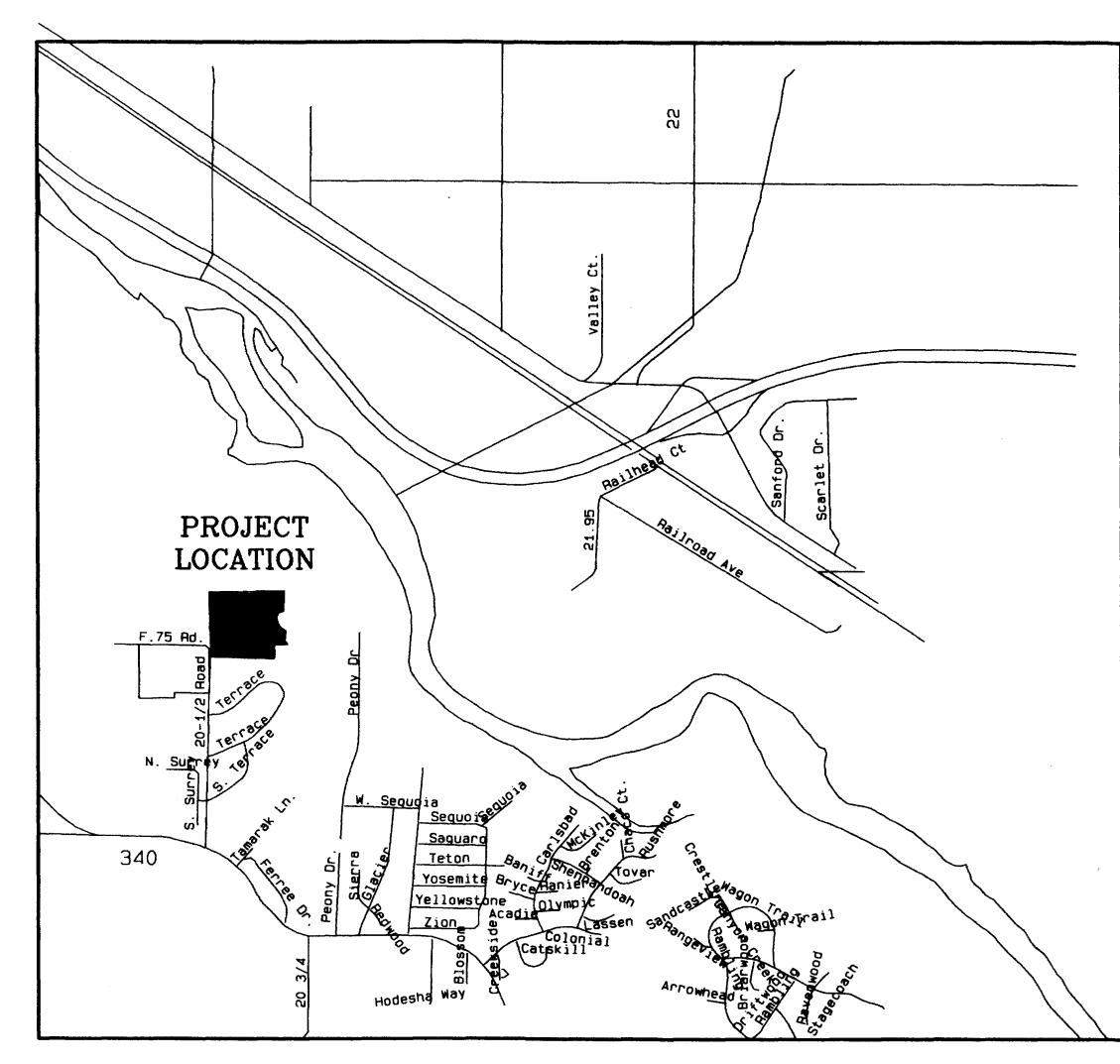
INDEPENDENCE RANCH SUBDIVISION FILING 6 A REPLAT OF LOT 11 BLOCK 1, INDEPENDENCE RANCH SUBDIVISION FILING 5 **MESA COUNTY, COLORADO**



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

NOTE: TRACT C IS TO REMAIN OPEN AND NATURAL IN CHARACTER IN PERPETUITY. NO FENCE OF ANY KIND IS TO BE CONSTRUCTED ON THE NEWLY CREATED WESTERLY LINE OF TRACT C.

SETBACK REQUIREMENTS

FOR ALL STRUCTURES OVER 6' IN HEIGHT: FRONT YARD: 25' ALL LOTS SIDE YARD: 15' LOT 1 BLOCK 1 FRONTING TRACT A, LOT 1 BLOCK 2 FRONTING TRACT B SIDE YARD: 10' ALL OTHER LOTS REAR YARD: 25' LOTS 1-3 BLOCK 1, LOTS 1, 2, 4-7 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 Nesa, 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 11 Block 1, Independence Ranch Subdivision Filing 5, according to the plat thereof on file with the Mesa County Clerk and Recorder at Reception No. 1907917, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION, FILING 6, 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 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;

* The Temporary Retention Easements are to be conveyed by separate instrument to the Independence Ranch Homeowners Association for the purpose of retention of runoff water which orginates within the area hereby platted or from upstream areas. At such time as an alternative means of stormwater disposal is approved by the City of Grand Junction these easements will automatically be extinguished.

* The Temporary Turnaround Easement to the City of Grand Junction for the use of the public until such time as Spur Cross Road is extended and construction is completed beyond the limits as shown hereon.

* Innigation Easements are to be conveyed by separate instrument to the Independence Hanch Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of private inrigation systems;

* Tracts A and B are to be conveyed by separate instrument to the Independence Ranch Homeowners Association for open space, subject to the easements, both public and private, shown hereon; and subject to further restrictions as may be set forth in said conveyance.

* Tract C is to be conveyed by separate instrument to a private party for open space, subject to the easements, both public and private, shown hereon; and subject to further restrictions as may be set forth in said conveyance. (See notes)

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 this _____ day of ______, A.D., 2000. subscribed

~~~~\_\_\_\_

Hans E. Brutsche

State of Colorado County of Mesa

This plat was acknowledged before me by tars sorutsche on this day of October A.D., 2000, for the aforementioned Durboses Notary Public My Commission expires: Santimber 20,200/

My address is: 250 N. 54 St Grand Janetic, CO \$150

CITY APPROVAL This plat of the Ci approved Do City Man

COUNTY I hereby Recorder day of Page 2 Fees 20

Clerk an

# DECLARA'

This pro in instr

## SURVEYO:

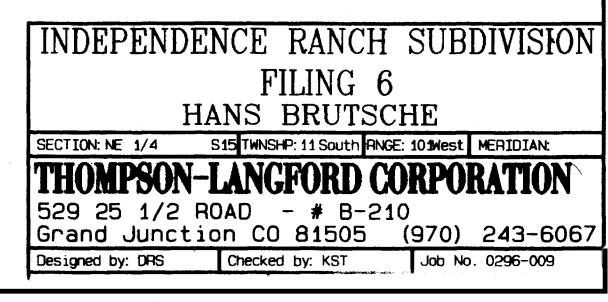
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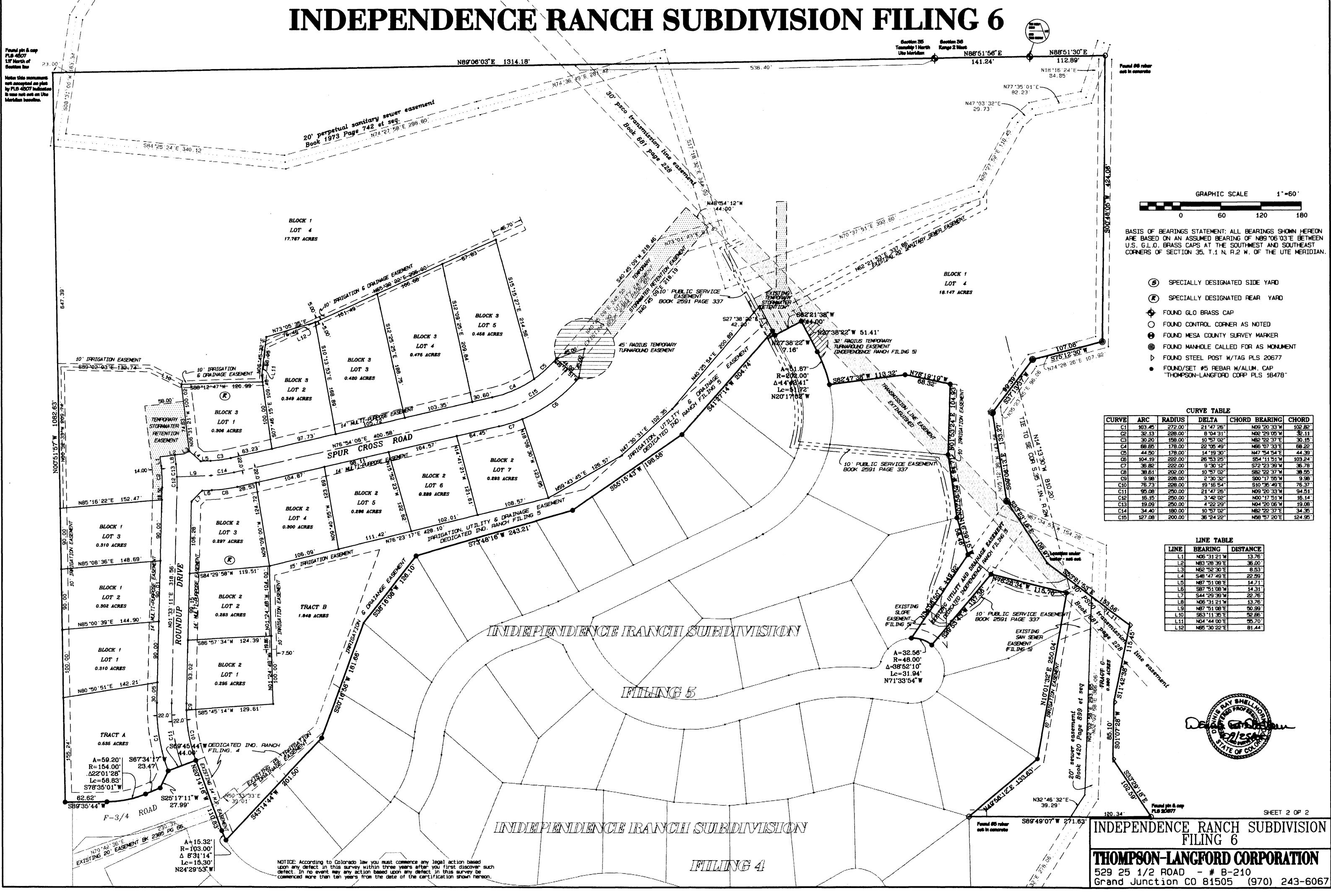


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| LERK AND RECO                                          | RDER'S CERTIF                                    | ICATE                                        |                                                                                                                                         |                           |
| ertify that thi                                        | s instrument w                                   | as filed in                                  | the office of th                                                                                                                        | e Clerk and               |
| ctober 2000                                            | 0, and is duly                                   | recorded in                                  | k p M., this p<br>Plat Book No.                                                                                                         | 8                         |
| 00.                                                    |                                                  |                                              |                                                                                                                                         |                           |
| Recorder of Mes                                        | sa County                                        |                                              |                                                                                                                                         |                           |
| ION OF COVENAN                                         | NTS                                              |                                              |                                                                                                                                         |                           |
| erty is subject<br>ment recorded in                    | to covenants, c<br>Book <u>2339</u>              | onditions, ar<br>at Page                     | d restrictions a                                                                                                                        | s contained               |
| 'S STATEMENT:                                          |                                                  |                                              |                                                                                                                                         |                           |
| of Colorado, do<br>NDENCE RANCH SL<br>direct supervisi | hereby state<br>JBDIVISION FIL<br>on and that to | that this sul<br>ING 6 were (<br>the best of | hal Land Surveyor<br>bdivision plat ar<br>made by me and/o<br>f my knowledge, b<br>l applicable law<br>licable requirem<br>nd Junction. | nd survey<br>Nr<br>melief |
| SAL TO PRO                                             |                                                  |                                              |                                                                                                                                         |                           |
| Shi Indefe AL S                                        |                                                  |                                              |                                                                                                                                         |                           |
| Shi lind Hind S                                        | AND USE S                                        | SUMMARY                                      |                                                                                                                                         |                           |
| Shulhol Hill S                                         |                                                  | SUMMARY<br>ACRES                             | 85.6%                                                                                                                                   |                           |
| Shallhom Pills<br>Or color<br>I<br>I<br>IS<br>EN SPACE | 22.748                                           |                                              | <b>85.6%</b><br>10.4 <b>%</b>                                                                                                           |                           |
| Shallhom Pills<br>Or color<br>I<br>I<br>IS<br>EN SPACE | 22.748<br>2.763                                  | ACRES                                        |                                                                                                                                         |                           |
| Shi Indin Pal S                                        | 22.748<br>2.763                                  | ACRES<br>ACRES<br>ACRES                      | 10.4%                                                                                                                                   |                           |





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