

C-N 1/16 CORNER,
SECTION 1, T1S, R1W, UM
DH SURVEY INC. 24306

NE 1/16 CORNER,
SECTION 1, T1S, R1W, UM
BANNER INC. 19597

KNOLLS SUBDIVISION, FILING 6

A REPLAT OF BLOCK 6 OF KNOLLS SUBDIVISION, FILING 4.
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO

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 Block 6 of Knolls Subdivision, Filing 4, according to the Plat thereof recorded in Plat Book 18, Pages 95 through 96 in the records of the office of the Mesa County Clerk and Recorder, does hereby plot said real property under the name and style of The Knolls Subdivision, Filing 6, a subdivision of 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 6

Block 6 of Knolls Subdivision, Filing 4, according to the Plat thereof recorded in Plat Book 18, Pages 95 through 96, in the records of the Mesa County Clerk and Recorder. Located in 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 6 as described above contains 15.464 acres more or less.

SUBJECT to easement rights of the GRAND VALLEY WATER USERS ASSOCIATION AND THE UNITED STATES OF AMERICA as set forth in that agreement dated SEPTEMBER 12, 2003, and recorded in Book 2490, Pages 920 through 927, Mesa County Records.

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

- All streets, roads and Right-of-Ways are dedicated to the city of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" 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 Utility Easements to the City of Grand Junction for the use of City approved: public utilities 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, equivalent other public providers and appurtenant facilities.
- All Irrigation to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- All Drainage Easements to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.
- Tract A (Open Space) to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) use by the public utilities for installation, operation, maintenance and repair of utilities and appurtenances; (c) the use of the Grand Valley Water Users Association, for the purpose of ingress and egress and the operation, maintenance and repair of Grand Valley Water Users Association facilities; (d) usage and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded as shown in the City of Grand Junction Information Box, subject to further conditions and restrictions as may be set forth in that instrument.

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, 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.

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 16th day of January, A.D., 2004.

Robert C. Knapple
Robert C. Knapple, Managing Director

ACKNOWLEDGMENT OF OWNERSHIP

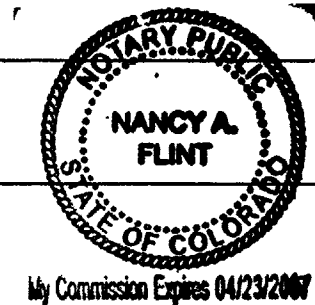
State of Colorado }
County of Mesa } ss

On this 16th day of January, A.D., 2004, 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 4/23/07

Nancy A. Flint
Notary Public



LIEN HOLDER'S CERTIFICATE

The Wells Fargo Bank West, N.A. having property interests in or encumbrances upon the property involved approve this plat of Knolls Subdivision, Filing 6 this 16th day of January, A.D., 2004.

William F. Rockwood
William F. Rockwood, Vice President

ACKNOWLEDGMENT OF LIEN HOLDER

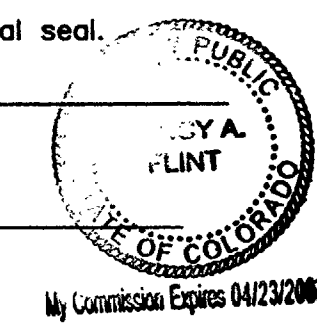
State of Colorado }
County of Mesa } ss

On this 16th day of January, A.D., 2004, before me the undersigned officer, personally appeared William F. Rockwood, as Vice President of the Wells Fargo Bank, N.A. and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 4/23/07

Nancy A. Flint
Notary Public



CITY APPROVAL

The Knolls Subdivision, Filing 6 is approved and accepted this 26th day of January, A.D., 2004.

Harry A. Butts
City Manager

Harry A. Butts Mayor Pro Tem

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } ss

I hereby certify that this instrument was filed for record in the office of the

County Clerk and Recorder of Mesa County at 10:53 A.M.,

on the 18th day of February, A.D. 2004 in Plat Book

No. 3589, Page No. 247-248, Reception No. 2177345

Drawer No. 00-131, Fees \$20.00 + \$1.00

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

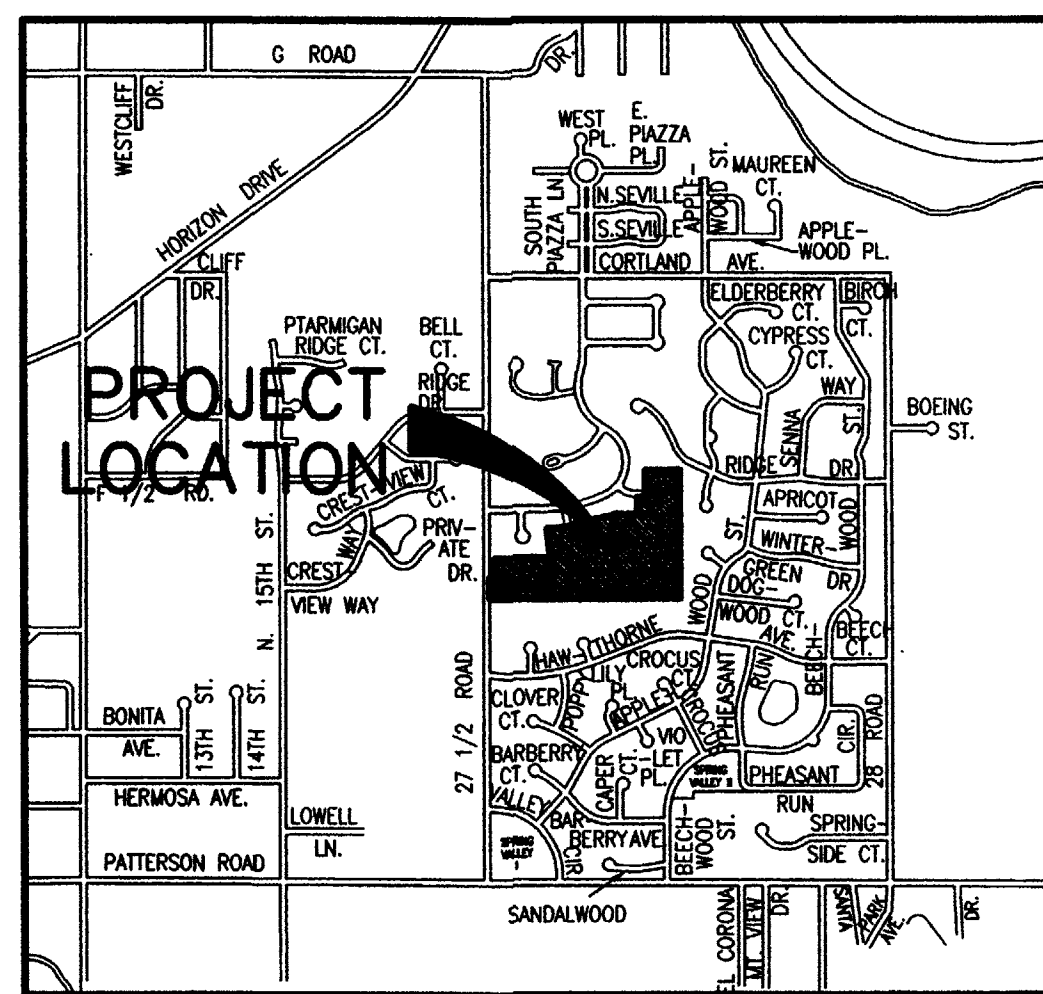
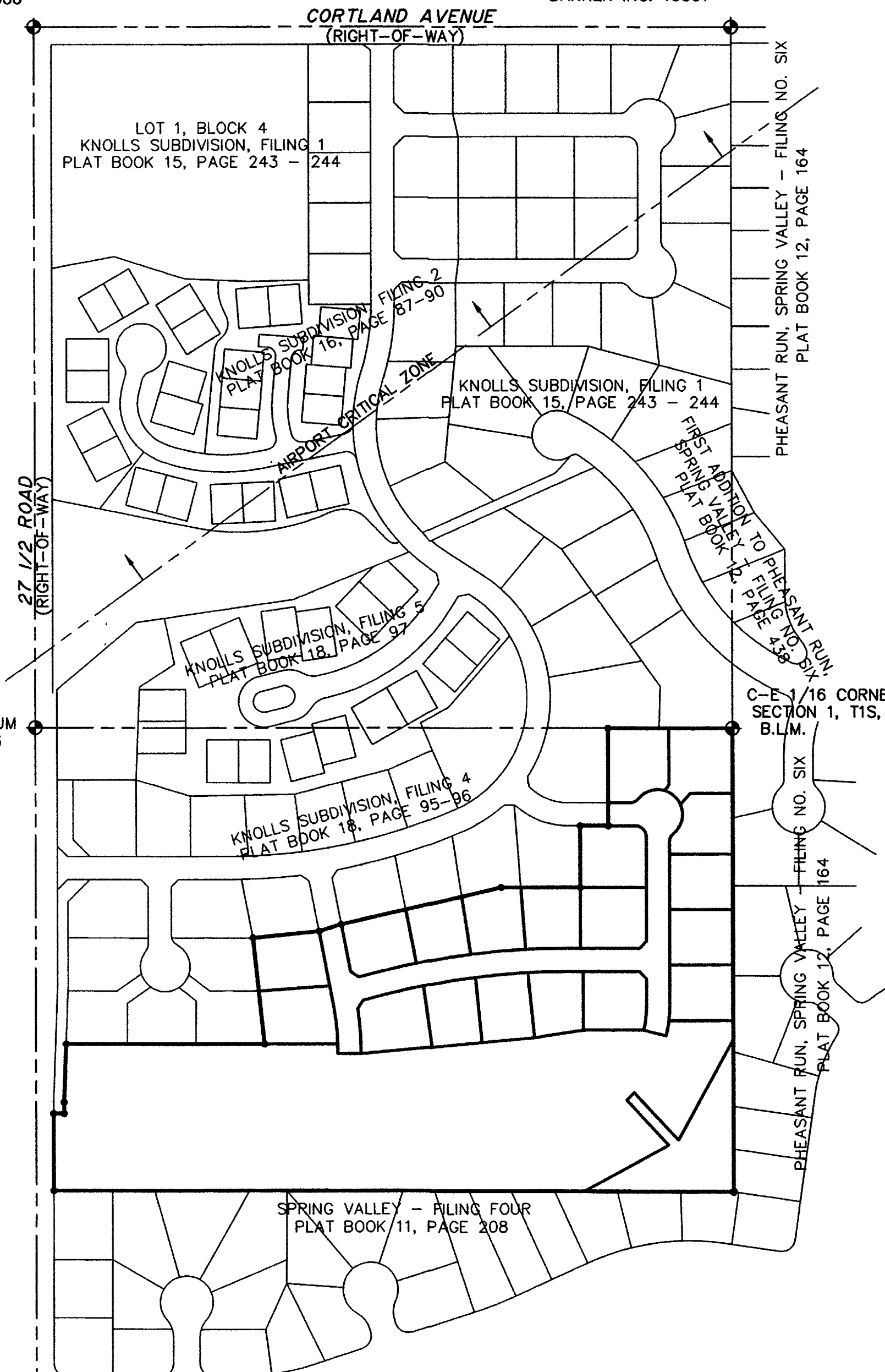
The Declaration of Covenants and Restrictions are recorded as shown in the City of Grand Junction Information Box

TITLE CERTIFICATION

We, First American Title Company, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to O.P. Development Company, LLC., that the current taxes have been paid, that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Executed this 16th day of January, A.D., 2004.

Annette Miller
Title examiner



VICINITY MAP

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 VISTA ENGR., 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 IN PLACE, MONUMENT AS DESCRIBED.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, 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 6 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 9 day of JANUARY, A.D., 2004.

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



AREA SUMMARY

LOTS	5.707 AC. ±	36.9%
ROADS	1.395 AC. ±	9.0%
TRACT A	0.719 AC. ±	4.7%
TRACT B	7.643 AC. ±	49.4%
TOTAL	15.464 AC. ±	100%

FOR CITY OF GRAND JUNCTION USE

Book and Page recording information refers to the records of the Mesa County Clerk and Recorders Office.

Declarations

Recorded in Book _____ Pages _____ through _____

Dedication Note 4.

Deed of conveyance recorded in Book _____ Page _____

Dedication Note 5.

Deed of conveyance recorded in Book _____ Page _____

Dedication Note 6.

Deed of conveyance recorded in Book _____ Page _____

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.
- 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.
- Easement and Title Information provided by Abstract and Title Company of Mesa County, Inc., Commitment No. 0090936 C, dated March 17, 2003.
- The boundary of the Airport Critical Zone for Walker Field is shown hereon in accordance with Figure 11 of the Land Use Plan, dated July, 1984 prepared by Isbill Associates, Inc., for Walker Field, Grand Junction, Colorado.

KNOLLS SUBDIVISION, FILING 6
LOCATED IN THE NW 1/4 OF THE SE 1/4
OF SECTION 1, T.1 S., R.1 W.,
UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 200' JOB NO: 4003.06-02 DATE: 1-9-04 SHEET NO: 1 of 2

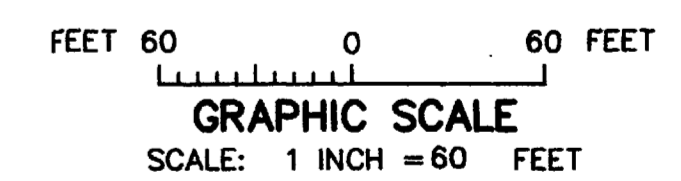
KNOLLS SUBDIVISION, FILING 6
 A REPLAT OF BLOCK 6 OF KNOLLS SUBDIVISION, FILING 4.
 LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
 T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO

CURVE INFORMATION

CURVE	DELTA	ANGLE	RADIUS	LENGHT	TANGENT	CHORD	CHORD BEARING
1	02°36'44"		1422.00'	64.83'	32.42'	64.83'	S 77°09'20" W
2	04°13'54"		1422.00'	105.02'	52.54'	105.00'	S 80°34'39" W
3	04°12'20"		1422.00'	104.38'	52.21'	104.36'	S 84°47'47" W
4	03°04'41"		1422.00'	76.39'	38.21'	76.39'	S 88°26'18" W
5	14°07'40"		1422.00'	350.63'	176.21'	349.74'	S 82°54'48" W
6	14°07'40"		1378.00'	339.78'	170.76'	338.92'	S 82°54'48" W
7	02°49'01"		1378.00'	67.75'	33.88'	67.75'	S 77°15'29" W
8	04°09'32"		1378.00'	100.02'	50.03'	100.00'	S 80°44'45" W
9	04°09'32"		1378.00'	100.02'	50.03'	100.00'	S 84°54'17" W
10	02°59'35"		1378.00'	71.99'	36.00'	71.98'	S 88°28'51" W
11	90°00'00"		20.00'	31.42'	20.00'	28.28'	N 45°01'22" W
12	51°10'51"		20.00'	17.87'	9.58'	17.28'	N 64°23'13" E
13	67°17'09"		47.00'	55.19'	31.28'	52.08'	S 72°26'22" W
14	50°22'07"		47.00'	41.32'	22.10'	40.00'	N 48°44'00" W
15	74°42'25"		47.00'	61.28'	35.87'	57.03'	N 13°48'16" E
16	51°10'51"		20.00'	17.87'	9.58'	17.28'	S 25°34'04" W
17	192°21'41"		47.00'	157.80'	434.00'	93.45'	N 45°01'22" W
18	14°13'26"		193.00'	47.91'	24.08'	47.79'	N 07°05'21" E
19	14°13'26"		237.00'	58.84'	29.57'	58.68'	N 07°05'21" E
20	10°09'47"		378.00'	67.05'	33.61'	66.96'	N 05°52'38" W
21	00°55'48"		378.00'	6.14'	3.07'	6.14'	N 00°19'50" W
22	11°05'36"		378.00'	73.19'	36.71'	73.07'	N 05°24'44" W
23	09°56'34"		422.00'	73.23'	36.71'	73.14'	N 04°50'13" W
24	75°56'00"		237.00'	314.09'	184.94'	291.60'	S 52°10'04" W
25	75°56'00"		193.00'	255.78'	150.61'	237.47'	N 52°10'04" E
26	04°50'12"		237.00'	20.01'	10.01'	20.00'	N 46°49'11" E
27	07°16'20"		237.00'	30.08'	15.06'	30.06'	N 03°36'48" E
28	06°57'06"		237.00'	28.75'	14.40'	28.74'	N 10°43'31" E

CENTERLINE CURVE INFORMATION

CURVE	DELTA	ANGLE	RADIUS	LENGHT	TANGENT	CHORD	CHORD BEARING
A	14°07'40"		1400.00'	345.21'	173.48'	344.33'	S 82°54'48" W
B	14°13'26"		215.00'	53.37'	26.82'	53.24'	N 07°05'21" E
C	11°05'36"		400.00'	77.45'	38.84'	77.32'	N 05°24'44" W



LINE INFORMATION

NO.	BEARING	DISTANCE
1.	S 45°01'22" E	19.18'
2.	N 44°58'38" E	19.18'
3.	S 57°33'17" E	19.19'
4.	N 32°58'52" E	19.22'
5.	N 00°08'04" E	12.02'
6.	N 00°08'04" E	12.02'
7.	N 00°08'04" E	12.02'
8.	N 41°16'00" E	27.46'
9.	N 41°16'00" E	12.76'

GVVUA EASEMENT LINE INFORMATION

NO.	BEARING	DISTANCE
L1	S89°57'06"E	17.66'
L2	S86°03'53"E	94.60'
L3	N89°40'47"E	339.81'
L4	N89°52'51"E	273.32'
L5	S89°40'57"E	226.94'
L6	N75°10'52"E	63.59'
L7	N67°10'24"E	168.13'
L8	N28°45'02"E	179.26'
L9	N01°04'57"E	53.73'
L10	N18°48'25"E	40.97'
L11	N29°32'45"E	39.13'
L12	S00°01'22"E	148.50'
L13	S28°45'02"W	190.10'
L14	S67°10'25"W	150.55'
L15	N89°51'56"W	1058.15'
L16	N00°00'59"E	11.19'



KNOLLS SUBDIVISION, FILING 6
 LOCATED IN THE NW 1/4 OF THE SE 1/4
 OF SECTION 1, T.1 S., R.1 W.,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 60' JOB NO: 4003.06-02 DATE: 1-9-04 SHEET NO: 2 of 2