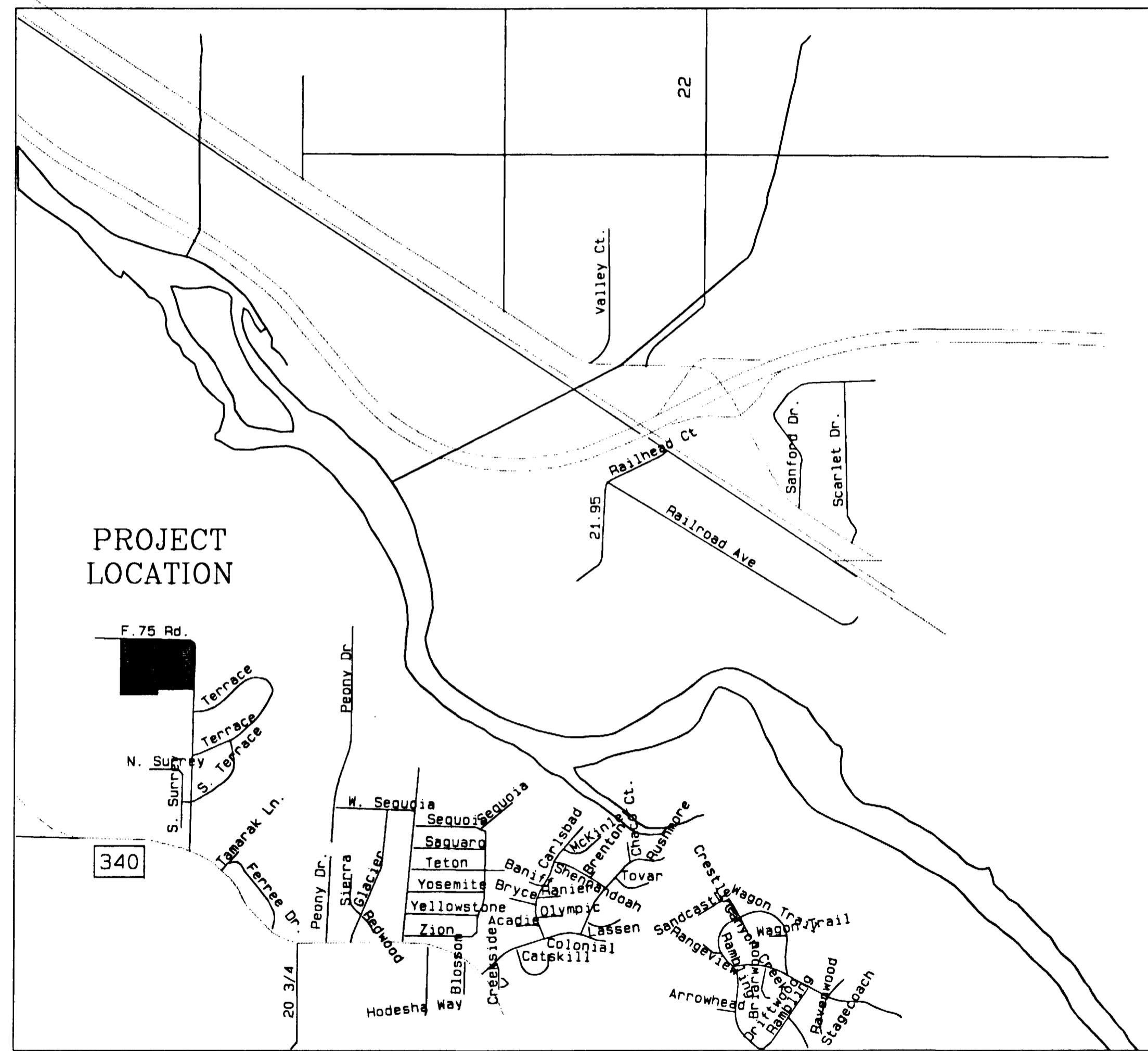


# INDEPENDENCE RANCH SUBDIVISION FILING 1

## SE1/4 NW1/4 S.15 T.11 S., R. 101 W., 6th P.M., MESA COUNTY, COLORADO



VICINITY MAP

NOTE: NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED TO THIS SUBDIVISION FROM 20-1/2 ROAD, EXCEPT FOR THE MAINTENANCE OF DETENTION FACILITIES.

**SETBACK REQUIREMENTS**

FOR ALL STRUCTURES OVER 6' IN HEIGHT:  
 FRONT YARD: 25' ALL LOTS  
 SIDE YARD: 15' LOTS 2 AND 3 BLOCK 3 FRONTING TRACT C.  
 SIDE YARD: 25' WEST SIDE LOT 1 BLOCK 1  
 SIDE YARD: 10' ALL OTHER LOTS  
 REAR YARD: 25' LOTS 6-9 BLOCK 1; LOTS 1, 2, 7, 8 BLOCK 3  
 REAR YARD: 20' ALL OTHER LOTS  
 MAXIMUM BUILDING HEIGHT: 32'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES: 6000 SQ. FT.

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.

**DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, Hans E. Brutsche, is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southeast one-quarter of the Northwest one-quarter of Section 15, Township 11 South, Range 101 West of the Sixth Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, and described in Book at Page of the Mesa County Clerk and Recorder, and as shown on the accompanying plat; said property being more particularly described as follows:

Beginning at a point on the East line of the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4) of Section 15, Township 11 South, Range 101 West of the 6th P.M., whence the Mesa County Survey marker for the Center one-quarter corner of said Section 15 bears S00°00'00"W, a distance of 471.00 feet;  
 Thence S89°07'00"W, a distance of 620.00 feet;  
 Thence S00°53'00"E, a distance of 240.00 feet;  
 Thence S89°07'00"W, a distance of 698.81 feet to the West line of said SE1/4 NW1/4;  
 Thence N00°15'39"W, a distance of 1098.61 feet to the northwest one-sixteenth corner of said Section 15;  
 Thence N89°35'44"E, a distance of 1319.99 feet to the center-north one-sixteenth corner of said Section 15;  
 Thence S00°00'00"W, a distance of 647.61 feet to the Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION, FILING 1, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- \* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- \* Tracts A and B to the owners (Homeowners Association) of lots and tracts hereby platted as common open space for the purpose of landscaping, and to the City of Grand Junction for the use of 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, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- \* Tract C to the owners (Homeowners Association) of lots and tracts hereby platted as common open space for the purpose of recreation, landscaping, and as a perpetual drainage easement for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
- \* All Multi-Purpose Easements to the City of Grand Junction for the use of 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, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- \* All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian;
- \* All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- \* All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
- \* All Temporary Turnaround Easements to the owners of lots or tracts hereby platted as temporary easements for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.
- \* The Temporary Drainage Easements to the City of Grand Junction for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of water from upstream areas, until such time as an alternative means of stormwater disposal is approved and this easement shall be vacated by the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 18th day of June, A.D., 1997.

Hans E. Brutsche

State of Colorado )  
 County of Mesa )ss

This plat was acknowledged before me by Hans E. Brutsche on this 18th day of June, A.D., 1997, for the aforementioned purposes.

Notary Public [Signature]

My Commission expires: Sept. 20, 1997

My address is: 250 N. 5th St Grand Junction, CO 81501

**CITY APPROVAL**

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 15th day of July, 1997.

City Manager [Signature] Mayor [Signature]

**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 2:19 o'clock P. M., this 7

day of July, 1997, and is duly recorded in Plat Book No. 15

Page 344:345 as Reception No. 1804828 Drawer No. DD75

Clerk and Recorder of Mesa County

**DECLARATION OF COVENANTS**

This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_.

**SURVEYOR'S STATEMENT:**

I, Dennis R. Shelhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of INDEPENDENCE RANCH SUBDIVISION FILING 1 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information, the same are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

[Signature] Date June 16, 1996  
 Dennis R. Shelhorn P.L.S. No. 1253

LAND USE SUMMARY		
LOTS	26.507 ACRES	89.4%
OPEN SPACE	0.369 ACRES	1.2%
STREETS	2.780 ACRES	9.4%
TOTAL	29.656 ACRES	100.0%

**INDEPENDENCE RANCH SUBDIVISION**  
**FILING 1**  
**HANS BRUTSCHE**

SECTION: SE1/4 NW1/4 S15 T11S R101W MERIDIAN: 6TH

**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - # B-210  
 Grand Junction CO 81505 (970) 243-6067

Designed by: DRS      Checked by: KST      Job No. 0296-001  
 D:\0296\0296-001.PRD      Date: Jun 16, 1997      Sheet 1 of 2

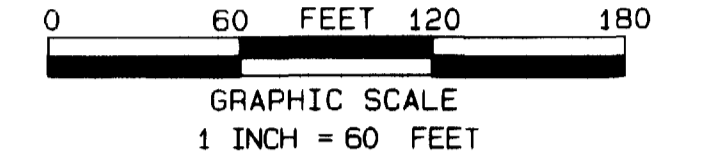
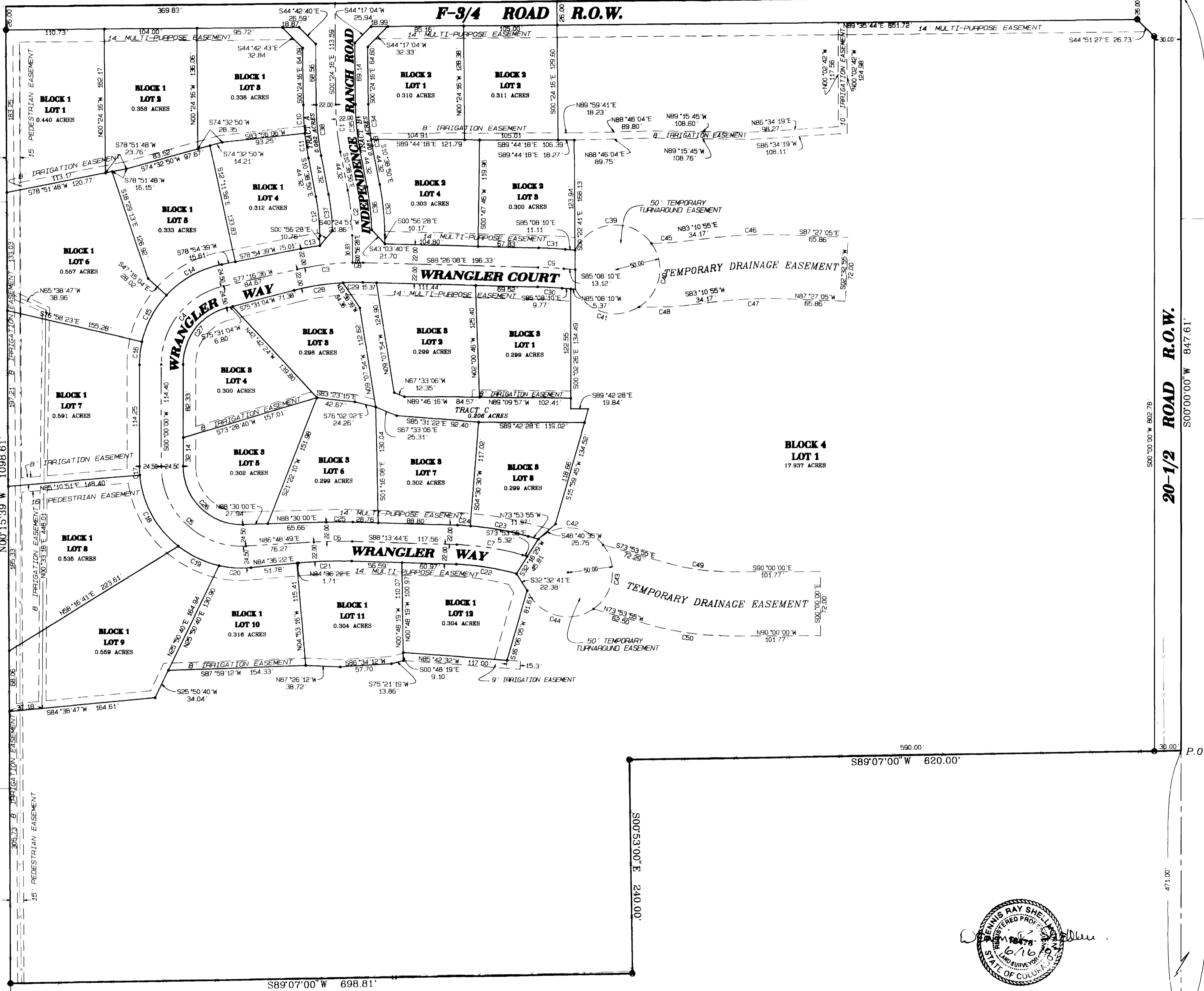
# INDEPENDENCE RANCH SUBDIVISION FILING 1

## SE1/4 NW1/4 S.15 T.11 S., R. 101 W., 6th P.M., MESA COUNTY, COLORADO

NW 1/16 CORNER  
SECTION 15  
POSITION RESTORED  
FROM ACCESSORIES

C-N 1/16 CORNER  
SECTION 15  
1-1/2" ALUM. CAP PLS 4307

N89°35'44"E 1319.99'



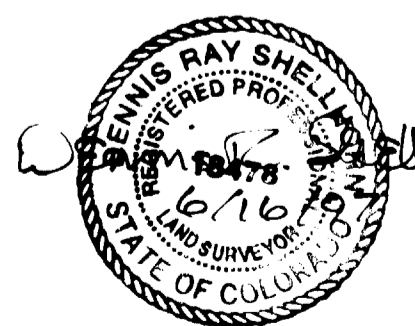
- ⊗ FOUND MESA COUNTY SURVEY MARKER
- ⊙ FOUND MESA COUNTY SURVEY MARKER
- SET #5 REBAR W/ALUM. CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 1847B"

NOTE: ACCORDING TO AN ORDINANCE RECORDED IN BOOK 251 AT PAGE 399 THE RIGHTS-OF-WAY OF F-3/4 AND 20-1/2 ROADS AS DEDICATED BY THE PLAT OF WAGNER'S REDLANDS SUBDIVISION WERE RESERVED FROM VACATION. TITLE TO THIS PROPERTY HAS APPARENTLY PASSED TO THE LANDLINES. THE RIGHTS OF WAY TO F-3/4 AND 20-1/2 ROAD HAVE BEEN DEDICATED BY THIS PLAT TO CLEAR TITLE.

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	53.53'	300.00'	10°14'34"	N05°31'33"W	53.56'
C2	50.82'	300.00'	09°42'21"	N05°47'39"W	50.78'
C3	52.95'	300.00'	12°01'23"	N03°17'18"E	52.84'
C4	121.39'	90.00'	77°16'36"	N08°38'18"E	112.39'
C5	146.38'	90.00'	93°11'11"	N46°35'35"W	130.77'
C6	43.26'	500.00'	04°57'27"	S89°17'33"W	43.25'
C7	75.03'	300.00'	14°19'48"	N01°03'50"W	74.84'
C8	11.86'	300.00'	02°15'53"	S89°34'04"E	11.86'
C9	28.79'	500.00'	03°17'57"	S86°47'09"E	28.79'
C10	31.96'	336.50'	05°26'33"	S03°07'32"E	31.95'
C11	28.19'	336.50'	04°48'01"	S08°14'49"E	28.18'
C12	44.64'	263.50'	09°42'21"	S05°47'39"E	44.58'
C13	21.72'	322.00'	03°51'54"	S80°50'37"W	21.72'
C14	72.37'	114.50'	36°12'55"	N50°48'12"E	71.17'
C15	59.43'	114.50'	29°44'22"	N27°49'33"E	58.77'
C16	26.04'	114.50'	13°01'44"	N06°26'30"E	25.98'
C17	9.68'	114.50'	04°50'45"	S02°25'23"E	9.68'
C18	93.70'	114.50'	46°53'07"	S28°17'19"E	91.10'
C19	51.25'	114.50'	25°38'40"	S64°33'12"E	50.82'
C20	36.01'	114.50'	18°01'06"	S86°23'05"E	35.86'
C21	59.78'	478.00'	07°09'54"	S88°11'19"W	59.74'
C22	68.74'	278.00'	14°09'59"	S81°08'44"E	68.56'
C23	65.84'	322.00'	11°42'57"	S79°45'24"E	65.73'
C24	14.59'	322.00'	02°36'51"	S86°55'18"E	14.69'
C25	29.80'	522.00'	03°16'16"	S89°51'52"E	29.80'
C26	104.60'	65.50'	91°30'00"	S45°45'00"E	93.84'
C27	86.26'	65.50'	75°27'27"	S37°47'20"W	80.15'
C28	55.46'	278.00'	11°25'48"	S81°13'58"W	55.37'
C29	22.40'	278.00'	04°37'00"	S89°15'22"W	22.39'
C30	27.52'	478.00'	03°17'57"	S86°47'09"E	27.52'
C31	30.06'	522.00'	03°17'57"	S86°47'09"E	30.05'
C32	57.00'	336.50'	09°42'21"	S05°47'39"E	56.94'
C33	7.38'	263.50'	01°36'19"	S09°50'41"E	7.38'
C34	39.72'	263.50'	08°38'16"	S04°43'23"E	39.69'
C35	49.70'	278.00'	10°14'34"	S05°31'33"E	49.63'
C36	48.62'	322.00'	08°39'06"	S06°19'17"E	48.58'
C37	41.45'	278.00'	08°32'31"	S06°22'34"E	41.41'
C38	57.56'	322.00'	10°14'34"	S05°31'33"E	57.49'
C39	103.21'	50.00'	118°15'27"	N84°58'51"E	85.84'
C40	81.73'	50.00'	93°39'32"	S10°56'50"W	72.93'
C41	83.45'	50.00'	95°37'24"	N74°24'42"W	74.09'
C42	81.58'	50.00'	93°29'02"	S84°58'55"E	72.83'
C43	81.34'	50.00'	93°12'25"	N08°21'48"E	72.56'
C44	88.22'	50.00'	101°05'50"	N74°29'05"W	77.22'
C45	34.15'	264.00'	07°24'38"	N86°53'14"E	34.12'
C46	87.62'	536.00'	09°22'00"	N87°51'55"E	87.53'
C47	75.85'	464.00'	09°22'00"	S87°51'55"W	75.77'
C48	56.57'	336.00'	09°38'48"	S88°00'19"W	56.50'
C49	74.19'	264.00'	16°06'05"	N81°56'58"W	73.95'
C50	94.42'	336.00'	16°06'05"	S81°56'58"E	94.11'

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.



WILLIAM E. & MILDRED A. LAYBOURN

### INDEPENDENCE RANCH SUBDIVISION FILING 1

HANS BRUTSCHE

SECTION: SE 1/4 NW 1/4 S15 T11S R101W MERIDIAN 6TH

## THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067

Designed by: DRS	Checked by: KST	Job No. 0296-001
Date: Jul 1, 1997		Sheet 2 of 2

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