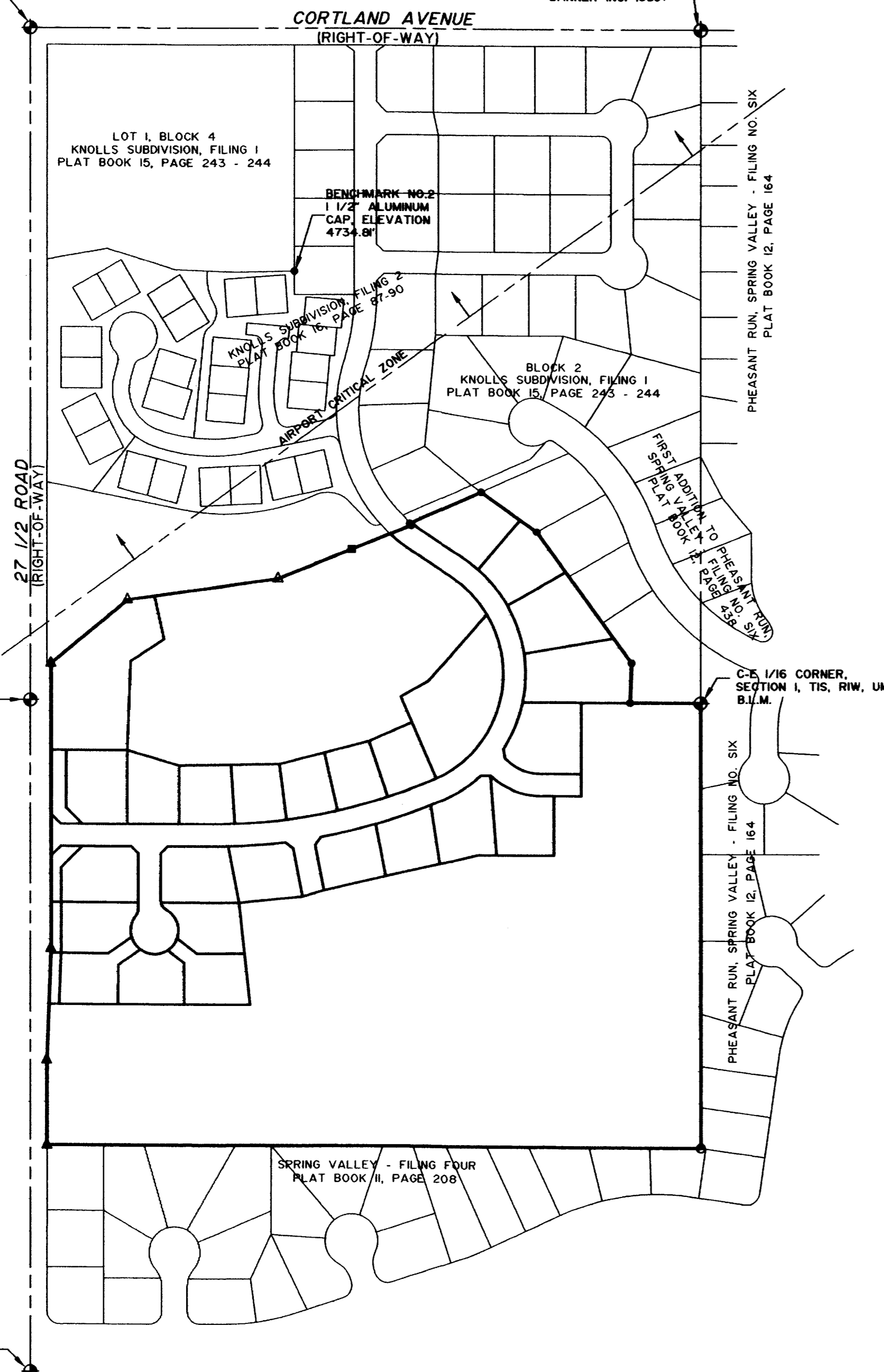


KNOLLS SUBDIVISION, FILING 4
 A REPLAT OF LOT 1, BLOCK 8 AND LOT 1, BLOCK 9 OF KNOLLS SUBDIVISION,
 FILING 2 AND LOT 1, OF ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION,
 LOCATED IN THE SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF
 SECTION 1, T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO

C-N 1/16 CORNER,
 SECTION 1, T.1S, R.1W, UM
 DH SURVEY INC. 24306

NE 1/16 CORNER,
 SECTION 1, T.1S, R.1W, UM
 BANNER INC. 19597



C 1/4 CORNER,
 SECTION 1, T.1S, R.1W, UM
 DH SURVEY INC. 24306
 BENCH MARK NO. 1
 ELEVATION 4713.64 FT.

C-S 1/16 CORNER,
 SECTION 1, T.1S, R.1W, UM
 DH SURVEY INC. 24306

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-S 1/16 corner and C 1/4 corner, both of Section 1, Township 1 South, Range 1 West, Ute Meridian having a bearing of N 00° 00' 59" E, as recorded on The Knolls Subdivision, Filing 2, Plat Book 16, at Pages 87 through 90, 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, 1994 prepared by IsbIII Associates, Inc., for Walker Field, Grand Junction, Colorado.
- This development lies within the southwest boundaries of the Airport Area of Influence and is 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that O.P. Development Company, L.L.C. being the sole owner in fee simple of all of the property platted hereon and as described in the instruments recorded in Plat Book 16, Pages 87 through 90, Book 2604, Page 970 and Book 2740, Page 777 in the records of the office of the Mesa County Clerk and Recorder, which is a portion of the SW 1/4 of the NE 1/4 and a portion of the NW 1/4 of the SE 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 4, 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 4

Lot 1, Block 8 and Lot 1, Block 9 of Knolls Subdivision, Filing 2 as recorded in Plat Book 16, Page 87 and Lot 1 of St. Matthews Episcopal Church Subdivision as recorded in Plat Book 13, Page 397 in the records of the Mesa County Clerk and Recorder, being more fully described as follows:

Beginning at the northwest corner of a tract of land when the C 1/4 corner of Section 1, Township 1 South, Range 1 West, Ute Meridian bears S 29° 36' 50" W, 82.93 feet and considering the west line of the NW 1/4 of the SE 1/4, of said Section 1 to bear N 00° 00' 59" E, with all other bearings contained herein relative thereto:

- Thence N 50° 15' 06" E, 196.30 feet;
- Thence N 8° 59' 06" E, 299.62 feet;
- Thence N 68° 06' 13" E, 282.89 feet;
- Thence northwesterly 5.05 feet along the arc of a circular curve to the left with a radius of 244.00 feet, a delta of 01° 11' 16" and a chord bearing N 37° 54' 10" W, 5.06 feet;
- Thence N 65° 35' 00" E, 153.94 feet;
- Thence S 54° 34' 00" E, 134.54 feet;
- Thence S 35° 59' 00" E, 37.84 feet;
- Thence S 02° 00' 43" W, 78.50 feet;
- Thence S 89° 54' 17" E, 139.00 feet;
- Thence S 00° 01' 22" E, 875.30 feet;
- Thence N 89° 51' 56" W, 1288.44 feet;
- Thence N 00° 00' 59" E, 167.22 feet;
- Thence N 02° 06' 59" E, 218.35 feet;
- Thence N 00° 00' 59" E, 561.12 feet to the point of beginning.

Knolls Subdivision, Filing 4 as described above contains 32.518 acres more or less.

That said owner (the "Property Owner") does hereby recognize, 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 14 foot Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances 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 subject to the provisions of Paragraph II., and grade structures.
- All 10 foot Multi-purpose Easements to the City of Grand Junction for the use of Grand Valley Water Users Association and City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances 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, 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 sanitary sewer easements to the City of Grand Junction as perpetual easement for the installation, operation, maintenance and repair of sanitary sewer lines.
- All irrigation easements to the owners (Property/Homeowners Association) of the lots hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Deed of conveyance recorded in Book _____ at Page _____.
- Tract A (Private Open Space) to the (Property/Homeowners Association) of the lots hereby platted as perpetual easement for (a) use by the public utilities for installation, operation, maintenance and repair of utilities and appurtenances; (b) recreational and aesthetic purposes as determined appropriate by said owners; (c) a Pedestrian Easement for the installation of a 5 foot wide detached concrete pedestrian sidewalk meandering along and near the Plaza Way right-of-way to the City of Grand Junction for ingress and egress use by the general public pedestrian. Deed of conveyance recorded in Book _____ at Page _____.
- Tract B and Tract C (Private Open Space) to the owners (Property/Homeowners Association) of the lots hereby platted as a perpetual easement for (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance, and repair of private irrigation systems (c) 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 (d) landscaping and signage as determined appropriate by said owners. Deed of conveyance recorded in Book _____ at Page _____.
- Tract D (Private Open Space) to the (Property/Homeowners Association) of the lots hereby platted as perpetual easement for (a) use by the public utilities for installation, operation, maintenance and repair of utilities and appurtenances; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas. Deed of conveyance recorded in Book _____ at Page _____.
- Temporary Detention/Retention Easement to the (Property/Homeowners Association) of the lots hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted. Deed of conveyance recorded in Book _____ at Page _____.

- No street trees shall be planted in the following two locations: (i) in the 14-foot Multi-purpose Easement on the east side of Plaza Way, where the Grand Valley Project Easement intersects such Multi-purpose Easement in Lot 1 of Block 4, or (ii) in the 14-foot Multi-purpose Easement on Tract B, where such Multi-purpose Easement overlaps the Grand Valley Project Easement on Tract B.

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 Drainage; 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.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, O.P. DEVELOPMENT COMPANY, L.L.C. has caused their names to be hereunto subscribed this 29 day of JANUARY, A.D. 2001.

Robert C. Knapp
 Robert C. Knapp, Managing Director

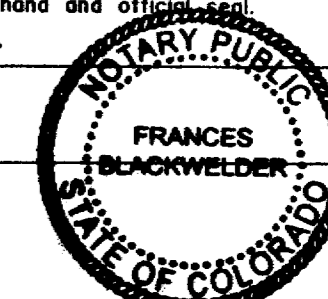
ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
) ss
 County of Mesa)
 I, Robert C. Knapp, A.D. 2001, before me the undersigned officer, personally appeared Robert C. Knapp as Managing Director of O.P. Development Company, L.L.C., 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 2-09-2004

Frances Blackwelder
 Frances Blackwelder
 Notary Public



CITY APPROVAL

The Knolls Subdivision, Filing 4 is approved and accepted this 6th day of February, A.D. 2001.

Gene Kinsey
 Gene Kinsey
 Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
) ss
 County of Mesa)

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:43 P.M., on the 8th day of February, A.D. 2001 in Plat Book No. 18, Page No. 97 Reception No. 1983124

Drawer No. JS-74 Fees _____

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

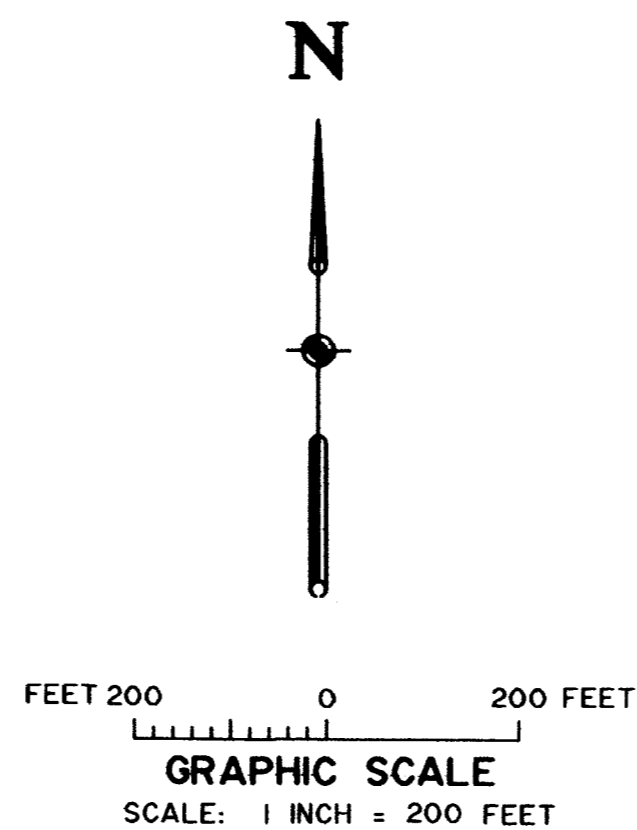
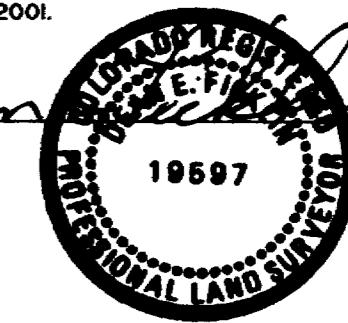
The Declaration of Covenants and Restrictions are recorded in Book _____ of Pages _____ through _____ in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, as employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Knolls Subdivision, Filing 4 shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 29 day of JANUARY, A.D. 2001.

Dean E. Ficklin
 P.L.S., 19597



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

LEGEND

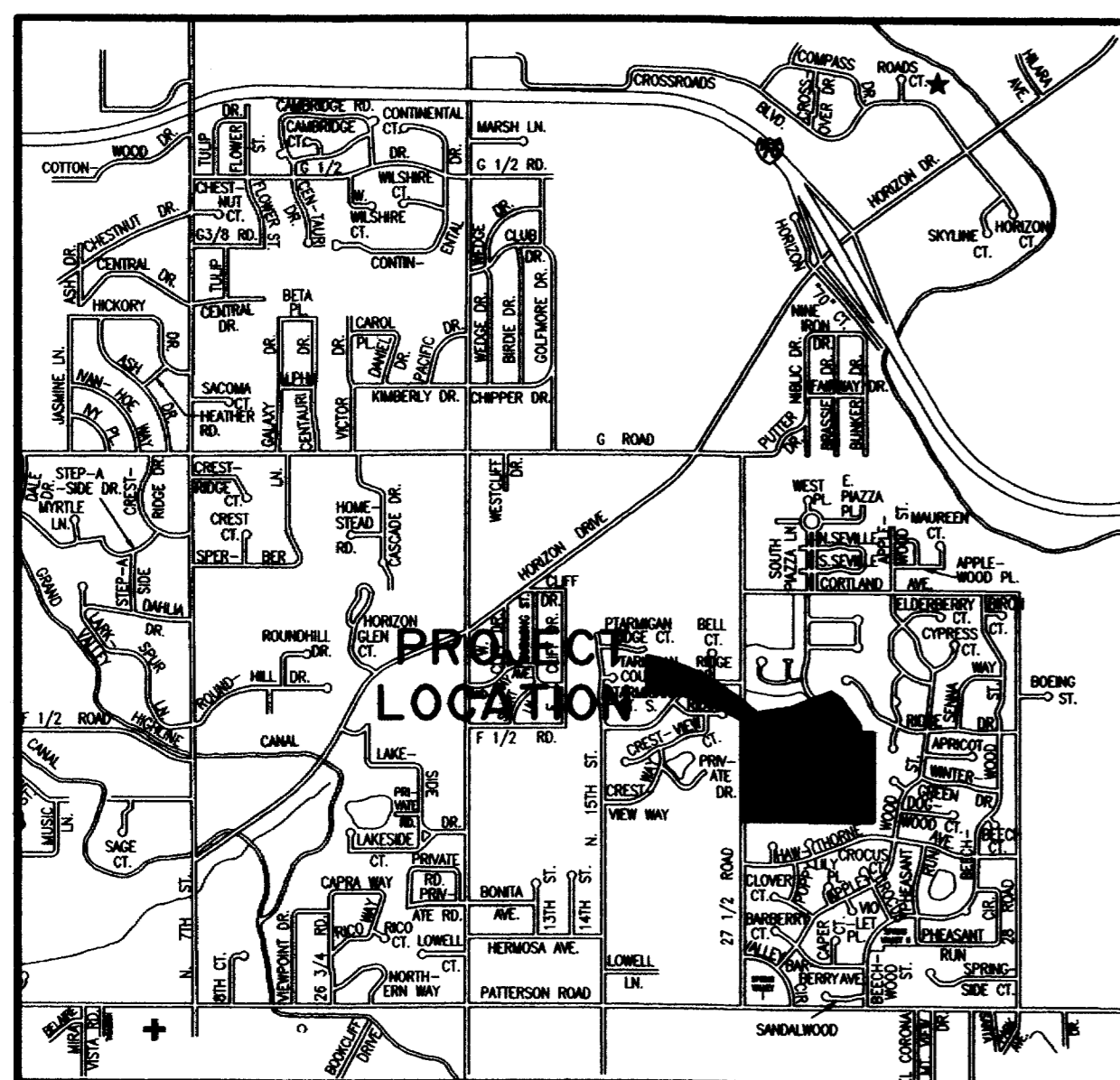
- ▲ SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9960, IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED LS 16413, IN CONCRETE.
- △ FOUND THIS SURVEY, BARE 5/8" REBAR, IN CONCRETE.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.

AREA SUMMARY

LOTS	7,939 AC. ±	24.4%
ROADS	2,058 AC. ±	6.4%
TRACT A	0,809 AC. ±	2.5%
TRACT B	0,107 AC. ±	0.3%
TRACT C	0,218 AC. ±	0.7%
TRACT D	0,974 AC. ±	3.0%
BLOCK 5	4,949 AC. ±	15.2%
BLOCK 6	15,464 AC. ±	47.5%
TOTAL	32,518 AC. ±	100%

BULK REQUIREMENTS FOR PR-2.5 AT TIME OF APPROVAL

- The following setbacks shall apply:
 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)
- Minimum Street Frontage: 20 feet.
- Maximum Lot Coverage: 35%
- Minimum Building Height: 32 feet.
- Maximum Units per Gross Acre: 2.5
- Minimum Lot Area: 9500 S.F.

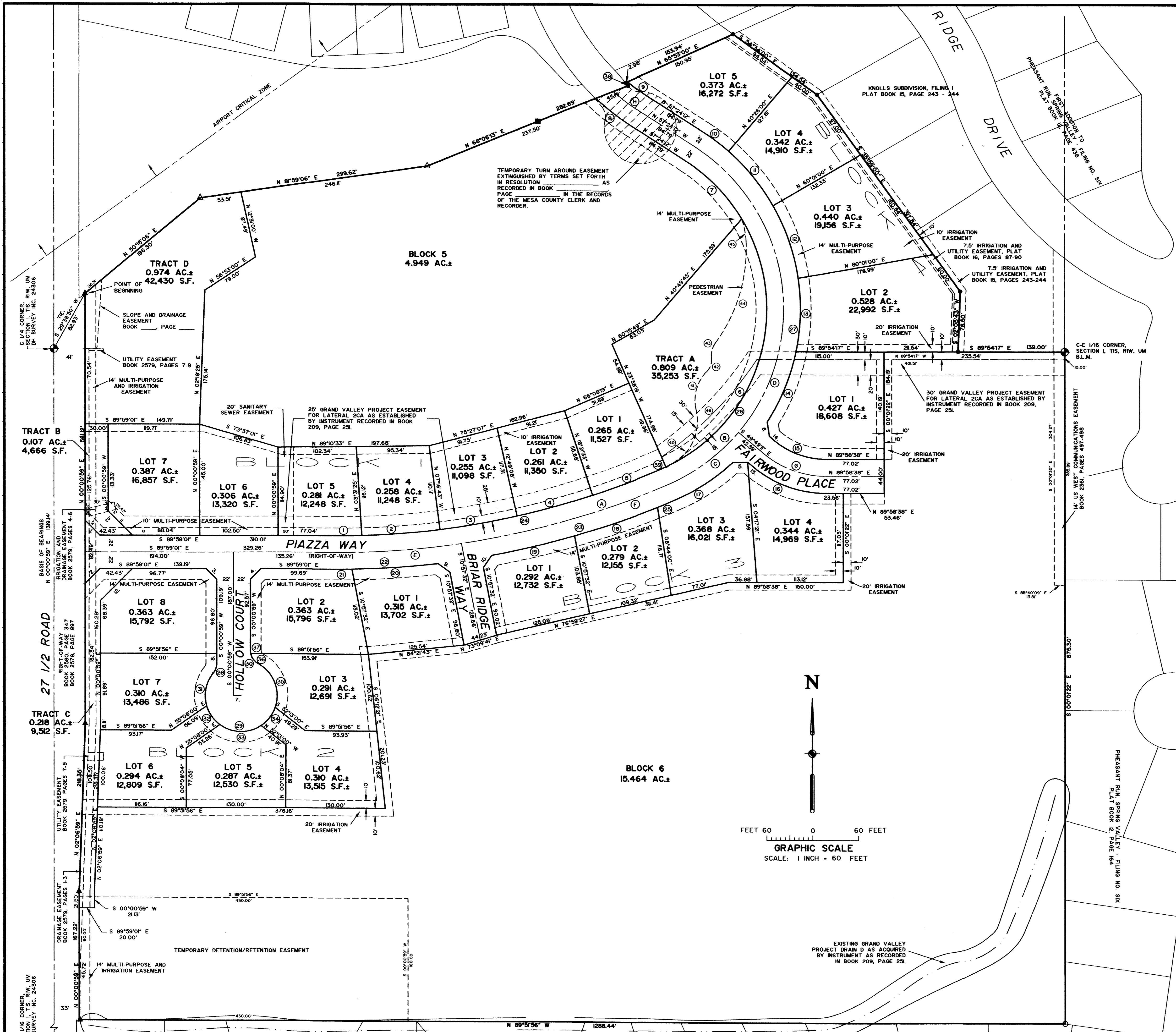


VICINITY MAP

KNOLLS SUBDIVISION, FILING 4
 LOCATED IN THE SW 1/4 OF THE NE 1/4
 AND THE 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: 40003.04-01 DATE: 1-29-01 SHEET NO: 1 of 2



LINE INFORMATION

NO.	BEARING	DISTANCE
1.	S 44°59'01" E	27.21'
2.	N 45°00'59" E	27.21'
3.	S 44°59'01" E	19.18'
4.	N 45°00'59" E	19.18'
5.	N 89°45'06" E	19.28'
6.	N 08°23'28" W	19.28'
7.	S 89°59'01" E	10.00'
8.	S 00°00'59" W	12.36'
9.	N 53°55'18" W	19.22'
10.	N 34°15'24" E	19.18'
11.	S 44°59'01" E	44.79'
12.	N 45°00'59" E	58.93'
13.	S 49°49'11" E	8.36'
14.	S 49°49'11" E	8.36'

- 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, MARKED LS 16413, IN CONCRETE.
 - △ FOUND THIS SURVEY, BARE 5/8" REBAR, IN CONCRETE.
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.

CURVE INFORMATION

①	Δ = 01° 45' 17"	R = 1060.00'	L = 32.46'	T = 16.23'	C = 32.46'	CB = N 89° 08' 21" E
②	Δ = 05° 32' 25"	R = 1060.00'	L = 102.50'	T = 51.29'	C = 102.46'	CB = N 85° 29' 30" E
③	Δ = 05° 32' 25"	R = 1060.00'	L = 102.50'	T = 51.29'	C = 102.46'	CB = N 79° 57' 05" E
④	Δ = 05° 32' 25"	R = 1060.00'	L = 102.50'	T = 51.29'	C = 102.46'	CB = N 74° 24' 40" E
⑤	Δ = 05° 16' 46"	R = 1060.00'	L = 97.67'	T = 48.87'	C = 97.64'	CB = N 69° 00' 04" E
⑥	Δ = 96° 07' 25"	R = 228.00'	L = 382.51'	T = 253.77'	C = 339.20'	CB = N 17° 02' 35" E
⑦	Δ = 26° 23' 04"	R = 228.00'	L = 104.99'	T = 53.44'	C = 104.07'	CB = N 44° 12' 40" W
⑧	Δ = 10° 12' 46"	R = 330.00'	L = 58.82'	T = 29.49'	C = 58.74'	CB = S 52° 17' 49" E
⑨	Δ = 07° 06' 35"	R = 286.00'	L = 35.49'	T = 17.77'	C = 35.47'	CB = S 53° 00' 54" E
⑩	Δ = 08° 23' 05"	R = 272.00'	L = 39.81'	T = 19.94'	C = 39.77'	CB = S 53° 12' 39" E
⑪	Δ = 19° 18' 26"	R = 272.00'	L = 91.66'	T = 46.27'	C = 91.22'	CB = S 39° 21' 53" E
⑫	Δ = 21° 18' 23"	R = 272.00'	L = 101.15'	T = 51.16'	C = 100.57'	CB = S 19° 03' 29" E
⑬	Δ = 20° 15' 20"	R = 272.00'	L = 96.16'	T = 48.59'	C = 95.66'	CB = S 01° 43' 23" W
⑭	Δ = 20° 59' 17"	R = 272.00'	L = 99.64'	T = 50.38'	C = 99.08'	CB = S 22° 20' 42" W
⑮	Δ = 40° 12' 11"	R = 103.00'	L = 72.27'	T = 37.70'	C = 70.80'	CB = S 69° 55' 17" E
⑯	Δ = 40° 12' 11"	R = 147.00'	L = 103.15'	T = 53.80'	C = 101.04'	CB = S 69° 55' 17" E
⑰	Δ = 18° 50' 24"	R = 272.00'	L = 89.44'	T = 45.13'	C = 89.04'	CB = N 56° 56' 29" E
⑱	Δ = 05° 58' 16"	R = 1104.00'	L = 115.05'	T = 57.58'	C = 115.00'	CB = S 70° 41' 50" W
⑲	Δ = 05° 47' 19"	R = 1104.00'	L = 111.53'	T = 55.81'	C = 111.49'	CB = S 76° 34' 37" W
⑳	Δ = 05° 51' 15"	R = 1104.00'	L = 112.80'	T = 56.45'	C = 112.75'	CB = S 86° 04' 18" W
㉑	Δ = 01° 01' 04"	R = 1104.00'	L = 19.61'	T = 9.81'	C = 19.61'	CB = S 89° 30' 27" W
㉒	Δ = 06° 52' 19"	R = 1104.00'	L = 132.41'	T = 66.28'	C = 132.33'	CB = N 86° 34' 50" E
㉓	Δ = 13° 06' 35"	R = 1104.00'	L = 252.61'	T = 126.86'	C = 252.05'	CB = N 72° 54' 59" E
㉔	Δ = 23° 39' 18"	R = 1060.00'	L = 437.63'	T = 221.98'	C = 434.53'	CB = N 78° 11' 20" E
㉕	Δ = 01° 21' 01"	R = 1104.00'	L = 26.02'	T = 13.01'	C = 26.02'	CB = S 67° 02' 11" W
㉖	Δ = 123° 45' 53"	R = 228.00'	L = 492.50'	T = 426.69'	C = 402.18'	CB = N 04° 28' 45" E
㉗	Δ = 90° 14' 32"	R = 272.00'	L = 428.41'	T = 273.15'	C = 385.48'	CB = N 12° 16' 56" W
㉘	Δ = 39° 05' 36"	R = 20.00'	L = 13.65'	T = 7.10'	C = 13.38'	CB = N 19° 33' 47" E
㉙	Δ = 280° 33' 50"	R = 47.00'	L = 230.15'	T = 39.05'	C = 60.07'	CB = N 78° 49' 40" E
㉚	Δ = 61° 28' 14"	R = 20.00'	L = 21.46'	T = 11.89'	C = 20.44'	CB = S 30° 43' 08" E
㉛	Δ = 55° 21' 54"	R = 47.00'	L = 45.42'	T = 24.66'	C = 43.67'	CB = S 11° 25' 38" W
㉜	Δ = 37° 13' 23"	R = 47.00'	L = 30.53'	T = 15.83'	C = 30.00'	CB = S 34° 52' 00" E
㉝	Δ = 70° 07' 38"	R = 47.00'	L = 57.53'	T = 32.99'	C = 54.00'	CB = S 88° 32' 30" E
㉞	Δ = 37° 13' 23"	R = 47.00'	L = 30.53'	T = 15.83'	C = 30.00'	CB = N 37° 47' 00" E
㉟	Δ = 80° 37' 33"	R = 47.00'	L = 66.14'	T = 39.88'	C = 60.81'	CB = N 21° 08' 28" W
㊱	Δ = 48° 58' 46"	R = 20.00'	L = 17.10'	T = 9.11'	C = 16.58'	CB = N 36° 57' 52" W
㊲	Δ = 12° 29' 28"	R = 20.00'	L = 4.36'	T = 2.19'	C = 4.35'	CB = N 06° 13' 42" W
㊳	Δ = 01° 11' 16"	R = 244.00'	L = 5.06'	T = 2.53'	C = 5.06'	CB = N 37° 54' 10" W
㊴	Δ = 01° 15' 24"	R = 228.00'	L = 5.00'	T = 2.50'	C = 5.00'	CB = N 65° 44' 02" E
㊵	Δ = 82° 40' 24"	R = 64.00'	L = 92.35'	T = 56.30'	C = 84.54'	CB = N 27° 55' 40" E
㊶	Δ = 58° 11' 46"	R = 54.00'	L = 54.85'	T = 30.05'	C = 52.52'	CB = S 15° 41' W
㊷	Δ = 51° 09' 30"	R = 21.00'	L = 18.75'	T = 10.05'	C = 18.13'	CB = N 19° 12' 29" E
㊸	Δ = 42° 43' 12"	R = 29.00'	L = 21.62'	T = 11.34'	C = 21.13'	CB = S 14° 59' 20" W
㊹	Δ = 39° 00' 02"	R = 206.00'	L = 140.22'	T = 72.89'	C = 137.53'	CB = N 16° 50' 55" E
㊺	Δ = 16° 11' 39"	R = 108.00'	L = 30.53'	T = 15.37'	C = 30.42'	CB = N 10° 55' W
㊻	Δ = 20° 44' 46"	R = 497.00'	L = 179.96'	T = 90.97'	C = 178.98'	CB = N 44° 14' 42" E

CENTERLINE CURVE INFORMATION

Ⓐ	Δ = 23° 39' 18"	R = 1082.00'	L = 446.71'	T = 226.58'	C = 443.55'	CB = N 78° 11' 20" E
Ⓑ	Δ = 123° 45' 53"	R = 250.00'	L = 540.02'	T = 467.86'	C = 440.99'	CB = N 04° 28' 45" E
Ⓒ	Δ = 26° 10' 52"	R = 250.00'	L = 114.24'	T = 58.13'	C = 113.25'	CB = N 53° 16' 15" E
Ⓓ	Δ = 97° 35' 00"	R = 250.00'	L = 425.79'	T = 285.49'	C = 376.16'	CB = N 08° 36' 41" W
Ⓔ	Δ = 08° 39' 00"	R = 1082.00'	L = 163.35'	T = 81.63'	C = 163.19'	CB = N 85° 41' 29" E
Ⓕ	Δ = 15° 00' 18"	R = 1082.00'	L = 283.36'	T = 142.50'	C = 282.55'	CB = N 73° 51' 50" E
Ⓖ	Δ = 40° 12' 11"	R = 125.00'	L = 87.71'	T = 45.75'	C = 85.92'	CB = S 69° 55' 17" E
Ⓗ	Δ = 08° 15' 45"	R = 308.00'	L = 44.42'	T = 22.25'	C = 44.38'	CB = S 53° 16' 19" E

KNOLLS SUBDIVISION, FILING 4
 LOCATED IN THE SW 1/4 OF THE NE 1/4
 AND THE 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" = 60'	JOB NO: 40003.04-01	DATE: 1-29-01	SHEET NO: 2 of 2
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