

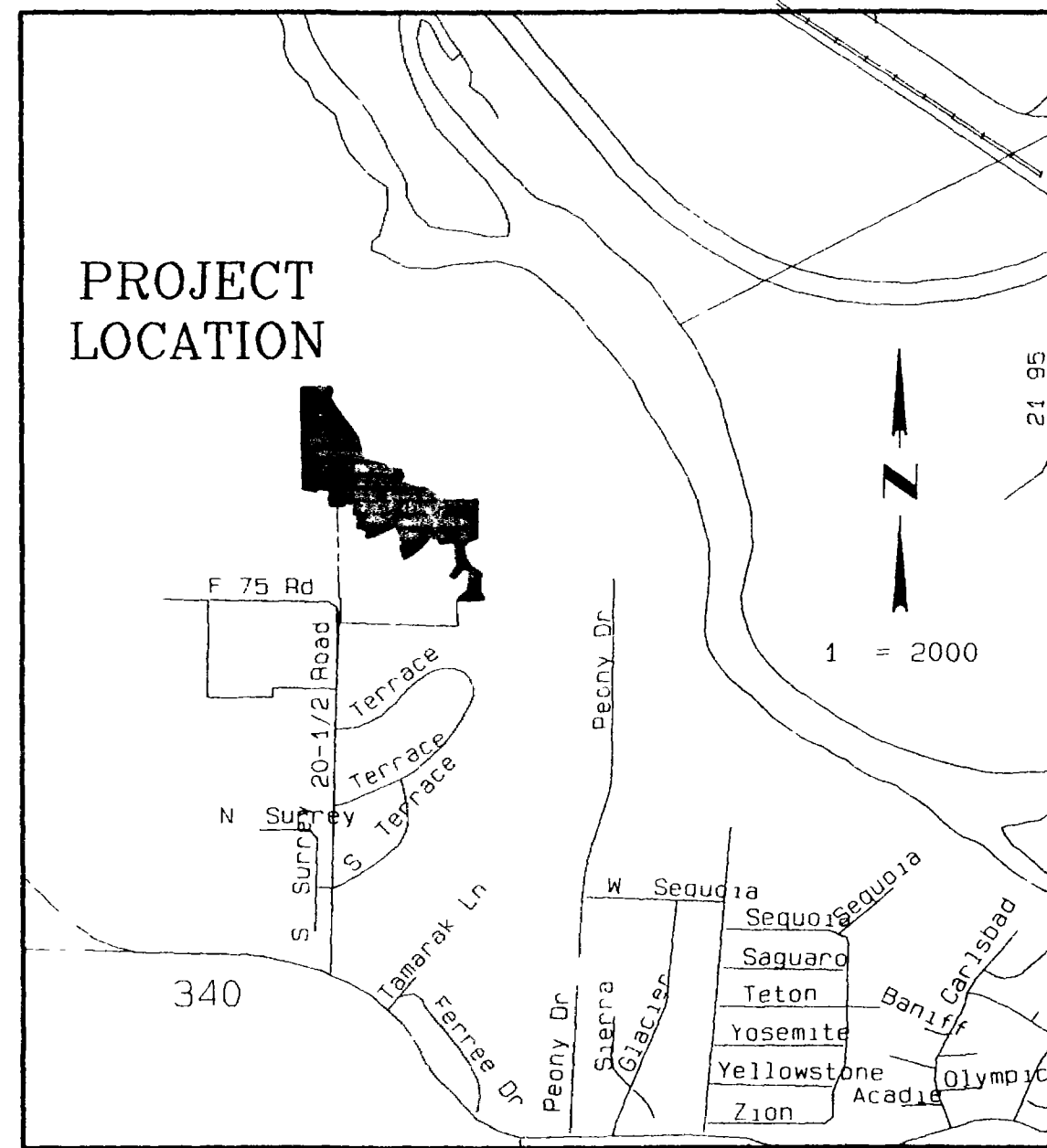
# INDEPENDENCE RANCH SUBDIVISION FILING 8 REPLAT

## A REPLAT OF LOTS 4-7 BLOCK 1, INDEPENDENCE RANCH SUBDIVISION FILING 8

### SECTION 15, T.11S., R.101W., 6th P.M., MESA COUNTY, COLORADO

### SECTION 35, T.1N., R.2 W., UTE P.M.

#### VICINITY MAP



LAND USE SUMMARY		
LOTS	61.243 Acres	100%
TOTAL	61.243 Acres	100%

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.

1 An odor may possibly emanate from the nearby wastewater treatment plant

#### 2 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

#### STATEMENT 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, and the SE1/4 SE1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, described in Book 2931 at Page 104 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 4-7 Block 1, Independence Ranch Subdivision Filing 8, a plat recorded in the Mesa County Clerk and Recorder's office at Reception No 2046433,

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION, FILING 8 REPLAT, 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 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,

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. Deed of conveyance recorded at Book \_\_\_\_\_ Page \_\_\_\_\_

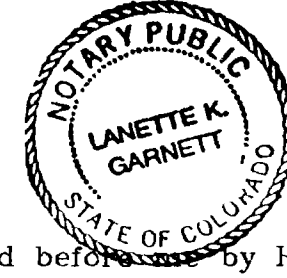
Drainage Easements are to be conveyed by separate instrument to the Independence Ranch Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of drainage ditches, swales and facilities. Deed of conveyance recorded at Book \_\_\_\_\_ Page \_\_\_\_\_

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

Laughing Water LLP,  
 by Branna, Inc. Managing Partner  
 Hans Brutsche, President

State of Colorado )  
 County of Mesa )



This plat was acknowledged before me by Hans E. Brutsche as President of Branna, Inc., Managing Partner of Laughing Waters, LLP on this 6th day of May, A.D. 2002, for the aforementioned purposes.

Notary Public Lnette K. Garnett

My Commission expires 02/17/06

My address is 442 30 Rd. GJ, CO 81504

#### 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 \_\_\_\_\_ o'clock \_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ 2002, and is duly recorded in Plat Book No \_\_\_\_\_ Pages \_\_\_\_\_ as Reception No \_\_\_\_\_ Drawer No \_\_\_\_\_ Fees \_\_\_\_\_

\_\_\_\_\_  
 Clerk and Recorder of Mesa County

#### CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 8 REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 9 day of May, 2002

David A. Kelley  
 City Manager

Cindy Eno Marx  
 Mayor

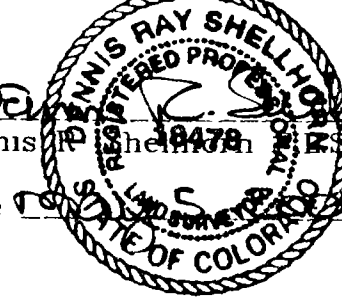
#### DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions as contained in instruments recorded in Book 2384 at Page 47, Book 2483 at Page 355, and Book 2931 at Page 105

#### 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 8 REPLAT 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 May 3, 2002



**INDEPENDENCE RANCH SUBDIVISION**  
**FILING 8 REPLAT**  
**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

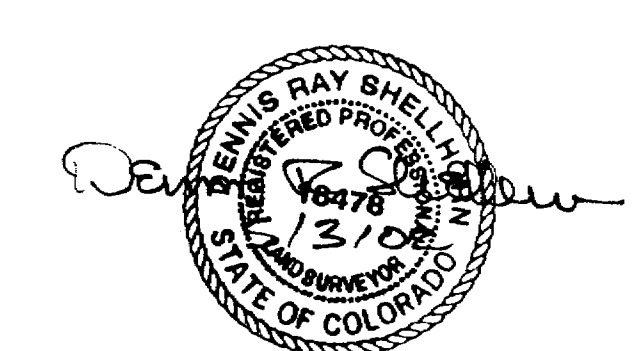
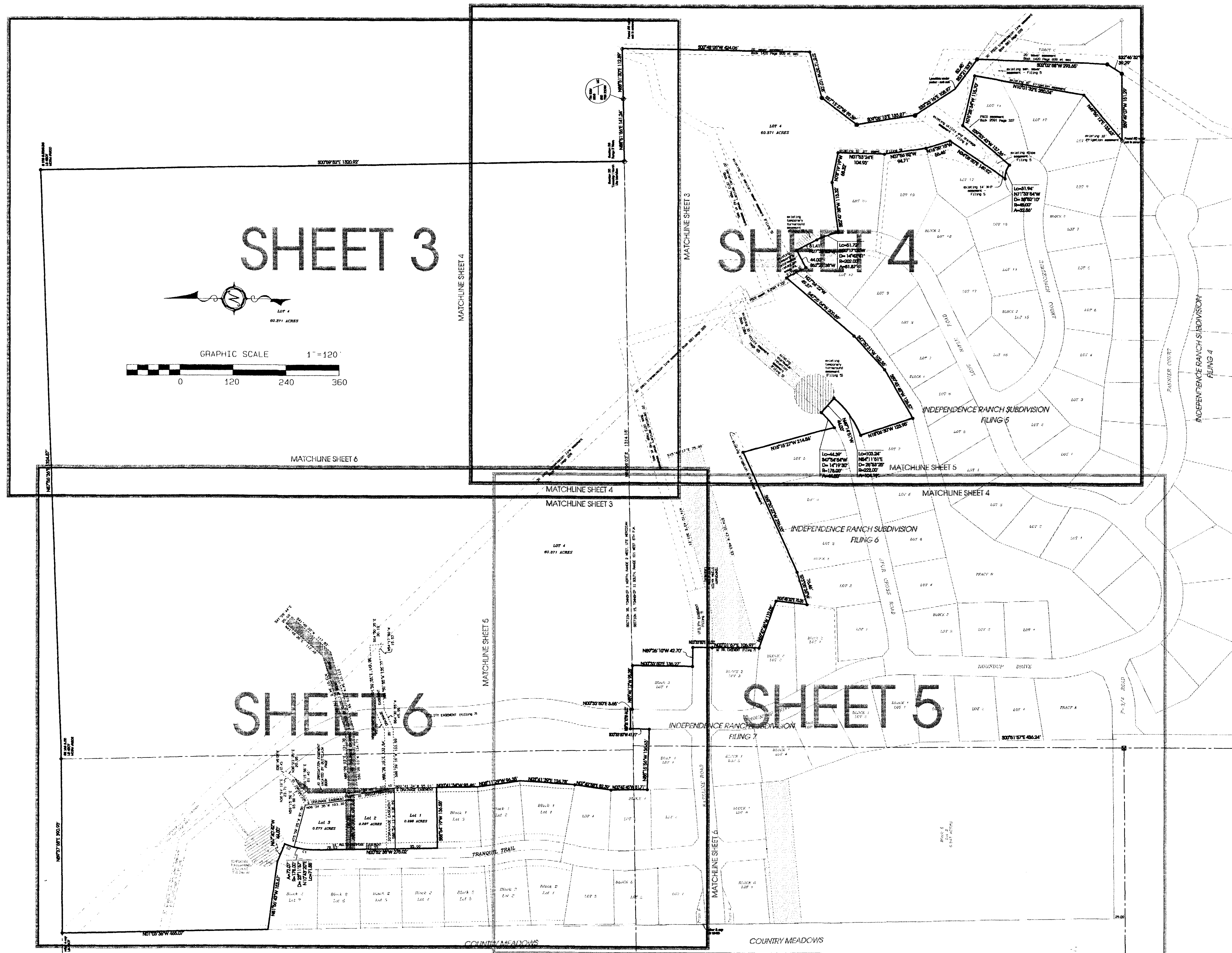
Grand Junction CO 81505 (970) 243-6067

S:\Survey\0296 laugh\011 PHB\PHB REPLAT pro Job No 0296-011

Drawn BKB Checked KST Date May 3, 2002 Sheet 1 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.

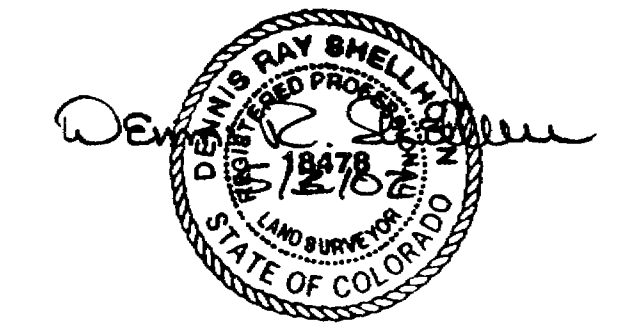
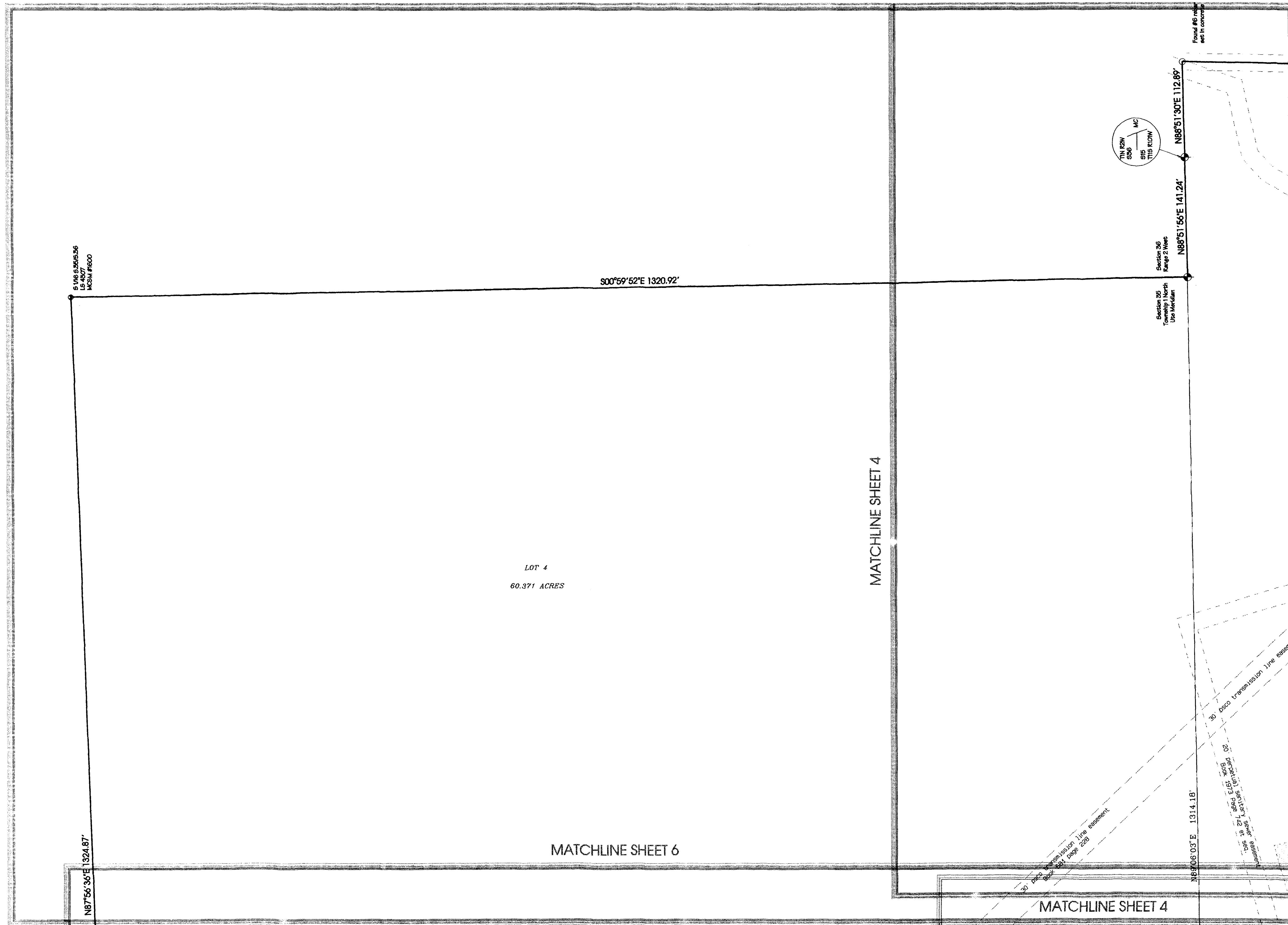
# INDEPENDENCE RANCH SUBDIVISION FILING 8 REPLAT



<b>INDEPENDENCE RANCH SUBDIVISION FILING 8 REPLAT 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\lough\011 Ph8\PH8 REPLAT.pro Job No. 0296-011	
Drawn: BKB	Checked: KST
Date: May 3, 2002	Sheet 2 of 6

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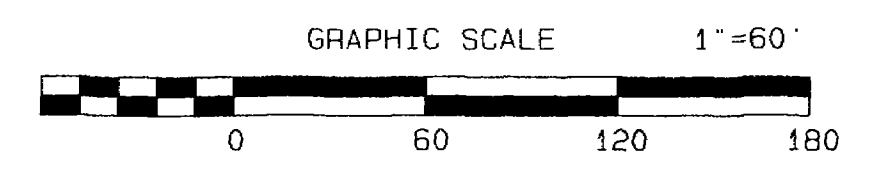
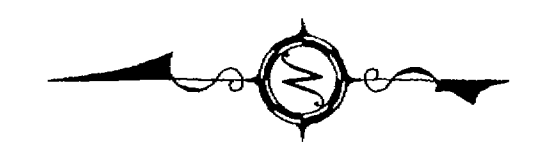
# INDEPENDENCE RANCH SUBDIVISION FILING 8 REPLAT



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

### LEGEND

- ⊕ 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
- 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 8 REPLAT  
HANS BRUTSCHE**

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

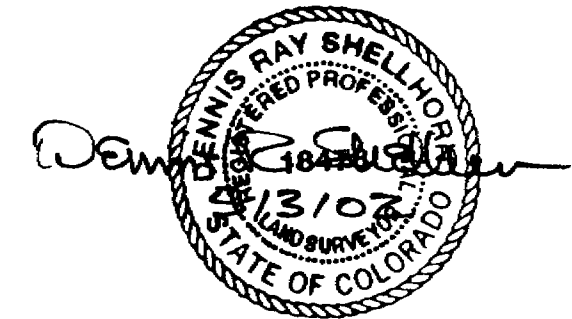
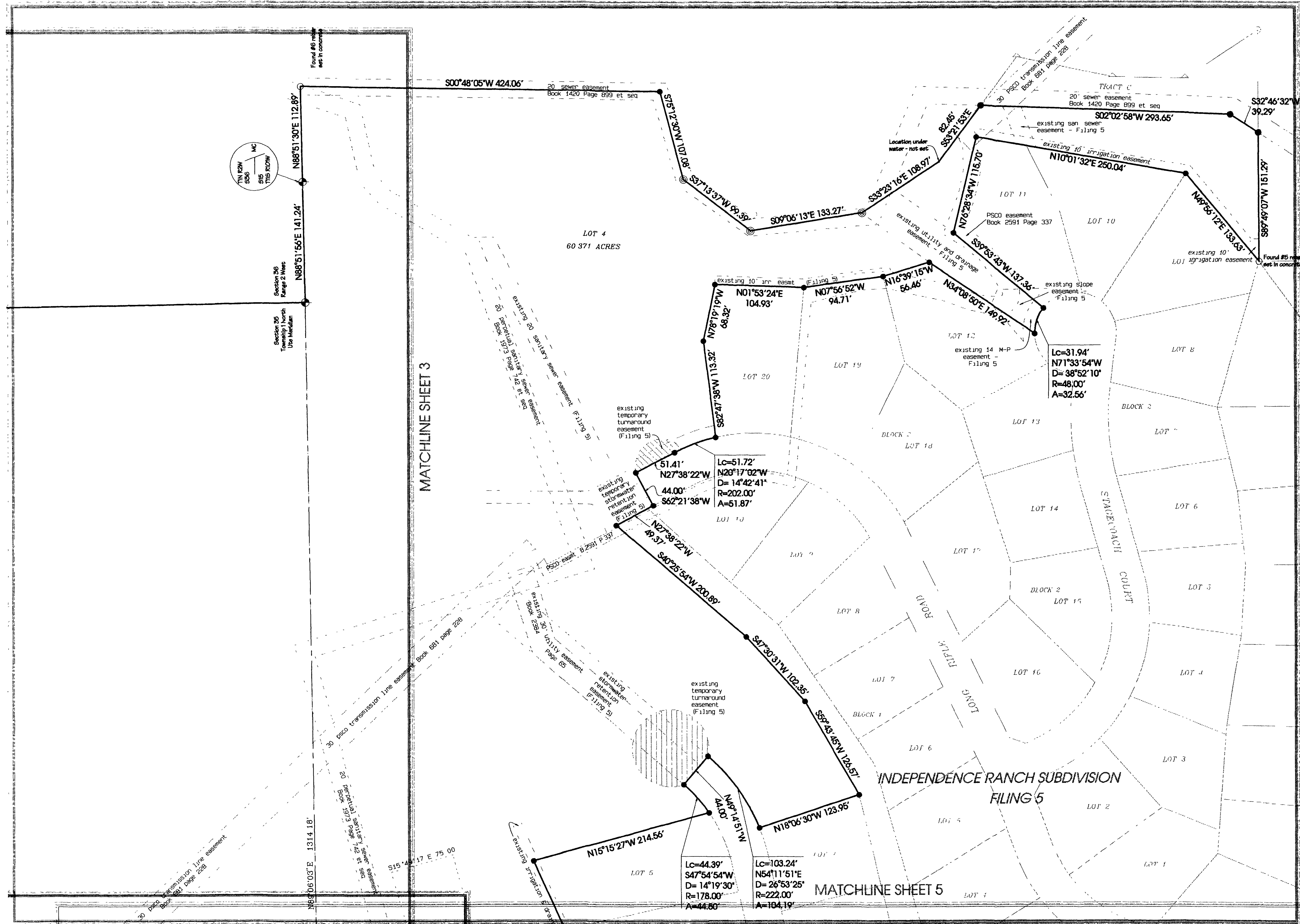
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
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Drawn: BKB Checked: KST Date: May 3, 2002 Sheet 3 of 6

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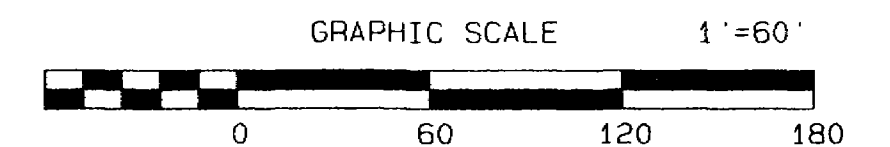
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### LEGEND

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- ⊙ 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"

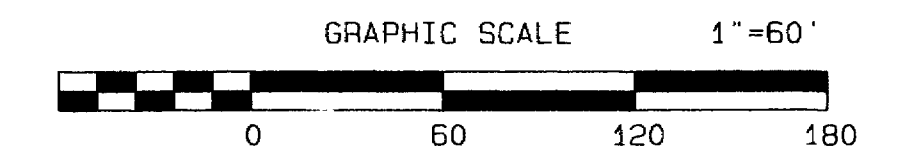
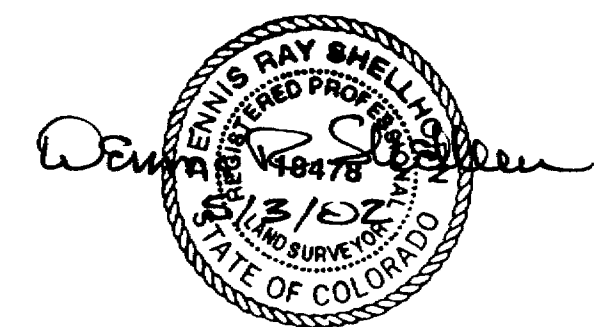
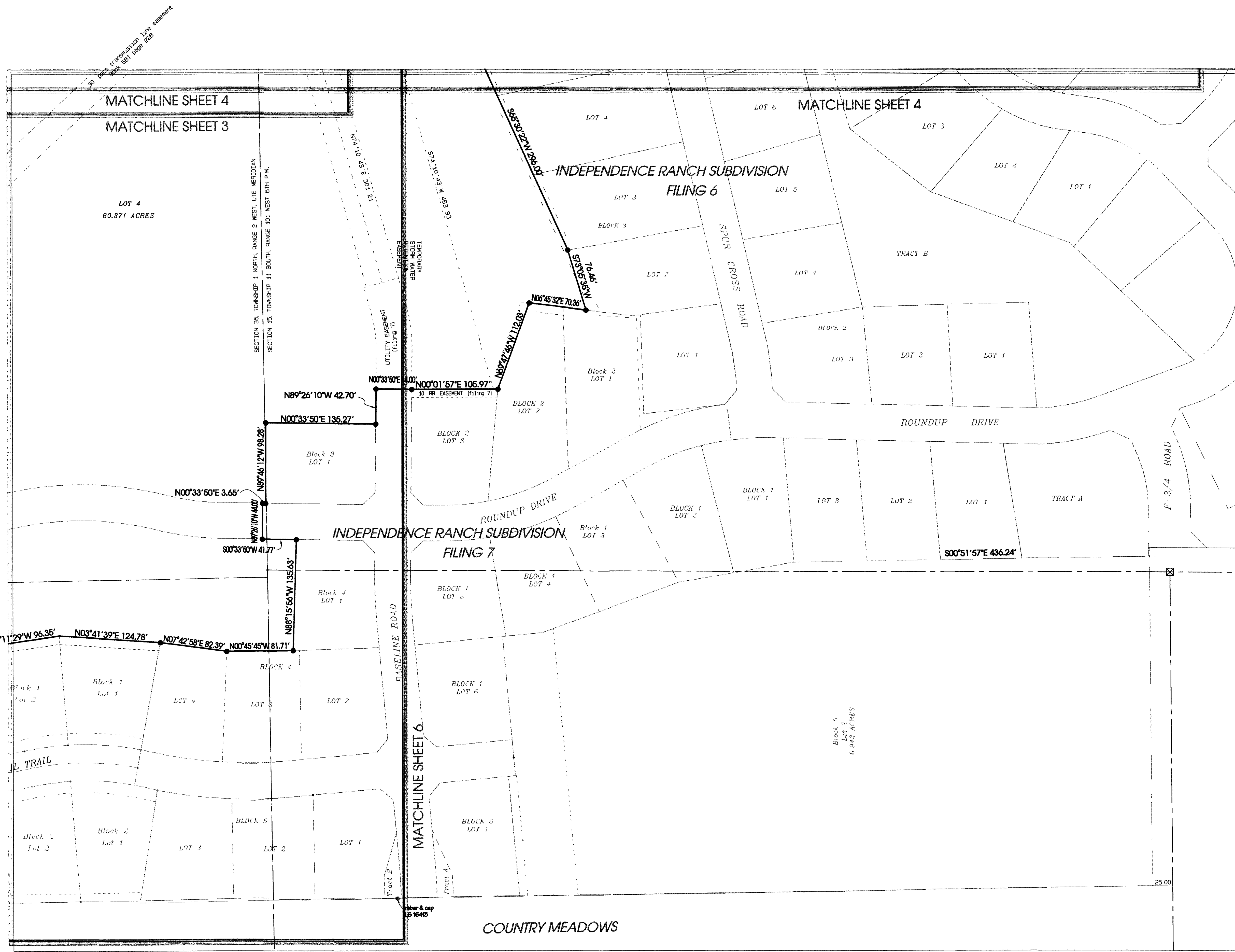


**INDEPENDENCE RANCH SUBDIVISION  
FILING 8 REPLAT  
HANS BRUTSCHE**

SE 1/4 S 35, T 1 N, R 2 W, U.M. & N/2 S 15, T 11 S, R 10 W, 6P M  
**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - # B-210  
 Grand Junction CO 81505 (970) 243-6067  
 S:\Survey\0295 Jaugh\011 PH8\PH8 REPLAT pro Job No 0295-011  
 Drawn: BKB Checked: KST Date: May 3, 2002 Sheet 4 of 6

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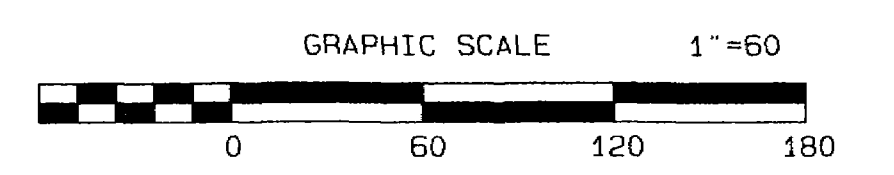
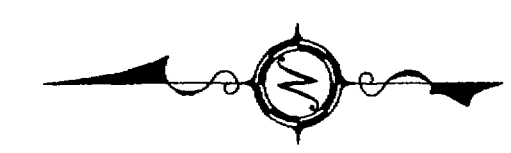
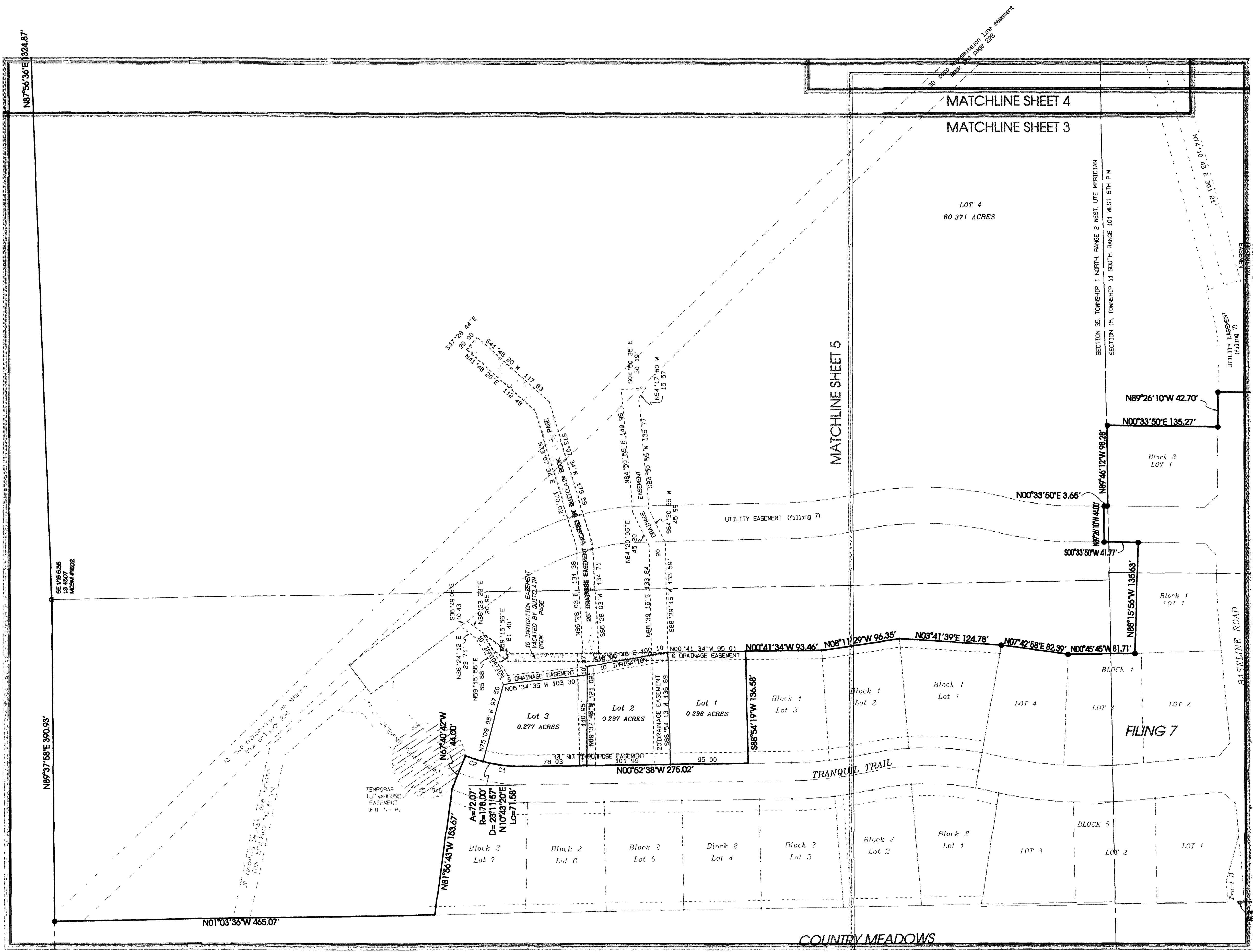
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<b>INDEPENDENCE RANCH SUBDIVISION</b>	
<b>FILING 8 REPLAT</b>	
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SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M	
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# INDEPENDENCE RANCH SUBDIVISION FILING 8 REPLAT

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	49.40'	178.00'	15°54'04"	N07°04'23"E	49.24'
C2	22.67'	178.00'	7°17'53"	N18°40'22"E	22.66'



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**INDEPENDENCE RANCH SUBDIVISION  
FILING 8 REPLAT  
HANS BRUTSCHE**

SE/4 S.35, T.1N, R.2W, U.M. & N/2 S.15, T.11S, R.104W, 6P.M.

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