

# INDEPENDENCE RANCH SUBDIVISION FILING 4

NE1/4 S.15 T.11 S., R. 101 W., 6th P.M., MESA COUNTY, COLORADO

### 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 Government Lots 1 and 2 and the south one-half of the northeast 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 2147 at Page 51537 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 G.L.O. brass cap for the south corner common to Section 35 and Section 36 of Township 1 North, Range 2 West of the Ute Meridian, whence a G.L.O. brass cap for the south corner common to Section 34 and Section 35 of Township 1 North, Range 2 West of the Ute Meridian bears South 89°06'03" West with all bearings contained herein relative thereto;

Thence North 88°51'56" East, a distance of 141.24 feet to a G.L.O. brass cap for a meander corner;  
 Thence North 88°51'30" East along the north line of said Section 15, a distance of 112.89 feet to a #6 rebar set in concrete;  
 Thence South 00°48'05" West, a distance of 424.06 feet to Manhole 2A of the Tiara Radio Interceptor Sewer;  
 Thence South 75°12'30" West, a distance of 107.08 feet to Manhole 3 of the Tiara Radio Interceptor Sewer;  
 Thence South 37°13'37" West, a distance of 99.39 feet to Manhole 3A of the Tiara Radio Interceptor Sewer;  
 Thence South 09°06'13" East, a distance of 133.27 feet to Manhole 4 of the Tiara Radio Interceptor Sewer;  
 Thence South 33°23'15" East, a distance of 108.97 feet;  
 Thence South 53°21'53" East, a distance of 153.56 feet to a steel post with tag marked PLS 20677;  
 Thence South 11°42'38" West, a distance of 115.45 feet to a steel post with tag marked PLS 20677;  
 Thence South 01°07'28" West, a distance of 85.10 feet to a steel post with tag marked PLS 20677;  
 Thence South 33°29'18" East, a distance of 102.59 feet to a pin and cap marked PLS 20677;  
 Thence South 89°49'07" West, a distance of 271.63 feet to a #5 rebar set in concrete;  
 Thence South 01°17'57" East, a distance of 292.02 feet to a pin and cap marked PLS 4307;  
 Thence North 88°29'43" West, a distance of 1342.57 feet to a pin and cap marked PLS 4307;  
 Thence North 00°00'00" East, a distance of 276.84 feet to a pin and cap marked PLS 4307;  
 Thence South 89°35'40" West, a distance of 10.79 feet to a pin and cap marked PLS 4307;  
 Thence North 00°51'57" West, a distance of 1083.63 feet to the Ute Meridian Baseline;  
 Thence along said line North 89°06'03" East, a distance of 1314.18 feet to the Point of Beginning.

Containing 47.436 Acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION, FILING 4, 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 and landscaping, and as a perpetual easement for the storage of irrigation water.
- \* Tract B to the owners (Homeowners Association) of lots and tracts hereby platted as a open space for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas.
- \* 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 sanitary sewer facilities.
- \* 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.
- \* The Temporary Detention Easement to the City of Grand Junction for the purpose of conveying and detaining of runoff water which originates within the area hereby platted or from upstream areas, until such time as an alternative means of stormwater disposal is approved and this easement is 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 24th day of August A.D. 1998.

Laughing Waters, LLP  
Hans E. Brutsche

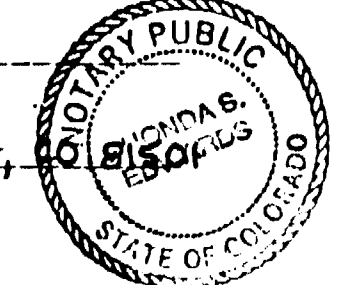
State of Colorado )  
County of Mesa )ss

This plat was acknowledged before me by Hans E. Brutsche on this 24th day of August A.D. 1998, for the aforementioned purposes.

Notary Public Rhonda S. Edwards

My Commission expires: Sept. 20, 2001

My address is: 250 N. 5th St. Grand Jct., CO 81505



### CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 4, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 23rd day of August 1998.

David A. Valdez

City Manager, Acting

Janet A. Terry

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 9:28 o'clock A. M. this 1st

day of SEPT 1998, and is duly recorded in Plat Book No. 16.

Page 209-261 as Reception No. 1862624 Drawer No. FF153

Fees \_\_\_\_\_

Clerk and Recorder of Mesa County

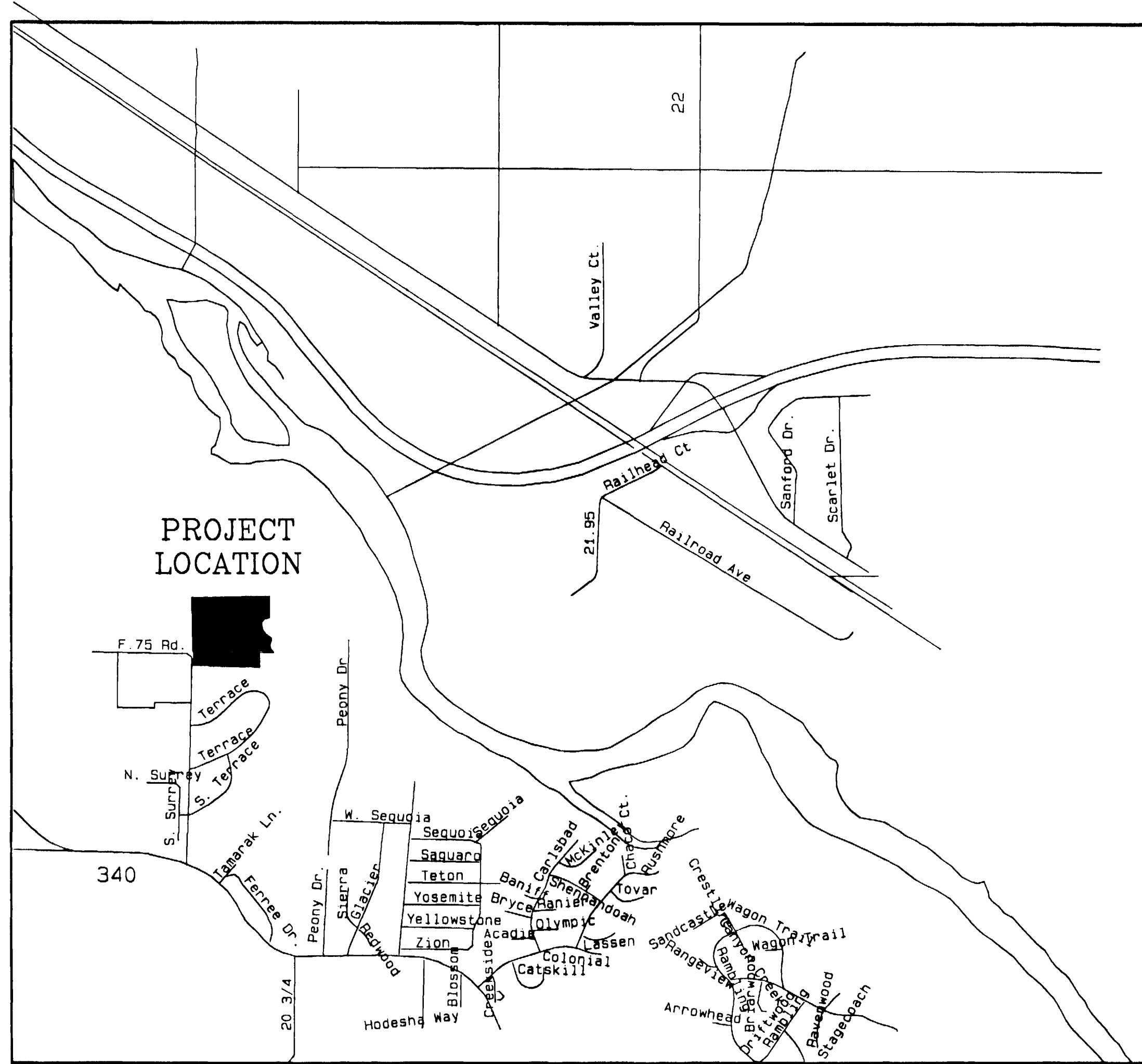
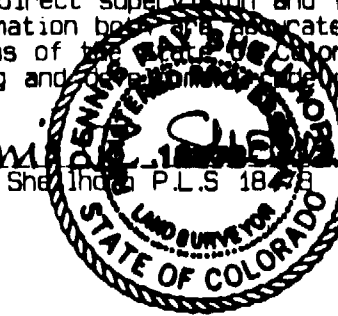
### DECLARATION OF COVENANTS

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

### SURVEYOR'S STATEMENT:

I, Dennis R. 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 4 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information I state and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and subdivision laws of the City of Grand Junction.

Dennis R. Shellhorn Aug 24, 1998  
Dennis R. Shellhorn, P.L.S. 1874 Date



VICINITY MAP

NOTE: AN ODOR MAY EMANATE FROM A NEARBY WASTEWATER TREATMENT PLANT

### SETBACK REQUIREMENTS

FOR ALL STRUCTURES OVER 6' IN HEIGHT:  
 FRONT YARD: 25' ALL LOTS  
 SIDE YARD: 15' LOT 1 BLOCK 1 FRONTING TRACT A  
 15' LOT 1 BLOCK 2 (FRONTING WESTERLY LINE)  
 SIDE YARD: 10' ALL OTHER LOTS  
 REAR YARD: 25' LOTS 1 & 2 BLOCK 1.  
 REAR YARD: 20' ALL OTHER LOTS  
 MAXIMUM BUILDING HEIGHT: 32'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES: 35% OF TOTAL AREA.

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.

LAND USE SUMMARY		
LOTS	45.151 ACRES	95.2%
OPEN SPACE	0.680 ACRES	1.4%
STREETS	1.605 ACRES	3.4%
<b>TOTAL</b>	<b>47.436 ACRES</b>	<b>100.0%</b>

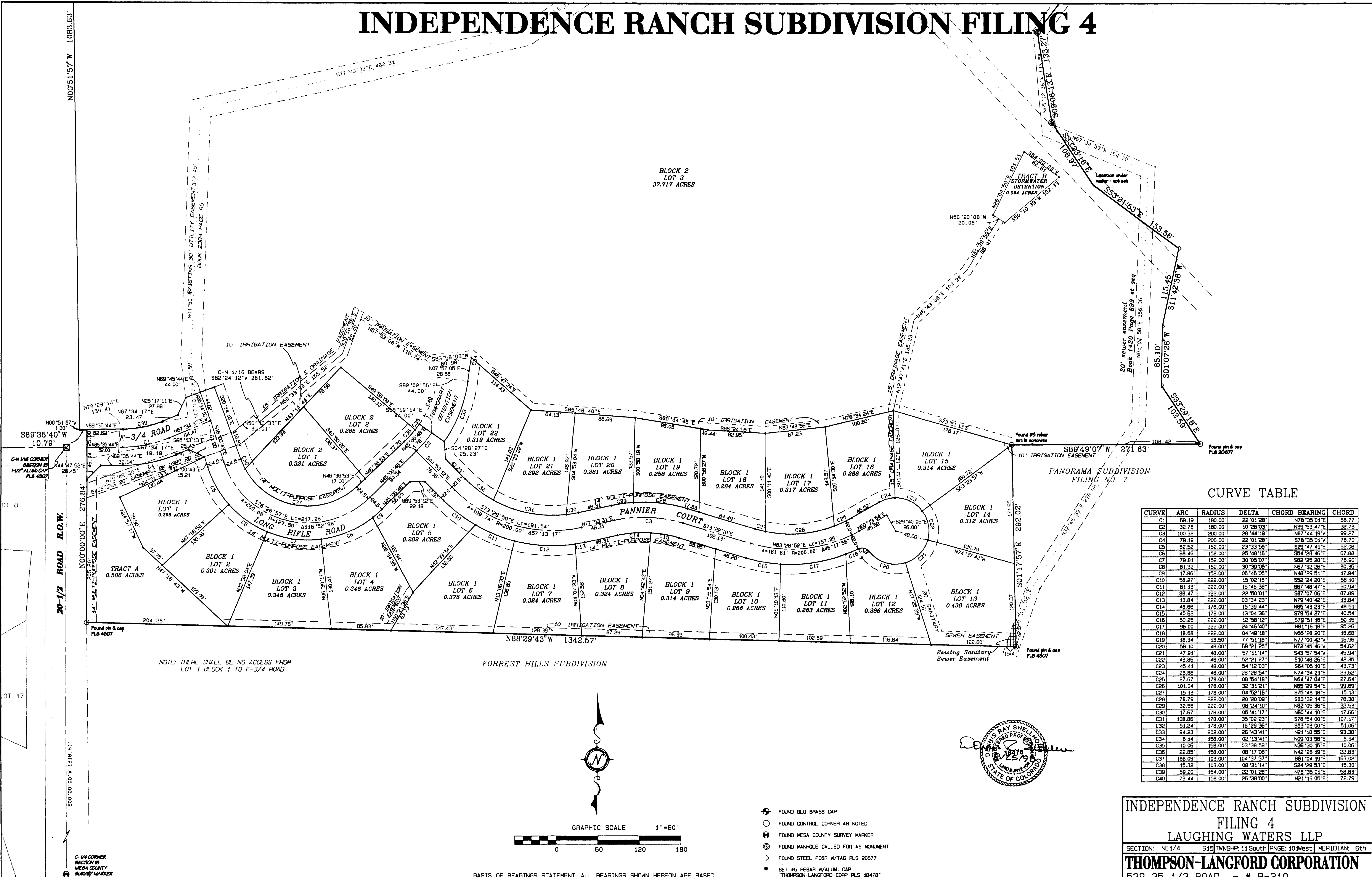
INDEPENDENCE RANCH SUBDIVISION  
 FILING 4  
 LAUGHING WATERS LLP

SECTION: NE1/4 S15 T11S R101W MERIDIAN

**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. 0296-006  
 D:\0296\PH4.PRO Date: Aug 21, 1998 Sheet 1 of 3

# INDEPENDENCE RANCH SUBDIVISION FILING 4

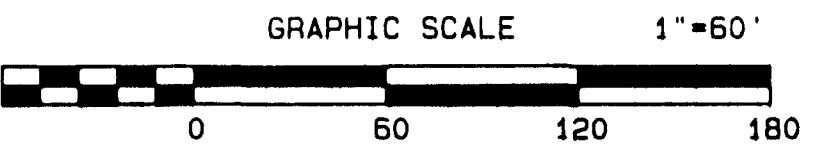


**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	69.19	180.00	22°01'28"	N78°35'01"E	68.77
C2	32.78	180.00	10°26'03"	N39°53'47"E	32.73
C3	100.32	200.00	28°44'18"	N67°44'19"W	99.27
C4	78.19	206.00	22°01'28"	S78°35'01"W	78.70
C5	62.52	152.00	23°33'55"	S29°47'41"E	62.08
C6	68.48	152.00	25°48'15"	S54°28'46"E	67.88
C7	79.81	152.00	30°05'07"	S82°25'28"E	79.90
C8	81.32	152.00	30°39'05"	N67°12'26"E	80.35
C9	17.96	152.00	06°46'05"	N48°29'51"E	17.94
C10	58.27	222.00	15°02'15"	S52°24'20"E	58.10
C11	61.13	222.00	15°46'38"	S67°48'47"E	60.94
C12	88.47	222.00	22°50'01"	S87°07'06"E	87.89
C13	13.84	222.00	03°34'23"	N79°40'42"E	13.84
C14	48.65	178.00	15°39'44"	N65°43'23"E	48.51
C15	40.62	178.00	13°04'36"	S79°54'27"E	40.54
C16	50.25	222.00	12°58'12"	S79°51'15"E	50.15
C17	96.00	222.00	24°46'40"	N81°15'18"E	95.26
C18	18.68	222.00	04°49'18"	N66°28'20"E	18.68
C19	18.34	13.50	77°51'15"	N77°00'42"W	16.96
C20	58.10	48.00	69°21'25"	N72°45'46"W	54.62
C21	47.91	48.00	57°11'14"	S43°57'54"W	46.94
C22	43.86	48.00	52°21'27"	S10°48'26"E	42.35
C23	45.41	48.00	54°12'03"	S64°05'10"E	43.73
C24	23.86	48.00	28°28'54"	N74°34'21"E	23.62
C25	27.67	178.00	08°54'18"	N64°47'04"E	27.64
C26	101.04	178.00	32°31'21"	N65°29'34"E	99.69
C27	15.13	178.00	04°52'18"	S74°48'18"E	15.13
C28	78.79	222.00	20°20'08"	S83°32'14"E	78.38
C29	32.56	222.00	08°24'10"	N82°05'36"E	32.53
C30	17.67	178.00	05°41'17"	N80°44'10"E	17.66
C31	108.86	178.00	35°02'23"	S78°54'00"E	107.17
C32	51.24	178.00	16°29'36"	S53°08'00"E	51.06
C33	94.23	202.00	26°43'41"	N21°18'55"E	93.38
C34	6.14	158.00	02°13'41"	N09°03'56"E	6.14
C35	10.06	158.00	03°38'59"	N36°30'15"E	10.06
C36	22.85	158.00	08°17'08"	N42°28'19"E	22.83
C37	188.09	103.00	104°37'37"	S81°04'19"E	163.02
C38	15.32	103.00	08°31'14"	S24°29'53"E	15.30
C39	58.20	154.00	22°01'28"	N78°35'01"E	58.83
C40	73.44	158.00	26°38'00"	N21°15'05"E	72.79

NOTE: THERE SHALL BE NO ACCESS FROM LOT 1 BLOCK 1 TO F-3/4 ROAD

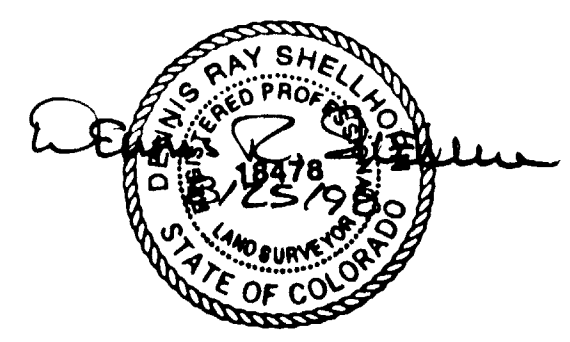
FORREST HILLS SUBDIVISION



- FOUND BLO BRASS CAP
- FOUND CONTROL CORNER AS NOTED
- ⊙ FOUND MESA COUNTY SURVEY MARKER
- ⊕ FOUND MANHOLE CALLED FOR AS MONUMENT
- ⊲ FOUND STEEL POST W/TAG PLS 20677
- SET #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- SET #5 REBAR W/ALUM. CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 18478"

BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°06'03"E BETWEEN U.S. G.L.O. BRASS CAPS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 35, T.1 N, R.2 W. OF THE UTE MERIDIAN.

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.



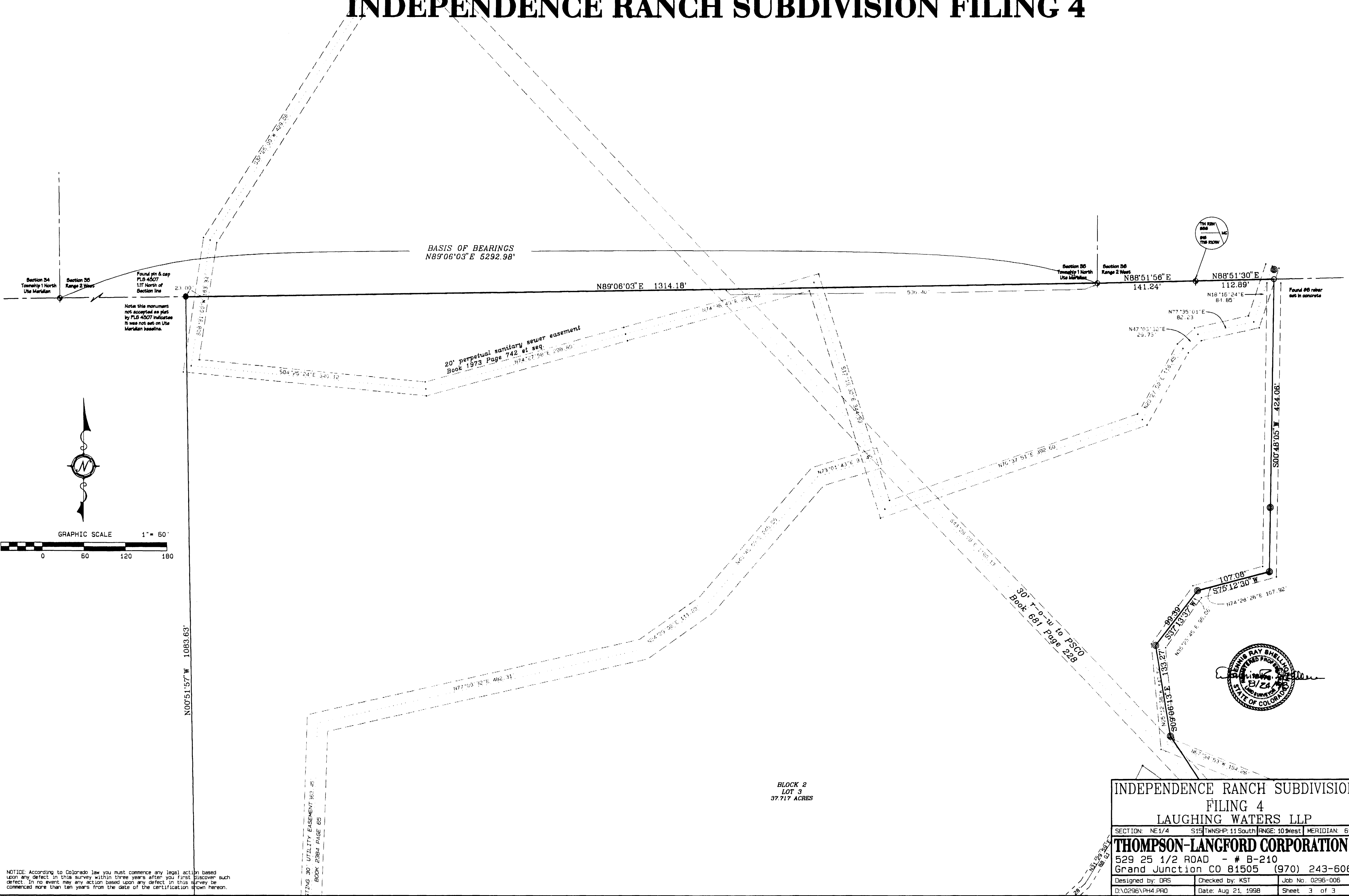
**INDEPENDENCE RANCH SUBDIVISION**  
**FILING 4**  
**LAUGHING WATERS LLP**

SECTION: NE 1/4 S15 T11 S R10 W 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. 0296-006  
 D:\0296\PH4.pro      Date: Aug 26, 1998      Sheet 2 of 3

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# INDEPENDENCE RANCH SUBDIVISION FILING 4

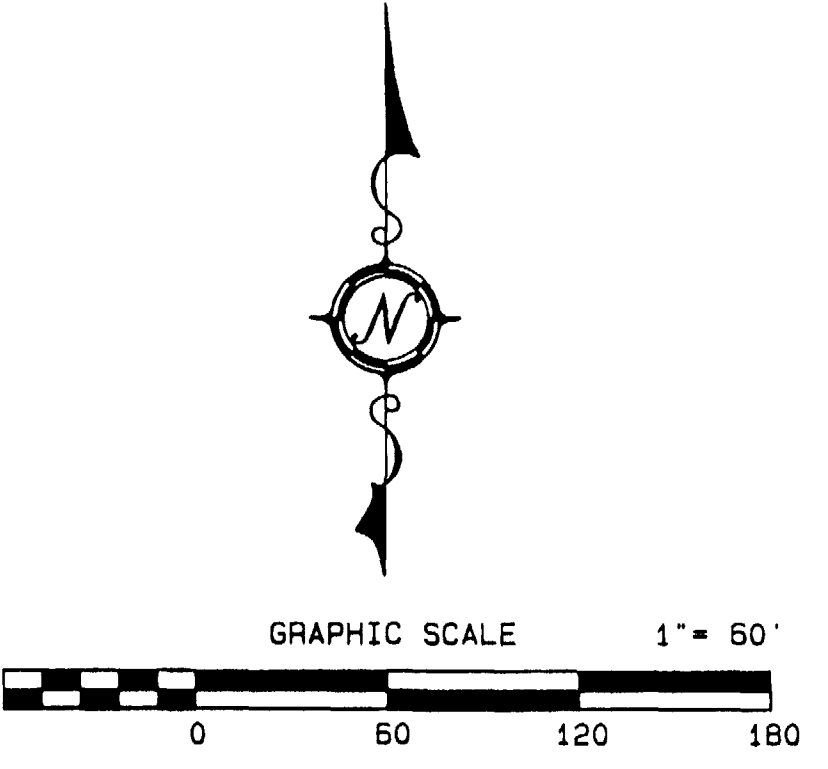


Section 34  
Township 11 North  
Ute Meridian

Section 35  
Range 2 West

Found pin & cap  
P.L.S. 4307  
1.11' North of  
Section line

Note: this monument  
not accepted as plat  
by P.L.S. 4307 indicates  
it was not set on Ute  
Meridian baseline.



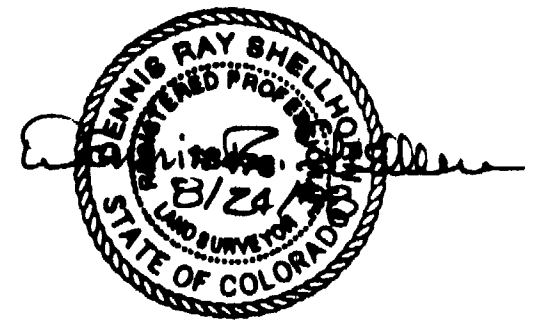
BASIS OF BEARINGS  
N89°06'03"E 5292.98'

N89°06'03"E 1314.18'

20' perpetual sanitary sewer easement  
Book 1973 Page 742 et seq.

30' r-o-w to PSCD  
Book 681 Page 228

BLOCK 2  
LOT 3  
37.717 ACRES



INDEPENDENCE RANCH SUBDIVISION			
FILING 4			
LAUGHING WATERS LLP			
SECTION: NE 1/4	S15 TNSHP: 11 South	RNGE: 10 West	MERIDIAN: 6th
<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. 0296-006	
D:\0296\PH4.PRO	Date: Aug 21, 1998	Sheet 3 of 3	

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