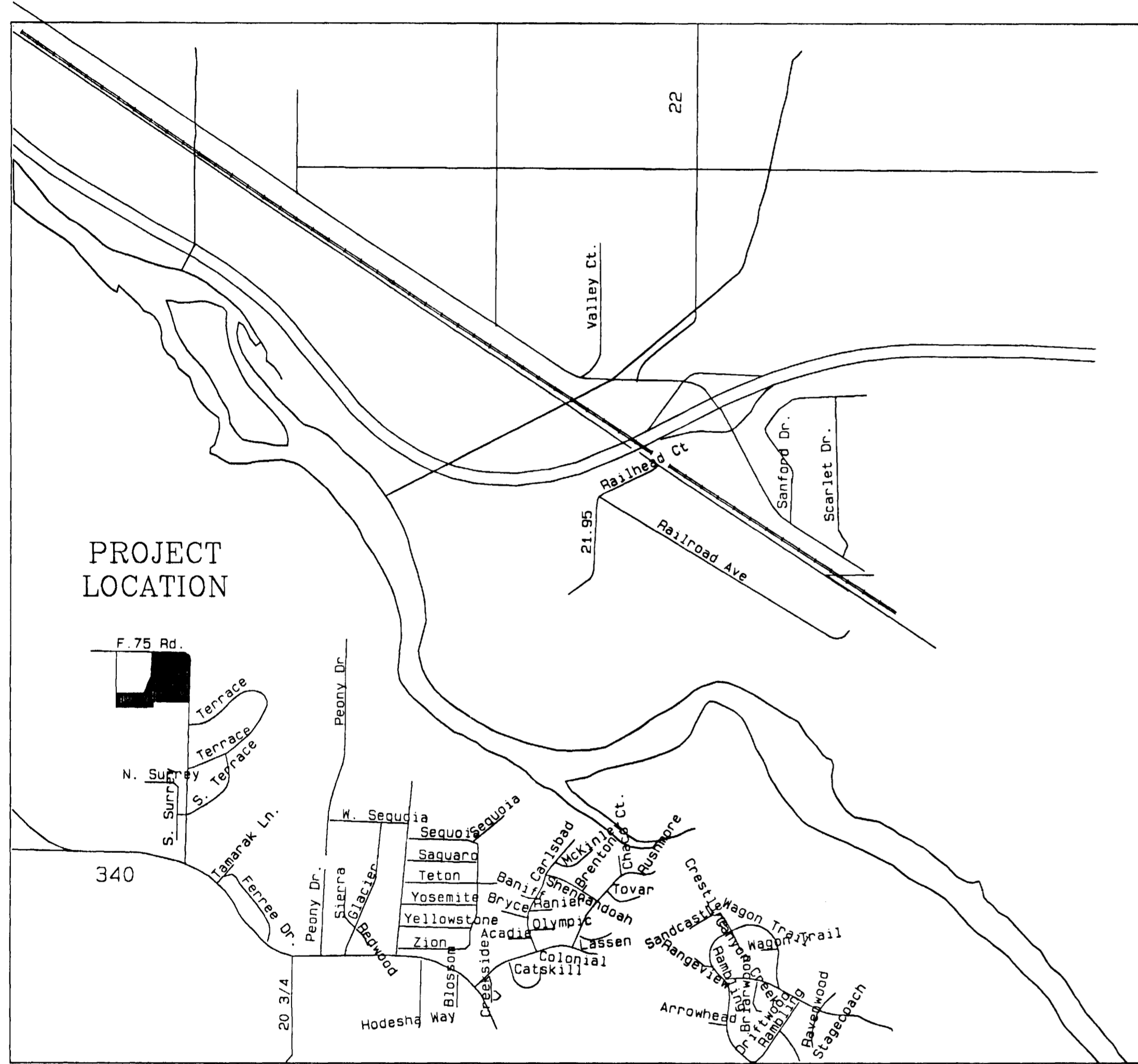


INDEPENDENCE RANCH SUBDIVISION FILING 3

A REPLAT OF LOT 5 BLOCK 2 INDEPENDENCE RANCH SUBDIVISION FILING 2

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 1 BLOCK 1 FRONTING TRACT A OF INDEPENDENCE RANCH #2
 15' LOT 6 BLOCK 1 FRONTING TRACT A OF INDEPENDENCE RANCH #2
 SIDE YARD: 10' ALL OTHER LOTS
 REAR YARD: 25' LOTS 1-6 BLOCK 1
 REAR YARD: 20' ALL OTHER LOTS
 MAXIMUM BUILDING HEIGHT: 32'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES: 45%

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 2348 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 5 Block2 Independence Ranch Subdivision Filing 2, a plat on file with the Mesa County Clerk and Recorder in Plat Book 16 at Page 51, bearing ReceptionNo. 1823776.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION FILING 3, 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 to the City of Grand Junction as a multi-purpose easement.
- * 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;

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 17th day of April, A.D., 1998.

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

State of Colorado)
 County of Mesa)ss

This plat was acknowledged by Hans E. Brutsche on this 17th day of April, A.D., 1998, for the aforementioned purposes.

Notary Public Melinda Stoughter

My Commission expires 2/11/99

My address is: 529 25 1/2 Rd, Ste B210 Grand Junction, Co 81505

CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 3, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 17th day of April, 1998.

Shirley A. Schen City Manager
Janet L. Stary 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 3:53 o'clock P. M., this 1 day of May, 1998, and is duly recorded in Plat Book No. 16 Page 159-160 as Reception No. 1844249 Drawer No. EE67.

 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. Shellhorn, 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 3 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.

Dennis R. Shellhorn April 15, 1998
 Dennis R. Shellhorn #105484 Date

LAND USE SUMMARY		
LOTS	8.571 ACRES	83.4%
OPEN SPACE	0.037 ACRES	0.4%
STREETS	1.669 ACRES	16.2%
TOTAL	10.277 ACRES	100.0%

INDEPENDENCE RANCH SUBDIVISION
FILING 3
LAUGHING WATERS LLP

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. 0296-004
D:\0296\PHASE3.PRO	Date: Apr 15, 1998	Sheet 1 of 2

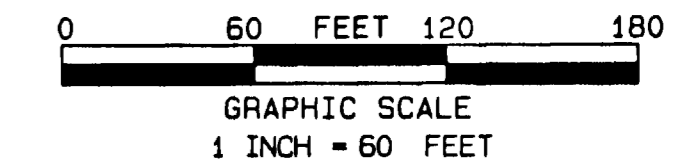
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INDEPENDENCE RANCH SUBDIVISION FILING 3

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 500'00"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.



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	76.39	278.00	15°44'40"	N81°46'15"W	76.15'
C2	49.20	322.00	08°45'14"	N11°43'32"E	49.15'
C3	15.81	322.00	02°48'49"	S86°10'00"E	15.81'
C4	3.90	322.00	00°41'36"	S87°55'13"E	3.90'
C5	16.88	322.00	03°00'14"	S89°46'08"E	16.88'
C6	13.73	14.50	54°16'03"	S64°08'13"E	13.23'
C7	59.80	48.00	71°22'40"	S72°41'32"E	56.00'
C8	67.17	48.00	80°10'33"	N31°31'52"E	61.82'
C9	41.08	48.00	49°01'59"	N33°04'24"W	39.84'
C10	73.69	48.00	87°56'55"	S78°26'09"W	66.66'
C11	13.73	14.50	54°16'03"	S81°36'43"W	13.23'
C12	17.94	278.00	03°41'51"	N89°26'20"W	17.94'
C13	13.65	278.00	02°48'49"	N86°10'00"W	13.65'
C14	28.83	278.00	05°56'33"	S04°22'38"W	28.82'
C15	31.85	278.00	06°33'51"	S10°37'51"W	31.83'
C16	10.62	278.00	02°11'18"	S15°00'25"W	10.62'
C17	3.82	322.00	00°40'45"	S74°14'18"E	3.82'
C18	86.67	322.00	15°25'20"	S82°17'20"E	86.41'
C19	84.31	300.00	16°06'05"	N81°56'10"W	84.03'
C20	45.83	300.00	08°45'10"	S11°43'30"W	45.78'
C21	11.04	300.00	02°06'30"	S06°17'40"W	11.04'
C22	20.09	300.00	03°50'03"	S03°19'24"W	20.07'
C23	14.73	300.00	02°48'49"	N86°10'00"W	14.73'
C24	19.36	300.00	03°41'51"	N89°26'20"W	19.36'
C25	1.73	278.00	00°21'25"	N89°49'18"W	1.73'



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INDEPENDENCE RANCH SUBDIVISION
FILING 3
LAUGHING WATERS LLP

SECTION: SE1/4 NW1/4 S15 T11S R101W RANGE: 10 West 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. 0296-004
D:\0296\PHASE3.PRO	Date: Apr 15, 1998	Sheet 2 of 2

WILLIAM E. & MILDRED A. LAYBOURN