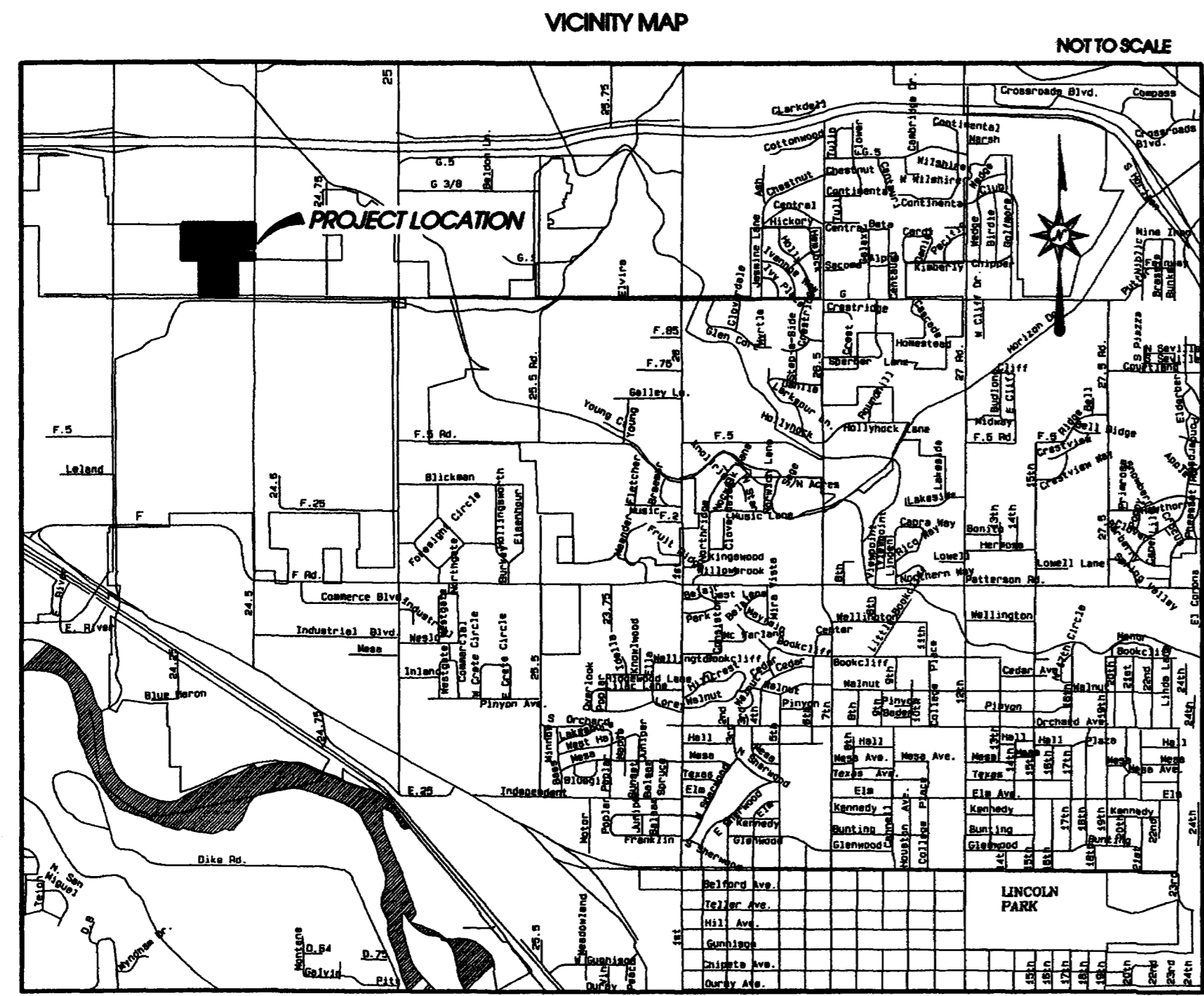


# SPANISH TRAIL SUBDIVISION PHASE 2

## A REPLAT OF LOT 1, BLOCK 4, SPANISH TRAIL SUBDIVISION PHASE 1

### SITUATED IN THE SE1/4 SW 1/4 OF SECTION 33, T.1S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO



NOTE: A letter from a licensed professional engineer indicating construction recommendations based upon a site visit noting soil conditions, shall be required to obtain a building permit for any lot. Prospective purchasers are advised to consult the Covenants, Conditions, and Restrictions set forth for this subdivision for specific requirements.

NOTE: There may be activities at the adjacent Canyon View Park which potentially could impact this property.

**STATEMENT OF DEDICATION AND OWNERSHIP**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, GJKSR, Inc., a Colorado Corporation, is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, described in Book 2928 at Page 243 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, Block 4 Spanish Trail Subdivision Phase 1, according to the plat thereof on file with the Mesa County Clerk and Recorder at Reception No. 2018401.

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 2**, 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.

\* Sanitary sewer easements are dedicated to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of sanitary sewers and appurtenances thereto.

\* Temporary turnaround easement is dedicated to the City of Grand Junction for the use of the public. This easement is to be extinguished upon completion of street improvements in future phases.

\* Drainage easements are 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 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 2. Deed of conveyance recorded in Book 3105 at Page 274.

\* Tracts A, B, and C are to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for landscaping and common open space, subject to terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Spanish Trail Subdivision Phase 2. Deed of conveyance recorded in Book 2948 at Page 707.

\* Tract D 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 detention and 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 2. Deed of conveyance recorded in Book 2948 at Page 707.

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 July, A.D., 2002.

GJKSR, Inc.  
By Kevin Reimer

State of Colorado )  
County of Mesa )

This plat was acknowledged before me by Kevin Reimer on this 1st day of July, A.D., 2002, for the aforementioned purposes.

Notary Public Patricia Bushman

My Commission expires 5-6-06

**CITY APPROVAL**

This plat of SPANISH TRAIL SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 21 day of June, 2002.

David Walker City Manager  
Cindy Ann Martz 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 10:28 o'clock A.M., this 1st day of July, 2002, and is duly recorded in Plat Book No. 19, Page 57-60 as Reception No. 2002866, Drawer No. 2002-74. Fees \$40.00.

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 618-1, 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 TRAIL SUBDIVISION PHASE 2, 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 specified in the City of Grand Junction Development Code and the applicable provisions of the State of Colorado to the best of my knowledge and belief.

Dennis R. Shellhorn  
Dennis R. Shellhorn, 601 1/2  
Colorado Platteville, CO 80652

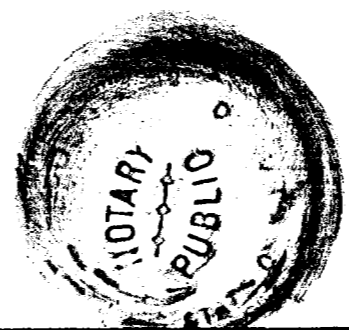
LAND USE SUMMARY		
LOTS	19.356 ACRES	89.38%
STREETS	1.909 ACRES	8.81%
OPEN SPACE TRACTS	0.392 ACRES	1.81%
TOTAL	21.657 ACRES	100%

**SPANISH TRAIL SUBDIVISION PHASE 2**  
GJKSR, INC.

SECTION: SE1/4 SW1/4 S.33 | T1NSHP: 1 North | R1NGE: 1 West | MERIDIAN: UTE

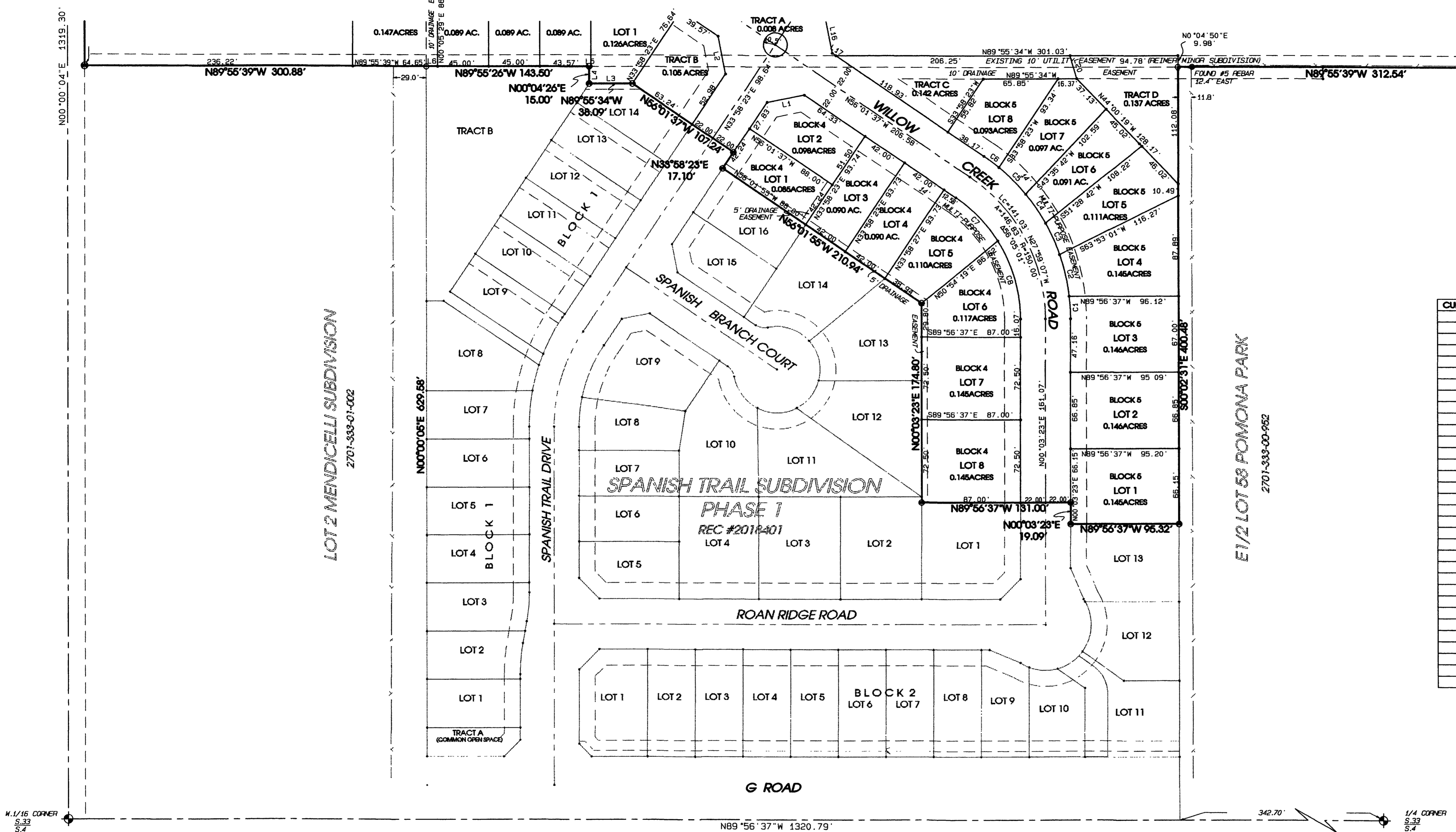
**THOMPSON-LANGFORD CORPORATION**  
829 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81808 tlo@tlowest.com

S:\Survey\0410 reimer\ST PH2.pro Job No. 0410-007  
Drawn: DRS Checked: KST Date: Jun 19, 2002 Sheet 1 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 2

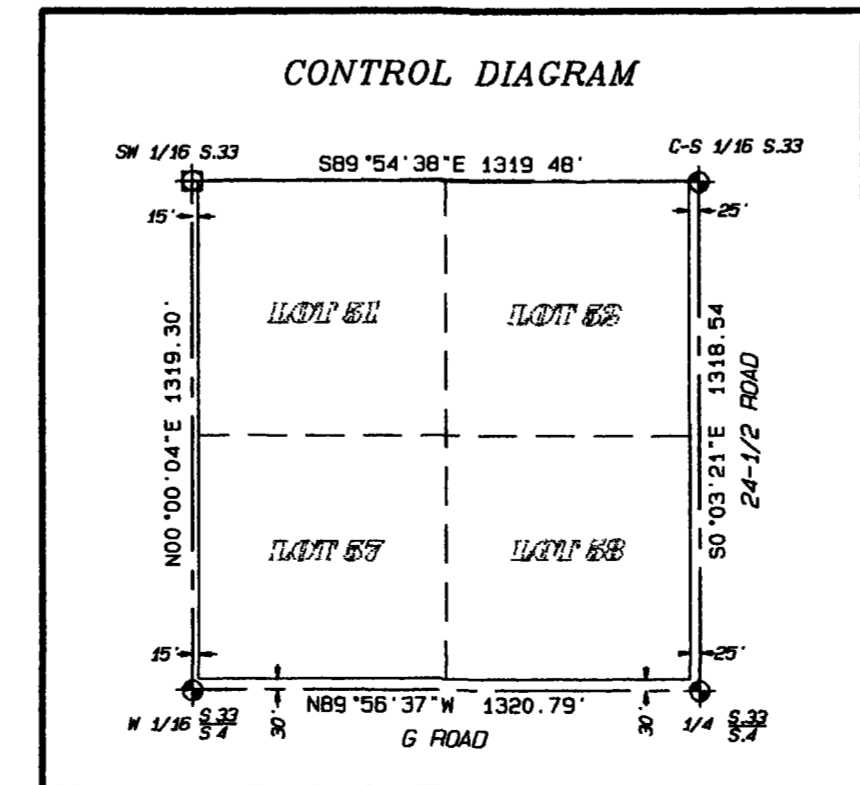
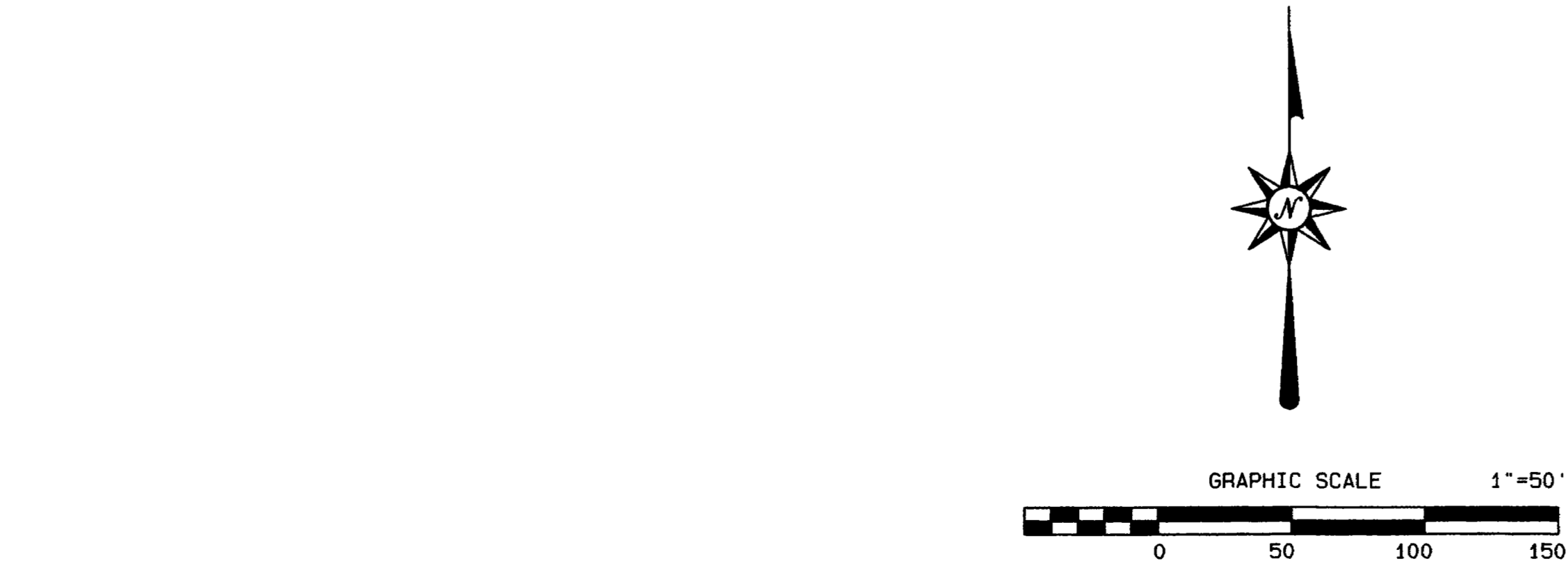


CURVE TABLE

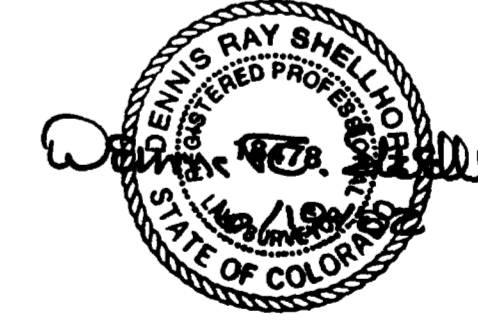
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	19.89'	172.00'	6°37'29"	S03°15'21"E	19.88'
C2	37.65'	172.00'	12°32'06"	S12°50'08"E	37.65'
C3	30.03'	172.00'	10°00'07"	S24°06'18"E	29.99'
C4	30.87'	172.00'	10°17'06"	S34°14'50"E	30.83'
C5	33.43'	172.00'	11°08'07"	S44°57'26"E	33.38'
C6	16.52'	172.00'	5°30'08"	S53°16'33"E	16.51'
C7	53.10'	128.00'	23°46'07"	N44°08'34"W	52.72'
C8	72.19'	128.00'	32°18'54"	N16°05'03"W	71.24'
C9	60.43'	128.00'	27°02'54"	N69°33'04"W	59.87'
C10	16.27'	128.00'	6°49'59"	N86°29'31"W	15.26'
C11	32.78'	172.00'	10°55'14"	S84°26'53"E	32.73'
C12	29.98'	172.00'	9°59'08"	S73°59'43"E	29.94'
C13	30.20'	172.00'	10°03'37"	S63°58'20"E	30.16'
C14	30.01'	128.00'	13°26'04"	N27°15'21"E	29.94'
C15	46.68'	128.00'	20°25'49"	N10°18'54"E	45.44'
C16	63.26'	272.00'	11°13'08"	N84°17'56"W	55.17'
C17	11.70'	272.00'	2°27'25"	N77°27'25"W	11.70'
C18	64.46'	228.00'	13°41'02"	N83°03'59"W	64.32'
C19	12.90'	13.50'	54°44'37"	S62°43'11"W	12.41'
C20	70.72'	48.00'	84°24'43"	S77°33'14"W	64.49'
C21	30.49'	48.00'	36°23'41"	N42°02'34"W	29.98'
C22	37.34'	48.00'	44°34'25"	N01°33'31"W	36.41'
C23	25.29'	48.00'	30°11'22"	N36°49'22"E	25.00'
C24	78.68'	48.00'	93°55'03"	S82°07'25"E	70.16'
C25	6.46'	13.50'	27°22'19"	S48°51'03"E	6.39'
C26	6.46'	13.50'	27°22'19"	S76°13'21"E	6.39'
C27	63.61'	272.00'	13°23'59"	S83°12'31"E	63.47'
C28	1.36'	272.00'	0°17'04"	S76°22'00"E	1.35'
C29	64.46'	228.00'	13°41'02"	S83°03'59"E	64.32'
C30	101.71'	172.00'	33°52'53"	S17°01'56"W	100.24'
C31	59.71'	250.00'	13°41'02"	N83°03'59"W	59.67'
C32	59.71'	250.00'	13°41'02"	N83°03'59"W	59.67'
C33	8.75'	172.00'	2°54'54"	S57°29'04"E	8.75'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°58'23"W	33.47'
L2	N11°01'37"W	33.47'
L3	S89°55'34"E	38.09'
L4	S00°04'26"W	15.00'
L5	S89°55'26"E	1.43'
L6	S89°55'26"E	9.93'
L7	S89°54'31"E	9.41'
L8	N78°58'23"E	33.47'
L9	N00°05'29"E	12.96'
L10	N44°57'59"W	25.22'
L11	N89°54'31"W	4.76'
L12	N89°54'31"W	2.76'
L13	S89°54'31"E	6.97'
L14	S89°54'31"E	11.66'
L15	N45°10'48"E	25.21'
L16	S11°01'37"E	33.47'
L17	S56°01'37"E	3.82'
L18	S33°58'23"W	11.44'
L19	S89°54'31"E	6.00'
L20	S16°08'44"E	20.83'



- FOUND SURVEY MARKER AS NOTED
- ⊕ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND #5 REBAR/CAP IN CONCRETE 'QED SURVEYS PLS 16413'
- ⊖ SET #5 REBAR/ALUM. CAP IN CONCRETE 'THOMPSON-LANGFORD CORP PLS 18478'
- ⊠ FOUND 3-1/4\"/>



**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°03'21\"/>

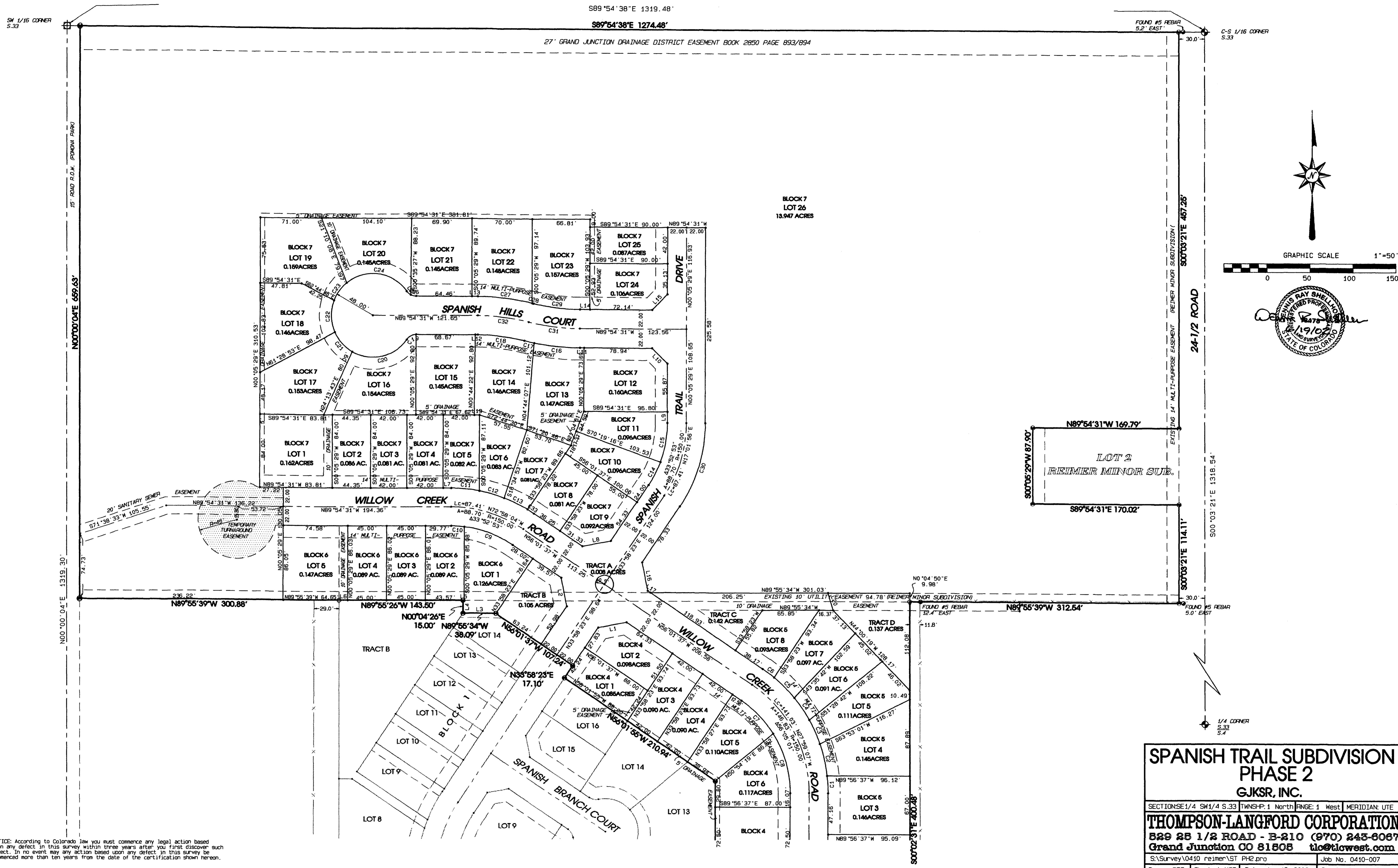
**SPANISH TRAIL SUBDIVISION PHASE 2**  
**GJKSR, INC.**

SECTION: E1/4 SW1/4 S.33 T19N R10W MERIDIAN: UTE  
**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-8067  
 Grand Junction CO 81508 tlo@tlowest.com

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 Drawn: DRS Checked: KST Date: Jun 19, 2002 Sheet 2 of 3

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# SPANISH TRAIL SUBDIVISION PHASE 2



**SPANISH TRAIL SUBDIVISION PHASE 2**  
**GJKSR, INC.**

SECTION: SE 1/4 SW 1/4 S.33	TWNSHIP: 1 North	RANGE: 1 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81805 tlc@tlcwest.com			
S:\Survey\0410 reimer\ST PH2.pro	Job No. 0410-007		
Drawn: DRS	Checked: KST	Date: Jun 19, 2002	Sheet 3 of 3

GRAPHIC SCALE 1"=50'

0 50 100 150

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