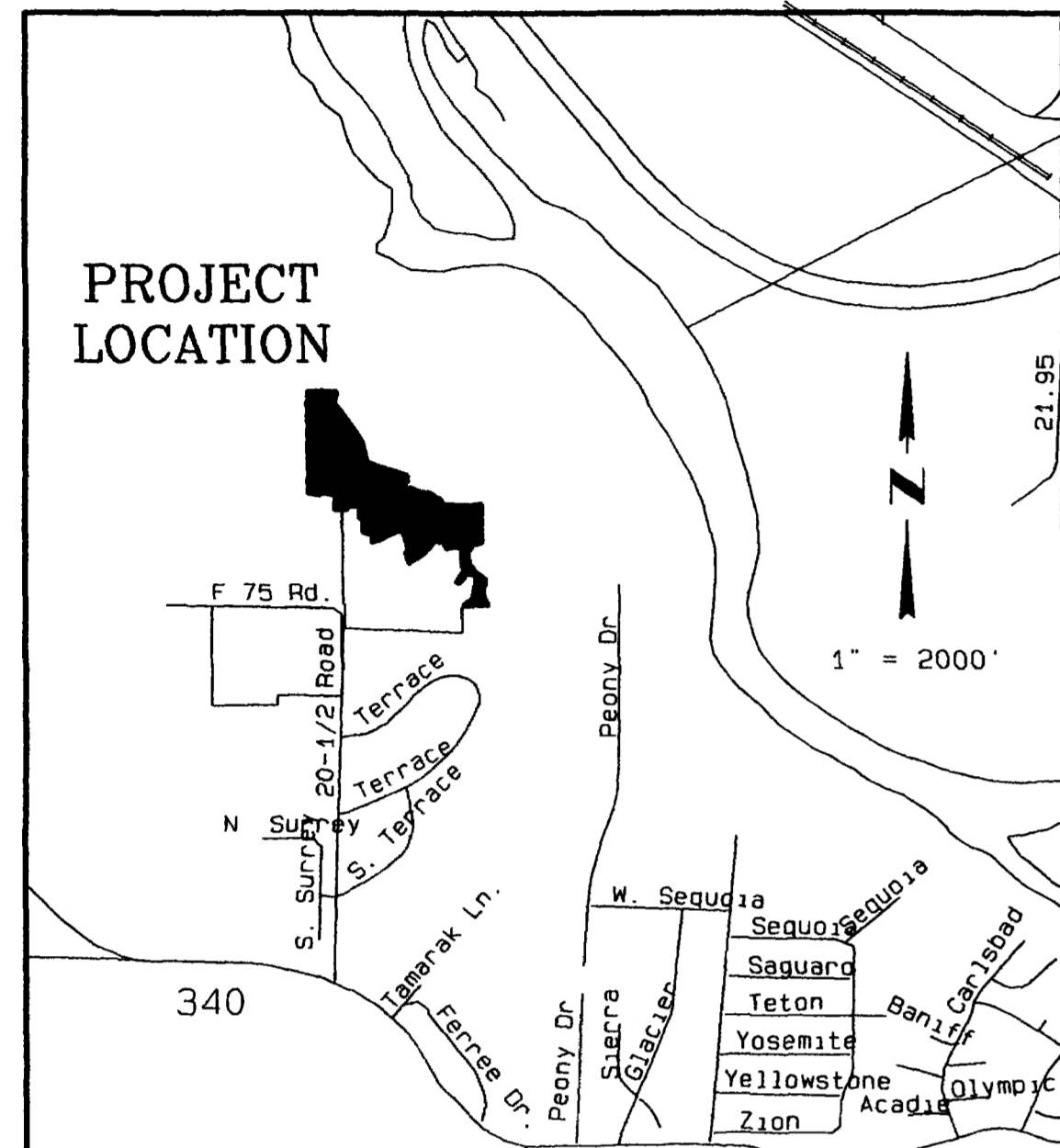


# INDEPENDENCE RANCH SUBDIVISION FILING 8

## A REPLAT OF LOT 2 BLOCK 3, INDEPENDENCE RANCH SUBDIVISION FILING 7

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

#### VICINITY MAP



LAND USE SUMMARY		
LOTS	3.987 Acres	6.14%
FUTURE DEVELOPMENT	60.282 Acres	92.86%
STREET R-O-W	0.646 Acres	1.00%
<b>TOTAL</b>	<b>64.915 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.

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, 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 3, 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 8, 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.

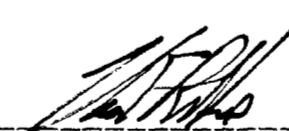
The Temporary Turnaround Easement is hereby dedicated to the City of Grand Junction for the use of the public until such time as Tranquil Trail is extended and construction is completed beyond the limits as shown hereon.

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 \_\_\_\_\_.

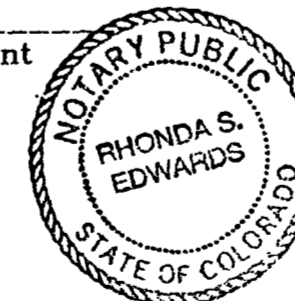
Drainage Easements are to be conveyed by separate instrument to the Independence Ranch Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of drainage ditches, swales and facilities. Deed of conveyance recorded at Book \_\_\_\_\_ Page \_\_\_\_\_.

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 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 4th day of March, A.D., 2001, for the aforementioned purposes.

Notary Public Rhonda S. Edwards

My Commission expires: November 28, 2005

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

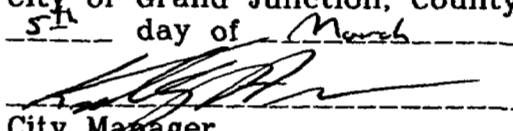
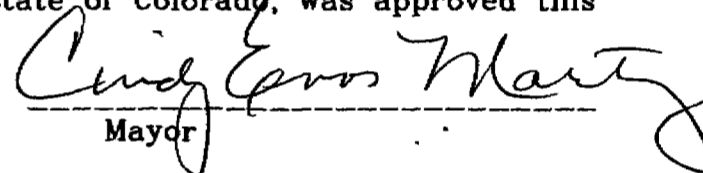
#### COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:17 o'clock P. M., this 19th day of March, 2001, and is duly recorded in Plat Book No. 18, Pages 366-371 as Reception No. 2046433, Drawer No. LL-117 Fees \$60.00

Clerk and Recorder of Mesa County

#### CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 8, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 17th day of March, 2001.

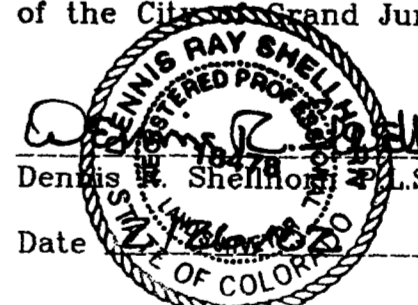
 City Manager  
 Mayor

#### 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:

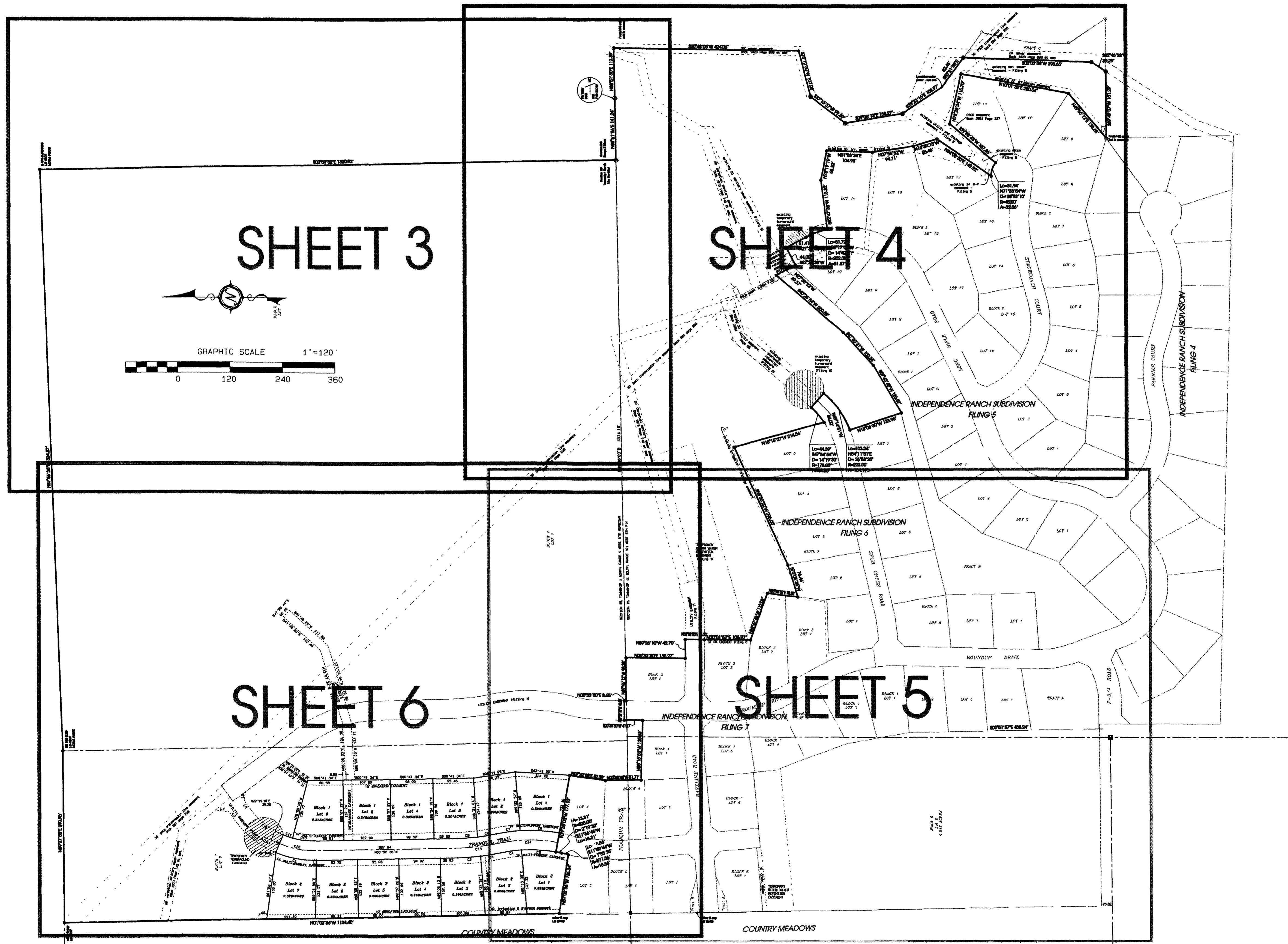
I, Dennis R. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of INDEPENDENCE RANCH SUBDIVISION FILING 8 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information 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, S.L.S. 18478  
 Date \_\_\_\_\_

<b>INDEPENDENCE RANCH SUBDIVISION</b>	
<b>FILING 8</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\011 PH8\PH8.pro	Job No. 0296-011
Drawn: BKB	Checked: KST
Date: Feb 26, 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 hereon.

# INDEPENDENCE RANCH SUBDIVISION FILING 8

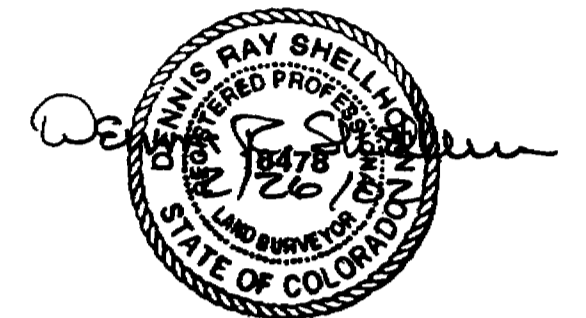
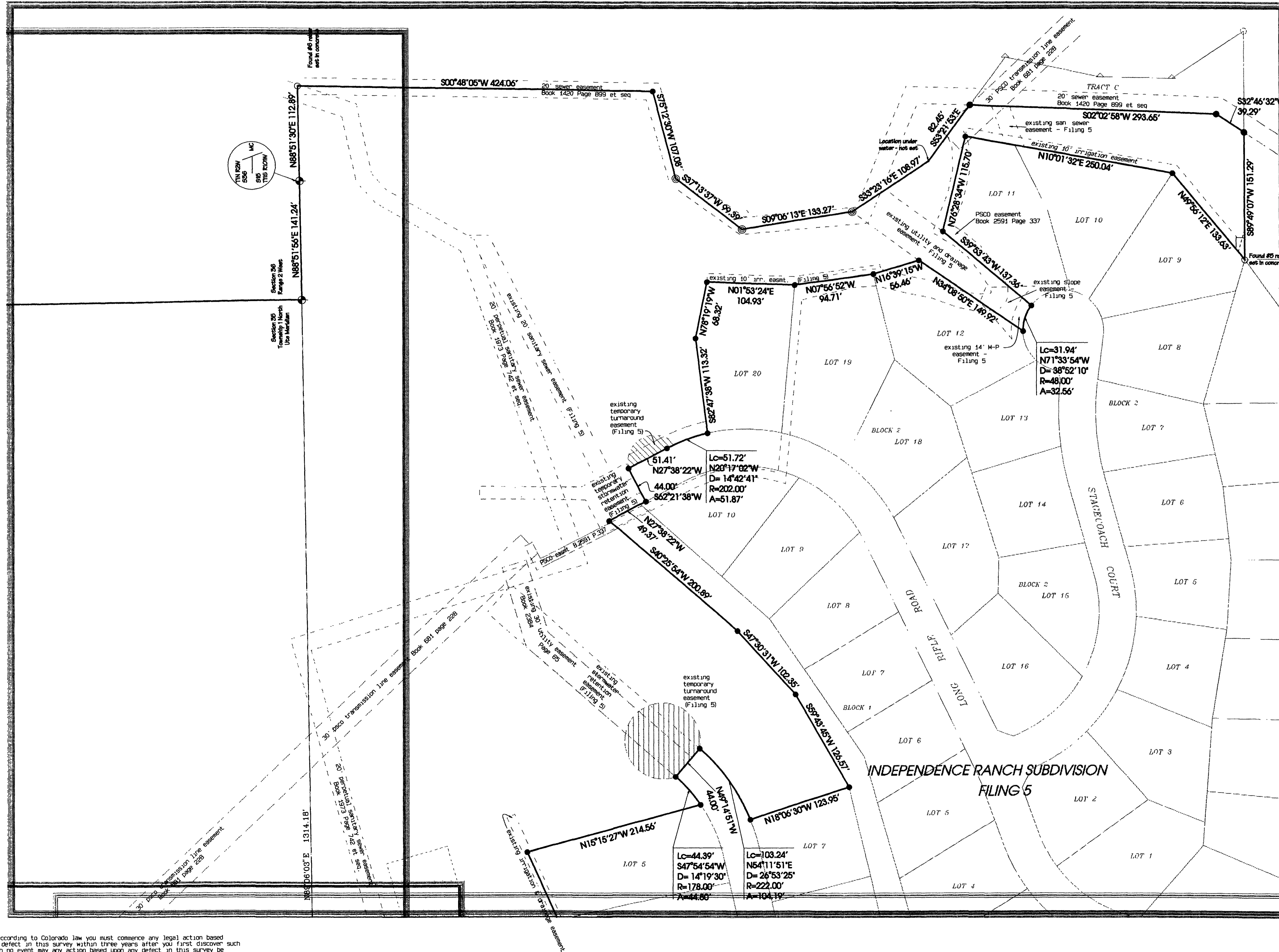


<b>INDEPENDENCE RANCH SUBDIVISION</b>	
<b>FILING 8</b>	
<b>HANS BRUTSCHE</b>	
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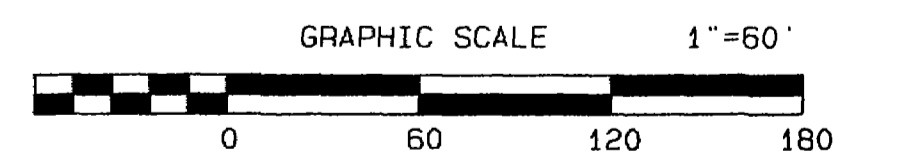
# INDEPENDENCE RANCH SUBDIVISION FILING 8



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 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"



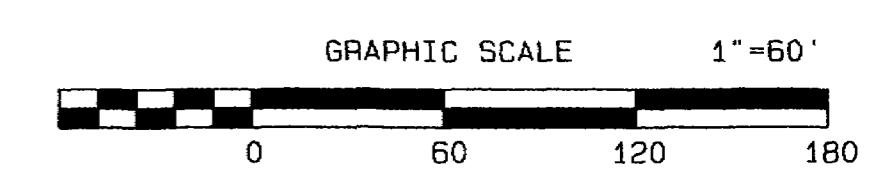
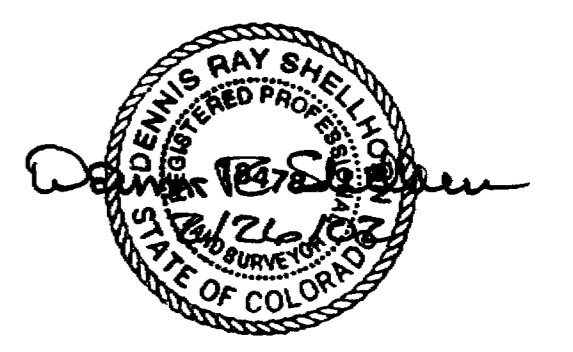
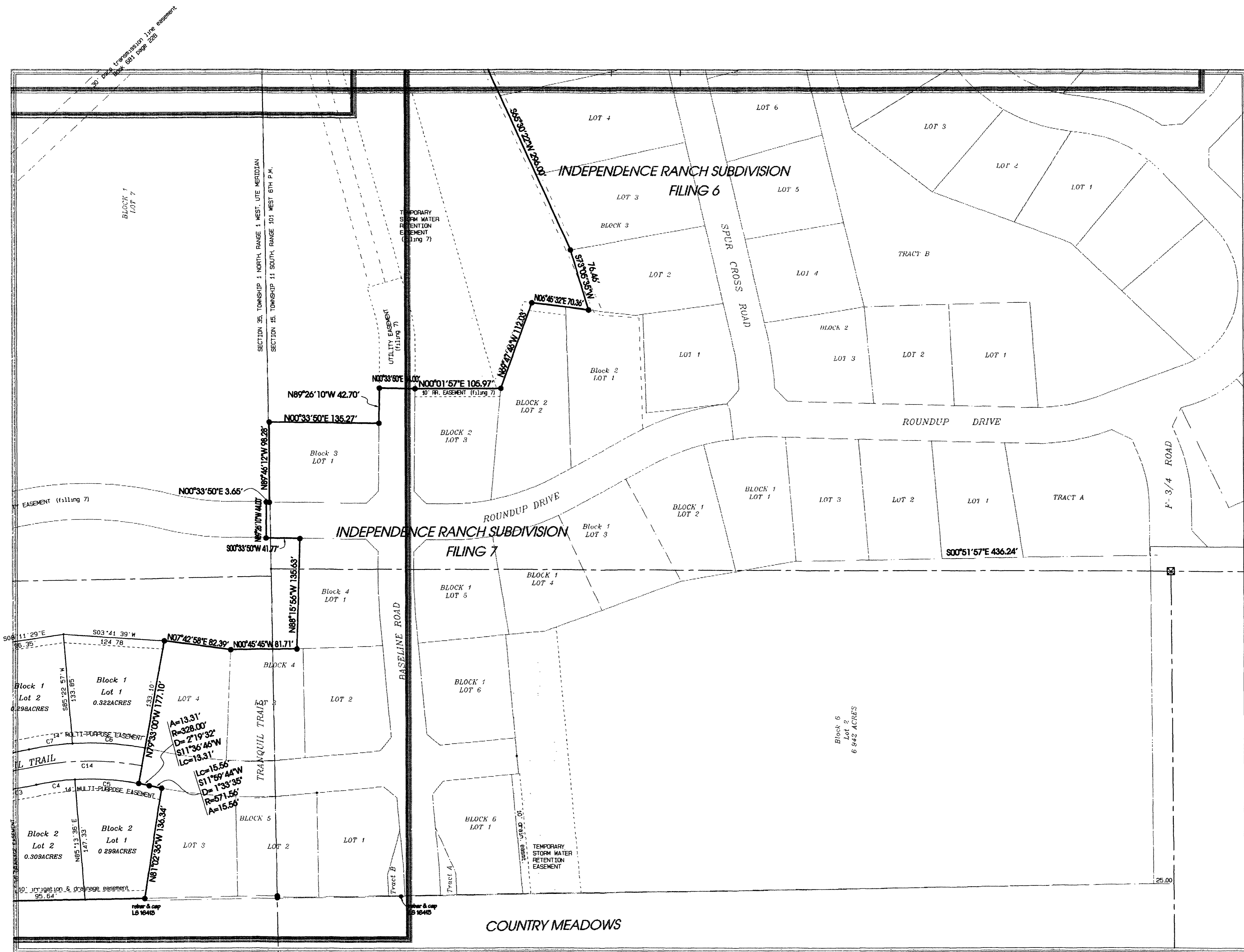
**INDEPENDENCE RANCH SUBDIVISION FILING 8**  
**HANS BRUTSCHE**

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

**THOMPSON-LANGFORD CORPORATION**  
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S:\Survey\0296 Laugh\011 PhB\PHB.pro Job No. 0296-011  
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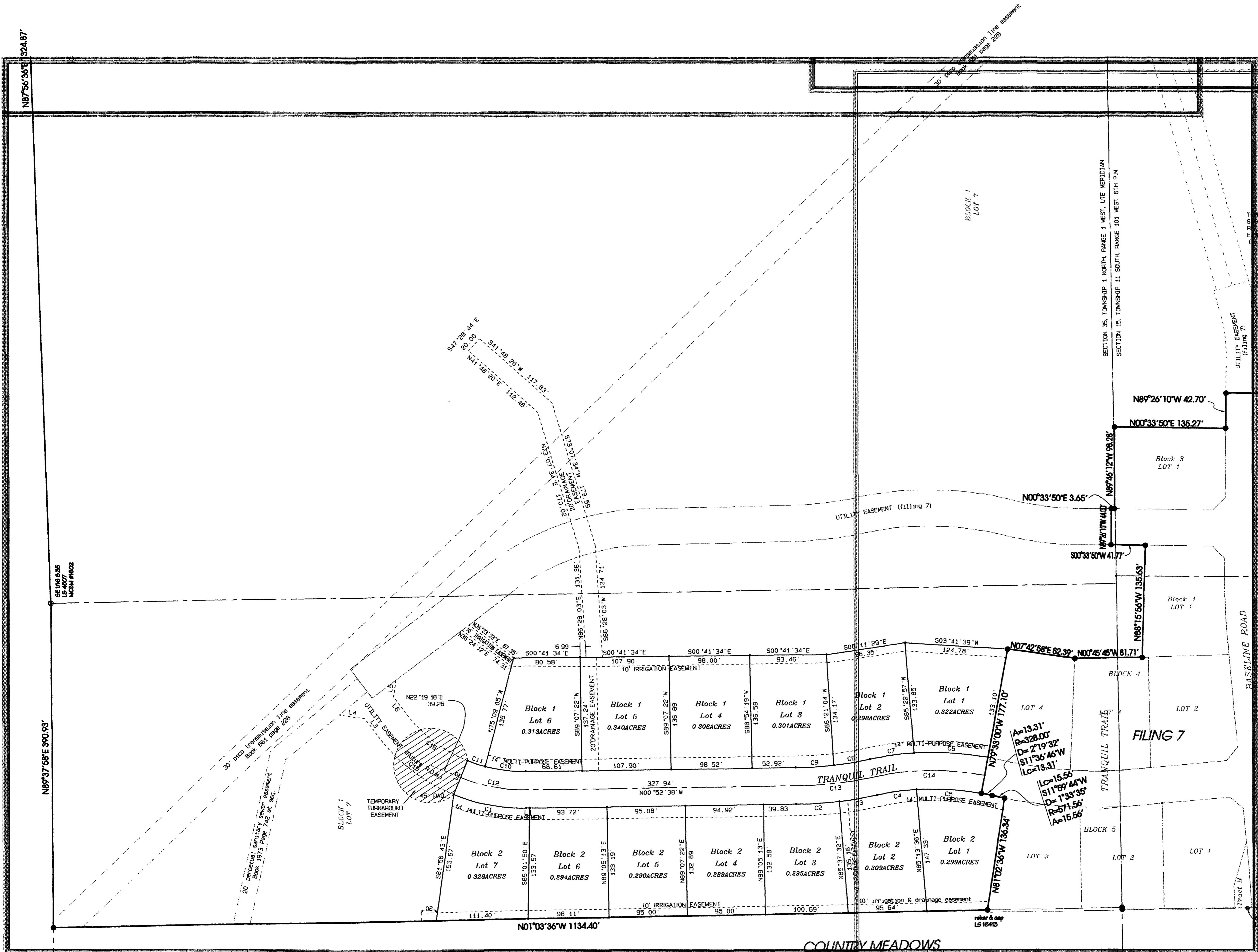
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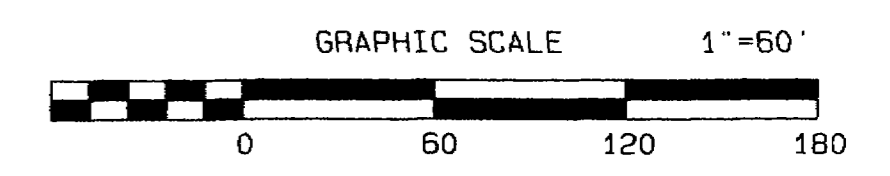
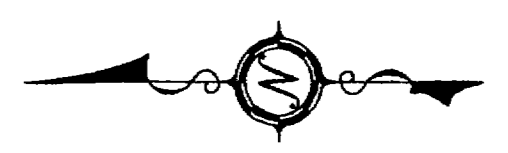
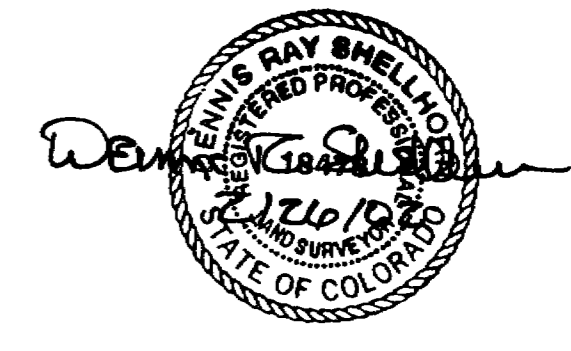
<b>INDEPENDENCE RANCH SUBDIVISION FILING 8 HANS BRUTSCHE</b>	
SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.	
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# INDEPENDENCE RANCH SUBDIVISION FILING 8



LINE/CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	89.89'	222.00'	23°11'57"	N10°43'20"E	89.27'
L1				S00°52'38"E	4.39'
C2	52.78'	522.00'	5°47'37"	N03°46'27"W	52.76'
C3	46.55'	522.00'	5°06'32"	N09°13'32"E	46.53'
C4	48.21'	328.00'	8°25'19"	N07°34'08"W	48.17'
C5	79.05'	328.00'	13°48'29"	N03°32'45"E	78.86'
C6	89.99'	372.00'	13°51'39"	S03°31'10"W	89.77'
C7	54.34'	372.00'	8°22'08"	S07°35'44"E	54.29'
C8	44.37'	478.00'	5°19'06"	S09°07'15"E	44.35'
C9	46.59'	478.00'	5°26'03"	S03°40'10"E	46.57'
C10	49.40'	178.00'	15°54'04"	S07°04'23"W	49.24'
C11	22.67'	178.00'	7°17'53"	S18°40'22"W	22.66'
L2				N67°40'42"W	44.00'
C12	80.98'	200.00'	23°11'57"	S10°43'20"W	80.43'
C13	95.14'	500.00'	10°54'09"	N06°19'43"W	95.00'
C14	135.79'	350.00'	22°13'47"	N00°39'54"W	134.94'
C15	119.57'	222.00'	30°51'37"	S37°45'06"W	118.13'
L3				N53°10'55"E	24.59'
L4				N08°10'55"E	30.69'
L5				N61°49'05"W	19.57'
L6				S53°10'55"W	24.59'
C16	93.87'	178.00'	30°12'52"	N37°21'30"E	92.78'



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

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