

SPANISH TRAIL SUBDIVISION PHASE 1

A REPLAT OF LOT 1, REIMER MINOR SUBDIVISION AND LOT 1, MENDICELLI SUBDIVISION
SITUATED IN THE SE1/4 SW 1/4 OF SECTION 33, T.1S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

STATEMENT OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Reimer Development, L.L.C., a Colorado limited liability company is the owner of that real property in the County of Mesa, State of Colorado, described in Book 2605 at Page 339 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1, Reimer Minor Subdivision, according to the plat thereof on file with the Mesa County Clerk and Recorder in Plat Book 18 at Page 53; and Lot 1, Mendicelli Subdivision, according to the plat thereof on file with the Mesa County Clerk and Recorder in Plat Book 17 at Page 19.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as **SPANISH TRAIL SUBDIVISION PHASE 1**, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

* All streets shown hereon, to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements 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 thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

* Temporary emergency access easement is dedicated to the City of Grand Junction for ingress and egress by fire, police, and emergency vehicles and services. This easement is to be extinguished by the City upon completion and acceptance of future phases permitting multiple emergency access routes.

* Maintenance easements are dedicated to the City of Grand Junction as perpetual easements for building maintenance.

* Grand Junction Drainage District easements are to be granted by separate instrument to the Grand Junction Drainage District, its successors and assigns, as perpetual easements for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities. Grant recorded in Book 2850 at Pages 893/894.

* All irrigation easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 2933 at Page 20.

* Landscaping easement is to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as a perpetual easement for the planting, maintenance and upkeep of common landscaping elements, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 2933 at Page 21.

* Tract A is to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for purposes to be determined by said owners, subject to terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Spanish Trail Subdivision Phase 1. Deed of conveyance recorded in Book 2933 at Page 18.

* Tract B is to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for the purpose of conveying and detaining runoff water which originates from the property hereby platted, and also for the conveyance of runoff from upstream areas; and for other purposes to be determined by said owners, subject to terms set forth in said instrument and subject to the covenants, conditions and restrictions for Spanish Trail Subdivision Phase 1. Deed of conveyance recorded in Book 2933 at Page 19.

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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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 further certifies that all lienholders are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 1st day of October, A.D. 2001.

Reimer Development, L.L.C.

By Kevin Reimer

State of Colorado)
County of Mesa)

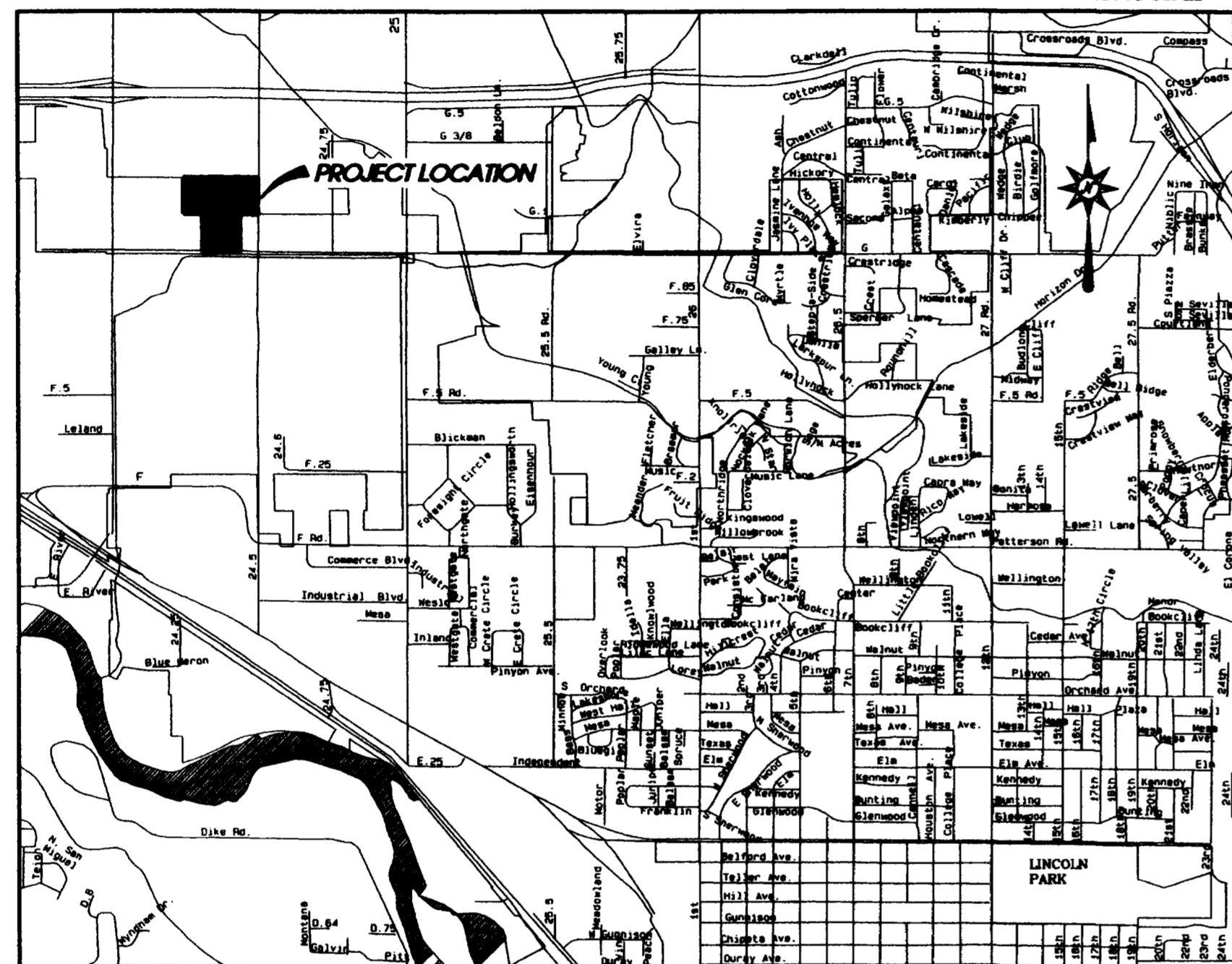
This plat was acknowledged before me by Kevin Reimer on this 1st day of October, A.D. 2001, for the aforementioned purposes.

Notary Public Rockelle Mahan

My Commission expires: 9-8-04

VICINITY MAP

NOT TO SCALE



CITY APPROVAL

This plat of SPANISH TRAILS SUBDIVISION PHASE 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 2nd day of October, 2001.

David Valencia City Manager
Cindy Gunn-Marey Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:23 o'clock A. M., this 3rd day of October, 2001, and is duly recorded in Plat Book No. 18, Pages 240-243 as Reception No. 2018401 Drawer No. LL-31 Fees 440.00

Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 2927 at Page 739-765.

SURVEYOR'S STATEMENT:

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SPANISH TRAILS SUBDIVISION PHASE 1, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats as required in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief.

Dennis R. Shellhorn
Dennis R. Shellhorn
Colorado PLS 1800

NOTE: Access to Lot 1 Block 2 and Lot 5 Block 3 is to be limited to Roan Ridge Road.
Access to Lots 9 and 15 Block 3 is to be limited to South Branch Court.

LAND USE SUMMARY		
LOTS	26.277 ACRES	92.13%
STREETS	1.781 ACRES	6.24%
OPEN SPACE TRACTS	0.464 ACRES	1.63%
TOTAL	28.522 ACRES	100%

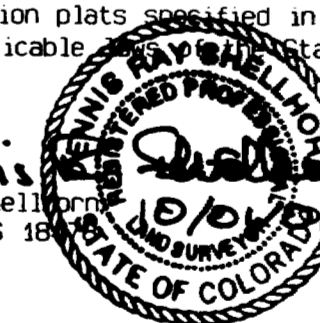
SPANISH TRAIL SUBDIVISION PHASE 1
REIMER DEVELOPMENT LLC

SECTION: SE1/4 SW1/4 S.33 T1N1/4 S.33 R1E1/4 W.1 MERIDIAN: UTE

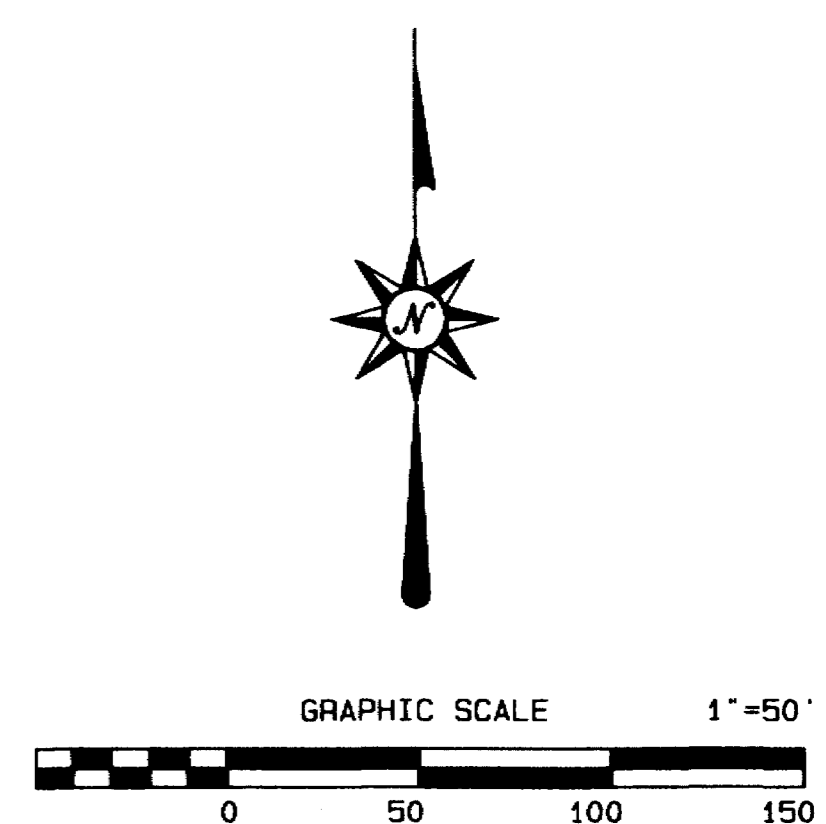
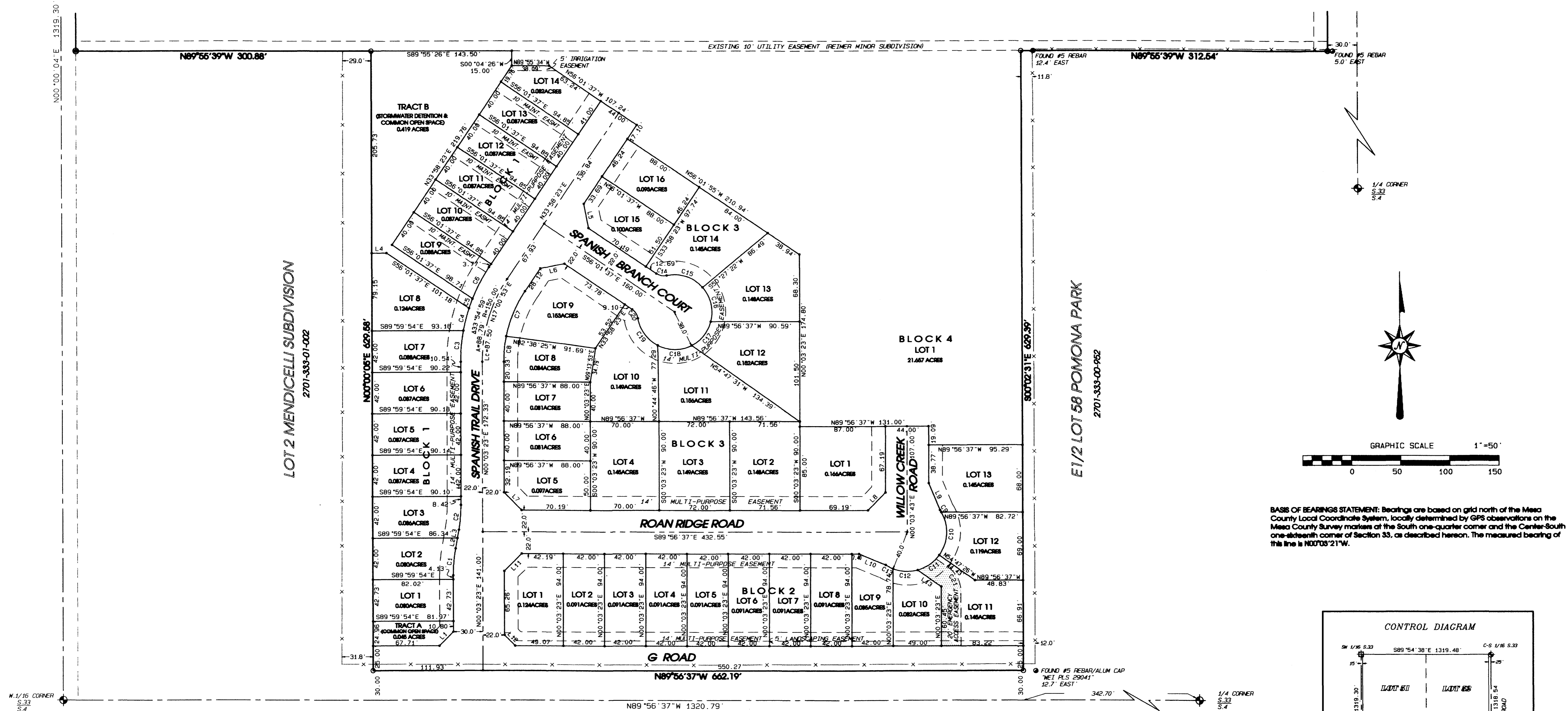
THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 243-8087
Grand Junction CO 81505 tlo@tlowest.com

S:\Survey\0410 reimer\ST PLAT.pro Job No. 0410-006
Drawn: DRS Checked: KST Date: Oct 1, 2001 Sheet 1 of 3

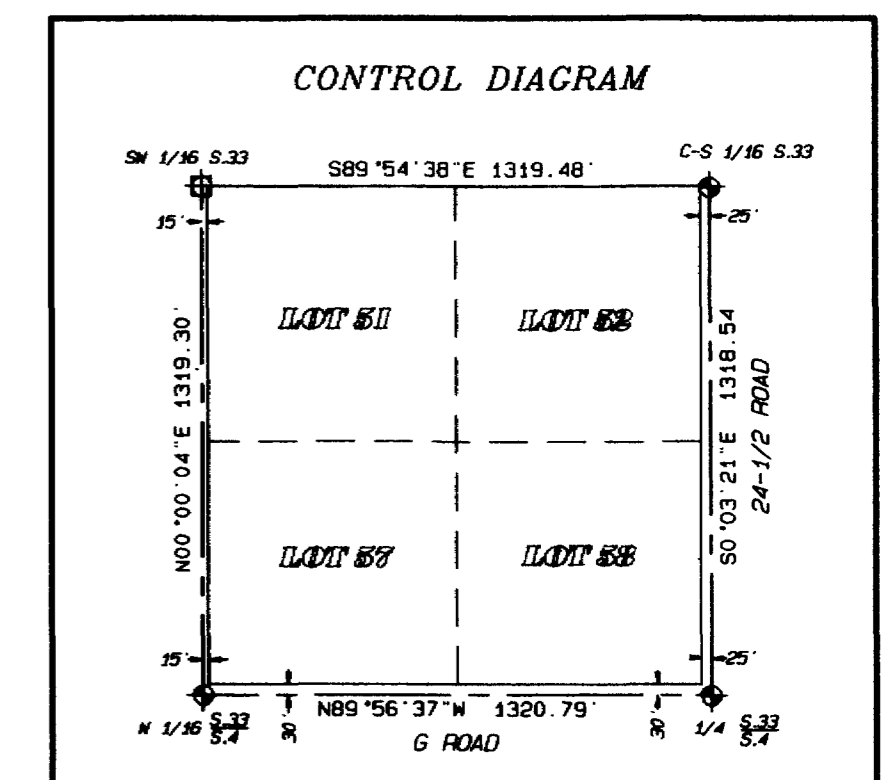
01255901



SPANISH TRAIL SUBDIVISION PHASE 1



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey markers at the South one-quarter corner and the Center-South one-eighth corner of Section 33, as described hereon. The measured bearing of this line is N00°03'23\"/>



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	27.53	156.50	10°04'50"	N05°05'49"E	27.50
C2	25.25	143.50	10°04'50"	N05°05'49"E	25.21
C3	31.64	172.00	10°32'20"	N05°19'34"E	31.59
C4	23.38	172.00	7°17'15"	N41°29'21"E	23.36
C5	10.30	172.00	3°25'54"	N20°05'56"E	10.30
C6	36.50	172.00	12°09'29"	N27°53'38"E	36.43
C7	49.52	128.00	22°20'44"	S22°48'00"W	49.60
C8	25.85	128.00	11°34'15"	S05°50'31"W	25.81
C9	2.45	40.00	3°30'12"	S31°33'04"E	2.45
C10	45.97	40.00	65°50'37"	S03°07'21"W	43.48
C11	27.17	40.00	38°55'30"	S88°53'05"W	26.66
C12	25.42	40.00	36°24'54"	N86°49'23"W	25.00
C13	8.42	40.00	12°03'35"	N62°35'09"W	8.40
C14	10.94	13.50	46°25'25"	S79°14'20"E	10.64
C15	40.35	38.00	60°50'12"	S72°01'57"E	38.48
C16	37.36	38.00	56°20'00"	S13°26'50"E	35.87
C17	31.81	38.00	47°57'44"	S38°42'02"W	30.89
C18	36.10	38.00	54°25'57"	S89°53'52"W	34.76
C19	35.34	38.00	53°16'57"	N05°14'41"W	34.08
C20	10.94	13.50	46°25'25"	N32°48'55"W	10.64
C21	28.72	30.00	54°50'50"	N27°22'01"W	27.63

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°03'23"E	20.14
L2	N10°08'14"E	10.65
L3	N10°08'14"E	8.60
L4	S89°59'54"E	15.00
L5	S11°01'37"E	25.18
L6	S78°58'23"W	25.18
L7	S44°56'37"E	25.18
L8	N45°03'23"E	25.18
L9	S22°43'23"E	29.44
L10	N67°09'25"W	29.43
L11	S45°03'23"W	25.18
L12	S44°56'37"E	15.46
L13	N54°47'26"W	29.40

- FOUND SURVEY MARKER AS NOTED
- ◆ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND #6 REBAR/CAP IN CONCRETE "QED SURVEYS PLS 16413"
- FOUND #6 REBAR/ALUM. CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 18478"
- ⊕ FOUND 3-1/4" ALUMINUM CAP "QED SURVEYS PLS 16413"



SPANISH TRAIL SUBDIVISION PHASE 1
REIMER DEVELOPMENT LLC

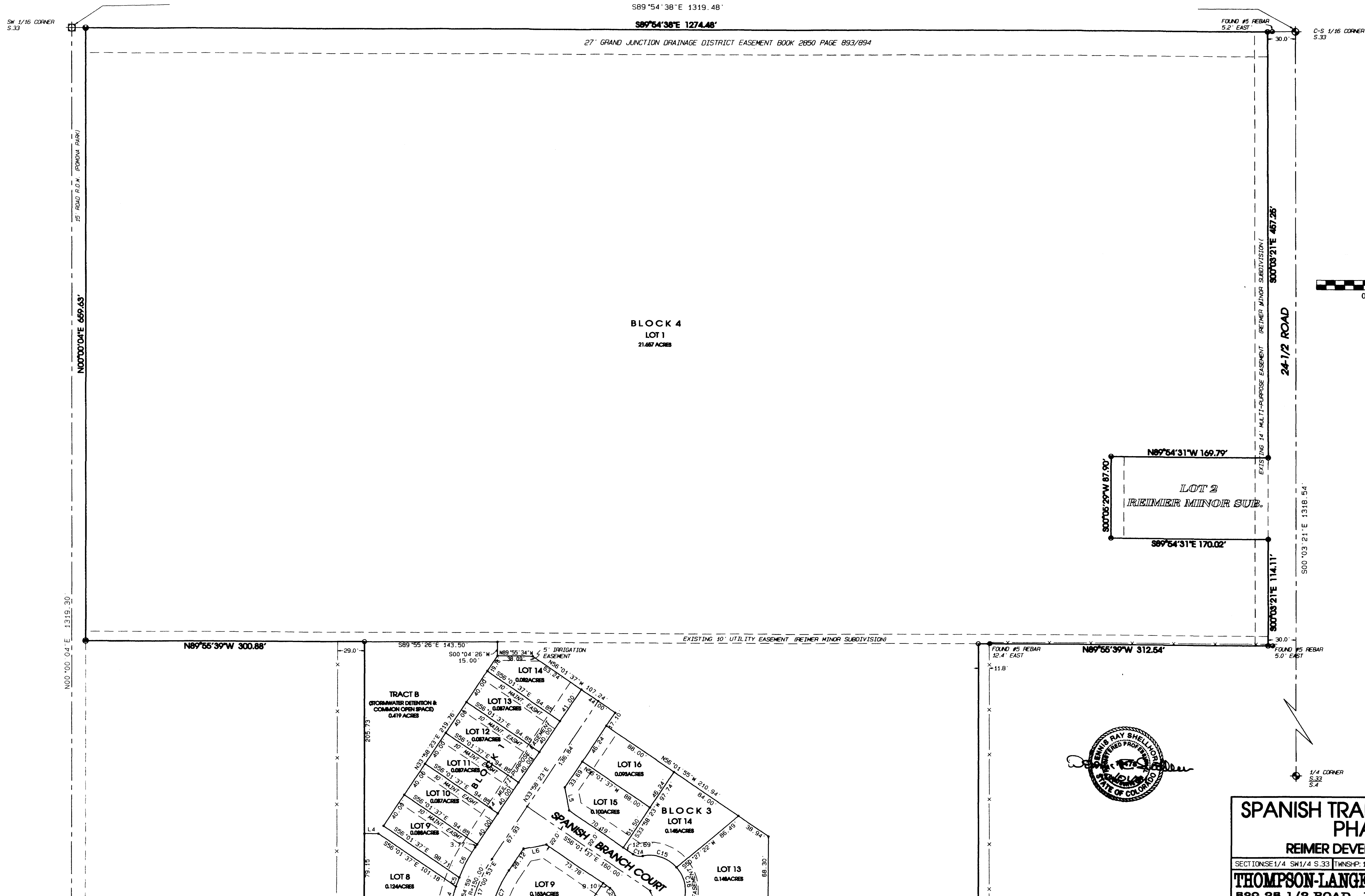
SECTION: E1/4 SW1/4 S.33 T14N10E R1E1 MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
889 25 1/2 ROAD - B-210 (970) 243-6087
Grand Junction CO 81508 tlc@lowest.com

S:\Survey\0410 reimer\ST PLAT.pro Job No. 0410-006
Drawn: DFS Checked: KST Date: Oct 1, 2001 Sheet 2 of 3

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SPANISH TRAIL SUBDIVISION PHASE 1



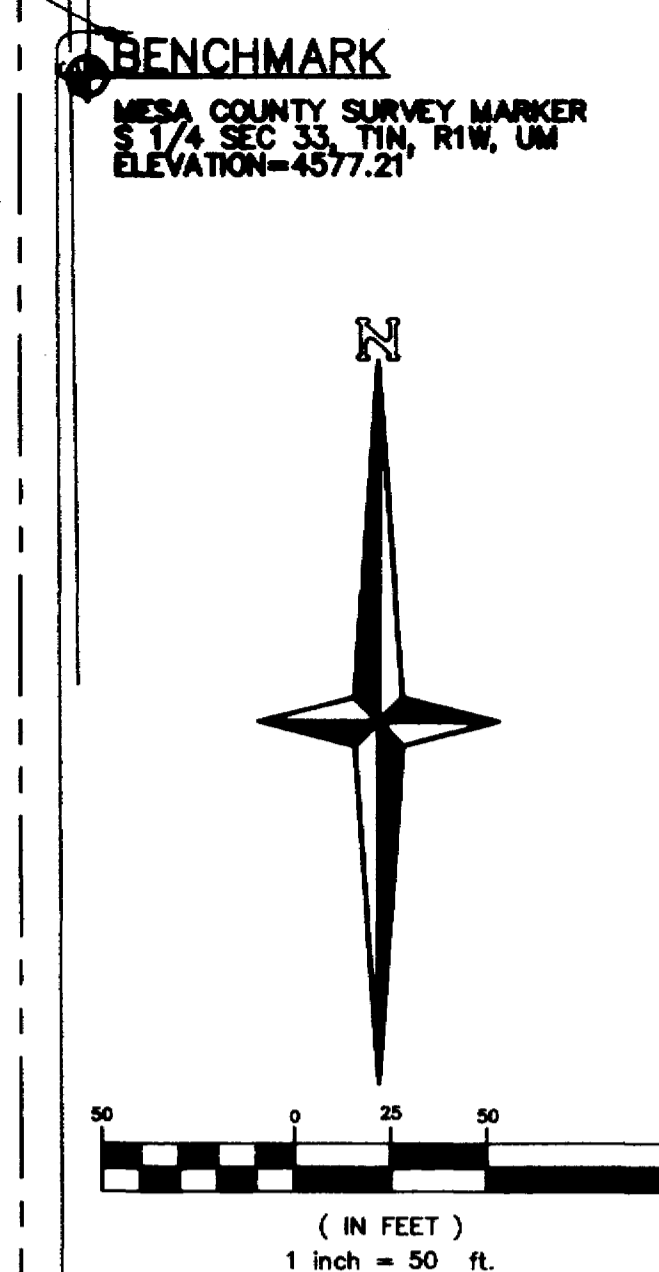
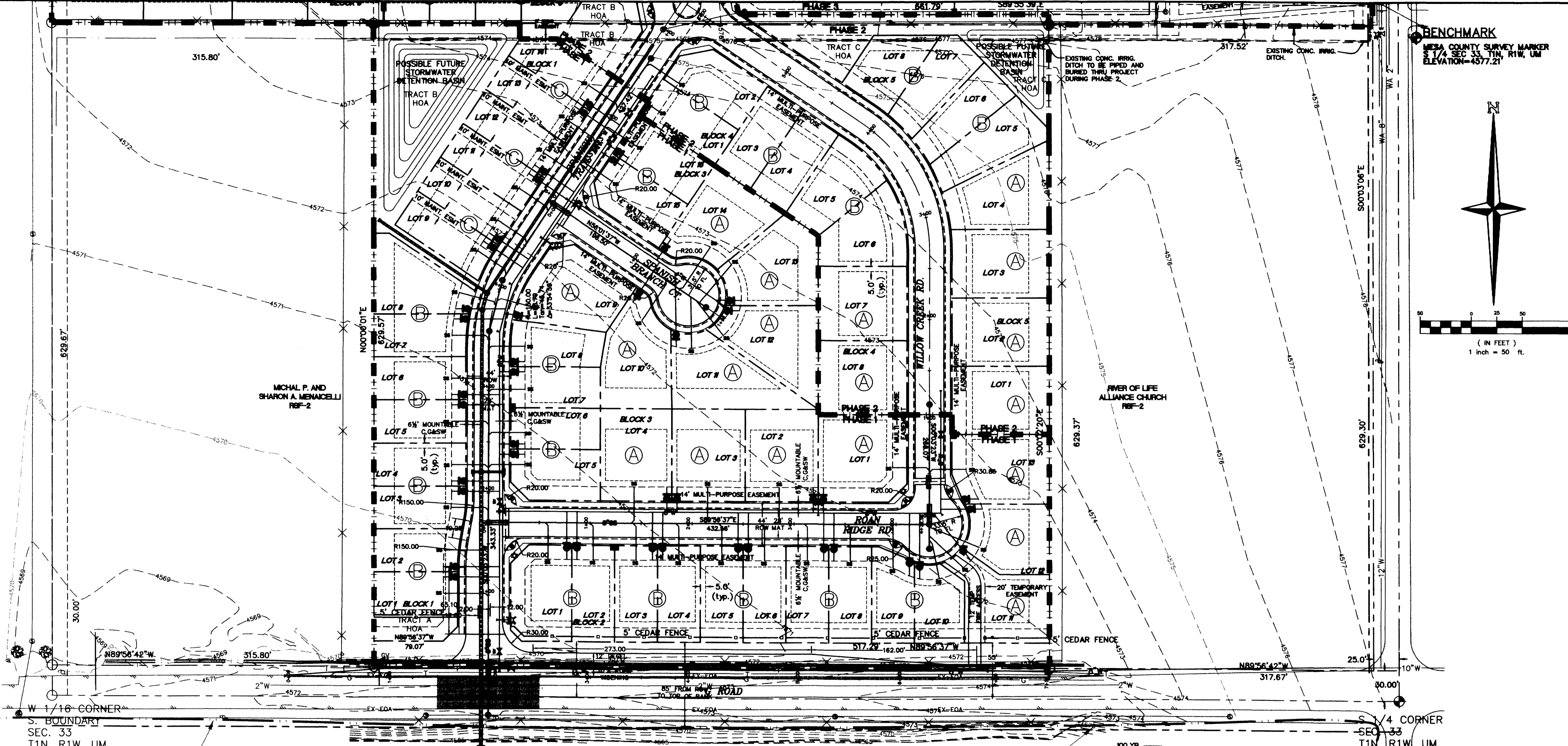
**SPANISH TRAIL SUBDIVISION
PHASE 1**
REIMER DEVELOPMENT LLC

SECTION: SE 1/4 SW 1/4 S.33 T11N R1E W1M MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlo@tlowest.com

S:\Survey\0410 reimer\ST PLAT.pro Job No. 0410-006
Drawn: DRS Checked: KST Date: Oct 1, 2001 Sheet 3 of 3

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REVISION	DATE	DESCRIPTION
1	2/25/01	REVISIONS PER CITY REVIEW COMMENTS
2	10/03/01	REVISED BUILDING ENVELOPES

REIMER DEVELOPMENT LLC GRAND JUNCTION, COLORADO

SPANISH TRAILS
SITE PLAN

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
539 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6087
FAX (970) 241-2645
tlc@tlwest.com

DRAWN BY: CTK
CHECKED BY: JEL

APPROVED FOR RECORD
JAMES EVERETT
STATE OF COLORADO
9/30/01

W 1/16 CORNER
S. BOUNDARY
SEC. 33
T1N, R1W, UM

S 1/4 CORNER
SEC. 33
T1N, R1W, UM

- NOTE:**
- ACCESS TO CORNER LOTS MUST BE FROM LOWER ORDER STREETS.
 - FUTURE OWNERS OF LOTS WITHIN SPANISH TRAILS SUBDIVISION SHOULD BE AWARE OF THE CITY PARK ON THE NORTH AND WEST SIDES OF THE DEVELOPMENT AND THE POTENTIAL FOR LIGHT, SOUND AND PEDESTRIAN IMPACTS AS THE PARK EXPANDS.
 - A LETTER FROM A LICENSED PROFESSIONAL ENGINEER STATING THAT HE HAS VISITED THE SITE DURING CONSTRUCTION, AND THAT THE SOIL CONDITIONS HAVE BEEN ADDRESSED IS REQUIRED FOR EACH LOT.
 - THE 10' MAINT. ESMTS SHOWN ON LOTS 9-14, BLK 1 ARE FOR HOME MAINTENANCE.

BUILDING DESCRIPTION		
TYPE	DESCRIPTION	NO. OF LOTS
A. DETACHED (RESIDENCE)	MIN. SIZE 6300 s.f.	13
B. ATTACHED (DUPLX)	MIN. SIZE 3250 s.f.	24
C. PATIO LOTS - 0' LOTLINE ON ONE SIDE	MIN. SIZE 3250 s.f.	6
		TOTAL NO. OF LOTS 43

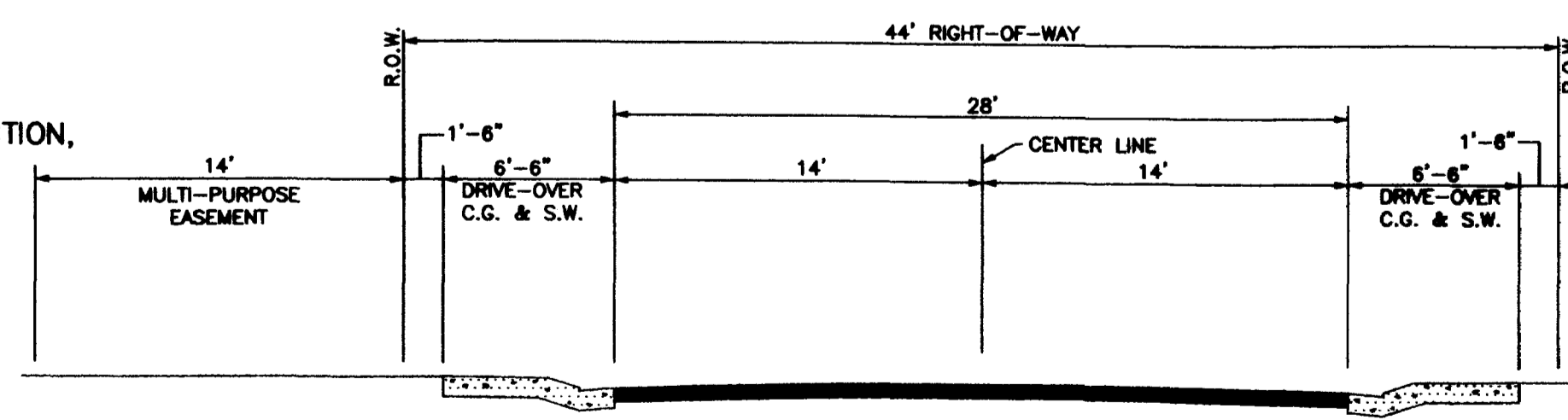
- FRONTYARD SETBACKS:**
G ROAD- 25'
ALL OTHERS- 20'
- REAR YARD SETBACKS:**
20' EXCEPT LOTS 9-14, BLK 1 WHICH ARE 15'
- SIDE YARD SETBACKS:**
5' EXCEPT ON ATTACHED SIDES OR 0' LOTLINE LOTS (LOTS 9-14, BLK 1)
- MAXIMUM HEIGHT- 32'**
- ACCESSORY STRUCTURE-REAR HALF OF LOT SIDE-3' REAR-10'**

LAND USE CHART

R.O.W. TRACTS	1.781 AC	25.94%
LOTS	0.464 AC	6.76%
TOTAL	6.885 AC	100.00%

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS: PUBLIC SERVICE CO. OF COLORADO	
ELECTRIC: GRAND VALLEY RURAL POWER	
WATER: UTE WATER CONSERVANCY DISTRICT	
CABLE TELEVISION: AT&T GROUP	
SANITARY SEWER: CITY OF GRAND JUNCTION	
TELEPHONE: US WEST	
IRRIGATION: GRAND VALLEY IRRIGATION CO.	
DRAINAGE: GRAND JUNCTION DRAINAGE DISTRICT	



LEGEND

- O FOUND PROPERTY CORNER #5 REBAR W/ ALUM. CAP LS 16413
- X FENCE
- FLOW LINE OF DITCH
- EXISTING EDGE OF PAVEMENT
- SURVEYED SECTION SUBDIVISION LINE
- PP POWER POLE AND POWER LINE
- SSMH SANITATION SEWER MANHOLE AND SEWER LINE
- G GAS LINE
- WA X" WATER LINE AND SIZE
- WA M WATER VALVE
- T TELEPHONE LINE
- FH FIRE HYDRANT
- REIMER PROPERTY LINE
- BLDG. SETBACK LINE

INITIAL ACCEPTANCE
CITY ENGINEER - GRAND JUNCTION

INITIAL ACCEPTANCE
MESA COUNTY CLERK & RECORDER

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at _____ o'clock _____ M., this _____ day of _____ 1996, and is duly recorded in Plat Book No. _____ Page _____ as Reception No. _____ Drawer No. _____ Clerk and Recorder of Mesa County

DATE: 5/15/01

SCALE: Horiz: 1"=50'

Project No: 0410-006

SHEET NO: 1 OF 1