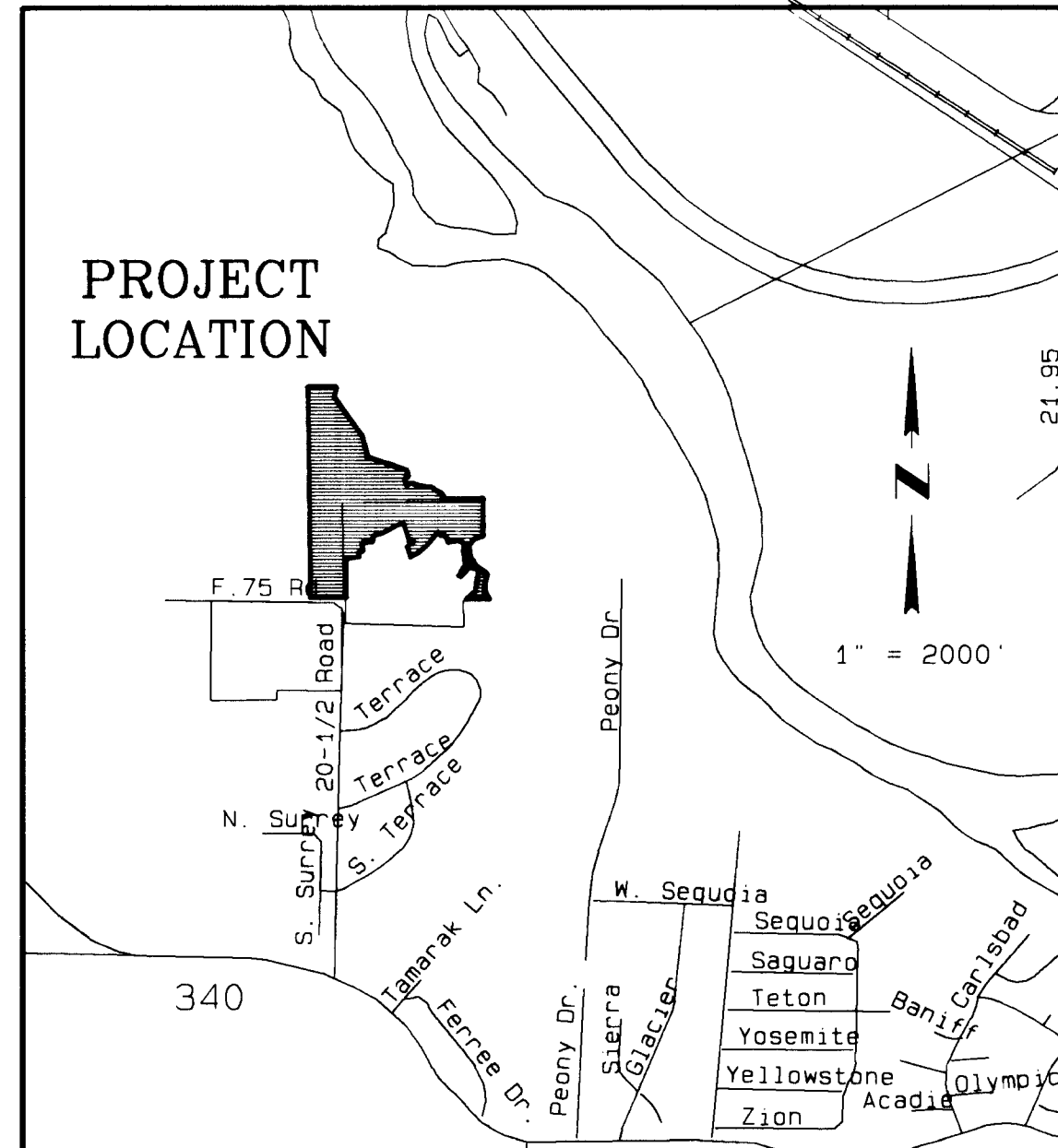


# INDEPENDENCE RANCH SUBDIVISION FILING 7

## A REPLAT OF LOT 11 BLOCK 1, INDEPENDENCE RANCH SUBDIVISION FILING 5 TOGETHER WITH PORTIONS OF SECTION 35, T1N., R.2W., U.M. & SECTION 15. T.11S., R.101W., 6P.M., MESA COUNTY, COLORADO

### VICINITY MAP



LAND USE SUMMARY		
LOTS	5.584 Acres	7.06%
FUTURE DEVELOPMENT	71.857 Acres	90.81%
OPEN SPACE	0.049 Acres	0.06%
STREET R-O-W	1.635 Acres	2.07%
<b>TOTAL</b>	<b>79.126 Acres</b>	<b>100%</b>

The following notes and requirements have been included on this plat as a condition of approval by the City of Grand Junction. Prospective buyers of the Lots and Tracts hereby platted should consult the covenants, conditions and restrictions applying to this subdivision and current planning and zoning regulations.

- An odor may possibly emanate from the nearby wastewater treatment plant.
- SETBACK REQUIREMENTS**  
FOR ALL STRUCTURES OVER 6' IN HEIGHT:  
Front Yard: 25'  
Side Yard: 10'  
Rear Yard: 20'  
Maximum Building Height: 32'  
Maximum Coverage of Lot by Structures: 35% of Total Area  
3-foot rear and side yard setback for all accessory structures.  
No accessory structures are allowed in the front yard setback.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Laughing Waters LLP, is the owner of real property situated in Government Lots 1 and 2 and the S1/2 of the NE1/4 of Section 15, Township 11 South, Range 101 West of the Sixth Principal Meridian, described in Book 2763 at Page 51 of the records of the Mesa County Clerk and Recorder; and that the undersigned, Hans Brutsche and Julianna Brutsche, as joint tenants are the owners of real property situated in the N1/2 of Section 15, Township 11 South, Range 101 West of the Sixth Principal Meridian, described in Book 2493 at Page 353 of the records of the Mesa County Clerk and Recorder; and that Hans E. Brutsche is the owner of real property situated in the SE1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, described in Book 2770 at Page 872 of the records 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 6, a plat recorded in the Mesa County Clerk and Recorder's office at Reception No. 1989569;

AND A parcel of land situated in the SE1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a B.L.M. brass cap for the Southeast corner of said Section 35; Thence along the south line of the SW 1/4 of said Section 35 South 89°08'03" West, a distance of 1714.15 feet to the southwest corner of the East 390.90 feet of the SW1/4 SE1/4 of said Section 35; Thence along the West line of the East 390.90 feet of the SW1/4 SE1/4 of said Section 35, North 00°58'05" West, a distance of 1297.80 feet to the North line of the SW1/4 SE1/4 of said Section 35; Thence North 89°35'17" East, a distance of 390.93 feet to a Mesa County Survey Marker "LS 4307" for the southeast one-sixteenth corner of said Section 35; Thence North 87°56'36" East, a distance of 1324.87 feet to a Mesa County Survey Marker "LS 4307" for the south sixteenth corner common to said Section 35 and Section 35; Thence South 00°59'52" East, a distance of 1320.92 feet to the Point of Beginning.

AND That part of the North 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, lying within the following description: From the Southwest corner of fractional Northeast 1/4 Northwest 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, and considering the North line of said Section 15 to bear West, as determined by the General Land Office in 1915 and 1918, with all bearings contained herein relative thereto; thence South 89°32' East 402.21 feet; thence North 00°00'00" East 25.00 feet to the True Point of Beginning, being a point on the North right-of-way line of F-3/4 Road; thence along the North right-of-way line of said F-3/4 Road, South 89°32'00" East 402.21 feet; thence leaving said right-of-way line, North 00°00'00" East 1084.70 feet to the North line of said Section 15; thence along the North line said Section 15, South 89°59'46" West 402.21 feet; from which point the Northwest corner of Lot 3 of said Section 15 bears South 89°59'46" West 929.85 feet; thence South 00°00'00" West 1081.40 feet to the True Point of Beginning. EXCEPT that part conveyed to County of Mesa for road right-of-way by instrument recorded June 2, 1995 in Book 2149 at Page 76.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION, FILING 7, 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 are hereby dedicated to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements are hereby dedicated 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 Turnaround Easement is hereby dedicated to the City of Grand Junction for the use of the public until such time as Tranquil Trail is extended and construction is completed beyond the limits as shown hereon.

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 that originates within the area hereby platted or from upstream areas. At such time as an alternative means of storm water disposal is approved by the City of Grand Junction these easements will automatically be extinguished.

Irrigation Easements are to be conveyed by separate instrument to the Independence Ranch Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

Drainage Easements are to be conveyed by separate instrument to the Independence Ranch Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of drainage ditches, swales and facilities.

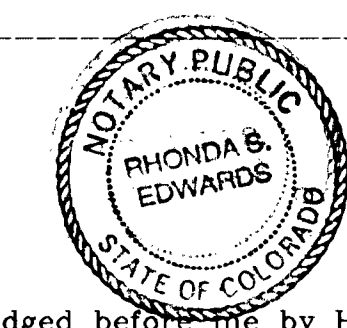
Tracts A and B are to be conveyed by separate instrument to the Independence Ranch Homeowners Association for open space, subject to the easements, both public and private, shown hereon; and subject to further restrictions as may be set forth in said conveyance.

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.

*Hans E. Brutsche*  
Hans E. Brutsche

State of Colorado )  
County of Mesa ) ss



This plat was acknowledged before me by Hans E. Brutsche on this 9th day of July, A.D. 2001, for the aforementioned purposes.

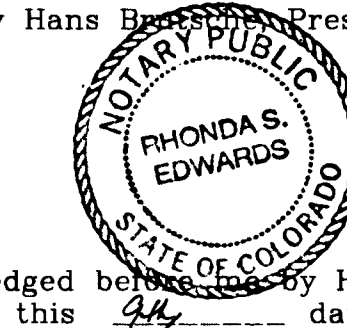
Notary Public *Rhonda S. Edwards*

My Commission expires September 20, 2001

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

*Laughing Water LLP, by Hans Brutsche, President*  
Laughing Water LLP, by Hans Brutsche, President

State of Colorado )  
County of Mesa ) ss



This plat was acknowledged before me by Hans E. Brutsche as President of Laughing Water LLC on this 9th day of July, A.D. 2001, for the aforementioned purposes.

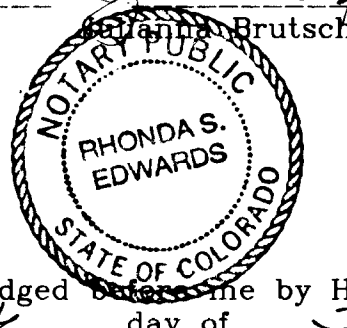
Notary Public *Rhonda S. Edwards*

My Commission expires September 20, 2001

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

*Hans Brutsche*  
Hans Brutsche

State of Colorado )  
County of Mesa ) ss



This plat was acknowledged before me by Hans Brutsche and Julianna Brutsche on this 9th day of July, A.D. 2001, 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 7, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 13 day of July, 2001.

*David Valley*  
City Manager

*Cindy Erno-Martinez*  
Mayor

### 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 7 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both 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*  
Dennis R. Shellhorn  
18478  
Date July 9, 2001

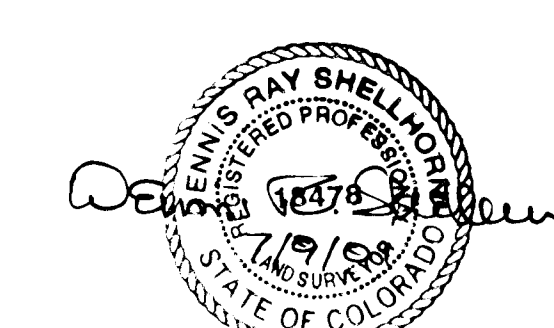
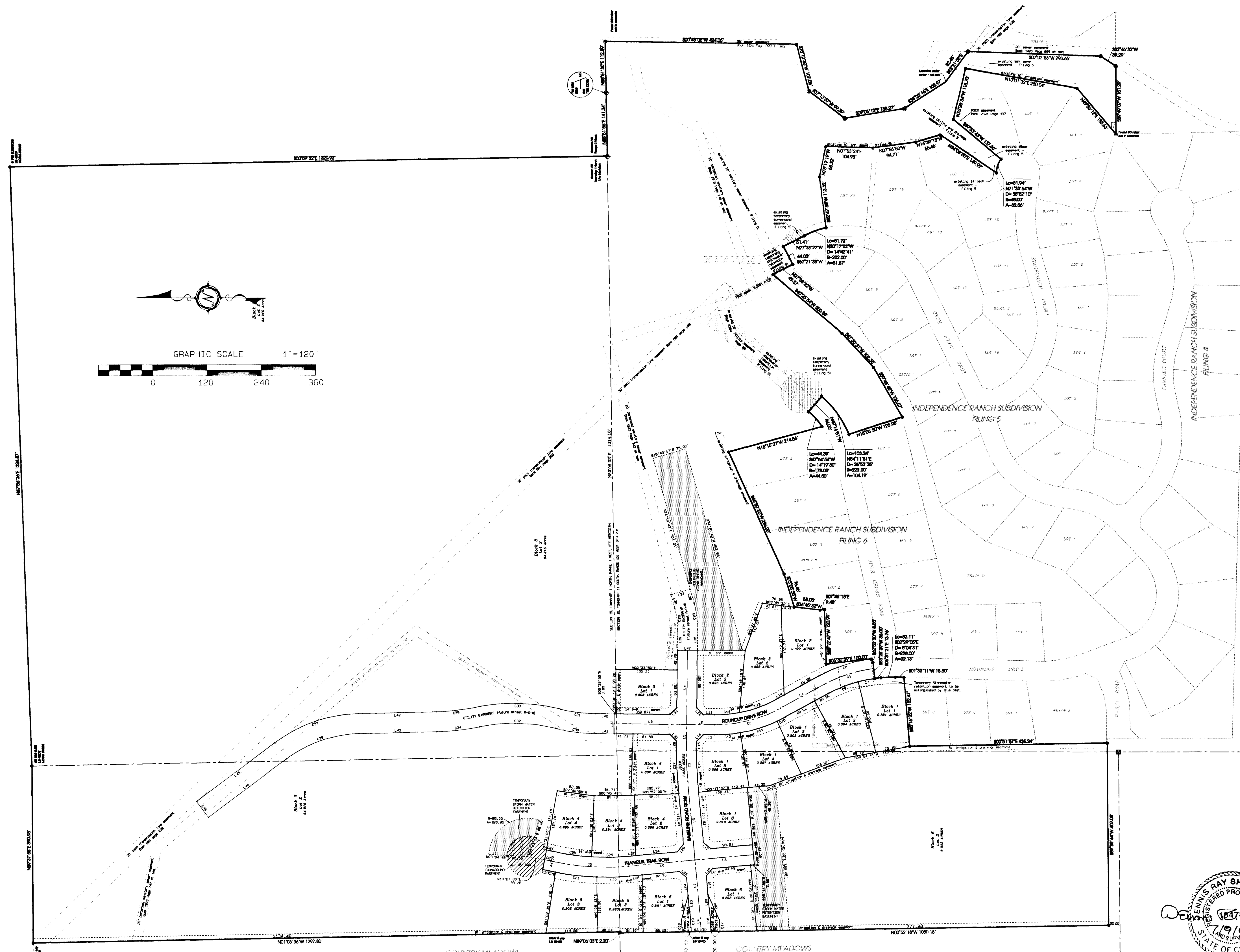
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

<b>INDEPENDENCE RANCH SUBDIVISION</b>	
<b>FILING 7</b>	
<b>HANS BRUTSCHE</b>	
SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.	
<b>THOMPSON-LANGFORD CORPORATION</b>	
529 25 1/2 ROAD - # B-210	
Grand Junction CO 81505 (970) 243-6067	
S:\Survey\0296 laugh\010 Ph7\PH7.pro	Job No. 0296-010
Drawn: DRS	Checked: KST
Date: Jul 9, 2001	Sheet 1 of 6

# INDEPENDENCE RANCH SUBDIVISION FILING 7

LINE/CURVE TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	300.00	22°02'30"	115.41	N17°32'36" W	114.70'
L1			109.68	N28°33'51" W	
C2	300.00	29°07'41"	152.51	N14°00'00" W	150.88'
L2			51.68	N00°33'50" E	
L3			160.35	N00°33'50" E	
L4			162.98	N89°26'10" W	
L5			54.25	N89°26'10" W	
C3	700.00	5°48'48"	71.02	S87°39'26" W	70.99'
L6			175.15	N84°45'02" E	
L7			111.77	S84°45'02" W	
C4	699.72	3°50'00"	46.82	N86°40'02" E	46.81'
L8			130.21	S05°14'58" E	
L9			147.67	S05°14'58" E	
C5	549.56	18°01'29"	172.89	S03°45'47" W	172.17'
C6	350.00	2°19'32"	14.21	S11°36'46" W	14.20'
C7	278.00	7°41'12"	37.30	N10°21'57" W	37.27'
C8	322.00	21°24'10"	120.28	N17°51'46" W	119.58'
C9	278.00	14°21'18"	69.65	N21°23'12" W	69.47'
C10	322.00	3°35'45"	20.21	N26°45'58" W	20.21'
C11	322.00	15°13'26"	85.56	N17°21'22" W	85.31'
C12	322.00	10°18'29"	57.93	N04°35'25" W	57.85'
L10			21.00	N28°33'51" W	
C13	278.00	17°40'11"	85.73	S19°43'46" E	85.39'
C14	278.00	11°27'31"	55.60	S05°09'55" E	55.50'
L11			24.70	N00°33'50" E	
L12			21.20	S45°35'15" W	
L13			24.68	S00°33'50" W	
L14			21.21	N44°26'10" W	
L15			17.25	S89°26'10" E	
C15	678.00	5°48'48"	68.79	S87°39'26" W	68.76'
L16			26.33	N84°45'02" E	
L17			21.21	S39°45'02" W	
L18			21.21	N50°14'58" W	
L19			40.26	N84°45'02" E	
L20			34.51	S84°45'02" W	
C16	721.72	3°51'00"	48.50	N86°40'32" E	48.49'
C17	741.72	2°01'21"	26.18	S87°36'13" W	26.18'
L21			61.56	N66°10'03" E	
C18	657.72	2°14'50"	25.80	N87°25'32" E	25.80'
L22			56.37	N74°12'27" W	
C19	677.72	3°48'57"	45.13	S86°39'30" W	45.13'
L23			34.81	N84°45'02" E	
L24			39.96	S84°45'02" W	
L25			21.21	N39°45'02" E	
L26			27.97	S05°14'58" E	
C20	571.56	7°14'03"	72.17	N01°37'56" W	72.12'
C21	571.56	9°13'51"	92.08	N06°36'01" E	91.98'
C22	571.56	1°33'35"	15.56	N11°59'44" E	15.56'
C23	328.00	2°19'32"	13.31	N11°36'46" E	13.31'
C24	372.00	2°19'32"	15.10	S11°36'46" W	15.10'
C25	527.56	9°21'32"	86.17	S08°05'45" W	86.08'
C26	527.56	8°39'57"	79.79	S00°54'59" E	79.72'
L27			17.73	N05°14'58" W	
L28			21.21	S50°14'58" E	
C27	722.00	5°48'48"	73.26	N87°39'26" E	73.22'
L29			17.25	N89°26'10" W	
L30			21.21	N45°33'50" E	
L31			21.21	S44°26'10" E	
L32			25.72	S84°45'02" W	
L33			44.00	N89°26'10" W	
L34			92.94	N05°14'58" W	
L35			47.94	N89°26'10" W	
C28	202.00	16°23'07"	57.77	N82°22'16" E	57.57'
L36			32.27	S74°10'43" W	
L37			44.00	S15°49'17" E	
L38			32.27	N74°10'43" E	
C29	158.00	16°23'07"	45.18	S82°22'16" W	45.03'
L39			47.94	S89°26'10" E	
L40			41.46	S00°33'50" W	
L41			41.46	N00°33'50" E	
C30	378.62	13°29'54"	89.20	S07°18'47" W	88.99'
C31	334.62	13°29'54"	78.83	N07°18'47" E	78.65'
C32	378.00	25°46'59"	170.10	S01°10'15" W	168.67'
C33	422.00	25°46'59"	189.90	N01°10'15" E	188.30'
C34	522.00	10°22'30"	94.52	S06°31'59" E	94.39'
C35	478.00	10°22'30"	86.56	N06°31'59" W	86.44'
L42			172.29	S01°20'44" E	
L43			172.29	N01°20'44" W	
C36	278.00	35°28'21"	172.11	S19°04'55" E	169.38'
C37	322.00	35°28'21"	199.35	N19°04'55" W	196.19'
L44			216.10	N36°49'05" W	
L45			216.10	S36°49'05" E	
L46			44.00	N53°10'55" E	
L47			44.00	N00°33'50" E	



**INDEPENDENCE RANCH SUBDIVISION**  
**FILING 7**  
**HANS BRUTSCHE**

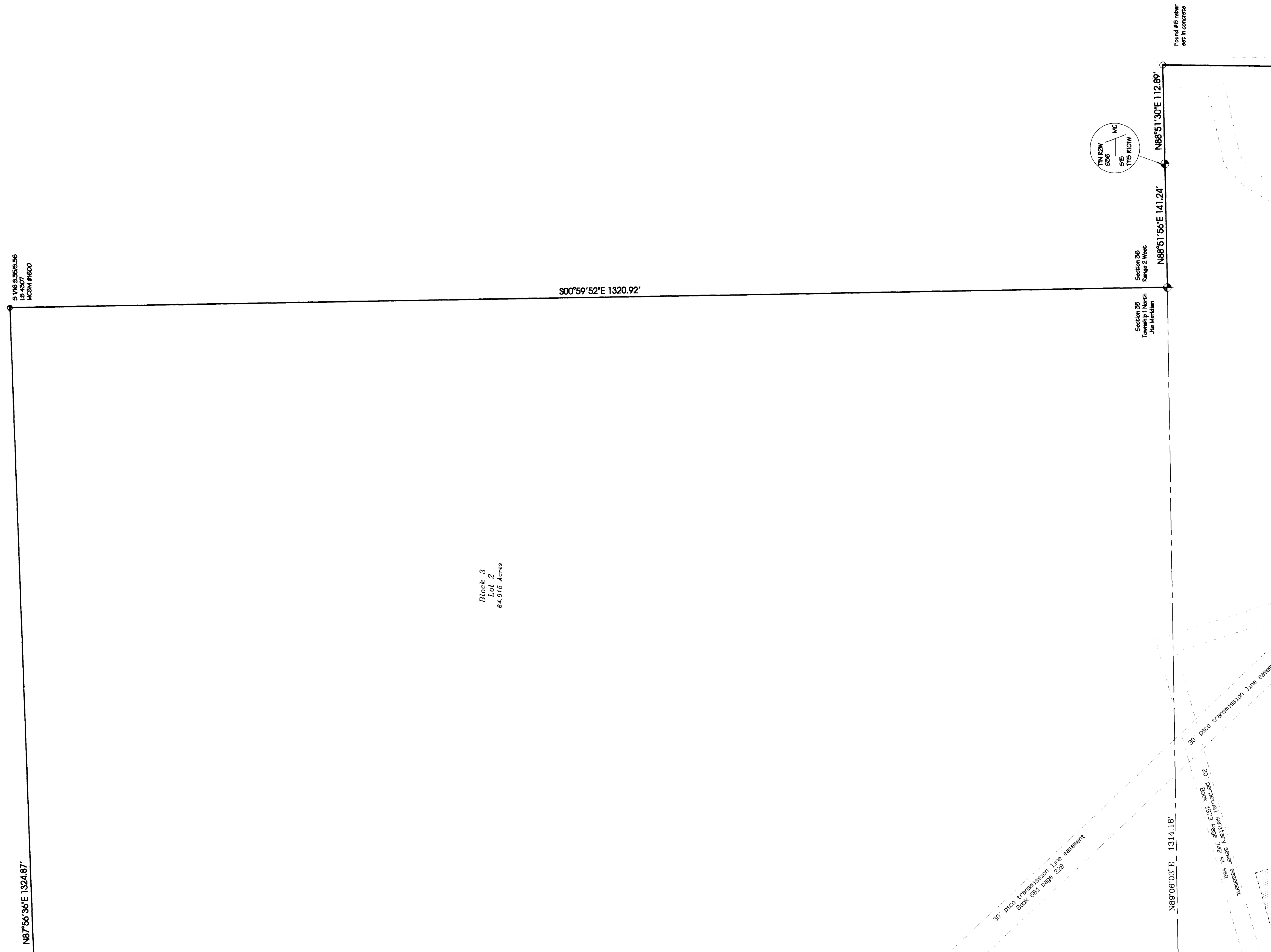
SE 1/4 S 35, T 1N, R 2W, U.M. & N 2 S 15, T 11S, R 10W, 6P.M.

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

S:\Survey\0296\Langford\147\147.dwg Job No. 0296-010  
 Drawn: DRS Checked: KSI Date: Ju. 9, 2001 Sheet 2 of 6

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.

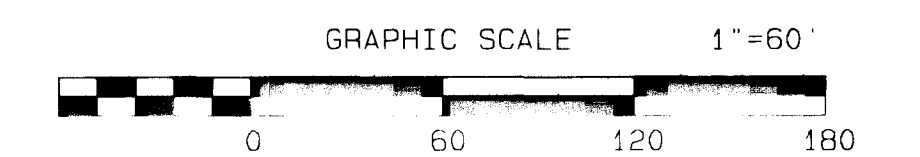
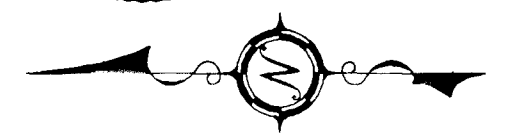
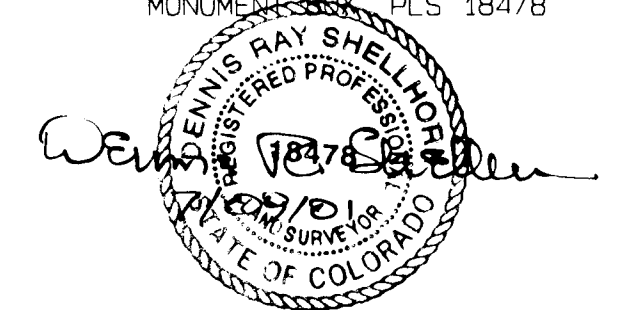
# INDEPENDENCE RANCH SUBDIVISION FILING 7



BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NB9°06'03\"/>

## LEGEND

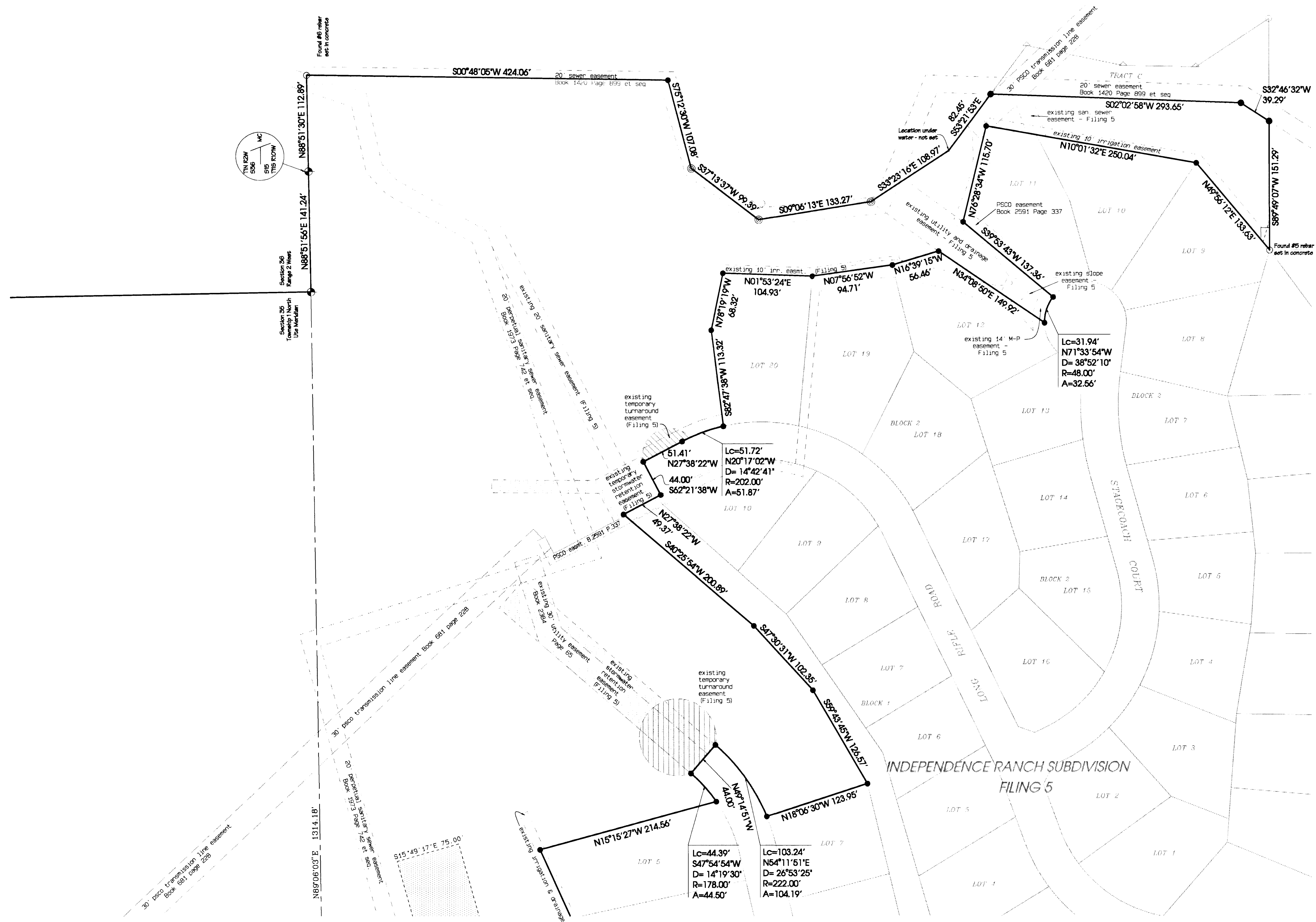
- ⊕ FOUND G.L.O. BRASS CAP
- FOUND CONTROL CORNER AS NOTED
- ⊗ FOUND MESA COUNTY SURVEY MARKER
- ⊙ FOUND MANHOLE CALLED FOR AS MONUMENT
- ▷ FOUND STEEL POST W/TAG PLS 20677
- FOUND/SET #5 REBAR W/ALUM. CAP THOMPSON-LANGFORD CORP PLS 1847B
- ⊠ SET MESA COUNTY SURVEY MARKER IN MONUMENT PLS 1847B



<b>INDEPENDENCE RANCH SUBDIVISION FILING 7 HANS BRUTSCHE</b>	
<small>SE 1/4 S. 35, T. 1N., R. 2W., U.M. &amp; 1/2 S. 45, T. 11S., R. 10W., 6P.M.</small>	
<b>THOMPSON-LANGFORD CORPORATION</b>	
529 25 1/2 ROAD - # B-210 Grand Junction CO 81505 (970) 243-6067	
<small>S:\Survey\0296 Jaughn-010 Ph7\PH7.pro</small>	<small>Job No. 0296-010</small>
<small>Drawn: DRS</small>	<small>Checked: KSI Date: Jul 9, 2001 Sheet 3 of 6</small>

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.

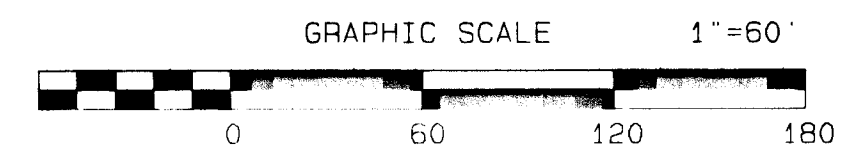
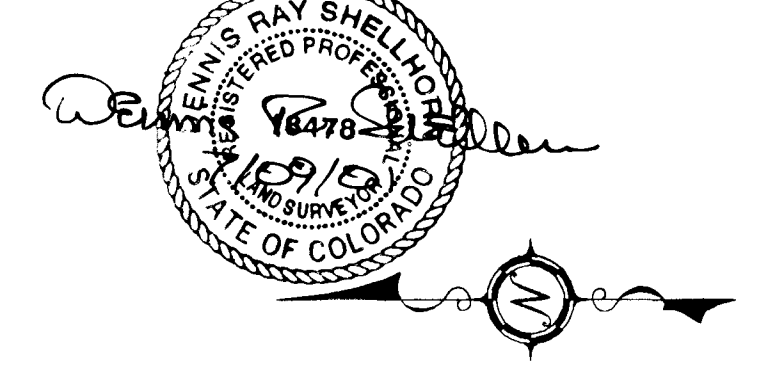
# INDEPENDENCE RANCH SUBDIVISION FILING 7



BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°06'03\"/>

### LEGEND

- ⊕ FOUND G.L.O. 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
- FOUND/SET #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- ⊠ SET MESA COUNTY SURVEY MARKER IN MONUMENT BOX "PLS 18478"



**INDEPENDENCE RANCH SUBDIVISION  
FILING 7  
HANS BRUTSCHE**

SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.

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

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Drawn: DRS	Checked: KSJ
Date: Jul 9, 2001	Sheet 4 of 6

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 7

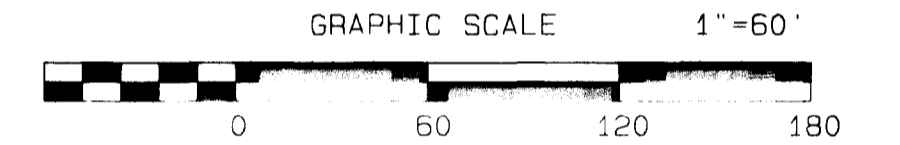
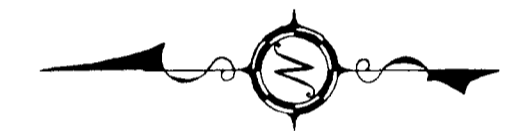
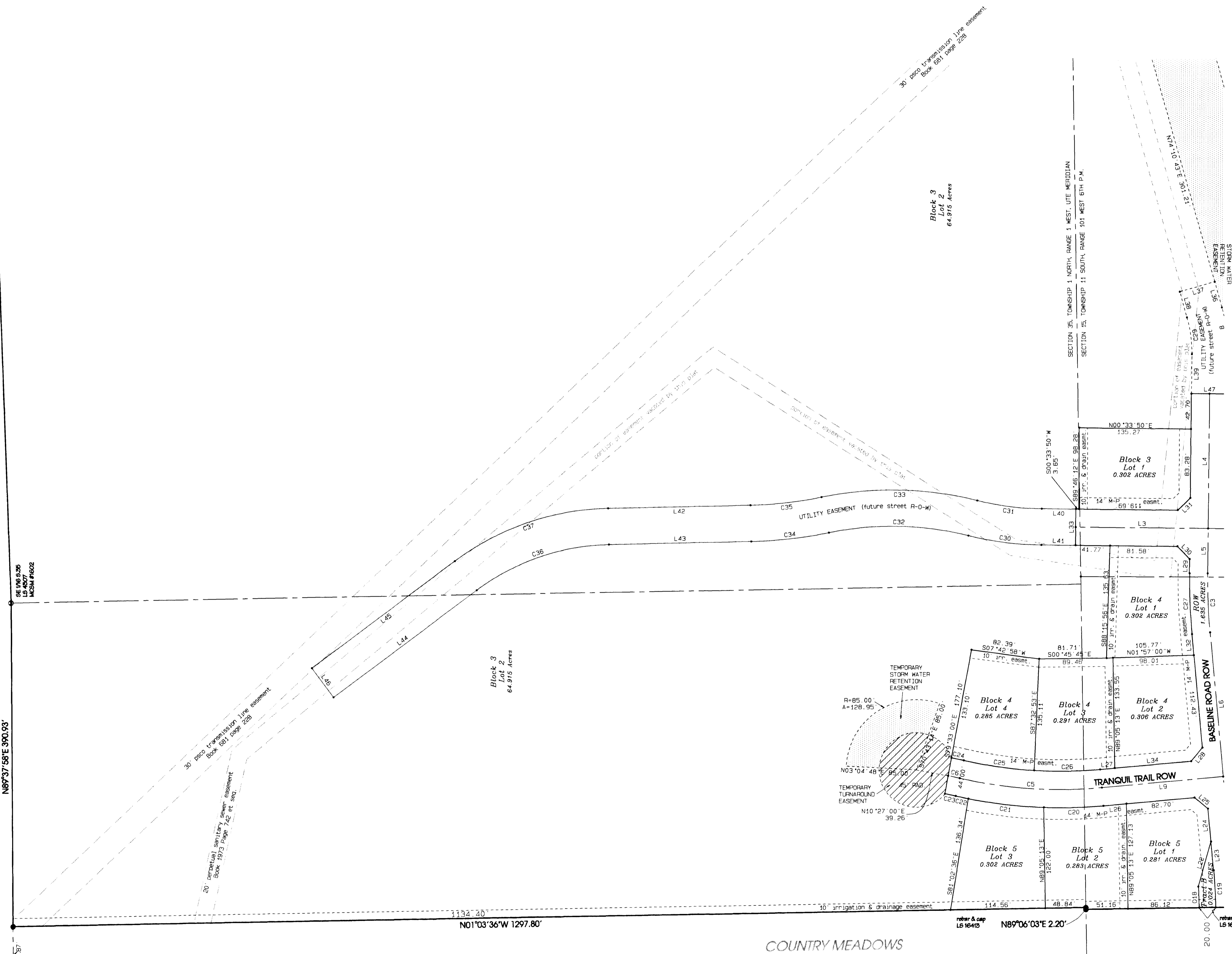
N87°56'36"E 1324.87'

SE 1/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.  
LS 4807  
MCSM #1602

N89°37'58"E 390.93'

CS 1/4 S.25, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.  
LS 4807  
MCSM #1601

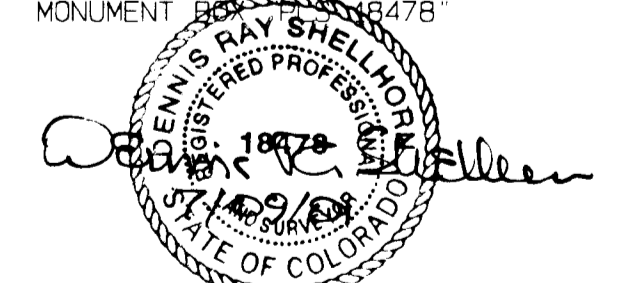
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BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°06'03"E BETWEEN U.S. G.L.O. BRASS CAPS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 35, T.1 N, R.2 W. OF THE UTE MERIDIAN.

### LEGEND

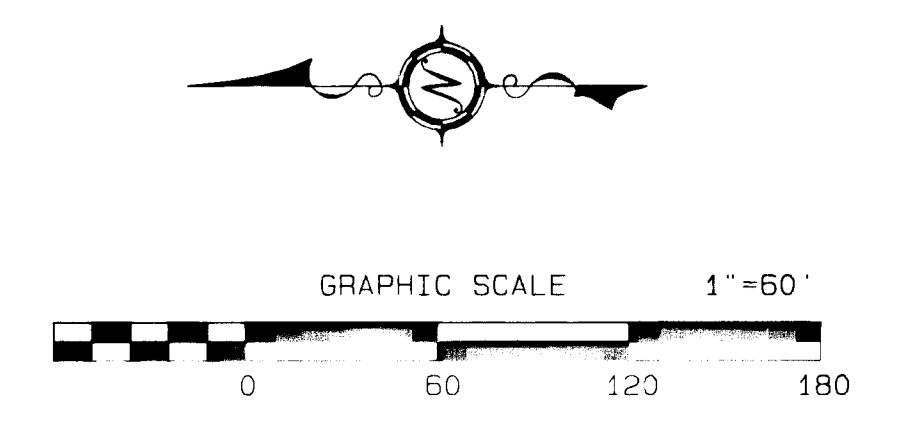
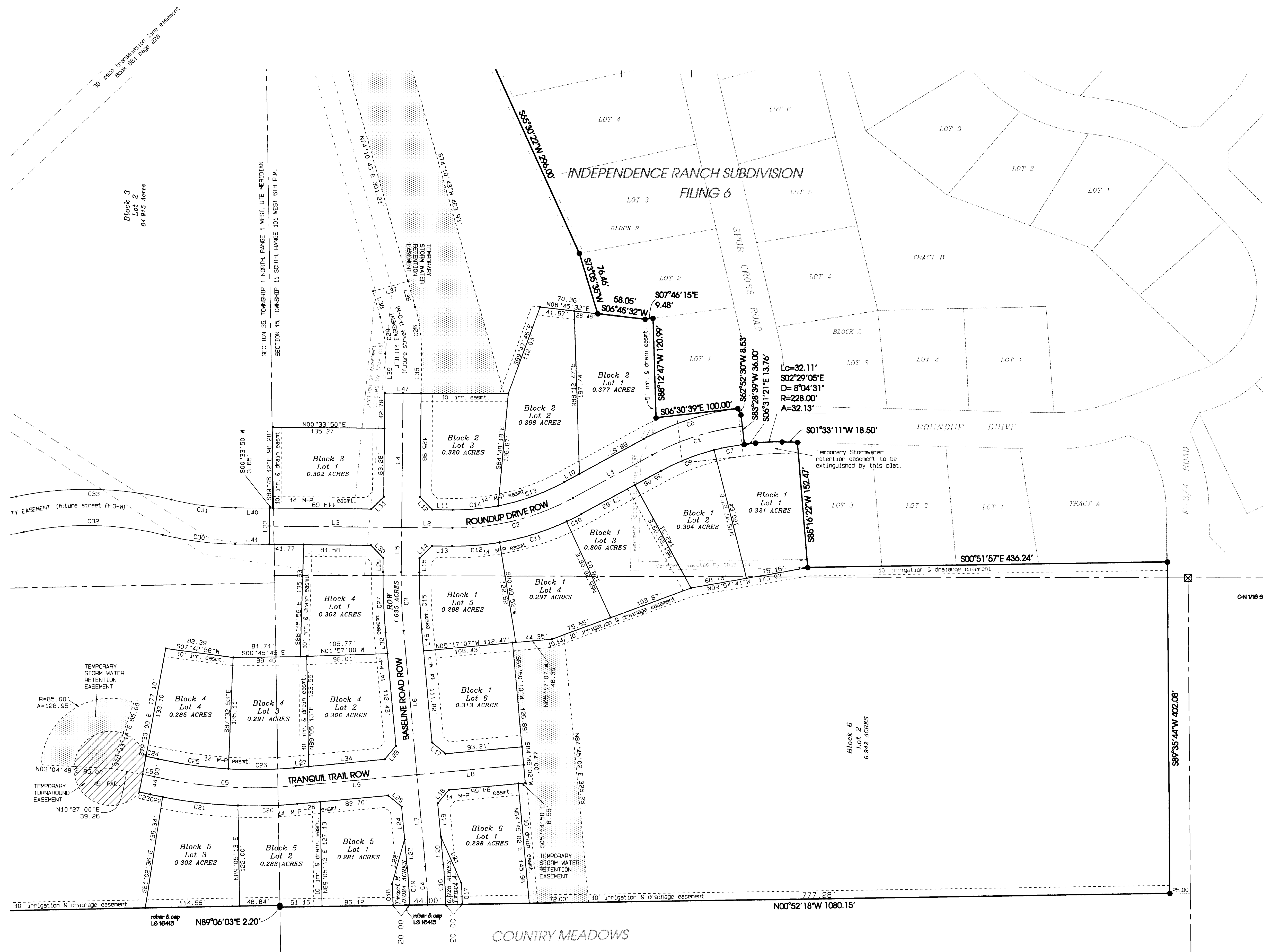
- ⊕ FOUND GLO BRASS CAP
- FOUND CONTROL CORNER AS NOTED
- ⊙ FOUND MESA COUNTY SURVEY MARKER
- ⊕ FOUND MAN-HOLE CALLED FOR AS MONUMENT
- ⊙ FOUND STEEL POST W/TAG PLS 20677
- FOUND/SET #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- ⊕ SET MESA COUNTY SURVEY MARKER IN MONUMENT PLS 18478



**INDEPENDENCE RANCH SUBDIVISION**  
**FILING 7**  
**HANS BRUTSCHE**

SE 1/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.  
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067  
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Drawn: DFS Checked: KST Date: Jul 9, 2001 Sheet 5 of 6

# INDEPENDENCE RANCH SUBDIVISION FILING 7



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.

### LEGEND

- ◆ FOUND G.L.O. 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
- FOUND/SET #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- ⊠ SET MESA COUNTY SURVEY MARKER IN MONUMENT BOX PLS 18478"

*Hans Brutsche*  
7/9/2001

**INDEPENDENCE RANCH SUBDIVISION  
FILING 7  
HANS BRUTSCHE**

SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
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Drawn: DHS Checked: KSI Date: Jul 9, 2001 Sheet 6 of 6

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 herein.