

C-N 1/16 CORNER,
SECTION 1,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN
DH SURVEY INC. 24306

NE 1/16 CORNER,
SECTION 1,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN
BANNER INC., 19597

KNOLLS SUBDIVISION, FILING 7
A REPLAT OF TRACT B OF KNOLLS SUBDIVISION, FILING 6.
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Monument Land Development, LLC, a Colorado limited liability company, being the owner of record of Tract B of Knolls Subdivision, Filing 6, situated in the NW 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3741, Page 967 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of KNOLLS SUBDIVISION, FILING 7, 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 7

Tract B of Knolls Subdivision, Filing 6, situated 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, according to the Plat thereof recorded in Book 3589, Pages 247 through 248 in the records of the Mesa County Clerk and Recorder.

Knolls Subdivision, Filing 7 as described above contains 7.643 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 3490, Pages 930 through 935, 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.
- All Multi-purpose Easements are dedicated 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 are dedicated 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 Easements are dedicated to The Knolls Master Association, Inc. 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 are dedicated to The Knolls Master Association, Inc. 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.

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.

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 owner, Monument Land Development, LLC, has caused its name to be hereunto subscribed this 16 day of MAY, A.D., 2005.

Dennis L. Granum
Dennis L. Granum, Manager

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado }
County of Mesa } ss
On this 16th day of May, A.D., 2005, before me the undersigned officer, personally appeared Dennis L. Granum as Manager of Monument Land Development, 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 2-09-2008
Francis Blackwelder
Notary Public

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3534, Page 707 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these present to be signed by its Vice President, with the authority of its Board of Directors, this 17 day of MAY, A.D., 2005.

By: William F. Rockwood
William F. Rockwood, Vice President
Wells Fargo Bank West, N.A.

ACKNOWLEDGMENT OF LIENHOLDER

State of Colorado }
County of Mesa } ss
On this 17th day of May, A.D., 2005, before me the undersigned officer, personally appeared William F. Rockwood as Vice President of Wells Fargo Bank West, N.A., and acknowledged that he executed the foregoing Lienholders Ratification of Plat, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 4-18-2007
Lisa A. Chase
Notary Public

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3741, Page 968 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these present to be signed by its Managing Director, with the authority of its Board of Directors, this 16th day of MAY, A.D., 2005.

By: Robert C. Knapple
Robert C. Knapple, Managing Director
O.P. Development Company, LLC

ACKNOWLEDGMENT OF LIENHOLDER

State of Colorado }
County of Mesa } ss

On this 16th day of MAY, A.D., 2005, 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 Lienholders Ratification of Plat, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 2-09-2008

Francis Blackwelder
Notary Public

TITLE CERTIFICATION

We, First American Heritage Title Company, 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 Monument Land Development, LLC, that the current taxes have been paid, that all mortgages not satisfied or released of 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 17th day of May, A.D., 2005.

Nicole Lewis
Title examiner

DECLARATIONS

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

CITY APPROVAL

The Knolls Subdivision, Filing 7 is approved and accepted this 3rd day of June, A.D., 2005.

Gary A. Palmer
City Manager
Mayor

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 2:54 P.M., on the 6th day of June, A.D. 2005 in Book No. 3912, Page No. 948-949, Reception No. 2257453
Drawer No. 90-117 Fees 20.00 + 1.00

Mesa County Clerk and Recorder

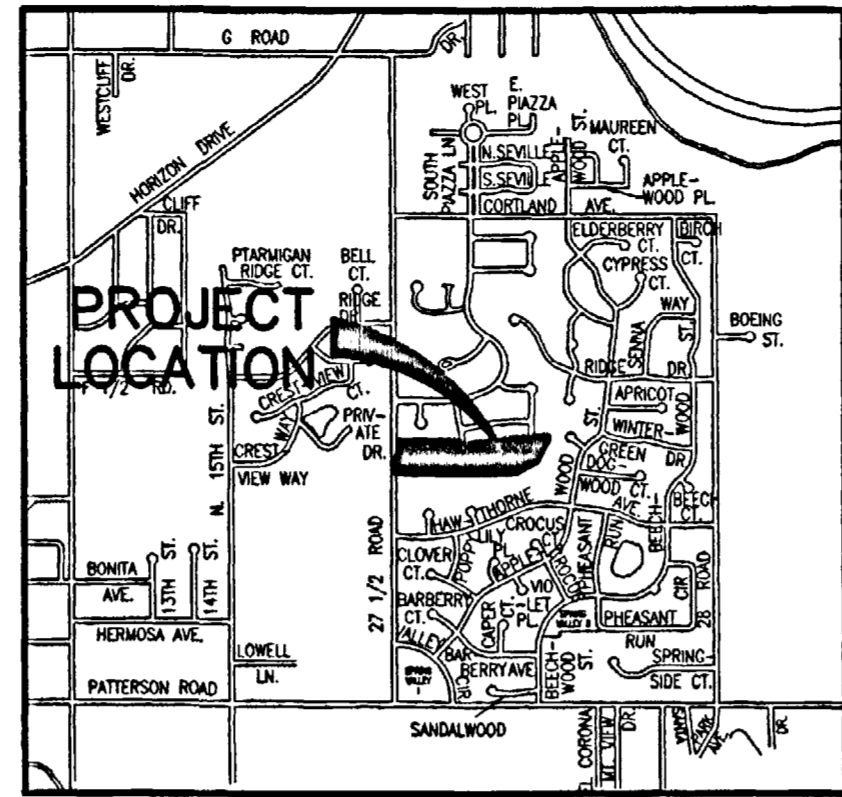
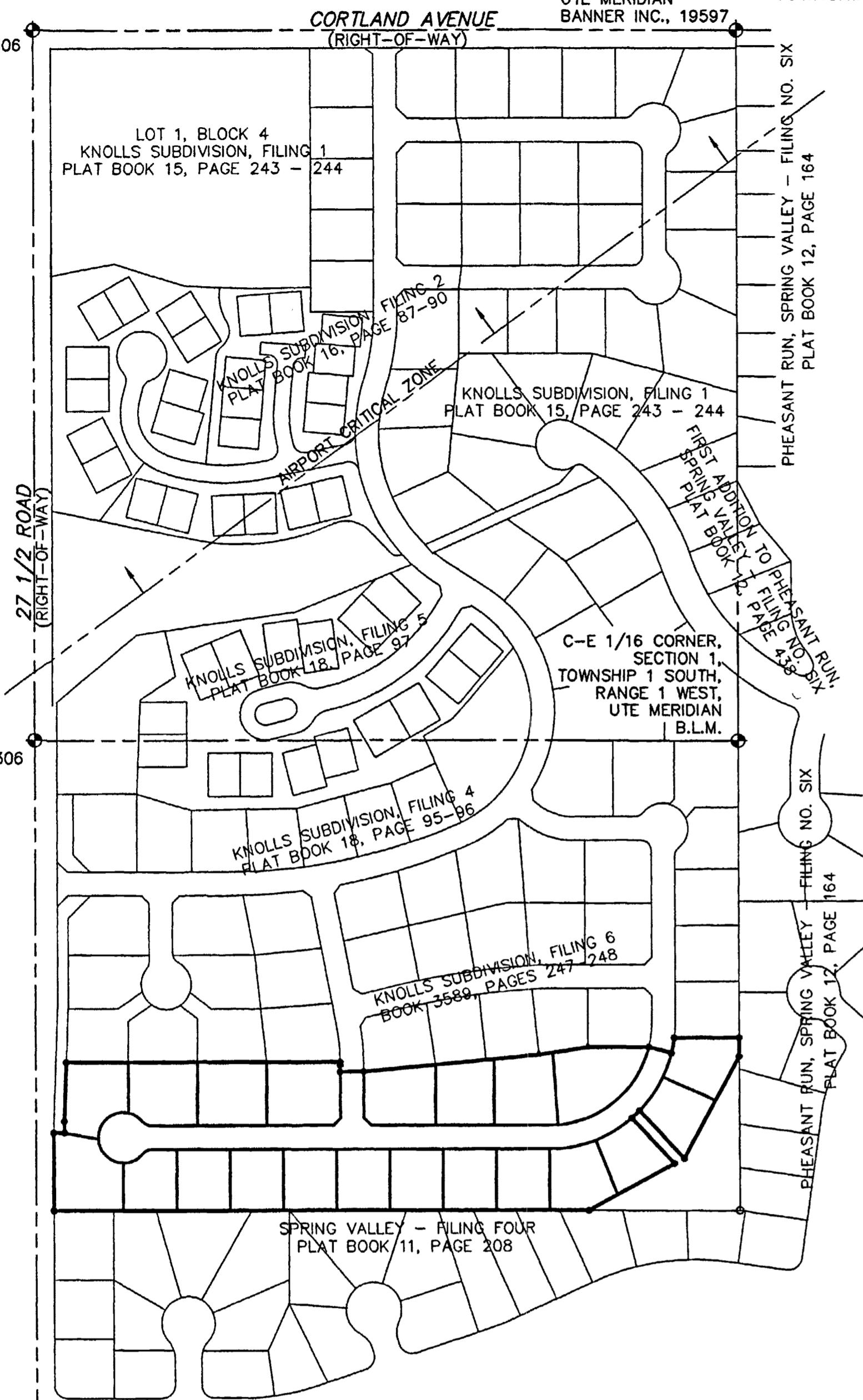
Deputy

KNOLLS SUBDIVISION, FILING 7

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

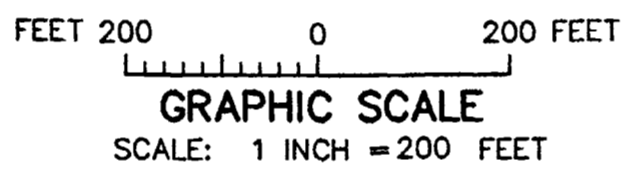
SCALE: 1" = 200' JOB NO: 4003.07-02 DATE: 5-11-05 SHEET NO: 1 of 2



VICINITY MAP

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 2403 Pages 866 through 912
Dedication Note 4.
Deed of conveyance recorded in Book 3912 Page 951
Dedication Note 5.
Deed of conveyance recorded in Book 3912 Page 951



LEGEND

- ▲ SET THIS SURVEY, 1 1/2" DIAMETER STEEL DISC IN CONCRETE MARKED VISTA ENGR., 19597
- FOUND 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 CAP MARKED L.S. 9960, IN CONCRETE.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- S.F. SQUARE FEET.
- AC. ACRES.
- BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.

AREA SUMMARY

LOTS	6.321 AC.±	82.7%
ROADS	1.322 AC.±	17.3%
TOTAL	7.643 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.
- 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 First American Heritage Title Company, Commitment No. 901-H0013321-900-GTO, Amendment No. A, dated April 27, 2005.
- A site grading plan, stamped by a Colorado licensed Engineer, is required at the time of Planning Clearance for Lot 4 of Block 1 and Lots 1 through 10 of Block 2.

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 7 shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Platting Standards as now adopted and in effect 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 12 day of May, A.D., 2005.

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



KNOLLS SUBDIVISION, FILING 7
 A REPLAT OF TRACT B OF KNOLLS SUBDIVISION, FILING 6.
 LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

CENTERLINE CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	75°56'00"	215.00'	284.94'	167.78'	264.54'	N52°10'04"E

CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	0°55'48"	378.00'	6.14'	3.07'	6.14'	N00°19'50"W
2	75°56'00"	237.00'	314.09'	184.94'	291.61'	N52°10'04"E
3	75°56'00"	193.00'	255.78'	150.61'	237.47'	N52°10'04"E
4	4°50'11"	237.00'	20.01'	10.01'	20.00'	N46°49'11"E
5	6°57'06"	237.00'	28.75'	14.40'	28.74'	N10°43'31"E
6	71°01'30"	193.00'	239.25'	137.73'	224.22'	N49°42'49"E
7	4°54'30"	193.00'	16.53'	8.27'	16.53'	N87°40'49"E
8	21°37'57"	237.00'	89.48'	45.28'	88.95'	N79°19'05"E
9	19°15'49"	237.00'	79.68'	40.22'	79.31'	N58°52'12"E
10	18°34'55"	237.00'	76.86'	38.77'	76.53'	N35°06'39"E
11	18°34'13"	237.00'	76.81'	38.75'	76.48'	N16°32'04"E
12	28°34'24"	48.00'	237.68'	37.70'	59.29'	S00°08'04"W
13	51°51'20"	20.00'	18.10'	9.72'	17.49'	S64°12'24"W
14	51°51'20"	48.00'	43.44'	23.34'	41.97'	N64°12'24"E
15	87°17'30"	48.00'	73.13'	45.78'	66.26'	S46°13'11"E
16	104°16'25"	48.00'	87.36'	61.74'	75.79'	S49°33'46"W
17	NOT USED					
18	40°17'25"	48.00'	33.75'	17.61'	33.06'	N58°09'19"W
19	51°51'20"	20.00'	18.10'	9.72'	17.49'	S63°56'16"E

LINE INFORMATION

NO.	BEARING	DISTANCE
1	N00°08'04"E	12.02'
2	S45°08'04"W	19.18'
3	S44°51'56"E	19.18'
4	N43°10'48"W	116.24'
5	N43°10'48"W	122.04'

GVWUA EASEMENT LINE INFORMATION

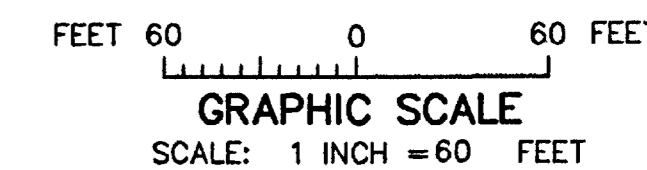
LINE	BEARING	DISTANCE
L1	S89°57'05"E	17.66'
L2	S86°03'53"E	94.60'
L3	N89°40'47"E	17.97'
L4	N89°40'47"E	100.48'
L5	N89°40'47"E	100.00'
L6	N89°40'47"E	100.00'
L7	N89°40'47"E	21.35'
L8	N89°52'51"E	78.65'
L9	N89°52'51"E	100.00'
L10	N89°52'51"E	94.67'
L11	S89°40'57"E	5.33'
L12	S89°40'57"E	100.00'
L13	S89°40'57"E	100.00'
L14	S89°40'57"E	21.61'
L15	N75°10'52"E	63.59'
L16	N67°10'25"E	43.53'
L17	N67°10'25"E	120.95'
L18	N67°10'25"E	3.65'

GVWUA EASEMENT LINE INFORMATION

LINE	BEARING	DISTANCE
L19	N28°45'02"E	17.44'
L20	N28°45'02"E	119.07'
L21	N28°45'02"E	42.75'
L22	N01°04'57"E	53.73'
L23	N18°48'25"E	22.91'
L24	N89°58'38"E	25.14'
L25	S00°01'22"E	97.37'
L26	S28°45'02"W	190.10'
L27	S67°10'25"W	150.55'
L28	N89°51'56"W	1058.15'
L29	N00°00'59"E	11.19'
L30	N00°08'04"E	5.09'
L31	N00°08'04"E	5.88'
L32	N00°08'04"E	6.68'
L33	N00°08'04"E	7.47'
L34	N00°08'04"E	7.99'
L35	N00°08'04"E	8.43'
L36	N00°08'04"E	8.83'

GVWUA EASEMENT LINE INFORMATION

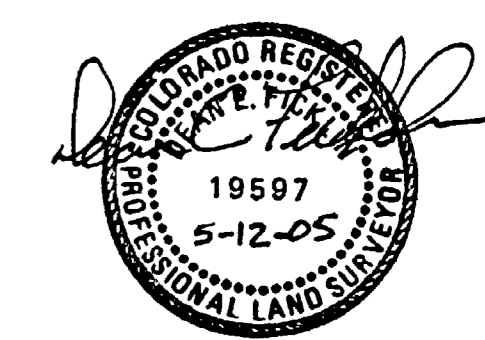
LINE	BEARING	DISTANCE
L37	N00°08'04"E	8.51'
L38	N00°08'04"E	8.19'
L39	N21°29'53"W	12.91'
L40	N43°10'48"W	0.58'
L41	N43°10'48"W	10.52'
L42	N66°11'17"W	10.04'



LEGEND

- ▲ SET THIS SURVEY, 1 1/2" DIAMETER STEEL DISC IN CONCRETE MARKED VISTA ENGR., 19597
- FOUND 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 CAP MARKED L.S. 9960, IN CONCRETE.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- S.F. SQUARE FEET.
- AC. ACRES.
- F FRONT SETBACK (IDENTIFIED ON LOT 4, BLOCK 4)
- S SIDE SETBACK (IDENTIFIED ON LOT 4, BLOCK 4)
- R REAR SETBACK (IDENTIFIED ON LOT 4, BLOCK 4)
- BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.

Note:
 A site grading plan, stamped by a Colorado licensed Engineer, is required at the time of Planning Clearance for Lot 4 of Block 1 and Lots 1 through 10 of Block 2.



KNOLLS SUBDIVISION, FILING 7
 LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 60' JOB NO: 4003.07-02 DATE: 5-11-05 SHEET NO: 2 of 2

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