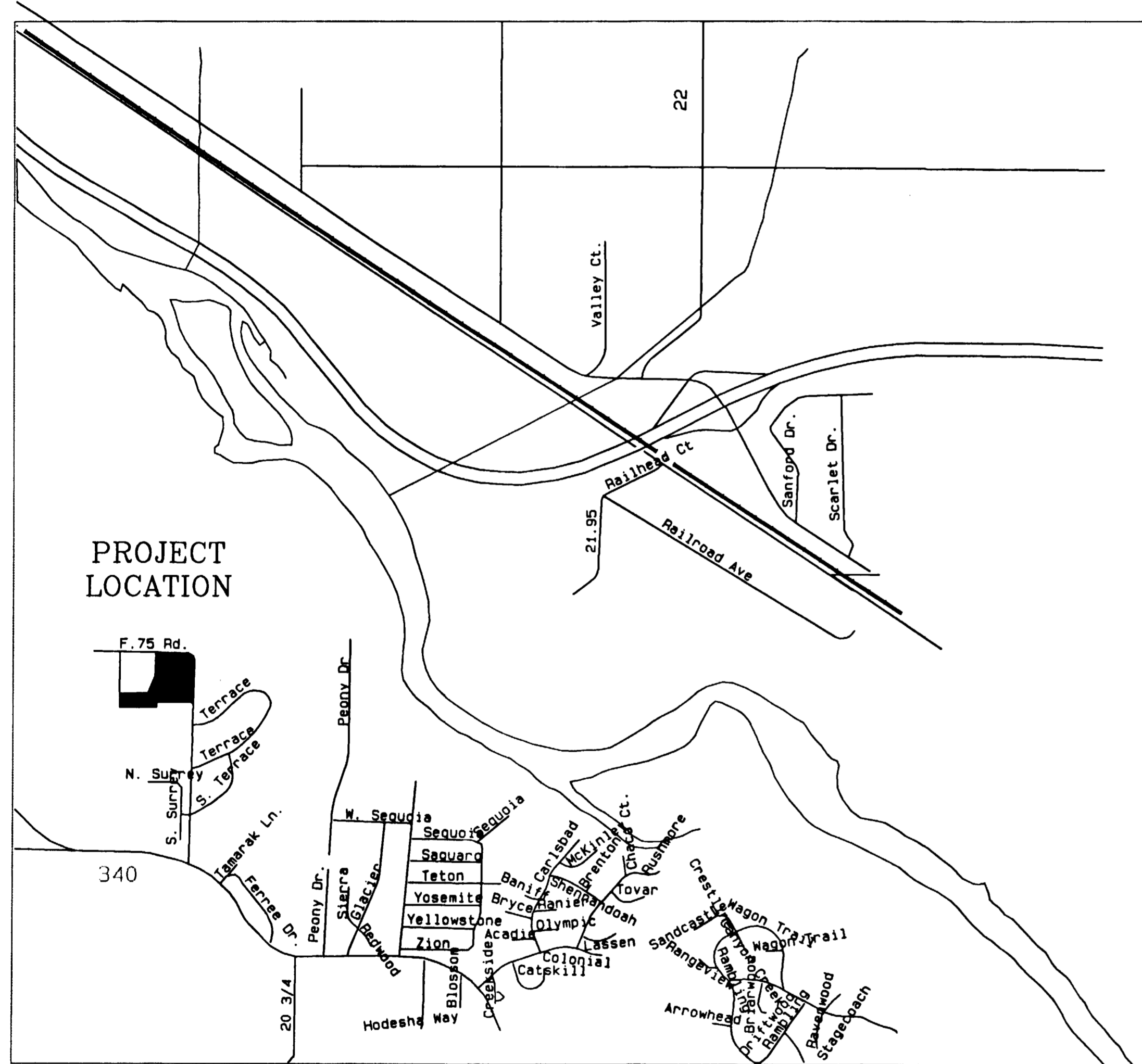


# INDEPENDENCE RANCH SUBDIVISION FILING 2

## A REPLAT OF LOT 1 BLOCK 4 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' LOT 13 BLOCK 1 FRONTING TRACT A.  
               15' LOT 1 BLOCK 2 FRONTING TRACT A  
 SIDE YARD: 10' ALL OTHER LOTS  
 REAR YARD: 10' LOT 13 BLOCK ONE FRONTING TRACT A  
 REAR YARD: 25' LOTS 1-4 BLOCK 2  
 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, Laughing Waters, LLP, 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 2345 at Page 737 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 Independence Ranch Subdivision Filing 1, a plat on file with the Mesa County Clerk and Recorder in Plat Book 15 at Page 344, bearing Reception No. 1804828.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION FILING 2, 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;
- \* Tract A to the owners (Homeowners Association) of lots and tracts hereby platted as common open space for the purpose of recreation, landscaping for the installation, operation, maintenance and repair of private irrigation systems; and as a perpetual easement for the conveyance and detention 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 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;
- \* Sanitary Sewer Easement to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance and repair of a sanitary sewer system.
- \* Existing Temporary Drainage Easement 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.
- \* Existing Temporary Turnaround Easement in Lot 5 Block 2 shall be vacated by the City of Grand Junction upon completion of approved plans for the completion of Wrangler Way street improvements.

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 4th day of December, A.D., 1997.

*Hans E. Brutsche*  
 Laughing Waters L.L.P.  
 Hans E. Brutsche

State of Colorado )  
 County of Mesa ) ss

This plat was acknowledged before me by HANS BRUTSCHE on this 4th day of December, A.D., 1997, for the aforementioned purposes:

Notary Public Theresa L. Shaper  
 My Commission expires: MARCH 10, 2001  
 My address is: 250 NORTH 5TH ST GJ, CO 81501



**CITY APPROVAL**

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 4th day of December, 1997.

*Scott F. Lehner* City Manager  
*Gant X. X. X.* 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 1:40 o'clock P. M., this 4th day of December, 1997, and is duly recorded in Plat Book No. 16, Page 51:52 as Reception No. 1823776, Drawer No. DD164.

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 2339 at Page 779.

**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 2 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 subdivision codes of the City of Grand Junction.

*Dennis R. Shelhorn* Date Dec 2, 1997  
 Dennis R. Shelhorn P.L.S. No. 18124

LAND USE SUMMARY		
LOTS	15.581 ACRES	86.8%
OPEN SPACE	1.733 ACRES	9.7%
STREETS	0.624 ACRES	3.5%
<b>TOTAL</b>	<b>17.937 ACRES</b>	<b>100.0%</b>

INDEPENDENCE RANCH SUBDIVISION  
 FILING 2  
 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. 0296-002

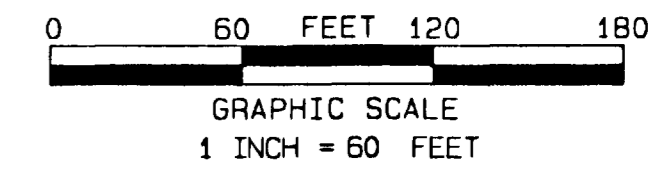
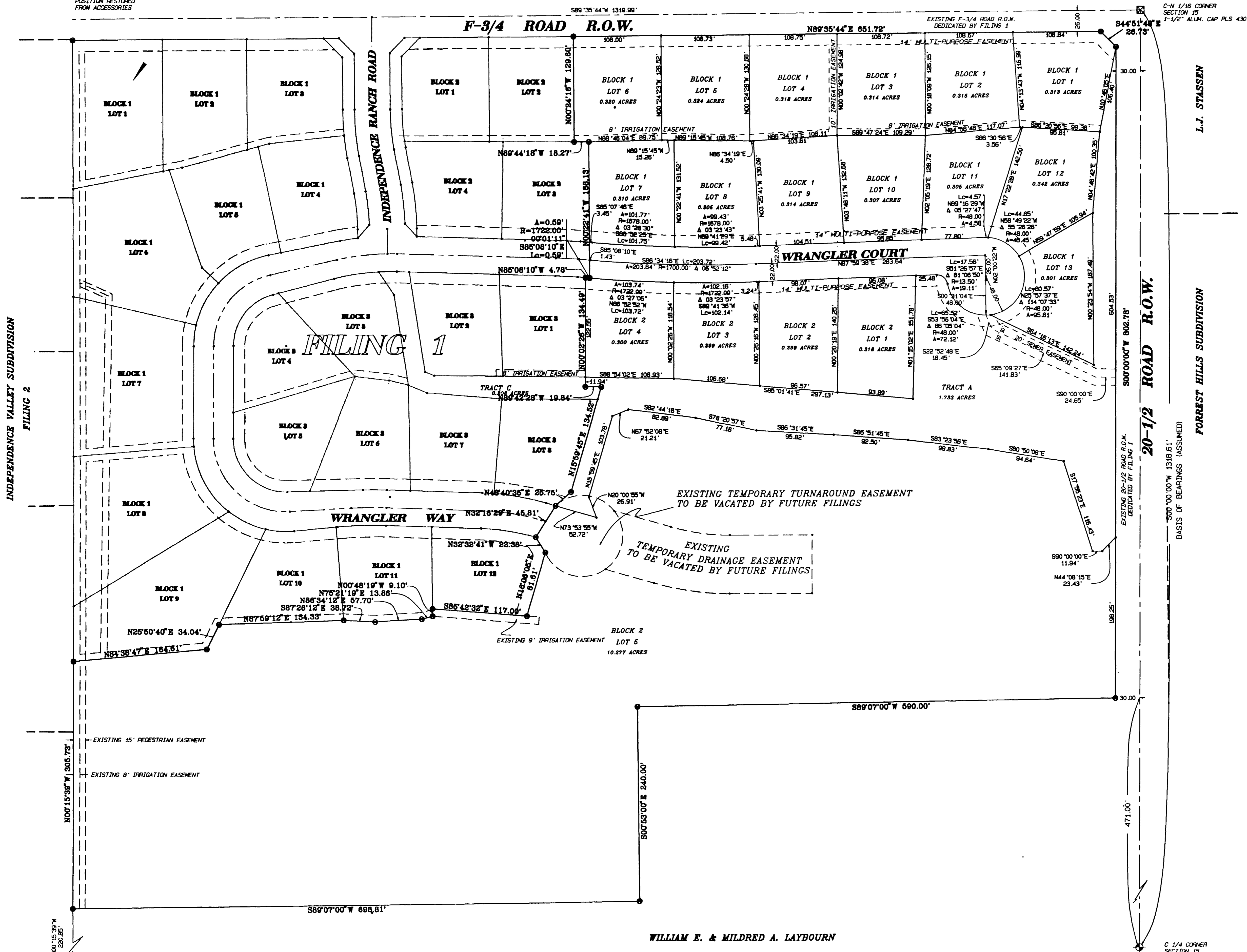
G:\FILES\0296\0296-002.pro      Date: Dec 2, 1997      Sheet 1 of 2

# INDEPENDENCE RANCH SUBDIVISION FILING 2

## 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



- ☒ FOUND CONTROL CORNER AS NOTED
- ⊕ FOUND MESA COUNTY SURVEY MARKER
- FOUND/SET #5 REBAR W/ALUM. CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 18478"

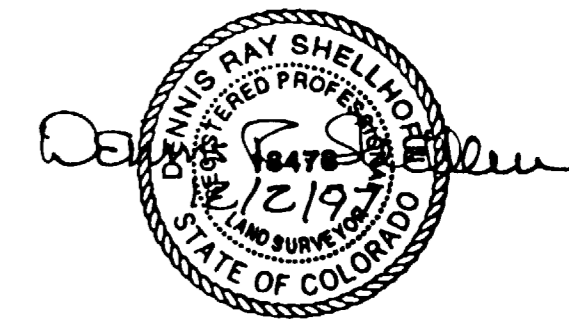
BASIS OF BEARINGS STATEMENT: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON AN ASSUMED S00°00'00"W BETWEEN THE C-N 1/16 CORNER AND C 1/4 CORNER OF SECTION 11 T.11 S., R.101 W., AS DESCRIBED HEREON.

INDEPENDENCE VALLEY SUBDIVISION  
FILING 2

L.J. STASSEN

20-1/2 ROAD R.O.W.

FORREST HILLS SUBDIVISION



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.

INDEPENDENCE RANCH SUBDIVISION  
FILING 2  
HANS BRUTSCHE

SECTION: SE1/4 NW1/4 S15 T11S R101W		
<b>THOMPSON-LANGFORD CORPORATION</b>		
529 25 1/2 ROAD - # B-210		
Grand Junction CO 81505 (970) 243-6067		
Designed by: DRS	Checked by: KST	Job No. 0296-002
G:\FILES\0296\0296-002.PRO	Date: Jun 16, 1997	Sheet 2 of 2

WILLIAM E. & MILDRED A. LAYBOURN

C 1/4 CORNER  
SECTION 15  
MCSM #556-1

C-N 1/16 CORNER  
SECTION 15  
3-1/4" ALUM. CAP  
PLS 18469