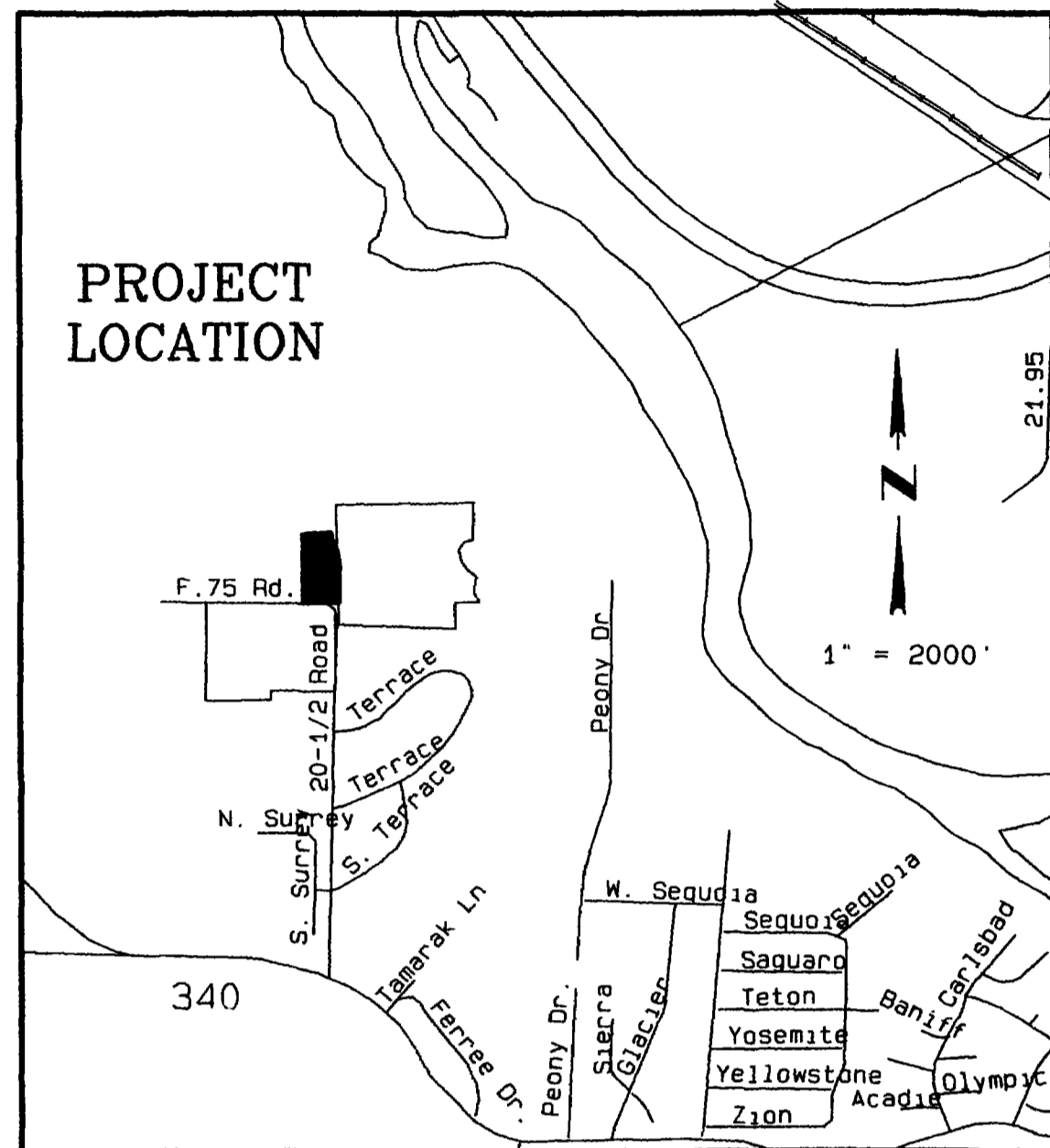


INDEPENDENCE RANCH SUBDIVISION FILING 9

A REPLAT OF LOT 2 BLOCK 6, INDEPENDENCE RANCH SUBDIVISION FILING 7

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

VICINITY MAP



LAND USE SUMMARY		
LOTS	5.979 Acres	86.1%
TRACTS	0.328 Acres	4.7%
STREET R-O-W	0.635 Acres	9.2%
TOTAL	6.942 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'
 For lots adjoining open space tracts:
 Front Yard: 25'
 Side Yard: 15'
 Rear Yard: 25'
 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.
3. Temporary storm water retention easement across Lot 2 Block 6 Independence Ranch Phase 7 vacated by City Council resolution recorded Book _____ Page _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Laughing Waters LLP, is the owner of that 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 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 2 Block 6, Independence Ranch Subdivision Filing 7, a plat recorded in the Mesa County Clerk and Recorder's office at Reception No. 2006386;

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION FILING 9, 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;

All Utility 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.

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 _____.

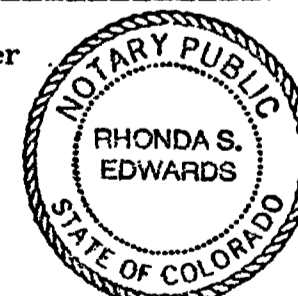
Drainage Easements are to be conveyed by separate instrument to the Independence Ranch Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of drainage ditches, swales and facilities. Deed of conveyance recorded at Book _____ Page _____.

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

State of Colorado }
 County of Mesa }
) ss



This plat was acknowledged before me by Hans E. Brutsche as President of Branna, Inc. on this 17th day of May, A.D., 2002, for the aforementioned purposes.

Notary Public Rhonda S. Edwards

My Commission expires: November 28, 2005

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

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 2:39 o'clock P. M., this 22 day of May, 2002, and is duly recorded in Plat Book No. 19, Pages 17 & 18 as Reception No. 2057662.
 Drawer No. MM-10 Fees 20.00

Clerk and Recorder of Mesa County

CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 9, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 17th day of May, 2002.

Hans Brutsche
 City Manager

Cindy Erso-Marty
 Mayor

DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in 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 9 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.

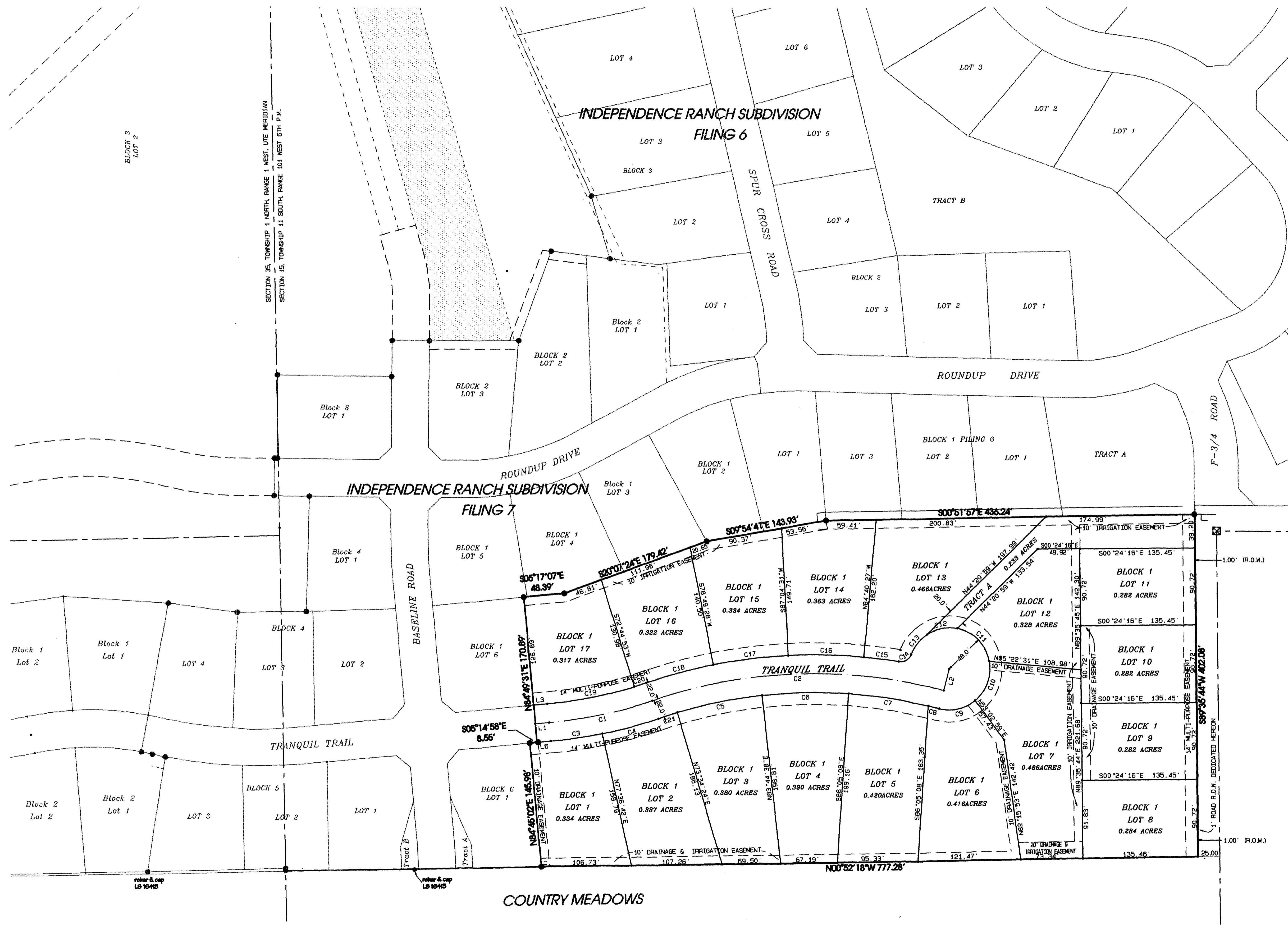
Dennis R. Shellhorn
 Registered Professional Land Surveyor
 No. 18478
 State of Colorado
 Date _____

INDEPENDENCE RANCH SUBDIVISION
FILING 9
HANS BRUTSCHE

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: BKB Checked: DRS Date: May 15, 2002 Sheet 1 of 2

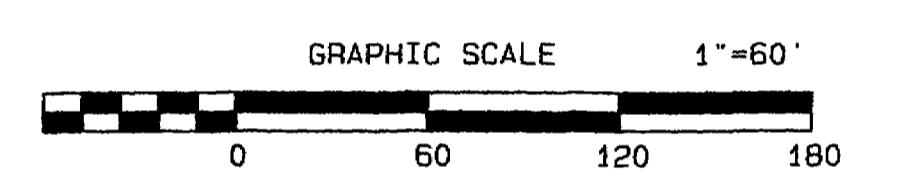
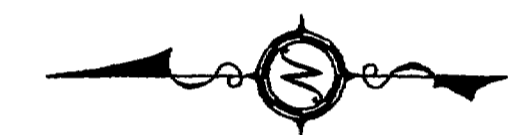
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

INDEPENDENCE RANCH SUBDIVISION FILING 9



LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	16.52			S05°14'58\"E	
C1	125.46	532.94	13°29'47\"	N11°59'36\"W	125.17
C2	250.91	600.00	33°25'23\"	N02°01'33\"W	345.06
L2	26.00			S75°18'51\"E	
C3	61.73	554.94	6°22'24\"	S08°26'10\"E	61.70
C4	68.91	554.94	7°06'52\"	N45°10'48\"W	68.86
C5	102.60	578.00	10°10'14\"	N41°20'29\"W	102.47
C6	102.60	578.00	10°10'14\"	N01°10'15\"W	102.47
C7	95.43	578.00	9°27'36\"	N08°38'40\"E	95.32
C8	13.23	578.00	1°18'40\"	N14°01'49\"E	13.23
C9	45.02	48.00	53°44'28\"	N42°11'05\"W	43.39
C10	51.43	48.00	61°23'45\"	N69°45'11\"W	49.01
C11	57.30	48.00	69°23'35\"	S45°21'09\"W	53.96
C12	37.63	48.00	44°55'23\"	S11°18'20\"E	36.68
C13	29.68	48.00	35°25'36\"	S51°23'00\"E	29.21
C14	18.46	13.50	78°21'48\"	S30°01'03\"E	17.06
C15	41.67	622.00	3°50'18\"	S07°14'42\"W	41.66
C16	89.57	622.00	8°15'02\"	S01°42'02\"W	89.49
C17	89.57	622.00	8°15'02\"	S07°03'01\"E	89.49
C18	82.09	622.00	7°33'42\"	S14°57'23\"E	82.03
C19	105.30	510.94	11°48'28\"	S11°09'12\"E	105.11
L3	16.50			N05°14'58\"W	
L6	16.57			S05°14'58\"E	
C20	14.98	510.94	1°40'48\"	S17°53'50\"E	14.98
C21	23.31	578.00	2°18'38\"	N17°34'55\"W	23.31



BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK 1, INDEPENDENCE RANCH SUBDIVISION FILING 6 (N00°51'57\"W) MONUMENTED WITH #5 REBARS WITH ALUMINUM CAPS "THOMPSON-LANGFORD CORP PLS 18478".

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 9
HANS BRUTSCHE**

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\012 Ph9\PH9.pro Job No. 0296-012
Drawn: BKB Checked: DRS Date: May 15, 2002 Sheet 2 of 2

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