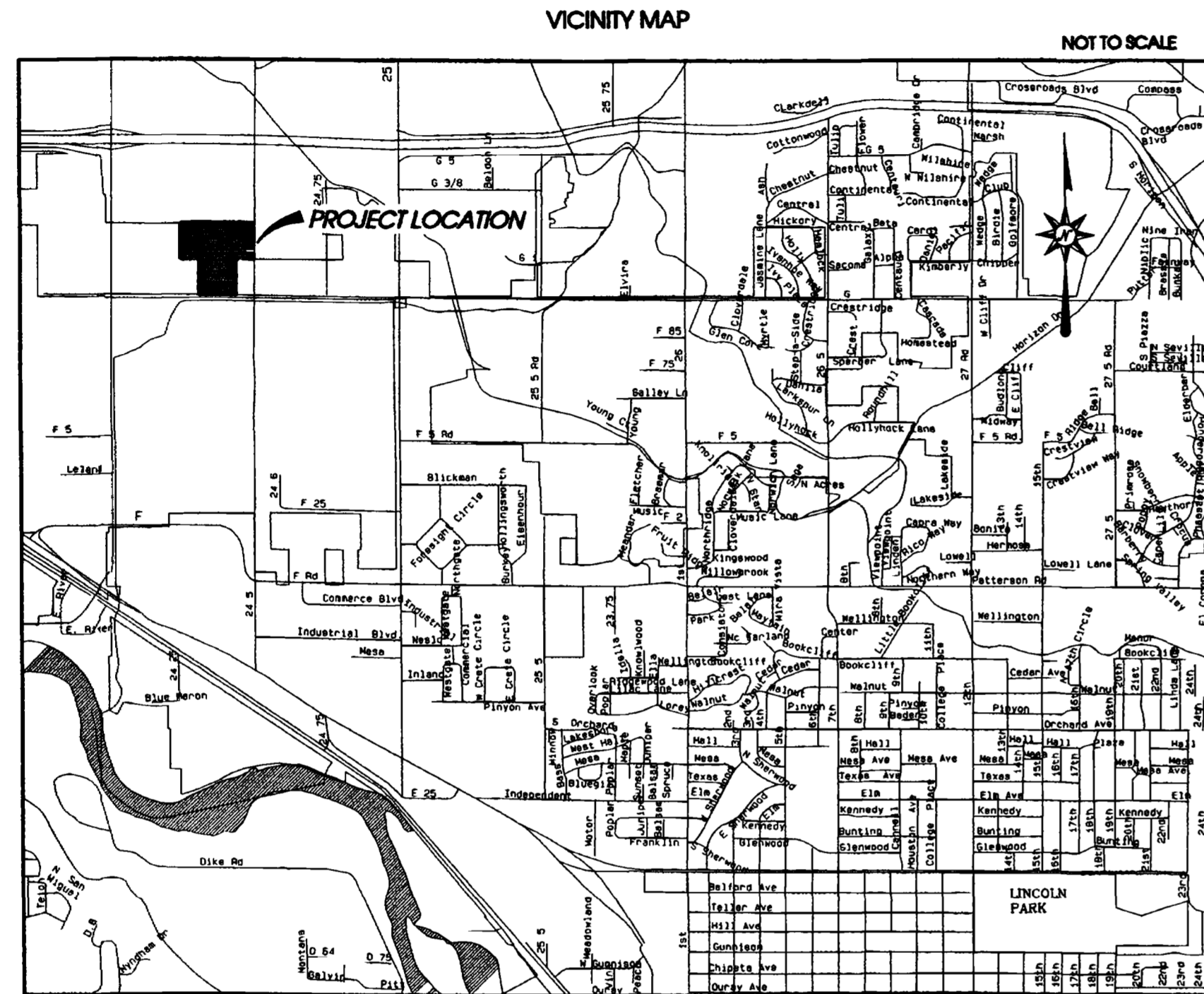


SPANISH TRAIL SUBDIVISION PHASE 3

A REPLAT OF LOT 26, BLOCK 7, SPANISH TRAIL SUBDIVISION PHASE 2

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



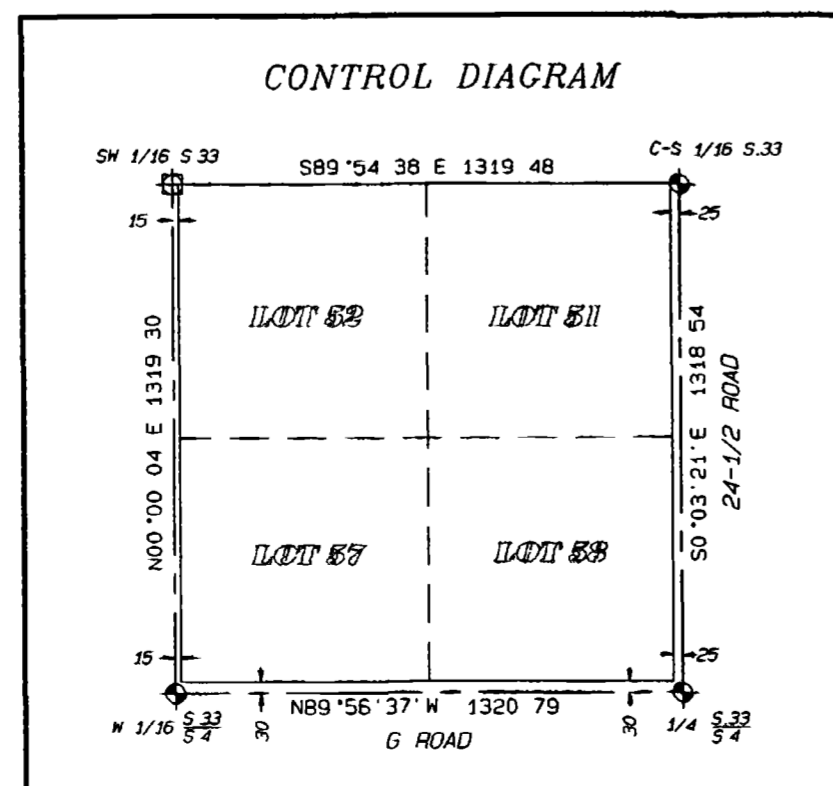
NOTE: A letter from a licensed professional engineer indicating construction recommendations based upon a site visit noting soil conditions, shall be required to obtain a building permit for any lot. Prospective purchasers are advised to consult the Covenants, Conditions, and Restrictions set forth for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

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

NOTE: 24-1/4 Road R.O.W. along West line of this subdivision vacated by City Ordinance No. 3524 dated April 16, 2003, recorded in Book 3343 at Pages 688/689.

NOTE: G.U.D. easement Book 2850 Page 893 extinguished by agreement recorded Sept 9, 2003 in Book 3478 at Pages 879/880.

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-sixteenth corner of Section 33, as described herein. The measured bearing of this line is N00°03'21"W.



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 26, Block 7 Spanish Trail Subdivision Phase 2, according to the plat thereof on file with the Mesa County Clerk and Recorder at Reception No. 2063866, and the vacated road right-of-way adjoining Lot 52 of Pomona Park.

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 3**, 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.

* 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 III. Deed of conveyance recorded in Book 3481 at Page 965.

* Tracts J, K, and L 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 3. Deed of conveyance recorded in Book 3477 at Page 946.

* Tracts M, N and O are to be conveyed by separate instrument as an undivided one-fourth interest to the owners of the respective adjoining lots, for access subject to additional terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Spanish Trail Subdivision Phase 3.

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 10th day of Sept. 2003, A.D., 2003.

GJKSR, Inc.

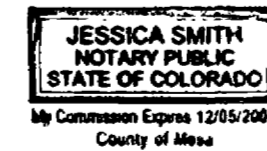
By Kevin Reimer

State of Colorado)
County of Mesa)

This plat was acknowledged before me by Kevin Reimer on this 10th day of Sept. 2003, A.D., 2003, for the aforementioned purposes.

Notary Public Jessica Smith

My Commission expires 12-5-05



CITY APPROVAL

This plat of SPANISH TRAIL SUBDIVISION PHASE 3, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 10th day of September, 2003.

[Signature] City Manager
[Signature] 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 4:13 o'clock P. M., this 11th day of SEPTEMBER, 2003, and is duly recorded in Plat Book No 20 Page: 687 as Reception No 2147947 Drawer No 00-44 Fees \$20.00 & \$1.00

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.

TITLE CERTIFICATION

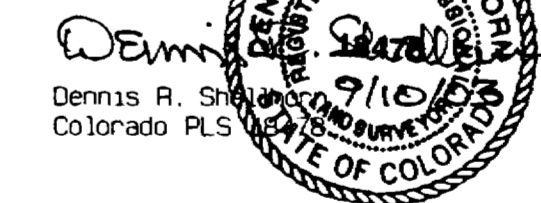
State of Colorado
County of Mesa

We, Meridian Land Title LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to GJKSR, 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.

Date 9/10/03 By [Signature] for: Meridian Land Title LLC

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 3, 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 platted and filed in the City of Grand Junction Development Code and the applicable State of Colorado to the best of my knowledge and belief.



LAND USE SUMMARY		
LOTS	11.829 ACRES	83.43%
STREETS	2.073 ACRES	14.43%
OPEN SPACE TRACTS	0.080 ACRES	0.56%
SHARED TRACTS (M-O)	0.195 ACRES	1.38%
TOTAL	14.174 ACRES	100%

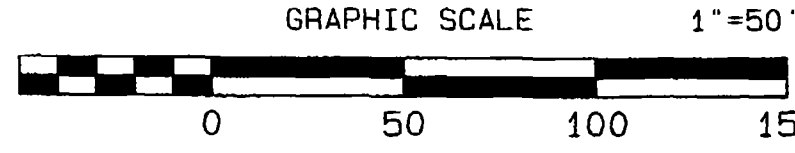
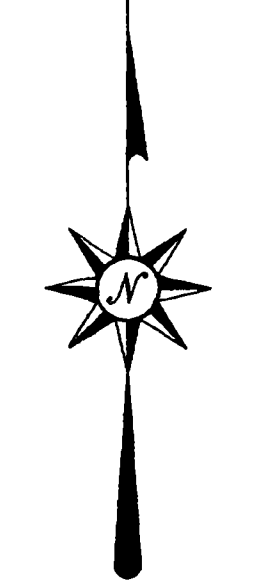
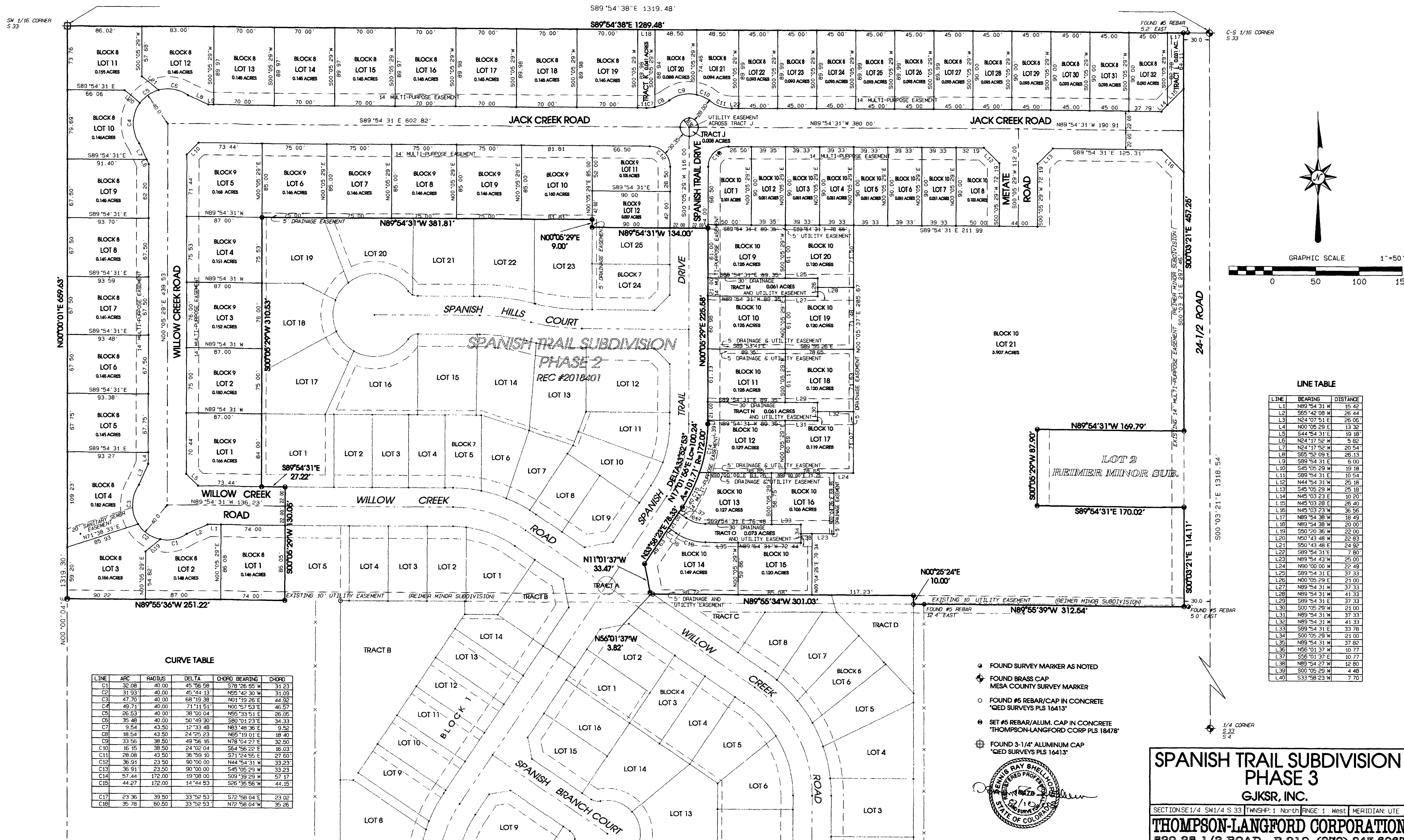
SPANISH TRAIL SUBDIVISION PHASE 3

GJKSR, INC.

SECTION: SE 1/4 SW 1/4 S.33 T1N R1W UTE MERIDIAN
THOMPSON-LANGFORD CORPORATION
828 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81805 tlo@tlowest.com

S:\Survey\0410_reimer\ST_PH3.pro Job No. 0410-008
 Drawn: BKB Checked: DRS Date: Sep 10, 2003 Sheet 1 of 2

SPANISH TRAIL SUBDIVISION PHASE 3



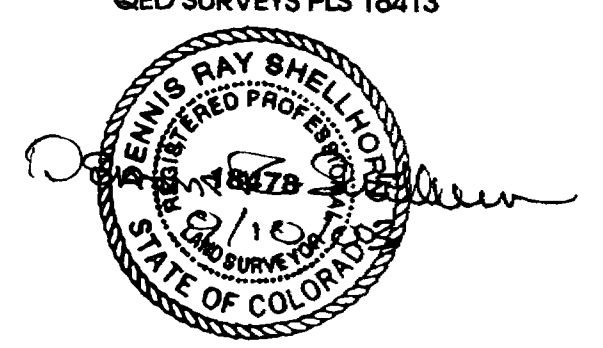
LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°54'31\"	15.42'
L2	S65°42'08\"	26.44'
L3	N24°07'51\"	26.05'
L4	N00°05'29\"	13.32'
L5	S44°54'31\"	19.18'
L6	N24°17'52\"	5.82'
L7	N24°17'52\"	20.54'
L8	S65°52'09\"	26.13'
L9	S89°54'31\"	6.00'
L10	S45°05'29\"	19.18'
L11	S89°54'31\"	10.54'
L12	N44°54'31\"	25.18'
L13	S45°05'29\"	25.18'
L14	N45°103'23\"	10.20'
L15	N45°103'23\"	26.40'
L16	N45°103'23\"	36.56'
L17	N89°54'31\"	18.49'
L18	N89°54'31\"	20.00'
L19	S50°14'48\"	22.00'
L20	N50°14'48\"	22.83'
L21	S50°14'48\"	24.92'
L22	S89°54'31\"	7.80'
L23	N89°54'31\"	25.00'
L24	N90°00'00\"	22.49'
L25	S89°54'31\"	37.33'
L26	N00°05'29\"	21.00'
L27	N89°54'31\"	37.33'
L28	N89°54'31\"	41.33'
L29	S89°54'31\"	37.33'
L30	S00°05'29\"	21.00'
L31	N89°54'31\"	37.33'
L32	N89°54'31\"	41.33'
L33	S89°54'31\"	37.78'
L34	S00°05'29\"	21.00'
L35	N89°54'31\"	37.82'
L36	N56°01'37\"	10.77'
L37	S56°01'37\"	10.77'
L38	N89°54'27\"	12.80'
L39	S00°05'29\"	4.48'
L40	S33°58'23\"	7.70'

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.08	40.00	45°56'58"	S78°26'55\"	31.23
C2	31.93	40.00	45°44'13"	N65°42'30\"	31.09
C3	47.70	40.00	68°19'38"	N01°19'26\"	44.92
C4	49.71	40.00	71°14'51"	N00°57'53\"	46.57
C5	26.53	40.00	38°00'04"	N55°33'51\"	26.05
C6	35.48	40.00	50°49'30"	S80°01'23\"	34.33
C7	9.54	43.50	12°33'48"	N83°48'36\"	9.82
C8	18.54	43.50	24°25'23"	N65°19'01\"	18.40
C9	33.56	38.50	49°56'16"	N78°04'27\"	32.50
C10	16.15	38.50	24°02'04"	S64°56'22\"	16.03
C11	28.08	43.50	36°59'10"	S71°24'55\"	27.60
C12	36.91	23.50	90°00'00"	N44°54'31\"	33.23
C13	36.91	23.50	90°00'00"	S45°05'29\"	33.23
C14	57.44	172.00	19°08'00"	S09°39'29\"	57.17
C15	44.27	172.00	14°44'53"	S26°35'56\"	44.15
C17	23.36	39.50	33°52'53"	S72°58'04\"	23.02
C18	35.78	60.50	33°52'53"	N72°58'04\"	35.26

- FOUND SURVEY MARKER AS NOTED
- ⊕ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND #5 REBAR/CAP IN CONCRETE *GED SURVEYS PLS 16413*
- ⊕ SET #5 REBAR/ALUM. CAP IN CONCRETE *THOMPSON-LANGFORD CORP PLS 18478*
- ⊕ FOUND 3-1/4" ALUMINUM CAP *GED SURVEYS PLS 16413*



SPANISH TRAIL SUBDIVISION PHASE 3
GJKSR, INC.

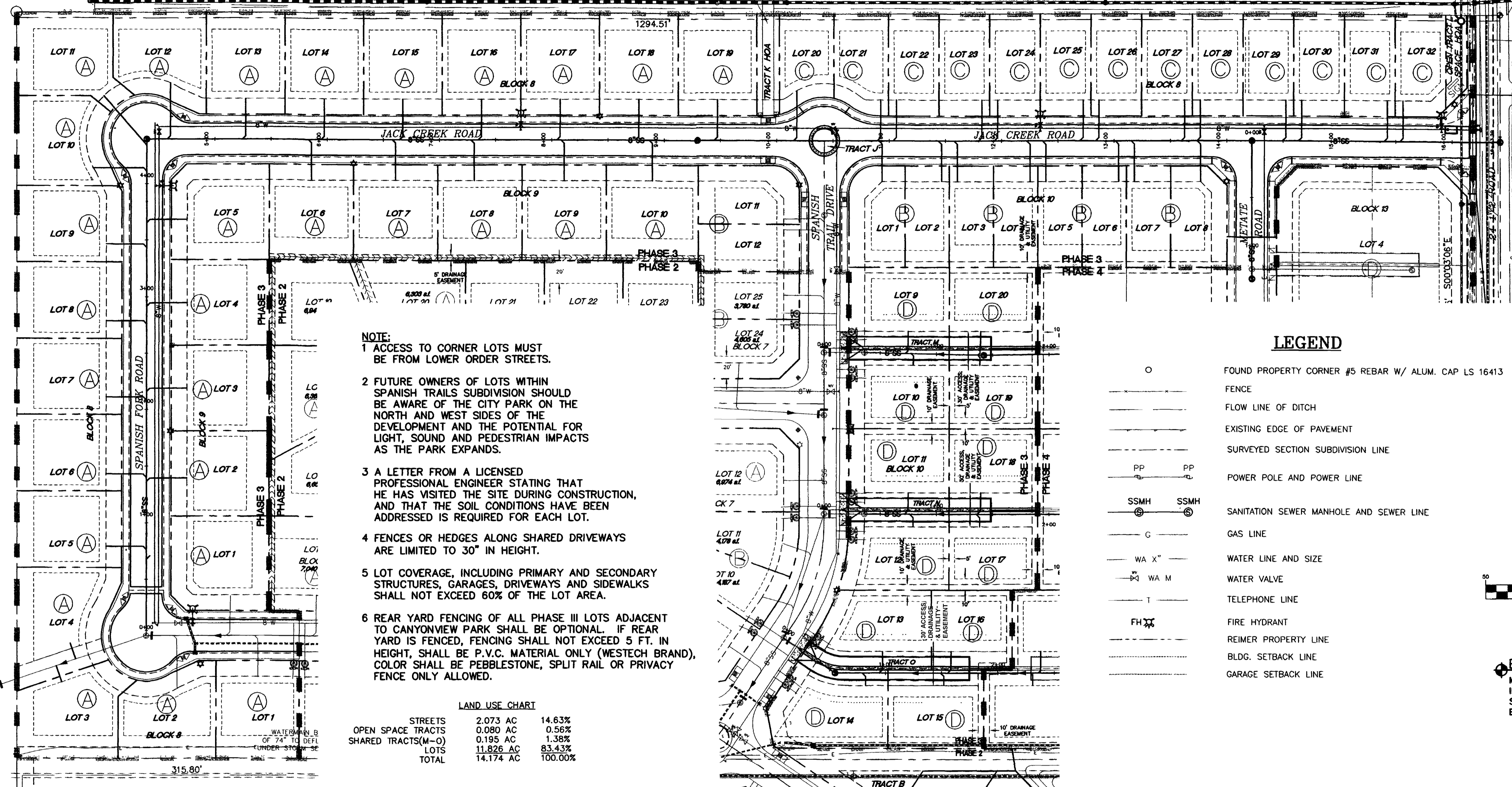
SECTION: SE 1/4 SW 1/4 S 33 T19N S19W R1E
THOMPSON-LANGFORD CORPORATION
 529 28 1/2 ROAD - B-210 (970) 243-6087
 Grand Junction CO 81508 tlo@tlowest.com

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovery of 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.

CITY OF GRAND JUNCTION
(EXEMPT-COMMERCIAL)

CITY OF GRAND JUNCTION
PUBLIC ZONE

NOTE:
FENCING ALONG TRACT K
SHALL NOT EXCEED 5'
IN HEIGHT.



SAME AS G ROAD
ENTRANCE SIGN
(2'X12' ENVELOPE)
2' INSIDE MPE

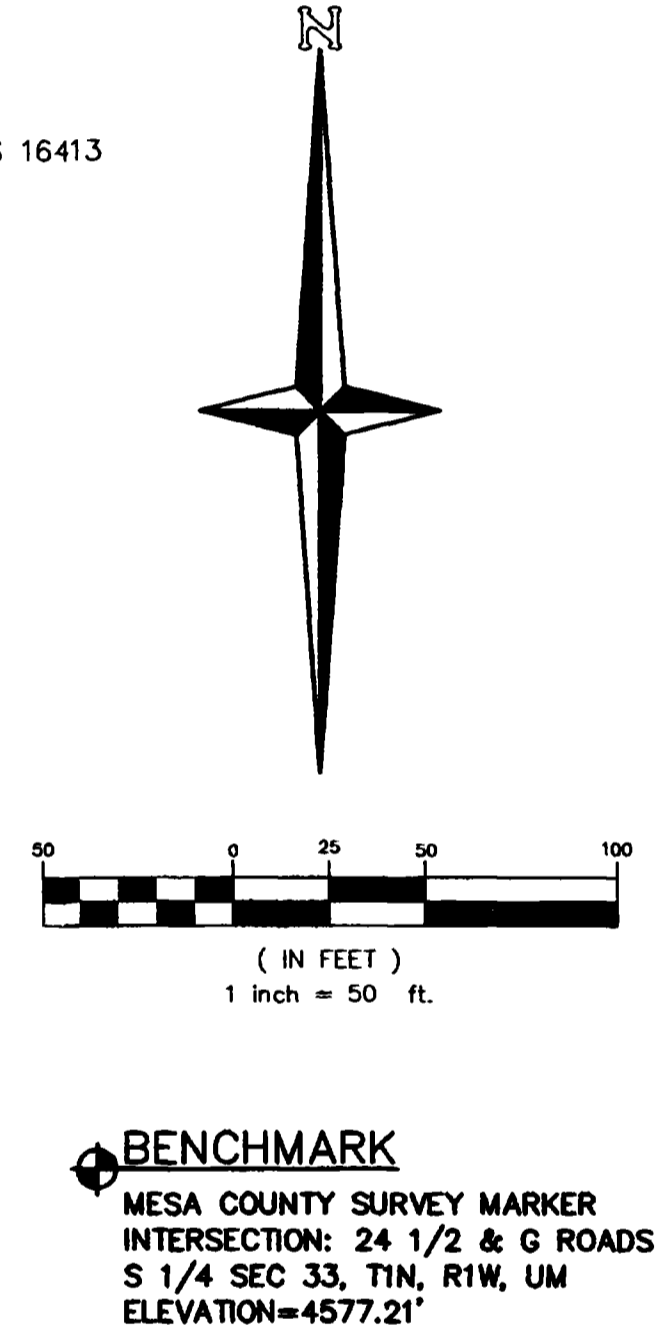
- NOTE:**
- 1 ACCESS TO CORNER LOTS MUST BE FROM LOWER ORDER STREETS.
 - 2 FUTURE OWNERS OF LOTS WITHIN SPANISH TRAILS SUBDIVISION SHOULD BE AWARE OF THE CITY PARK ON THE NORTH AND WEST SIDES OF THE DEVELOPMENT AND THE POTENTIAL FOR LIGHT, SOUND AND PEDESTRIAN IMPACTS AS THE PARK EXPANDS.
 - 3 A LETTER 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.
 - 4 FENCES OR HEDGES ALONG SHARED DRIVEWAYS ARE LIMITED TO 30" IN HEIGHT.
 - 5 LOT COVERAGE, INCLUDING PRIMARY AND SECONDARY STRUCTURES, GARAGES, DRIVEWAYS AND SIDEWALKS SHALL NOT EXCEED 60% OF THE LOT AREA.
 - 6 REAR YARD FENCING OF ALL PHASE III LOTS ADJACENT TO CANYONVIEW PARK SHALL BE OPTIONAL. IF REAR YARD IS FENCED, FENCING SHALL NOT EXCEED 5 FT. IN HEIGHT, SHALL BE P.V.C. MATERIAL ONLY (WESTECH BRAND), COLOR SHALL BE PEBBLESTONE, SPLIT RAIL OR PRIVACY FENCE ONLY ALLOWED.

LAND USE CHART

STREETS	2.073 AC	14.63%
OPEN SPACE TRACTS	0.080 AC	0.56%
SHARED TRACTS(M-O)	0.195 AC	1.38%
LOTS	11.826 AC	83.43%
TOTAL	14.174 AC	100.00%

LEGEND

- FOUND PROPERTY CORNER #5 REBAR W/ ALUM. CAP LS 16413
- FENCE
- FLOW LINE OF DITCH
- EXISTING EDGE OF PAVEMENT
- SURVEYED SECTION SUBDIVISION LINE
- POWER POLE AND POWER LINE
- SANITATION SEWER MANHOLE AND SEWER LINE
- GAS LINE
- WATER LINE AND SIZE
- WATER VALVE
- TELEPHONE LINE
- FIRE HYDRANT
- REIMER PROPERTY LINE
- BLDG. SETBACK LINE
- GARAGE SETBACK LINE



- SETBACKS:**
- TYPE A & C - DETACHED SINGLE FAMILY**
PRINCIPAL STRUCTURE:
FRONT YARD - 20' FROM INTERNAL STREETS
REAR YARD - 20'; 15' IF ADJACENT TO PARK OR OPEN SPACE
SIDE YARD - 5'
ACCESSORY STRUCTURE - ON REAR HALF OF PARCEL
REAR YARD - 5'
SIDE YARD - 3'
- TYPE B - ATTACHED SINGLE-FAMILY (2 UNITS)**
PRINCIPAL STRUCTURE:
FRONT YARD - 20' FROM INTERNAL STREETS
REAR YARD - 20'; 15' IF ADJACENT TO PARK OR OPEN SPACE
SIDE YARD - 0' ATTACHED SIDE; 5' EXTERIOR SIDE
ACCESSORY STRUCTURE - NOT ALLOWED
- TYPE D - DETACHED SINGLE-FAMILY (12 UNITS)**
PRINCIPAL STRUCTURE:
FRONT YARD - DWELLING UNIT - 15' FROM PRIVATE DRIVE
GARAGE - 20' FROM PRIVATE DRIVE
REAR YARD - 10' (LINE PARALLEL TO PRIVATE DR.)
SIDE YARD - 5'
ACCESSORY STRUCTURE - NOT ALLOWED

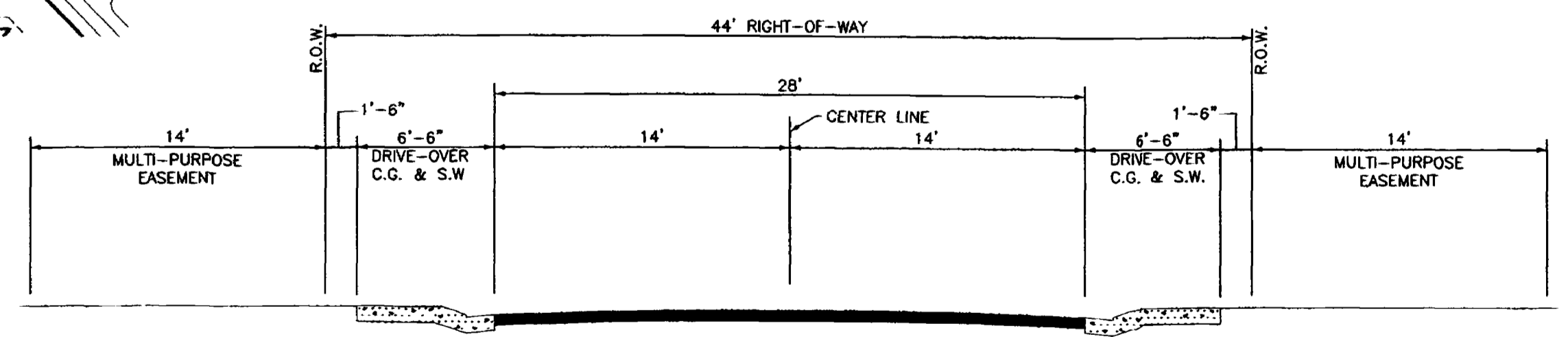
- EXCEPTIONS:**
- BLOCK 9, LOT 1: FRONTS ON SPANISH FORK ROAD @20' SIDE-5'; REAR-15'
 - BLOCK 9, LOTS 11 & 12: FRONT ON SPANISH TRAIL DRIVE @20' SIDE-5'; REAR-15'
 - BLOCK 10, LOTS 1, 2, 7 & 8: FRONT ON JACK CREEK ROAD @20' SIDE-5'; REAR-15'

BUILDING DESCRIPTION

TYPE	DESCRIPTION	NO. OF LOTS
A. DETACHED (RESIDENCE)	MIN. SIZE 6300 s.f.	29
B. ATTACHED (DUPLIX)	MIN. SIZE 3250 s.f.	10
C. PATIO LOTS	MIN. SIZE 3250 s.f.	13
D. CLUSTER LOTS	MIN. SIZE 4950 s.f.	12
TOTAL NO. OF LOTS		64

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS:	XCEL ENERGY COMPANY
ELECTRIC:	GRAND VALLEY RURAL POWER
WATER:	UTE WATER CONSERVANCY DISTRICT
CABLE TELEVISION:	AT&T GROUP
SANITARY SEWER:	CITY OF GRAND JUNCTION
TELEPHONE:	QWEST COMMUNICATIONS
IRRIGATION:	GRAND VALLEY IRRIGATION CO.
DRAINAGE:	GRAND JUNCTION DRAINAGE DISTRICT



URBAN RESIDENTIAL STREET
0 to 1000 A.D.T.

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 4:13 o'clock P. M., this 11th day of SEPTEMBER 2003, and is duly recorded in Plat Book No. 20, Page 8, Reception No. 2147948, Drawer No. 00-45, \$10.00 & \$1.00

Clerk and Recorder of Mesa County

INITIAL APPROVAL
COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION

Date: 9/10/03

CHD BY: JEL
ckk

DESCRIPTION: SPANISH TRAILS - PHASE III COMPOSITE SITE PLAN

DATE: 2/14/03

REVISION: 1

REVISIONS PER CITY REVIEW COMMENTS:

GRAND JUNCTION, COLORADO

GJKSR, INC.

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
620 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 249-6067
FAX (970) 241-2845
tlc@tlcrest.com

TLF

DRAWN BY: ckk
CHECKED BY: JEL

DATE: 9/10/03

SCALE: Horiz: 1"=50'

Project No: 0410-008

SHEET NO: 1 of 1

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