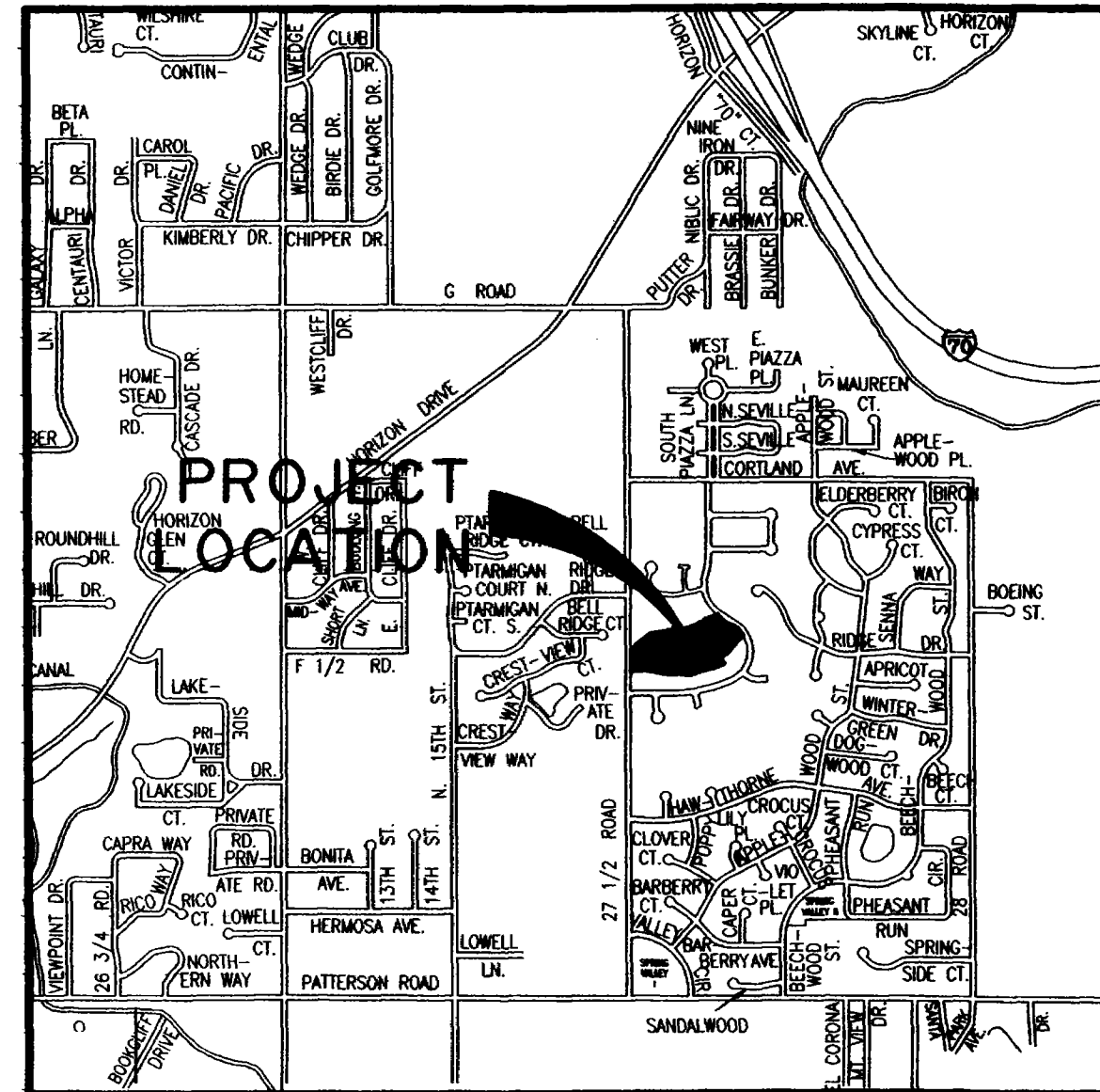


KNOLLS SUBDIVISION, FILING 5
 A REPLAT OF LOT 1, BLOCK 5 OF KNOLLS SUBDIVISION, FILING 4.
 LOCATED IN THE SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF
 SECTION 1, T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO



VICINITY MAP

AREA SUMMARY

LOTS	2.005 AC. ±	40.5%
ROADS	0.562 AC. ±	11.4%
TRACT A	2.316 AC. ±	46.8%
TRACT B	0.066 AC. ±	1.3%
TOTAL	4.949 AC. ±	100%

- 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, Grand Junction, Colorado, in accordance with Figure 2 of the Land Use Plan, dated July, 1984 prepared by Isbell Associates, Inc., for Walker Field, Grand Junction, Colorado.

CITY APPROVAL

The Knolls Subdivision, Filing 5 is approved and accepted this 6th day of February, A.D. 2001.

City of Mesa
 Mayor
 Gene Rensay

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. 1983122.
 Drawer No. 55-74, Fees

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

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

LEGEND

- FOUND THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 1997
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9960, IN CONCRETE.
- △ FOUND THIS SURVEY, BARE 5/8" REBAR, IN CONCRETE.
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.

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 plotted hereon and as described in the instruments recorded in Plat Book _____ 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 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 5, 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 5

Lot 1, Block 5 of Knolls Subdivision, Filing 4 as recorded in Plat Book _____ Page _____ in the records of the Mesa County Clerk and Recorder. Located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

Knolls Subdivision, Filing 5 as described above contains 4.949 acres more or less.

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

- All streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptable environmental condition by e.g. a "phase I" environmental audit.
- All 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, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All sanitary sewer easements to the City of Grand Junction as perpetual easement for the installation, operation, maintenance and repair of sanitary sewer lines.
- Tract A (Private Open Space) to the owners (Property/Homeowners Association) of the lots hereby plotted as a perpetual easement for (a) conveyance of runoff water which flows from within the area hereby plotted 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) pedestrian ingress and egress for the common benefit and use of said lot owners and their invitees as determined appropriate by said owners. Deed of conveyance recorded at Book _____ Page _____ subject to further conditions and restrictions as may be set forth in that instrument.
- Tract B (Private Open Space) to the owners (Property/Homeowners Association) of the lots hereby plotted as a perpetual easement for (a) ingress and egress and parking purposes for the use of said Lot owners, their guests and invitees; (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) aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book _____ Page _____ subject to further conditions and restrictions as may be set forth in that instrument.

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 shrubs 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 plotted 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, LLC, has caused their names to be hereunto subscribed this 6th day of February, A.D. 2001.

Robert C. Knopke, Managing Director

ACKNOWLEDGEMENT OF OWNERSHIP

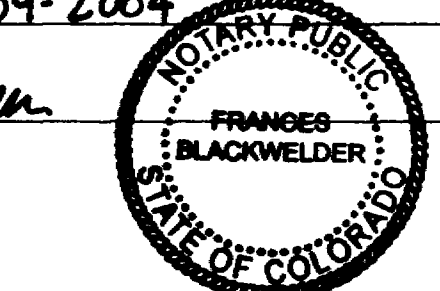
State of Colorado)
 County of Mesa)

On this 30 day of January, A.D. 2001 before me the undersigned officer, personally appeared Robert C. Knopke 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 2-09-2004

Notary Public

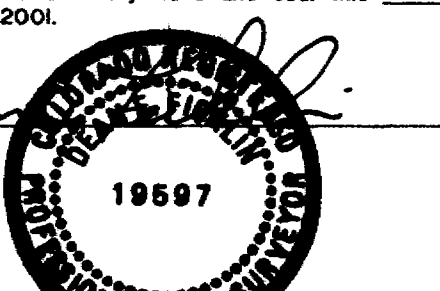


SURVEYOR'S CERTIFICATE

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 state that this survey and plat of Knolls Subdivision, Filing 5 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.

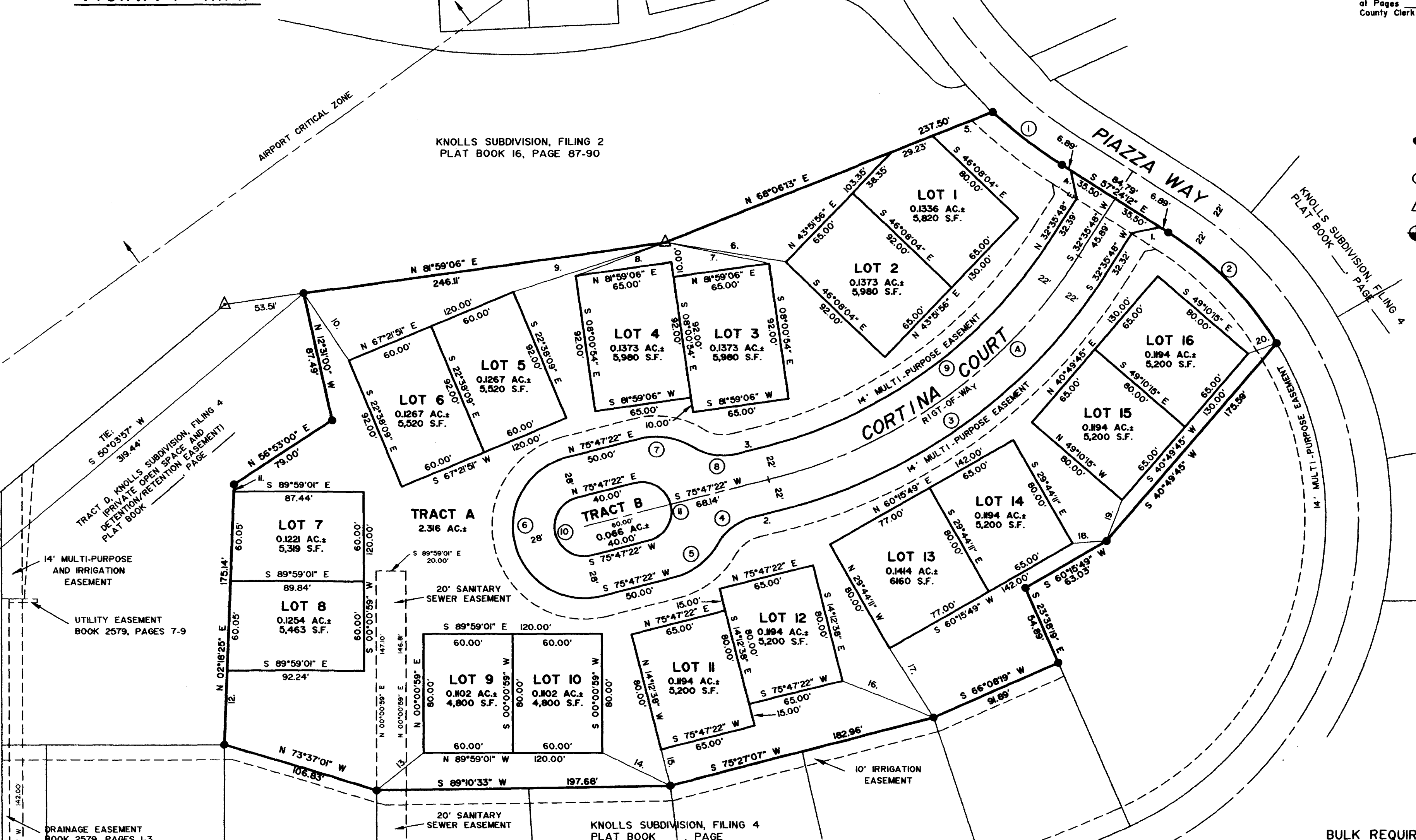
IN WITNESS WHEREOF, I hereunto affix my hand and seal this 30 day of January, A.D. 2001.

Dean E. Ficklin
 P.L.S., 1997



BULK REQUIREMENTS FOR PR-2.5 AT TIME OF APPROVAL

- The following setbacks shall apply:
 Principal Patio Home Building - 0' front
 0' rear
 0' side (5' setback along common lot line for dwellings that are not attached)
- Maximum Lot Coverage: 100%
- Maximum Building Height: 32 feet.
- Maximum Units per Gross Acre: 3.2
- Minimum Lot Area: 4800 S.F.
- Minimum Street Frontage: N/A



CURVE INFORMATION

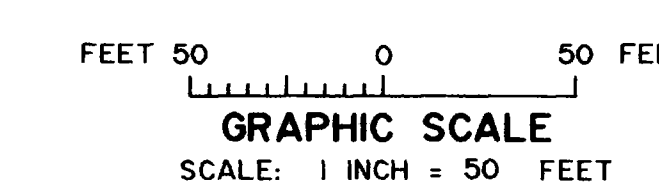
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	330.00'	58.82'	29.49'	58.74'	S 52°17'49" E	10°12'46"
2	228.00'	104.99'	53.44'	104.07'	S 44°12'40" E	26°23'04"
3	372.00'	280.43'	147.26'	273.84'	S 54°13'35" W	43°19'33"
4	39.00'	30.96'	16.35'	30.15'	S 53°02'56" W	45°28'59"
5	48.00'	38.10'	20.12'	37.11'	S 53°02'56" W	45°28'59"
6	48.00'	150.80'	---	96.00'	N 14°12'38" W	180°00'00"
7	48.00'	38.10'	20.12'	37.11'	S 8°28'13" E	45°28'59"
8	39.00'	30.96'	16.35'	30.15'	S 8°28'13" E	45°28'59"
9	328.00'	247.26'	123.84'	241.45'	N 54°13'35" E	43°19'33"
10	20.00'	62.83'	---	40.00'	N 14°12'38" W	180°00'00"
11	20.00'	62.83'	---	40.00'	N 14°12'38" W	180°00'00"

CENTERLINE CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	350.00'	263.85'	138.85'	267.65'	S 54°13'35" W	43°19'33"

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	S 77°27'33" W	19.14'
2	S 79°47'22" W	16.10'
3	N 75°47'22" E	16.10'
4	N 12°24'12" W	19.09'
5	S 68°06'13" W	43.85'
6	S 80°44'25" E	82.01'
7	S 78°30'16" E	71.06'
8	S 69°42'05" W	64.49'
9	S 72°09'31" W	107.75'
10	S 34°03'35" E	54.20'
11	S 02°18'25" W	5.00'
12	N 02°18'25" E	50.04'
13	S 44°43'11" W	35.17'
14	S 64°10'35" E	81.00'
15	S 14°29'13" E	24.97'
16	S 67°58'46" E	65.80'
17	S 32°13'11" E	58.23'
18	S 86°05'20" W	22.96'
19	N 2°00'00" E	29.48'
20	S 70°04'45" W	20.47'



KNOLLS SUBDIVISION, FILING 5
 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" = 50' JOB NO: 40003.05-01 DATE: 1-30-01 SHEET NO: 1 of 1