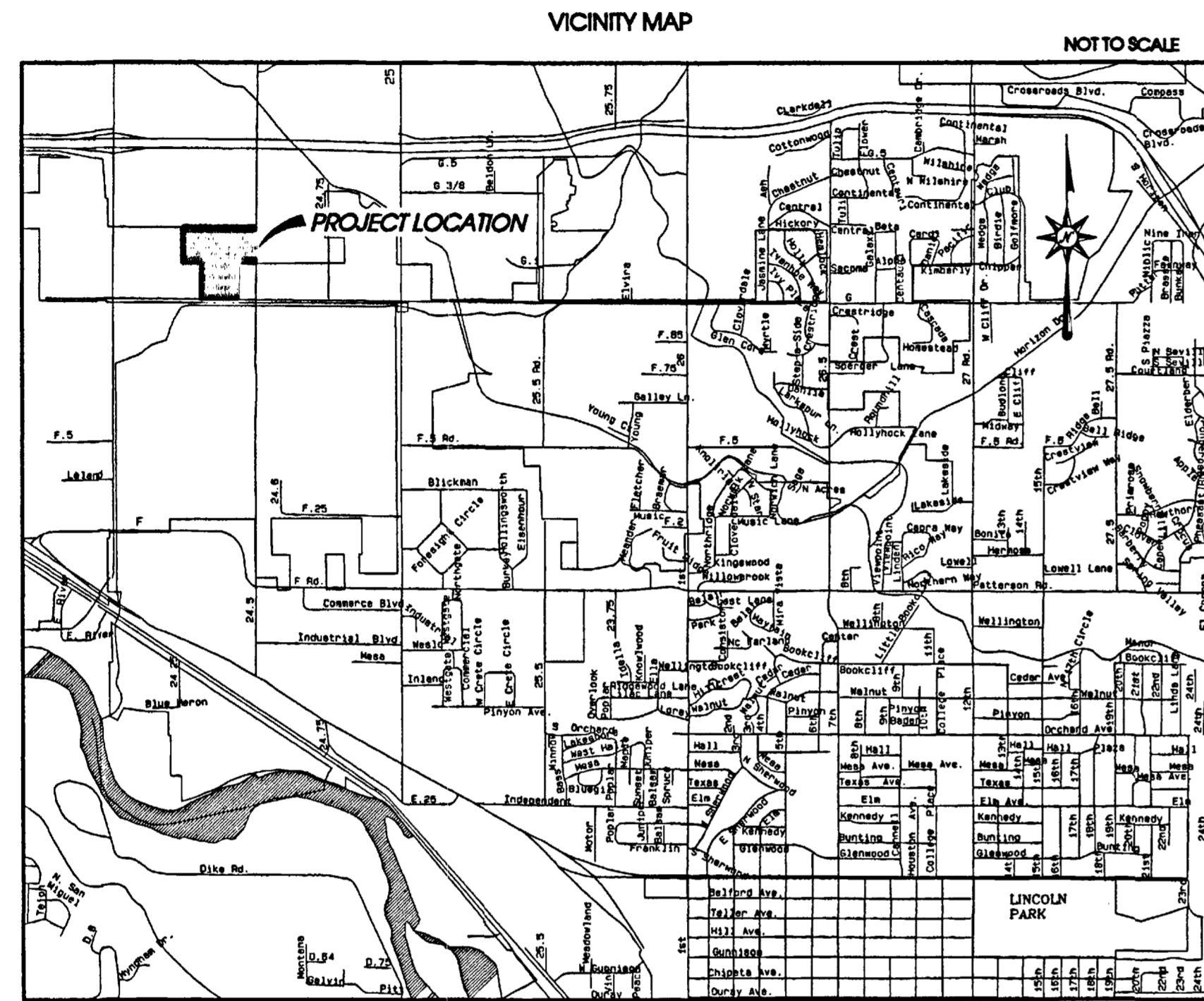


SPANISH TRAIL FILING 4 SUBDIVISION

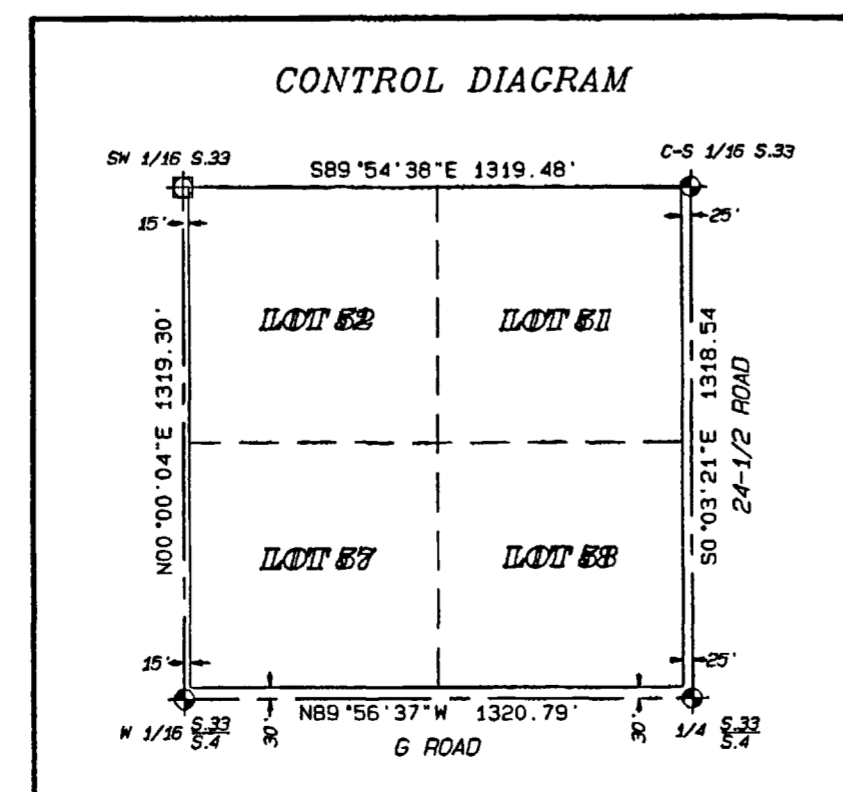
A REPLAT OF LOT 21, BLOCK 10, SPANISH TRAIL SUBDIVISION PHASE 3

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.



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 hereon. 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 21, Block 10 Spanish Trail Subdivision Phase 3, according to the plat thereof on file with the Mesa County Clerk and Recorder at Reception No. 2147947.

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 FILING 4 SUBDIVISION**, 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.

* All utility easements are dedicated to the City of Grand Junction for the use of City approved public utilities 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, and telephone lines.

* 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 Filing 4 Subdivision. Deed of conveyance recorded in Book 3883 at Page 963.

* Tracts G, and H 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 Filing 4 Subdivision. Deed of conveyance recorded in Book 3883 at Page 964.

Tracts I and J 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 the terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Spanish Trail Filing 4 Subdivision. Deed of conveyance recorded in Book 3883 at Page 964.

* Tracts P, Q, R and S are to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for access, subject to additional terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Spanish Trail Subdivision, Filing 4. Deed of conveyance recorded in Book 3883 at Page 964.

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 21st day of April, A.D. 2005.

GJKSR, Inc.

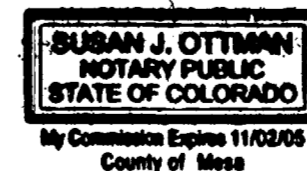
By Kevin Reimer, Secretary-Treasurer

State of Colorado)
County of Mesa) ss

This Statement of Ownership and Dedication was acknowledged before me by Kevin Reimer as Secretary-Treasurer of GJKSR, Inc on this 21st day of April, A.D. 2005, for the aforementioned purposes.

Notary Public [Signature]

My Commission expires: 11/21/05



LAND USE SUMMARY		
LOTS	2.018 ACRES	61.66%
STREETS	0.493 ACRES	12.67%
OPEN SPACE TRACTS	1.161 ACRES	29.46%
SHARED TRACTS (P-S)	0.245 ACRES	6.27%
TOTAL	3.907 ACRES	100%

CITY APPROVAL

This plat of SPANISH TRAIL FILING 4 SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 21st day of April, 2005.

[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 3:29 o'clock P. M., this 26th day of April, 2005 and is duly recorded as Reception No. 2250432.
Drawer No. QQ-96 Fees \$20.00+1.00 Book 3883 Page 960-961

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 3883 at Pages 965-985.

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, Inc.; 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: APRIL 21, 2005

By: [Signature]
for Meridian Land Title LLC
LAWRENCE D. VENT/TITLE EXAMINER

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 FILING 4 SUBDIVISION, 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 laws of the State of Colorado to the best of my knowledge and belief.



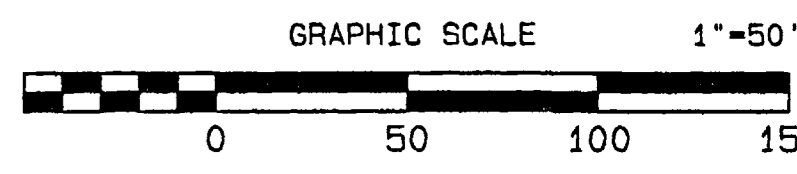
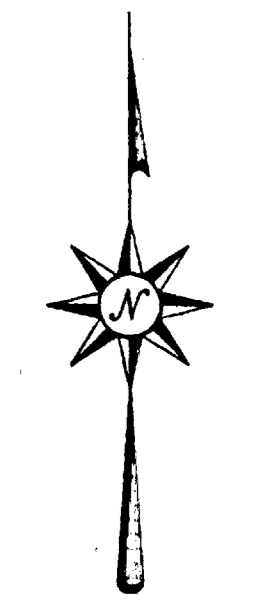
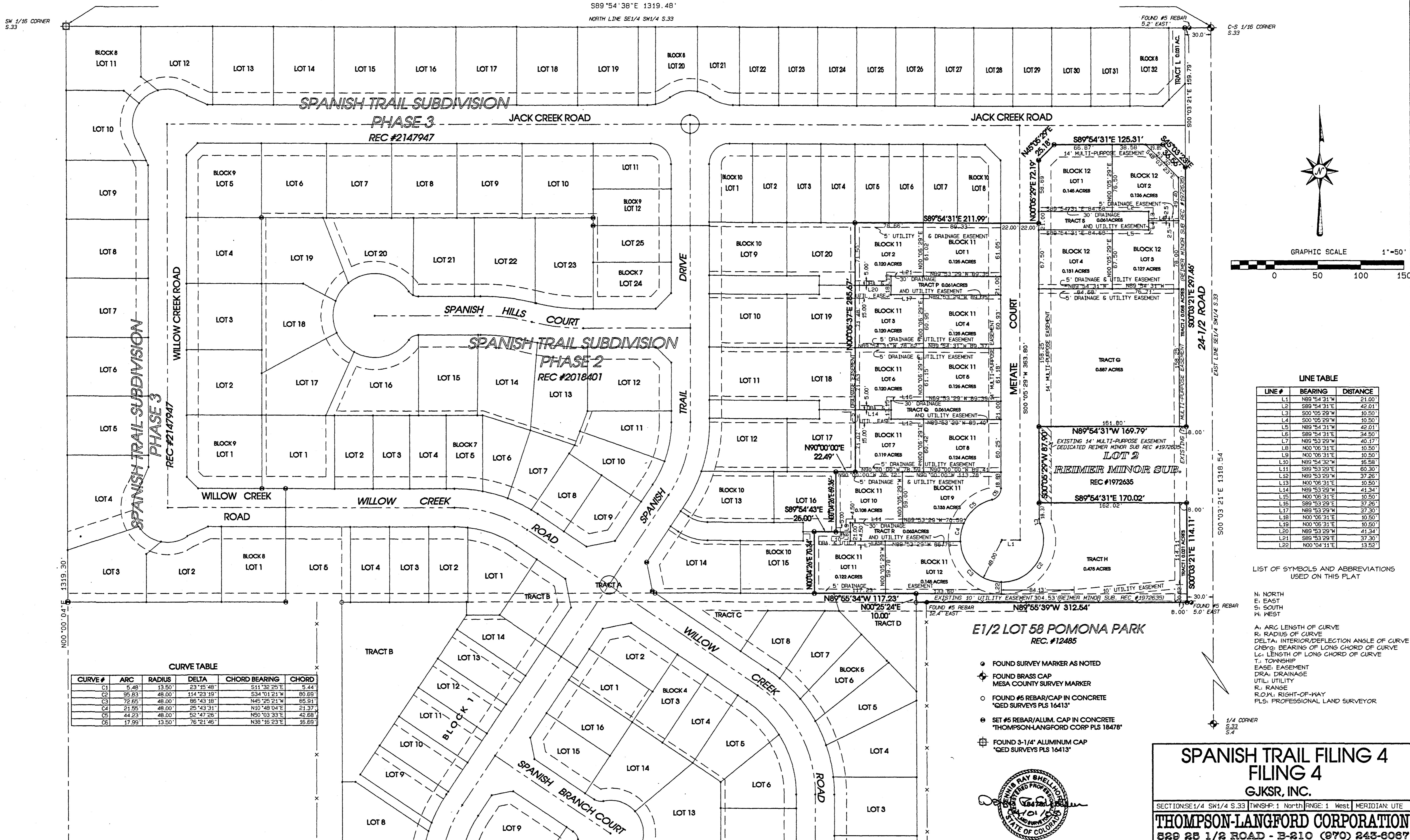
SPANISH TRAIL FILING 4 SUBDIVISION
GJKSR, INC.

SECTION: SE 1/4 SW 1/4 S.33 T1N1R1W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
829 28 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81808 tlo@tlcwest.com

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Drawn: bkb Checked: drs Date: Apr 1, 2005 Sheet 1 of 2

SPANISH TRAIL FILING 4 SUBDIVISION



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°54'31\"W	21.00'
L2	S89°54'31\"E	42.01'
L3	S00°05'29\"W	10.50'
L4	S00°05'29\"W	10.50'
L5	N89°54'31\"W	42.01'
L6	S89°54'31\"E	34.50'
L7	N89°53'29\"W	40.17'
L8	N00°06'31\"E	10.50'
L9	N00°06'31\"E	10.50'
L10	N89°54'32\"W	16.58'
L11	S89°53'29\"W	60.30'
L12	N89°53'29\"W	37.26'
L13	N00°06'31\"E	10.50'
L14	N89°53'29\"W	41.34'
L15	N00°06'31\"E	10.50'
L16	S89°53'29\"W	37.26'
L17	N89°53'29\"W	37.30'
L18	N00°06'31\"E	10.50'
L19	N00°06'31\"E	10.50'
L20	N89°53'29\"W	41.34'
L21	S89°53'29\"W	37.30'
L22	N00°04'11\"E	13.52'

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

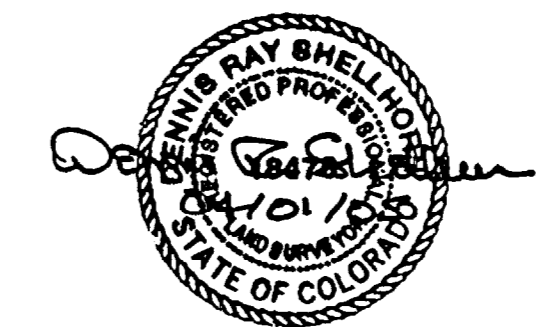
- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- CHRG: BEARING OF LONG CHORD OF CURVE
- LC: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- EASE: EASEMENT
- DRA: DRAINAGE
- UTIL: UTILITY
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS.: PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	5.48'	13.50'	23°15'48\"	S11°32'25\"E	5.44'
C2	95.83'	48.00'	114°23'19\"	S34°01'21\"W	80.69'
C3	72.65'	48.00'	86°43'18\"	N45°25'21\"W	65.91'
C4	21.55'	48.00'	25°43'31\"	N10°48'04\"E	21.37'
C5	44.23'	48.00'	52°47'26\"	N50°03'33\"E	42.68'
C6	17.99'	13.50'	76°21'46\"	N38°16'23\"E	16.69'

E1/2 LOT 58 POMONA PARK
REC. #12485

- 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"

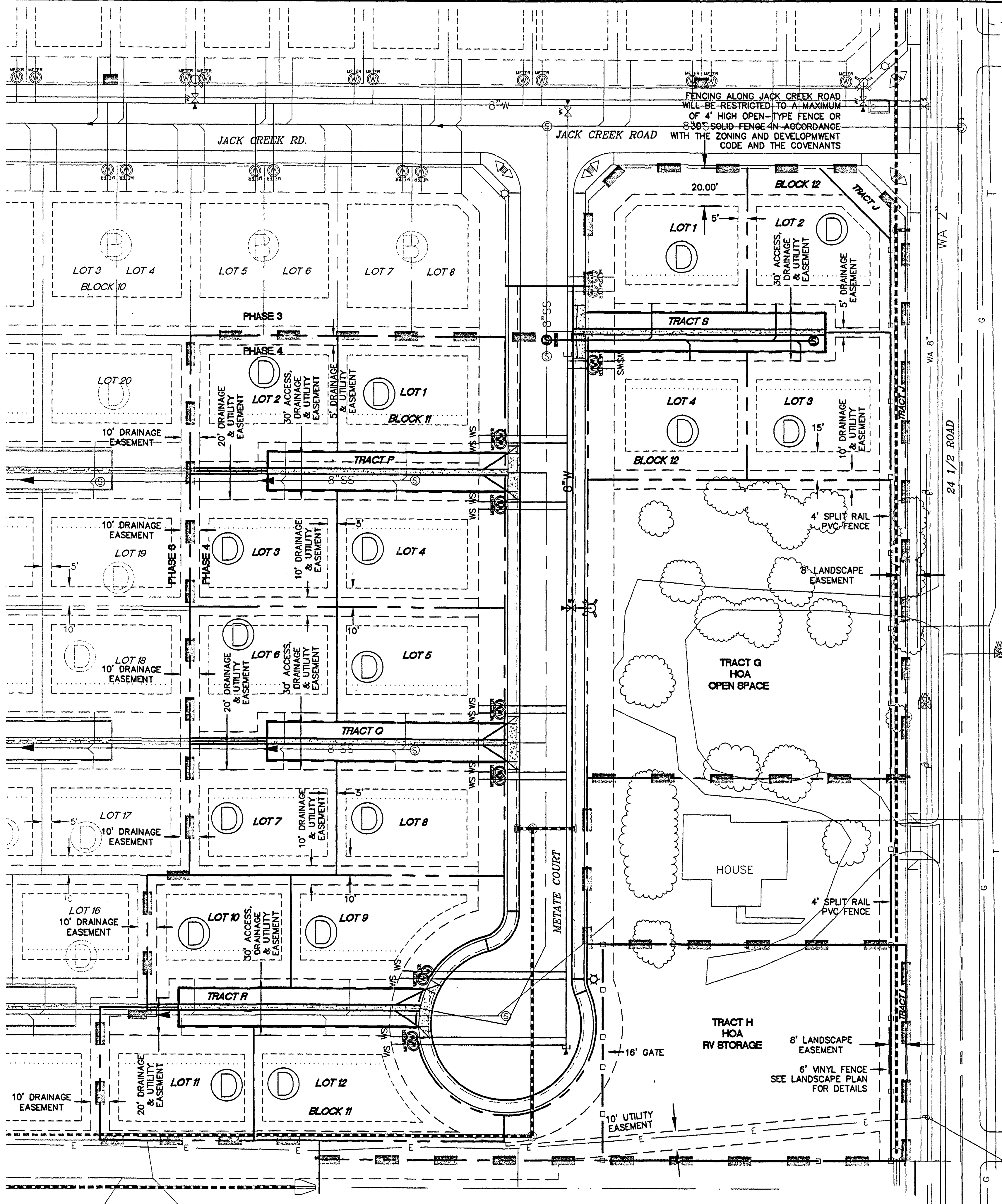


SPANISH TRAIL FILING 4
FILING 4
GJKSR, INC.

SECTION: SE1/4 SW1/4 S.33 T14N R1E W1E MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
 829 25 1/2 ROAD - B-210 (970) 243-8087
 Grand Junction CO 81508 tlc@lowest.com

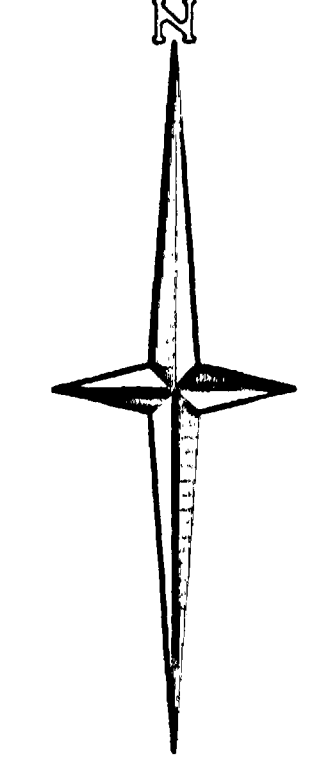
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 Drawn: bkb Checked: drs Date: Apr. 1, 2005 Sheet 2 of 2

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.

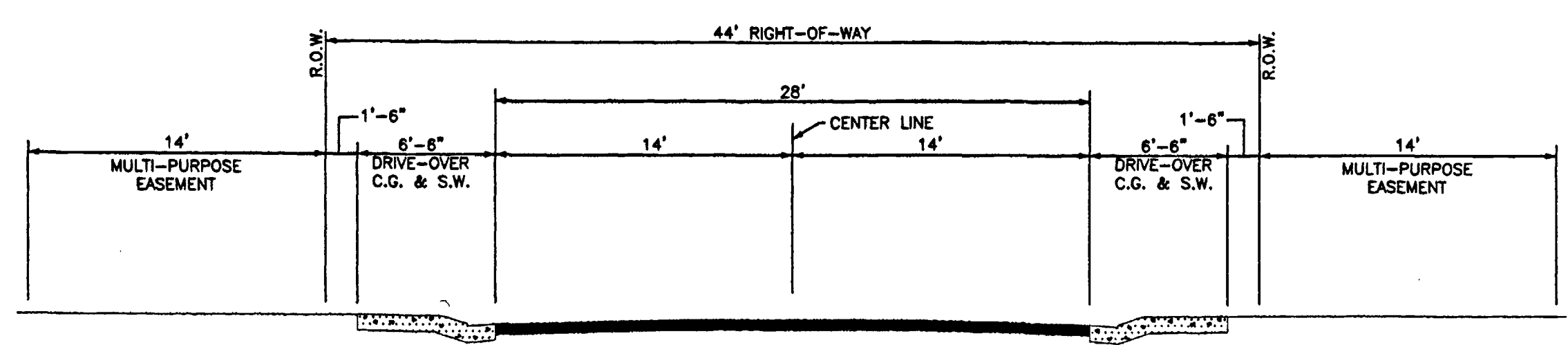


LEGEND

- FOUND PROPERTY CORNER #5 REBAR W/ ALUM. CAP LS 16413
- 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
- GARAGE SETBACK LINE



BENCHMARK
MESA COUNTY SURVEY MARKER
INTERSECTION: 24 1/2 & G ROADS
S 1/4 SEC 33, T1N, R1W, UM
ELEVATION=4577.21'



- 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.
 - FENCES OR HEDGES ALONG SHARED DRIVEWAYS ARE LIMITED TO 30" IN HEIGHT.
 - LOT COVERAGE, INCLUDING PRIMARY AND SECONDARY STRUCTURES, GARAGES, DRIVEWAYS AND SIDEWALKS SHALL NOT EXCEED 60% OF THE LOT AREA.

- SETBACKS:**
- TYPE D - DETACHED SINGLE-FAMILY (16 UNITS)
PRINCIPAL STRUCTURE
FRONT YARD - DWELLING UNIT - 15' FROM PRIVATE DRIVE
GARAGE - 20' FROM PRIVATE DRIVE
FRONT YARD - DWELLING UNIT - 20' FROM JACK CREEK ROAD OR METATE COURT
REAR YARD - 10' (LINE PARALLEL TO PRIVATE DR.)
SIDE YARD - 5'
ACCESSORY STRUCTURE - NOT ALLOWED

MAXIMUM HEIGHT - 32'
MAXIMUM LOT COVERAGE - 60%

EXCEPTIONS:

BLOCK 12, LOT 3 & 4: REAR SETBACK TO BE 15'

BUILDING DESCRIPTION		NO. OF LOTS
TYPE	DESCRIPTION	
⊙ CLUSTER LOTS	MIN. SIZE 4950 s.f.	16
TOTAL NO. OF LOTS		16

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:	BRESNAN COMMUNICATIONS
SANITARY SEWER:	CITY OF GRAND JUNCTION
TELEPHONE:	QUEST COMMUNICATIONS
IRRIGATION:	GRAND VALLEY IRRIGATION CO.
DRAINAGE:	GRAND JUNCTION DRAINAGE DISTRICT

LAND USE CHART

STREETS	AC	%
OPEN SPACE TRACTS	0.493 AC	12.67%
SHARED TRACTS (P-S)	1.136 AC	29.13%
LOTS	0.245 AC	6.27%
TOTAL	2.031 AC	51.98%

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 3:27 o'clock P. M., this 26th day of April, in the year 2005, and is duly recorded in Plot Book No. 3882, Page 962 as Reception No. 2252433. Drawer No. 49-97 and Recorder of Mesa County

INITIAL APPROVAL
COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION
Katherine M. ... 4-21-05
Date

CHD			
BY	BMW	JEL	
DESCRIPTION	REVISIONS PER CITY REVIEW COMMENTS		
DATE	01/05/04	02/12/04	
REVISION	1	1	
GRAND JUNCTION, COLORADO			
GUKSR, INC.			
THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS 620 25 1/2 RD., SUITE B210 GRAND JUNCTION, COLORADO PH. (970) 245-6067 FAX (970) 241-2845 tlo@tlovest.com			
SPANISH TRAIL - FILING 4 COMPOSITE SITE PLAN			
DATE:	02/19/04		
SCALE:	Horiz: 1"=30'		
Project No:	0410-012		
SHEET NO:	1 of 1		