feet
- Thence S 00° 00' 59" W, 639.29 feet
  - Thence N 75° 12' 00" W, 279.90 feet
  - Thence N 89° 57' 00" W, 252.00 feet
  - Thence N 00° 00' 59" E, 120.00 feet
  - Thence N 07° 31' 09" E, 44.28 feet
  - Thence N 00° 00' 59" E, 230.00 feet
  - Thence N 12° 47' 11" W, 451.3 feet
  - Thence N 00° 00' 59" E, 180.00 feet
  - Thence S 89° 57' 11" E, 526.84 feet to the point of beginning

Blocks One and Two as described above contains 7.015 acres more or less

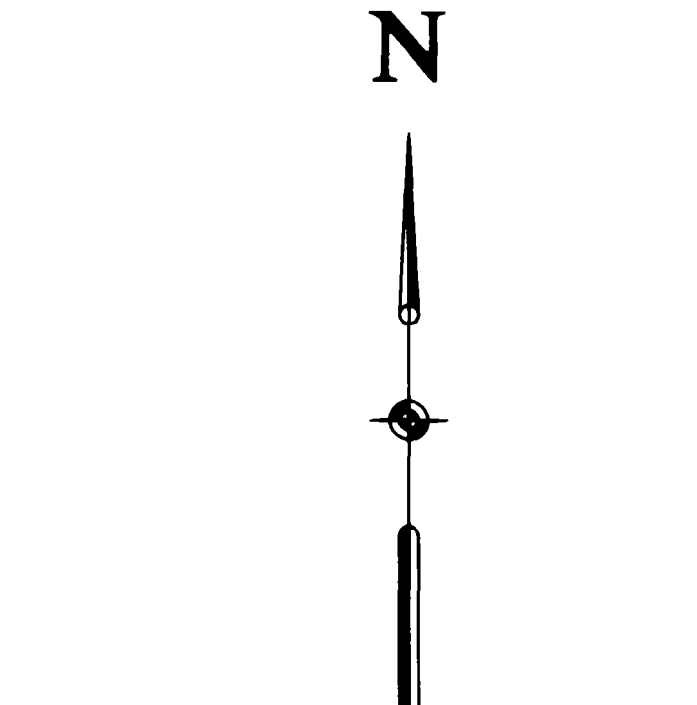
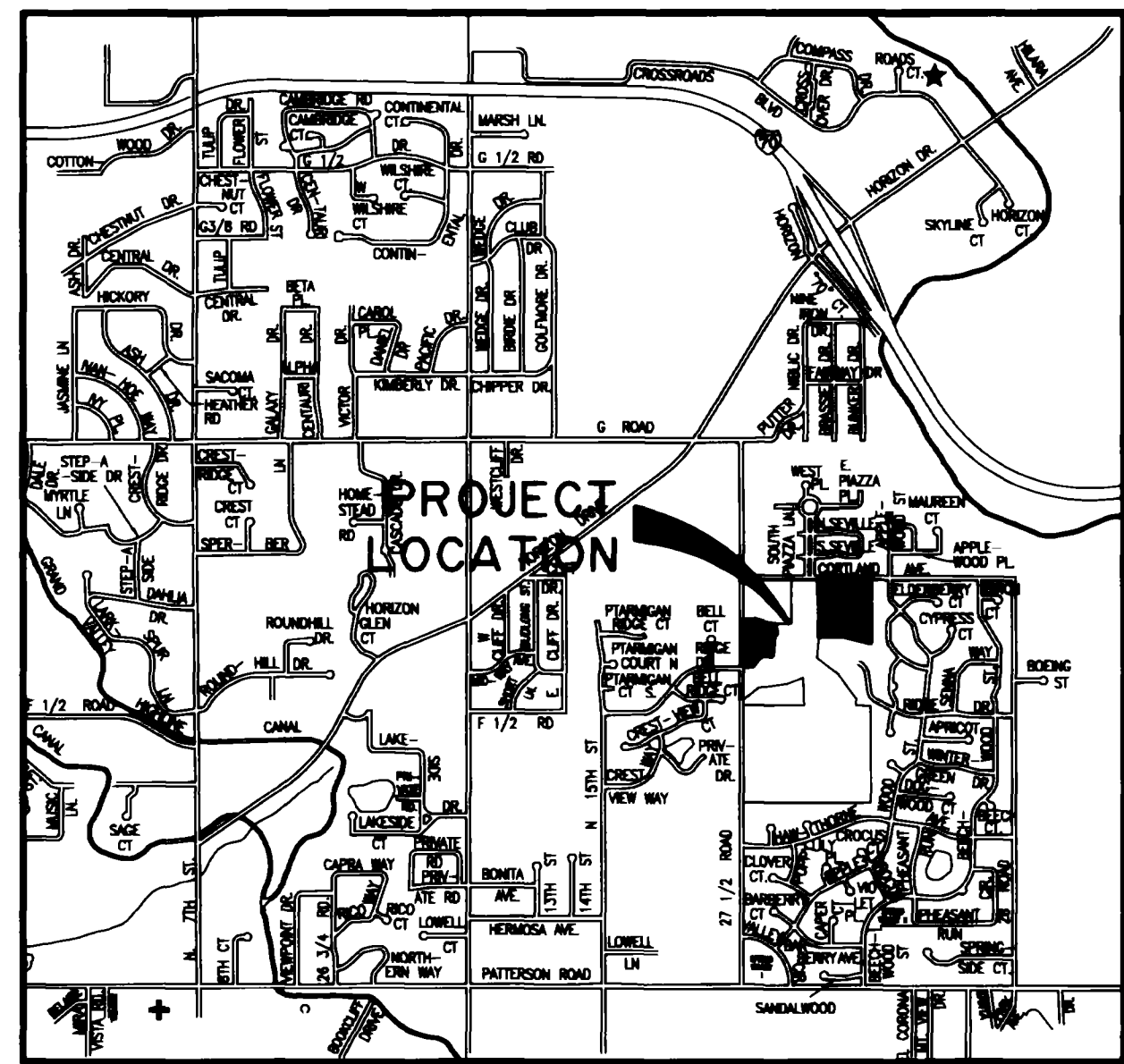
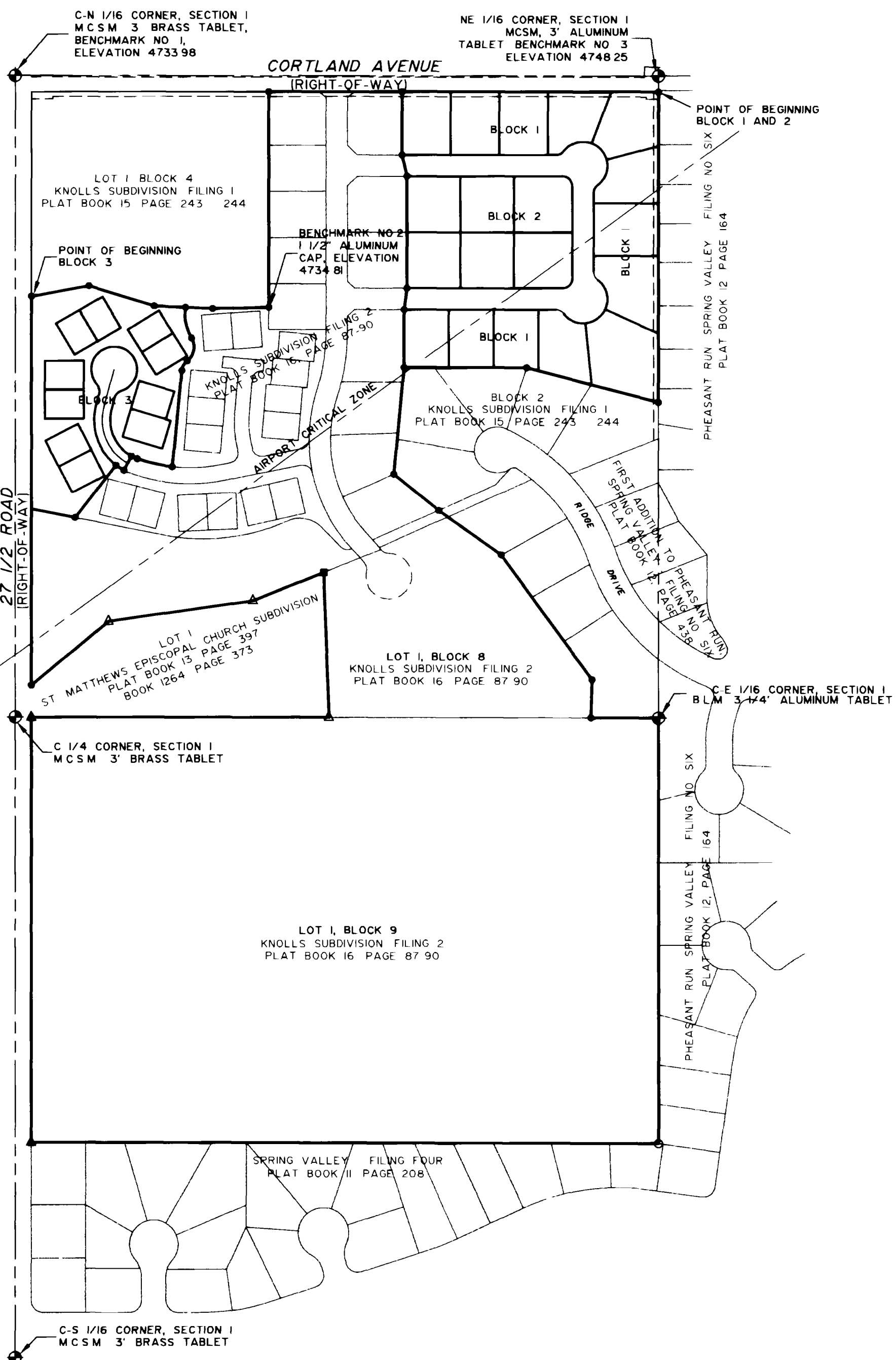
**Block Three**

Beginning at the northwesterly corner of Block Three Knolls Subdivision Filing 3, which is identical with the northwesterly corner of Lot 1, Block 6 of Knolls Subdivision Filing 2, whence the C-N 1/16 corner of Section 1, T 1 S R 1 W, U M bears N 04° 08' 27" W, 455.22 feet

- Thence N 79° 41' 00" E, 120.00 feet
- Thence S 72° 44' 00" E, 140.00 feet
- Thence S 87° 26' 00" E, 64.25 feet
- Thence southeasterly 66.62 feet along the arc of a circular curve to the left with a radius of 104.00 feet, a delta of 36° 42' 03" and a chord bearing S 11° 30' 14" E, 65.48 feet.
- Thence southwesterly 51.60 feet along the arc of a circular curve to the right with a radius of 36.00 feet a delta of 82° 07' 42" and a chord bearing S 11° 12' 36" W, 47.30 feet.
- Thence southwesterly 23.59 feet along the arc of a circular curve to the left with a radius of 29.00 feet, a delta of 46° 36' 47" and a chord bearing S 28° 58' 03" W, 22.95 feet.
- Thence S 05° 39' 40" W, 198.49 feet.
- Thence northwesterly 73.59 feet along the arc of a circular curve to the right with a radius of 331.50 feet, a delta of 12° 43' 08" and a chord bearing of N 76° 58' 06" W, 73.44 feet.
- Thence northwesterly 13.01 feet along the arc of a circular curve to the right with a radius of 83.50 feet a delta of 08° 55' 40" and a chord bearing of N 66° 08' 43" W, 13.01 feet.
- Thence S 28° 19' 08" W, 33.00 feet.
- Thence northwesterly 19.42 feet along the arc of a circular curve to the right with a radius of 116.50 feet a delta of 09° 32' 59" and a chord bearing of N 56° 54' 23" W, 19.40 feet.
- Thence S 37° 52' 07" W, 136.95 feet.
- Thence N 78° 39' 34" W, 91.62 feet.
- Thence N 00° 00' 59" E, 437.84 feet to the point of beginning

Block Three, as described above contains 2.765 acres more or less

Final area of Knolls Filing 3, as described above contains 9.780 acres more or less (7.015 ac + 2.765 ac = 9.780 ac)



FEET 200 0 200 FEET  
**GRAPHIC SCALE**  
 SCALE 1 INCH = 200 FEET

**LEGEND**

- 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
- T A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS AT ALL LOT CORNERS TO COMPLY WITH CRS-38-1-105(3A)

**AREA SUMMARY**

LOTS	6 869 AC ±	70.2%
ROADS	1 172 AC ±	12.0%
TRACT A	0 289 AC ±	3.0%
TRACT B	1 450 AC ±	14.8%
<b>TOTAL</b>	<b>9 780 AC ±</b>	<b>100%</b>

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

- All public streets and right-of-way to the City of Grand Junction for the use of the public forever.
- 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.
- Tract A as private streets to the owners (Property/Homeowners Association) of the lots of Block 5, Filing 2 and Block 3, Filing 3 hereby platted as perpetual easement for the purpose for 1) ingress and egress purposes for the common benefit and use of said lot owners and their invitees 2) use by the public utilities for installation, operation, maintenance and repair of utilities and appurtenances 3) use by public services, including but not limited to, postal services, trash collection, fire police and emergency vehicles, 4) drainage purpose for the conveyance of runoff water which originates within the area hereby platted of from upstream areas through natural or man-made facilities above or below ground.
- Tract B to the owners (Property/Homeowners Association) of the lots of Block 5, Filing 2 and Block 3, Filing 3, 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 Grand Valley Project easements to the US/GVWUA, its successors and assigns, for the installation, maintenance of irrigation and drainage 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 for 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 27th day of JAN. A.D. 1999

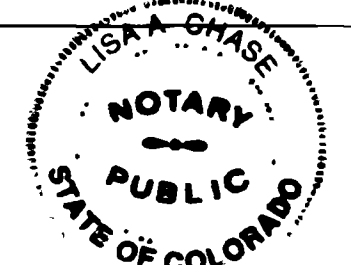
OP DEVELOPMENT COMPANY, LLC  
Robert C. Knappie  
 Robert C. Knappie Managing Director

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

On this 27th day of Jan A.D. 1999 before me the undersigned officer, personally appeared Robert C. Knappie as Managing Director of OP 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 4-15-1999

Terra A. Chase  
 Notary Public

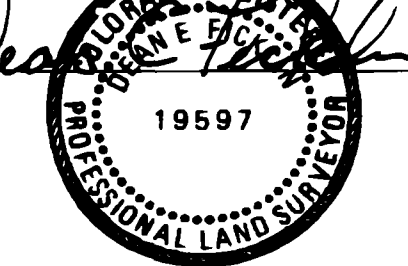


**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Banner Associates, Inc., and a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the Final Plat of Knolls Subdivision Filing 3 located in the SW 1/4 of the NE 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 27 day of January A.D. 1999

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



**FINAL PLAT OF THE  
 KNOLLS SUBDIVISION, FILING 3**  
 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	JOB NO	DATE	SHEET NO
1" = 200'	8343-12	1-27-99	1 of 2

**FINAL PLAT OF THE KNOLLS SUBDIVISION, FILING 3**  
 A REPLAT OF LOT 1, BLOCK 6 and LOT 1, BLOCK 7 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

**AREA SUMMARY**

LOTS	6 869 AC ±	70 2%
ROADS	1 172 AC ±	12 0%
TRACT A	0 289 AC ±	3 0%
TRACT B	1 450 AC ±	14 8%
<b>TOTAL</b>	<b>9 780 AC ±</b>	<b>100%</b>

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

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

NE 1/16 CORNER, SECTION 1  
 M.C.S.M. - 3 ALUMINUM TABLET  
 BENCHMARK NO. 3  
 ELEVATION 4748.25'

S 89° 57' 11" E  
**CORTLAND AVENUE**  
 660.00' (RIGHT-OF-WAY)

1320.84'  
 DEDICATED R.O.W.  
 BOOK 1543, PAGE 848

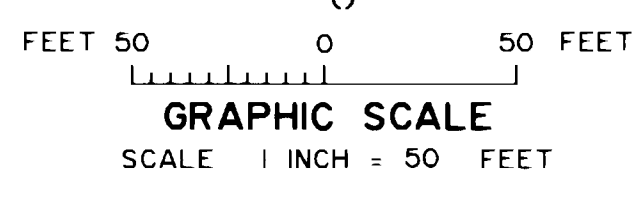
TIE  
 N 00°00'59" E  
 33.00'

**LEGEND**

- ▲ 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 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-38-51109(3A)

**LINE INFORMATION**

NO	BEARING	DISTANCE
1	N 46°41'57" E	32.01
2	S 06°28'15" E	52.07
3	N 47°35'23" E	40.74
4	N 11°45'52" W	135.92
5	N 42°02'43" W	75.81
6	N 51°04'15" W	35.69
7	N 45°10'52" W	13.89
8	S 01°56'34" E	10.10
9	N 19°25'45" E	45.81
10	S 29°38'18" E	42.07
11	S 72°44'00" E	13.70
12	S 72°44'00" E	2.06
13	S 87°26'00" E	20.13
14	S 73°11'00" E	3.96
15	N 16°49'00" E	15.14



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

27 1/2 ROAD  
 (RIGHT-OF-WAY)

PIAZZA WAY  
 (RIGHT-OF-WAY)

PIAZZA WAY  
 (RIGHT-OF-WAY)

PIAZZA WAY  
 (RIGHT-OF-WAY)

PIAZZA WAY  
 (RIGHT-OF-WAY)

PIAZZA WAY  
 (RIGHT-OF-WAY)

PIAZZA WAY  
 (RIGHT-OF-WAY)

PIAZZA WAY  
 (RIGHT-OF-WAY)

**KNOLL CIRCLE**  
 (RIGHT-OF-WAY)

**KNOLL CIRCLE**  
 (RIGHT-OF-WAY)

**CURVE INFORMATION**

A Δ	53° 07' 49"	R = 20.00	L = 18.55	T = 10.00	CC = 17.89	CB = S 63° 28' 55" W
B Δ	53° 07' 48"	R = 20.00	L = 18.55	T = 10.00	CC = 17.89	CB = N 44° 58' 06" W
C Δ	53° 07' 48"	R = 20.00	L = 18.55	T = 10.00	CC = 17.89	CB = N 26° 34' 54" E
D Δ	89° 58' 11"	R = 20.00	L = 31.41	T = 19.99	CC = 28.28	CB = N 44° 58' 06" W
E Δ	53° 07' 49"	R = 20.00	L = 18.55	T = 10.00	CC = 17.89	CB = N 26° 32' 56" W
F Δ	53° 07' 49"	R = 20.00	L = 18.55	T = 10.00	CC = 17.89	CB = N 44° 58' 06" W
G Δ	53° 07' 49"	R = 20.00	L = 18.55	T = 10.00	CC = 17.89	CB = N 63° 23' 17" W
H Δ	90° 01' 49"	R = 20.00	L = 31.43	T = 20.01	CC = 28.29	CB = N 45° 01' 53" E
I Δ	73° 59' 21"	R = 50.00	L = 64.57	T = 37.67	CC = 60.17	CB = N 73° 54' 41" E
J Δ	54° 18' 28"	R = 50.00	L = 47.39	T = 25.65	CC = 45.64	CB = N 41° 56' 24" E
K Δ	67° 55' 57"	R = 50.00	L = 59.28	T = 33.68	CC = 55.87	CB = N 10° 48' 48" W
L Δ	77° 47' 19"	R = 50.00	L = 67.88	T = 40.34	CC = 62.79	CB = S 14° 13' 10" E
M Δ	59° 40' 04"	R = 50.00	L = 52.07	T = 28.67	CC = 49.75	CB = S 54° 30' 32" W
N Δ	58° 50' 04"	R = 50.00	L = 51.34	T = 28.19	CC = 49.12	CB = S 66° 14' 25" E
O Δ	76° 41' 23"	R = 100.00	L = 133.85	T = 78.10	CC = 124.08	CB = N 23° 20' 11" W
P Δ	67° 08' 24"	R = 116.50	L = 136.52	T = 77.31	CC = 128.84	CB = N 18° 33' 41" W
Q Δ	76° 41' 23"	R = 83.50	L = 111.76	T = 66.05	CC = 103.61	CB = N 23° 20' 11" W
R Δ	58° 59' 26"	R = 20.00	L = 19.89	T = 10.86	CC = 19.08	CB = N 43° 30' 14" E
S Δ	293° 58' 53"	R = 47.00	L = 241.15	T = 30.55	CC = 51.21	CB = N 74° 59' 29" W
T Δ	56° 59' 26"	R = 20.00	L = 19.89	T = 10.86	CC = 19.08	CB = S 13° 29' 12" E
U Δ	36° 42' 03"	R = 104.00	L = 66.62	T = 34.50	CC = 65.48	CB = S 11° 30' 14" E
V Δ	84° 01' 42"	R = 36.00	L = 51.60	T = 31.37	CC = 47.30	CB = N 11° 12' 36" W
W Δ	46° 36' 47"	R = 29.00	L = 23.99	T = 12.49	CC = 22.95	CB = N 28° 56' 03" W
X Δ	12° 43' 08"	R = 331.50	L = 73.59	T = 36.95	CC = 73.44	CB = N 76° 58' 06" W
Y Δ	08° 55' 40"	R = 83.50	L = 13.01	T = 6.52	CC = 13.01	CB = N 66° 08' 42" W
Z Δ	09° 32' 59"	R = 116.50	L = 19.42	T = 9.73	CC = 19.40	CB = N 56° 54' 23" W



**FINAL PLAT OF THE  
 KNOLLS SUBDIVISION, FILING 3**  
 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	JOB NO	DATE	SHEET NO
1" = 50'	8343-12	1-27-99	2 of 2

01219202.tif