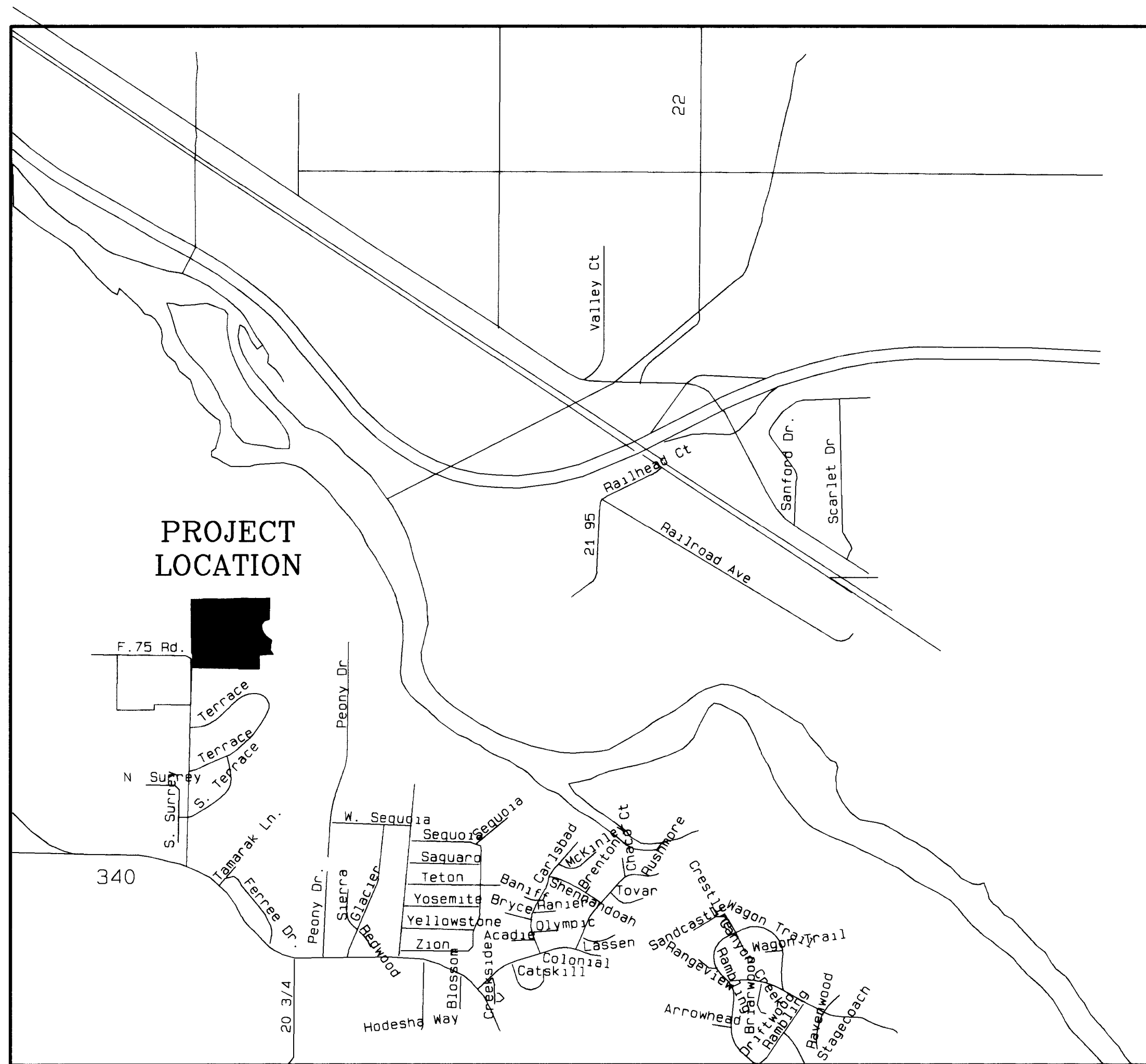


# INDEPENDENCE RANCH SUBDIVISION FILING 5

## A REPLAT OF LOT 3 BLOCK 2, INDEPENDENCE RANCH SUBDIVISION FILING 4

### MESA COUNTY, COLORADO



**VICINITY MAP**

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

**NOTE:** ALL STRUCTURES 6' OR LESS IN HEIGHT ARE NOT ALLOWED IN FRONT YARD SETBACK OR WITHIN 3 FEET OF ANY LOT LINE

**SETBACK REQUIREMENTS**

FOR ALL STRUCTURES OVER 6' IN HEIGHT:  
 FRONT YARD: 25' ALL LOTS  
 SIDE YARD: 15' LOTS 11 & 12 BLOCK 2, LOT 20 BLOCK 2  
 FRONTING LOT 11 BLOCK 1  
 SIDE YARD: 10' ALL OTHER LOTS  
 REAR YARD: 25' LOTS 1-10 BLOCK 1, LOTS 9-11, 19 & 20 BLOCK 2  
 REAR YARD: 20' ALL OTHER LOTS  
 MAXIMUM BUILDING HEIGHT: 32'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 35% OF TOTAL AREA  
 (SPECIAL SIDE AND REAR YARD REQUIREMENTS SHOWN ON SHEET 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.

**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 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 2469 at Page 566 of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 3 Block 2, Independence Ranch Subdivision Filing 4, according to the plat thereof on file with the Mesa County Clerk and Recorder at Reception No. 1862624, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION, FILING 5, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado

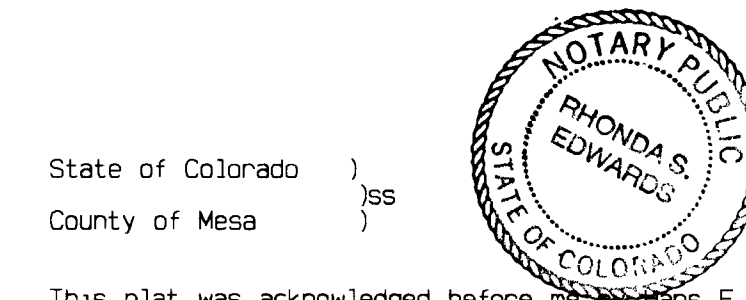
That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- \* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.
- \* All Slope Easements to the City of Grand Junction for the construction and maintenance of roadway embankment slopes
- \* 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 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 Sanitary Sewer Easements to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer systems
- \* All Utility Easements to the City of Grand Junction for the use of public utilities as 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
- \* 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
- \* The Temporary Turnaround Easement to the City of Grand Junction for the use of the public until such time as Long Rifle Road is extended and construction is completed beyond the limits as shown hereon.

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 11th day of June, A.D., 1999

*Hans E. Brutsche*  
 Hans E. Brutsche



State of Colorado )  
 County of Mesa )

This plat was acknowledged before me by Hans E. Brutsche on this 11th day of June, A.D., 1999, for the aforementioned purposes.

Notary Public Rhonda S. Edwards

My Commission expires September 20, 2001

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

**CITY APPROVAL**

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 5, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16th day of June, 1999

Dave Vanley Gene Kenney  
 City Manager 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 2:00 o'clock P. M., this 21st

day of June, 1999, and is duly recorded in Plat Book No. 17

Page 100, 104, 102 as Reception No. 1907917 Drawer No. GG172

Fees \$30.00 10250

Monica Sell David Jinks  
 Clerk and Recorder of Mesa County Deputy Clerk

**DECLARATION OF COVENANTS**

This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in Book 2337 at Page 770

**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 5 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information, such plat and survey conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development codes of the City of Grand Junction.

Dennis R. Shellhorn June 11, 1999  
 Dennis R. Shellhorn P.L.S. Date



LAND USE SUMMARY		
LOTS	36.048 ACRES	95.3%
STREETS	1.763 ACRES	4.7%
<b>TOTAL</b>	<b>37.811 ACRES</b>	<b>100.0%</b>

**INDEPENDENCE RANCH SUBDIVISION**  
**FILING 5**  
**HANS BRUTSCHE**

SECTION NE 1/4 S15 T11S R10W 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. 0296-008
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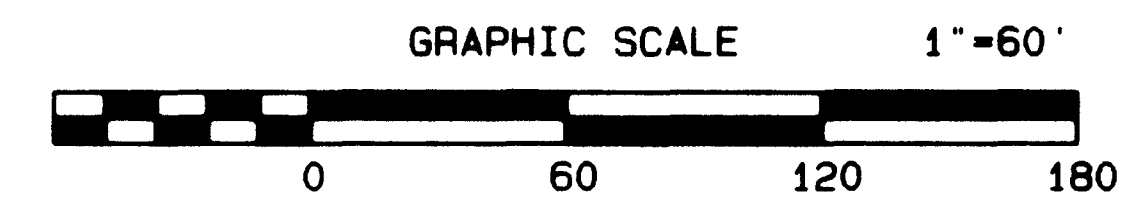
# INDEPENDENCE RANCH SUBDIVISION FILING 5

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	6.14'	158.00'	2°13'41"	N9°03'55"E	6.14'
C2	83.97'	180.00'	26°43'41"	N21°18'55"E	83.21'
C3	17.81'	180.00'	5°40'13"	N86°58'42"E	17.81'
C4	119.93'	300.00'	22°54'16"	N85°48'16"E	119.13'
C5	73.71'	158.00'	26°43'41"	S21°18'55"W	73.04'
C6	78.11'	202.00'	22°09'21"	S19°01'45"W	77.63'
C7	81.32'	202.00'	23°03'52"	S41°38'22"W	80.77'
C8	58.67'	202.00'	16°38'30"	S61°29'33"W	58.47'
C9	15.64'	158.00'	5°40'13"	S66°58'42"W	15.63'
C10	12.65'	158.00'	4°35'15"	S61°50'58"W	12.65'
C11	98.14'	158.00'	35°35'16"	S41°45'42"W	96.57'
C12	142.31'	158.00'	51°38'26"	S1°50'09"E	137.55'
C13	51.87'	202.00'	14°42'41"	S20°17'02"E	51.72'
C14	89.31'	202.00'	25°19'53"	S0°15'45"E	88.58'
C15	81.93'	202.00'	23°14'22"	S24°01'22"W	81.37'
C16	89.83'	202.00'	25°28'47"	S48°22'57"W	89.09'
C17	10.65'	202.00'	3°01'45"	S43°43'31"E	10.46'
C18	96.09'	158.00'	34°50'36"	N43°16'43"W	94.61'
C19	123.95'	158.00'	44°56'51"	N83°10'27"W	120.79'
C20	46.57'	322.00'	8°17'14"	N78°29'45"E	46.53'
C21	77.12'	322.00'	13°43'24"	N89°30'04"E	76.94'
C22	18.91'	13.50'	80°15'30"	S56°14'01"W	17.40'
C23	21.87'	48.00'	26°06'37"	N29°09'34"E	21.69'
C24	39.20'	48.00'	46°47'08"	N65°36'27"E	38.12'
C25	32.56'	48.00'	38°52'10"	S71°33'54"E	31.94'
C26	51.64'	48.00'	61°38'33"	S21°18'32"E	49.19'
C27	25.00'	48.00'	29°50'30"	S24°25'59"W	24.72'
C28	28.50'	48.00'	34°01'30"	S56°21'59"W	28.09'
C29	20.00'	48.00'	23°52'40"	S85°19'04"W	19.86'
C30	107.67'	278.00'	22°11'29"	N66°09'39"E	107.00'
C31	3.46'	278.00'	0°42'47"	N74°42'31"E	3.46'
C32	61.69'	202.00'	17°28'50"	N83°06'03"E	61.45'
C33	90.47'	202.00'	25°39'42"	S75°19'11"E	89.72'
C34	61.46'	202.00'	17°25'57"	S53°46'21"E	61.22'
C35	67.69'	202.00'	19°11'58"	S35°27'24"E	67.37'
C36	45.32'	158.00'	16°26'10"	N61°35'43"E	45.17'
C37	119.12'	158.00'	43°11'52"	N31°46'42"E	116.32'
C38	85.05'	32.00'	152°17'04"	S27°17'07"E	62.14'
C39	116.82'	150.50'	44°28'21"	N5°24'12"W	113.91'
C40	20.82'	62.00'	19°14'27"	N42°03'08"W	20.72'
C41	33.16'	62.00'	30°38'49"	N66°59'47"W	32.77'
C42	18.82'	62.00'	17°23'34"	S88°59'02"W	18.75'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N7°57'05"E	26.66'
L2	S43°14'44"W	7.00'
L3	N7°57'05"E	18.79'
L4	N7°57'05"E	9.86'
L5	S27°38'22"E	7.16'
L6	N62°21'38"E	44.00'
L7	S19°14'45"W	20.59'
L8	S25°51'25"E	14.41'
L9	N82°44'36"W	2.79'
L10	N25°51'25"W	11.49'
L11	N62°11'45"W	24.98'
L12	N7°15'24"E	26.00'
L13	S27°38'22"E	16.60'
L14	N36°11'50"E	98.00'
L15	N36°11'50"E	84.39'
L16	N27°38'26"W	29.98'
L17	N0°18'41"E	8.98'
L18	S62°21'38"W	10.97'
L19	N27°38'22"W	62.85'
L20	N62°21'38"E	46.09'
L21	S89°40'36"E	15.00'
L22	S27°38'22"E	60.83'
L23	S62°21'38"W	7.03'
L24	N57°53'06"W	15.33'
L25	S63°14'00"W	3.90'
L26	N76°28'34"W	114.52'
L27	N49°57'20"W	42.07'
L28	N16°39'15"W	54.59'
L29	N7°56'52"W	88.03'
L30	N84°49'12"W	235.49'
L31	N27°38'22"W	199.50'
L32	N62°21'38"E	26.98'
L33	N69°50'14"E	138.81'
L34	N69°50'14"E	130.30'
L35	N49°21'28"E	58.42'
L36	S67°22'22"E	16.41'
L37	S1°25'48"E	58.85'



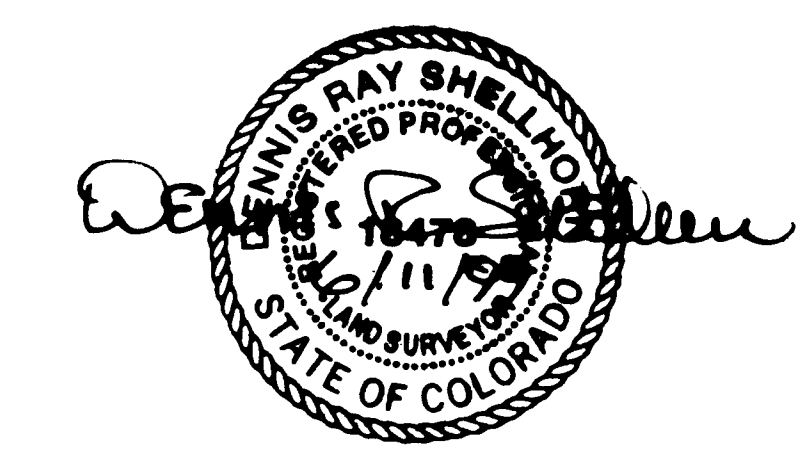
BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°06'03"E BETWEEN U.S. G.L.O. BRASS CAPS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 35, T.1 N, R.2 W, OF THE UTE MERIDIAN.

NOTE: SHADED PORTION OF PSCD TRANSMISSION LINE EASEMENT IS TO BE VACATED UPON COMPLETION OF THE UNDERGROUND INSTALLATION OF THE LINE IN THE EASEMENT SHOWN RECORDED IN BOOK 2591 AT PAGE 337.

NOTE: PARCEL SHOWN AS "TRACT B IND. RANCH FILING 4" AND ASSOCIATED DRAINAGE EASEMENT ARE HEREBY VACATED AND REPLATTED HEREON AND INCORPORATED INTO LOT 11 BLOCK 1.

- ⊙ SPECIALLY DESIGNATED SIDE YARD
- ⊙ SPECIALLY DESIGNATED REAR YARD

- ⊙ FOUND GLO 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"



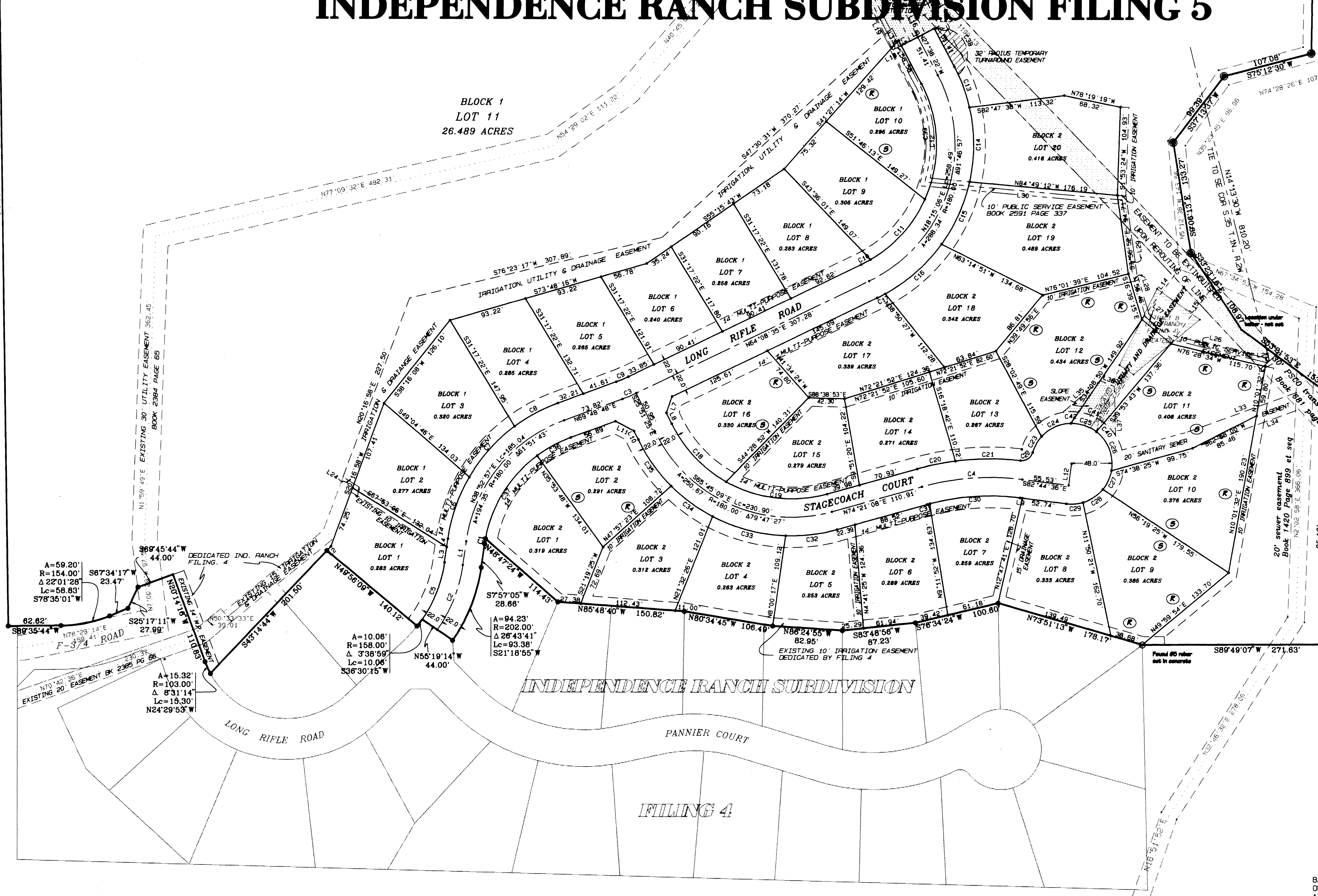
**INDEPENDENCE RANCH SUBDIVISION**  
**FILING 5**  
**HANS BRUTSCHE**

SECTION: NE 1/4 S.15 T.11S R.10W MERIDIAN: 6th

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

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 Drawn: DRS Checked: KST Date: Jun 11, 1999 Sheet 2 of 3

N0°51'57"W 1082.63'



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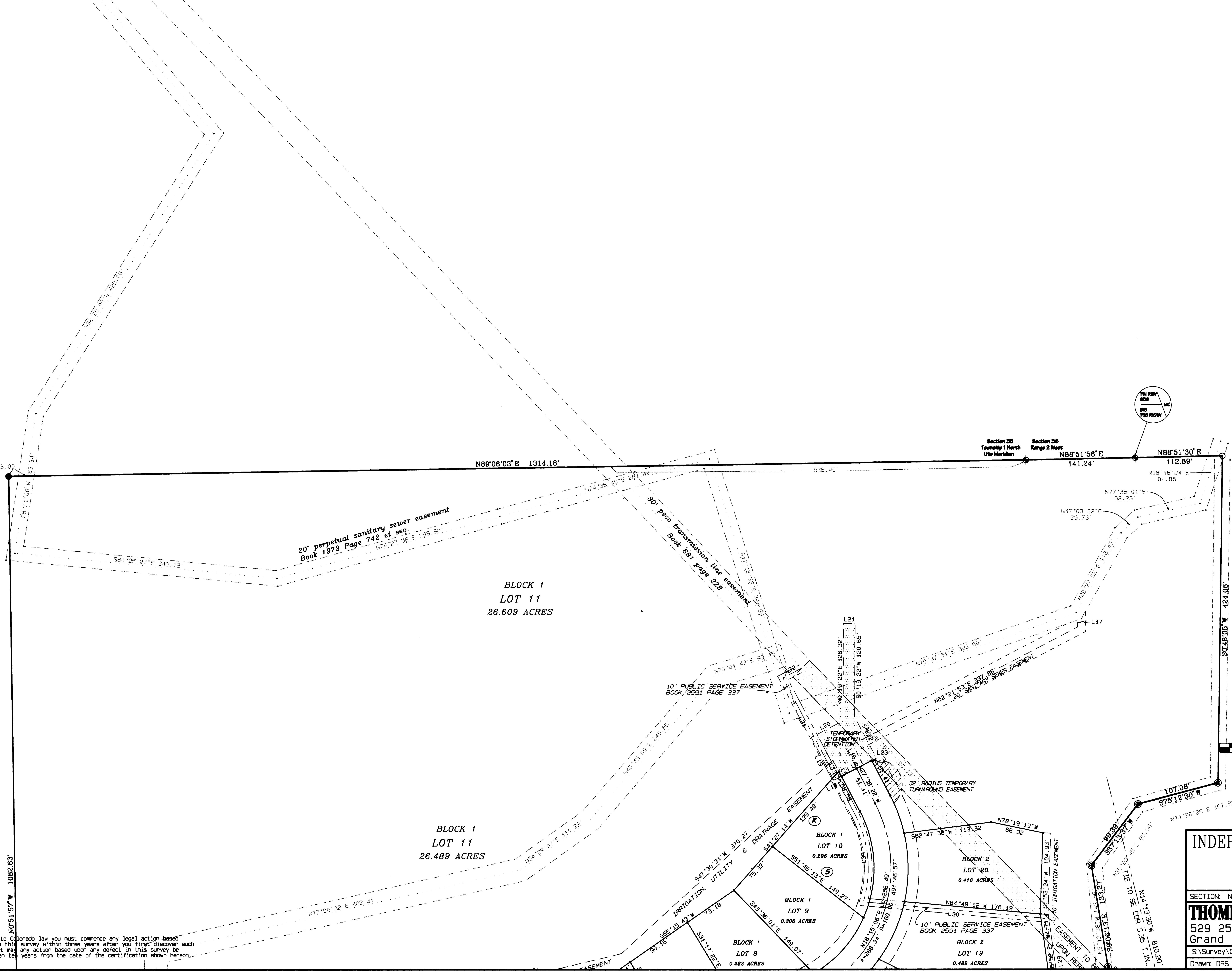
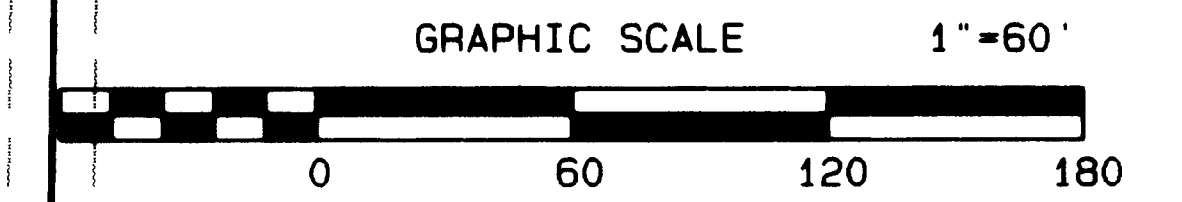
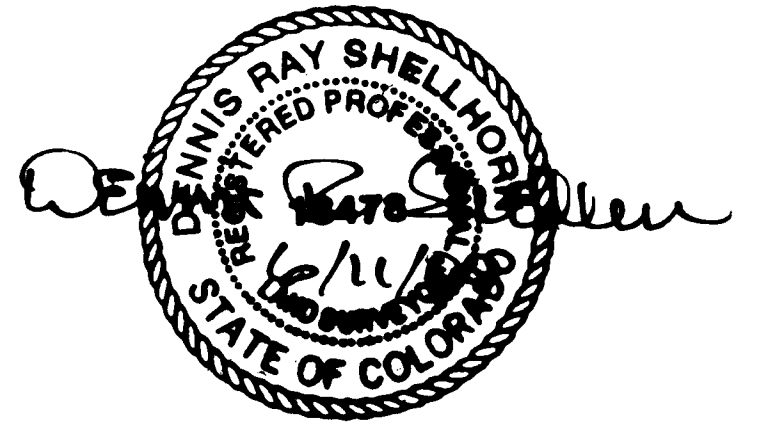


# INDEPENDENCE RANCH SUBDIVISION FILING 5

Found pin & cap  
PLS 4807  
1.11' North of  
Section line

Note: this monument  
not accepted as plat  
by PLS 4807 because  
it was not set on the  
Meridian baseline.

Found #8 rebar  
set in concrete



BLOCK 1  
LOT 11  
26.609 ACRES

BLOCK 1  
LOT 11  
26.489 ACRES

BLOCK 1  
LOT 10  
0.285 ACRES

BLOCK 2  
LOT 20  
0.416 ACRES

BLOCK 1  
LOT 9  
0.306 ACRES

BLOCK 2  
LOT 19  
0.489 ACRES

BLOCK 1  
LOT 8  
0.288 ACRES

<b>INDEPENDENCE RANCH SUBDIVISION FILING 5 HANS BRUTSCHE</b>			
SECTION: NE 1/4	S.15	TWNSHIP: 11 South	RANGE: 10 West MERIDIAN: 6th
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - # B-210 Grand Junction CO 81505 (970) 243-6067			
S:\Survey\0296 langh\ph5.pro		Job No. 0296-008	
Drawn: DRS	Checked: KST	Date: Jun 11, 1999	Sheet 3 of 3

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