

INDEPENDENCE HEIGHTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Just Companies, Inc. is the owner of that real property in the West Half of Section 15, T11S, R101W, 6th PM, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 3156, Page 233.)

Commencing at the Northeast corner of the SW1/4 of said Section 15, whence the Northeast corner of the SE1/4 NW1/4 of said Section 15 bears North 00 degrees 58 minutes 57 seconds East, a distance of 1318.62 feet; thence, along the East line of the NW1/4 of said Section 15, North 00 degrees 58 minutes 57 seconds East, a distance of 351.00 feet to the POINT OF BEGINNING; thence South 63 degrees 27 minutes 56 seconds West, a distance of 799.99 feet; thence South 49 degrees 53 minutes 30 seconds West, a distance of 803.55 feet, to a point on the West line of the NE1/4 SW1/4 of said Section 15; thence, along the said West line of the NE1/4 SW1/4, North 01 degrees 06 minutes 50 seconds East, a distance of 536.61 feet, to the Northwest corner of the NE1/4 SW1/4 of said Section 15; thence, along the West line of the SE1/4 NW1/4 of said Section 15, North 00 degrees 42 minutes 51 seconds East, a distance of 220.70 feet, to the Southwest corner of Independence Ranch Subdivision, Filing No. Three, as recorded in Plat Book 16, Pages 159-160; thence, along the South line of said Independence Ranch Subdivision, Filing No. Three, the following three (3) courses: (1) South 89 degrees 54 minutes 48 seconds East, a distance of 698.81 feet; (2) North 00 degrees 07 minutes 03 seconds East, a distance of 239.87 feet; (3) South 89 degrees 54 minutes 35 seconds East, a distance of 619.88 feet to a point on the East line of SE1/4 NW1/4 of said Section 15; thence, along said East line of SE1/4 NW1/4 of said Section 15, South 00 degrees 58 minutes 57 seconds West, a distance of 119.99 feet to the POINT OF BEGINNING.

Said parcel containing an area of 11.283 Acres more or less, as surveyed.

That said owner has by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as INDEPENDENCE HEIGHTS, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Multipurpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage & Irrigation Easements to the INDEPENDENCE HEIGHTS Homeowners Association, hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book 3182 Page 607.

Tract A is dedicated to the INDEPENDENCE HEIGHTS Homeowners Association, hereby platted as perpetual easements for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of storm water; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 3182, Page 607 subject to further conditions and restrictions as may be set forth in that instrument.

Tract B is dedicated to the INDEPENDENCE HEIGHTS Homeowner's Association as a perpetual easement for the purposes of said Association, but not limited to: signage, landscaping, mailboxes, the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground, the maintenance and repair of irrigation systems, the use of the City and any service provider, for the installation, operation, maintenance, and repair of public utilities. Deed of conveyance recorded at Book 3182, Page 607 subject to further conditions and restrictions as may be set forth in that instrument.

Tract C is dedicated to the INDEPENDENCE HEIGHTS Homeowners Association for the use of the public forever, purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair irrigation water transmission and/or drainage facilities. Deed of conveyance recorded at Book 3182, Page 607 subject to further conditions and restrictions as may be set forth in that instrument.

All Ingress/Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 3182, Page 607 subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/Easements include the right of ingress and egress on, along, over, under, 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 & Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or 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, Just Companies, Inc., has caused their name to be hereunto subscribed this 9th day of October, A.D. 2002.

by: *Edna J. ...*
for Just Companies, Inc.

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of INDEPENDENCE HEIGHTS, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified OCTOBER 15, 2002

NOTARY PUBLIC'S CERTIFICATE

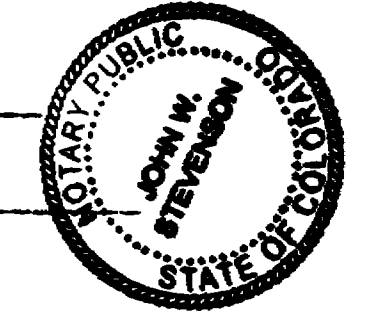
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ed Lanhart for Just Companies, Inc., this 9th day of October, A.D., 2002.

Witness my hand and official seal:

Notary Public

My Commission Expires 10-3-05



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of INDEPENDENCE HEIGHTS Subdivision. Signed this 9th day of October, 2002.

by: *Cathy Davis, President*
for: *Grand Valley National Bank*

NOTARY PUBLIC CERTIFICATION

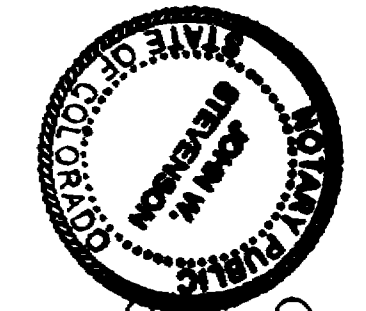
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by *Cathy Davis* this 9th day of October, A.D., 2002.

Witness my hand and official seal:

Notary Public

My Commission Expires 10-3-05



GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3182, Page 607, Mesa County Records.

Basis of bearings assume the East line of the NW1/4 of Section 15 to bear North 00 degrees 58 minutes 57 seconds East, a distance of 1318.62 feet. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Meridian Land Title, Policy No. 57026, Dated 6/25/02.

Deed recorded at Book 2244, Pages 357 and 358 of the Mesa County records does not close by 16± feet and does not hold to existing Section lines and subdivision boundaries, therefore causes discrepancies between deed courses and measured courses.

CITY OF GRAND JUNCTION APPROVAL

This plat of INDEPENDENCE HEIGHTS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 18th day of October, A.D., 2002.

City Manager: *...*

President of City Council: *Cindy Evans-Marty*

CLERK AND RECORDER'S CERTIFICATE

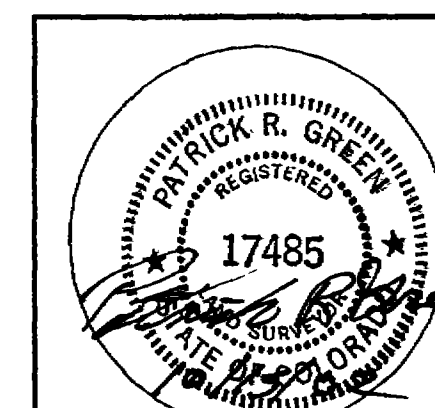
STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:17 o'clock P.M., October 21, A.D., 2002, and was duly recorded in Plat Book 19,

Page No. 142143 Reception No. 2082739 Drawer No. MM-91 Fees: \$20.00

Clerk and Recorder

By: _____
Deputy

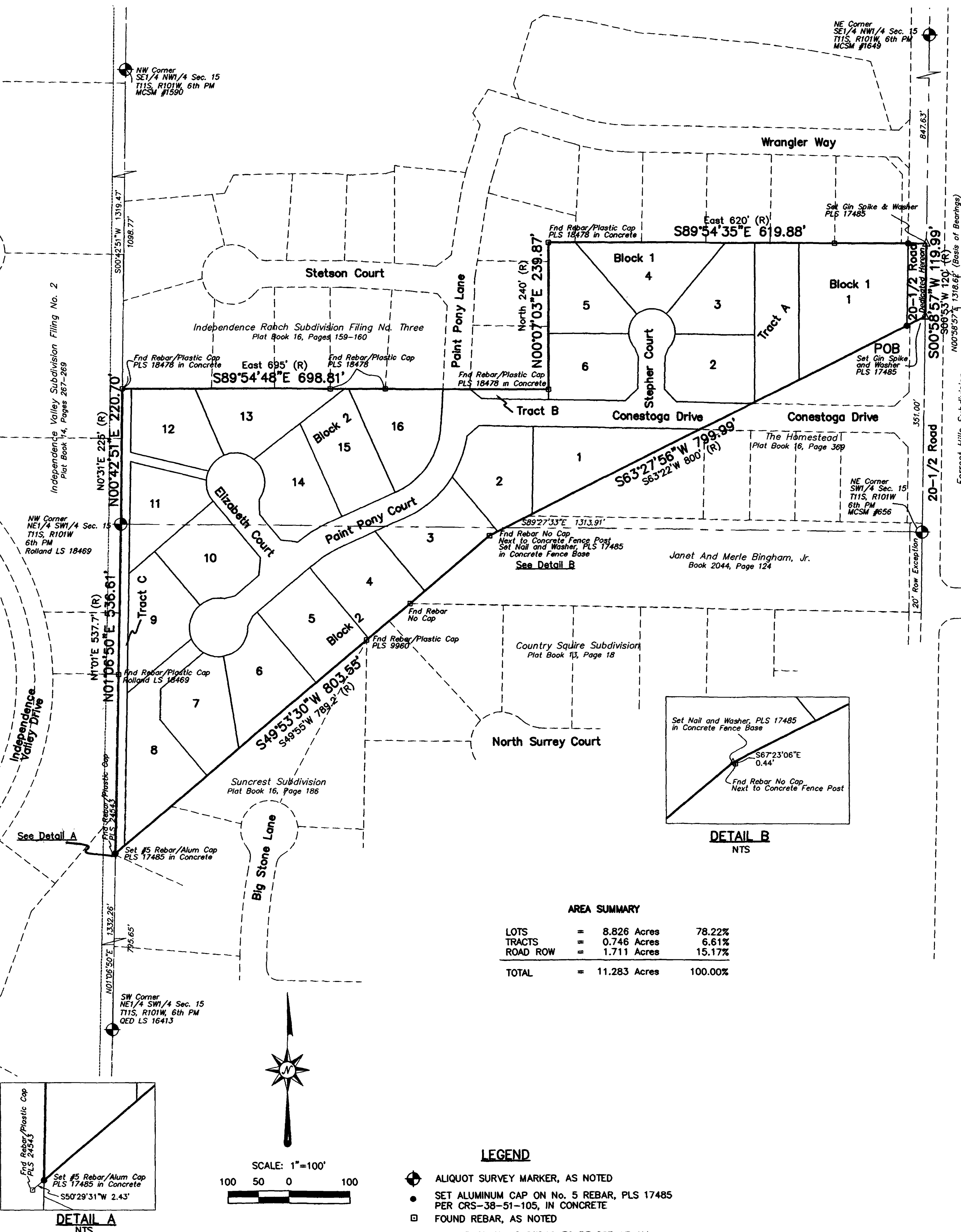


INDEPENDENCE HEIGHTS
West Half of Section 15
T11S, R101W, 6th PM
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

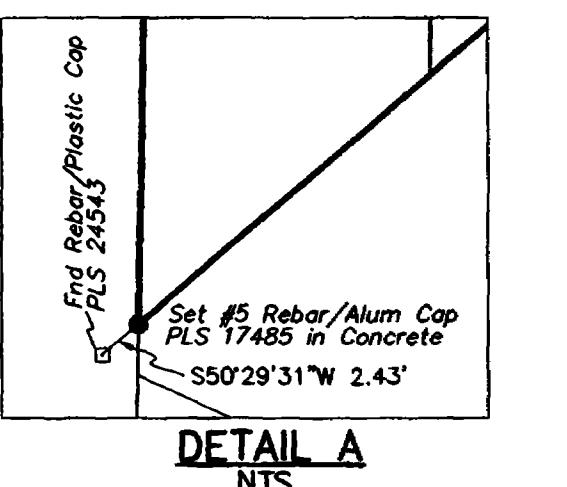
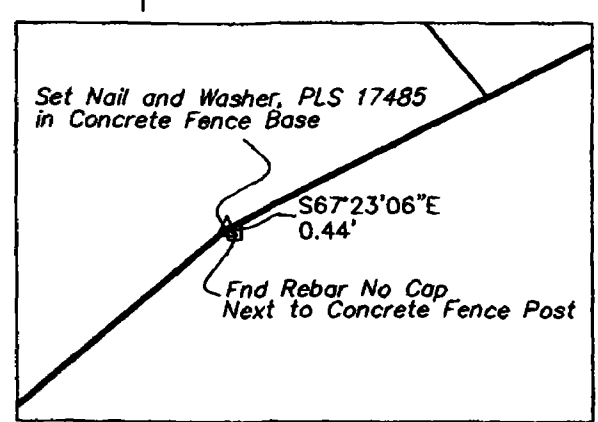
PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 17485

PROJ. NO. 2002-03 SURVEYED DRAWN CHECKED SHEET OF
DATE: June, 2002 RSK PRG 1 2

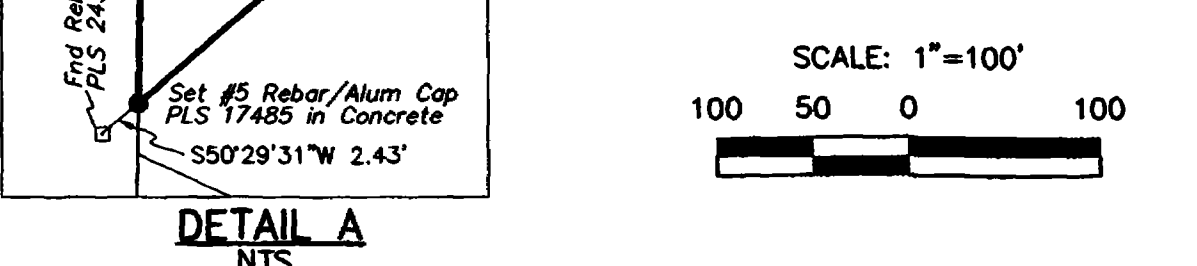


AREA SUMMARY

LOTS	=	8.826 Acres	78.22%
TRACTS	=	0.746 Acres	6.61%
ROAD ROW	=	1.711 Acres	15.17%
TOTAL	=	11.283 Acres	100.00%



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 CERTIFICATION SHOWN HEREON.

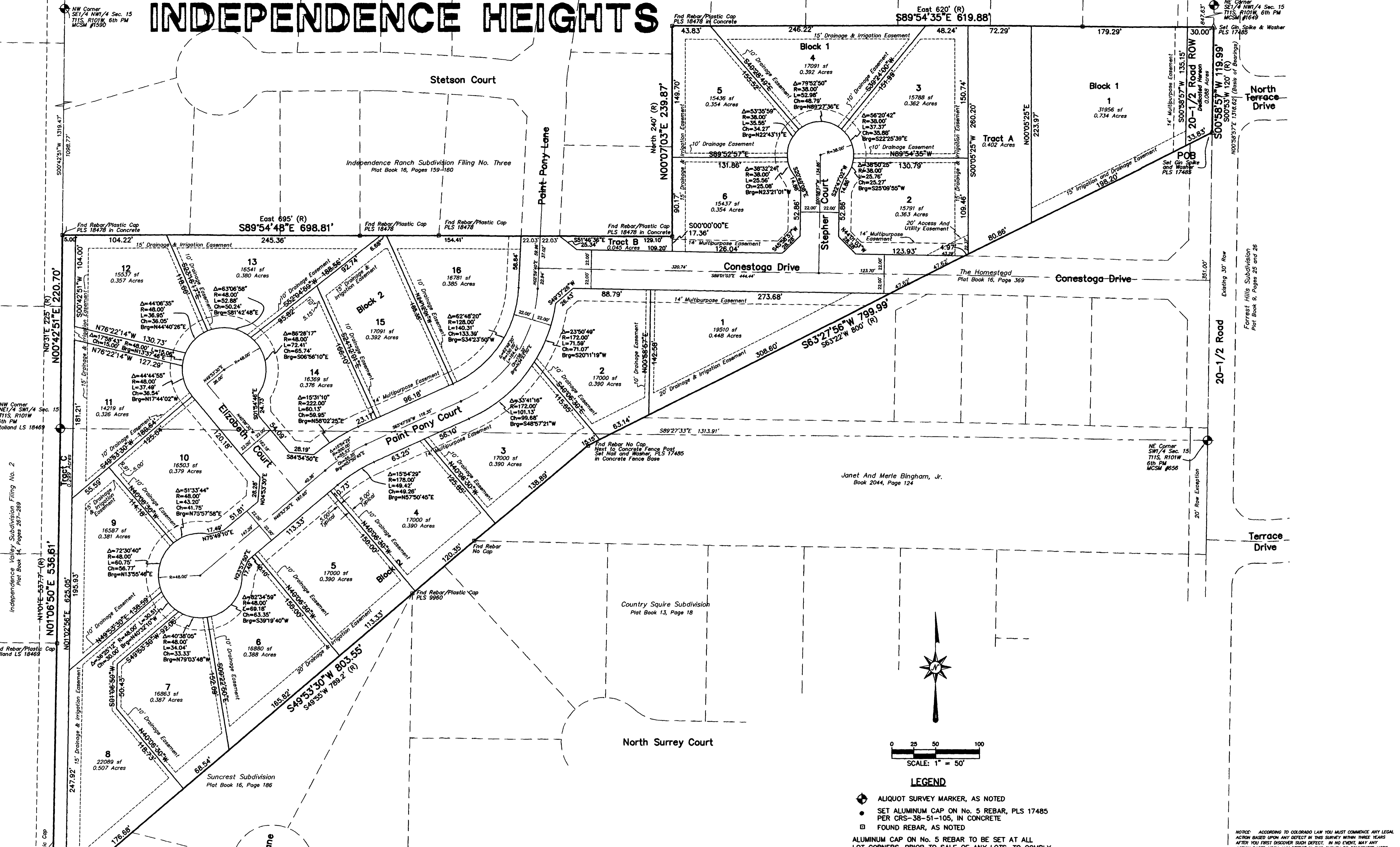


LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED

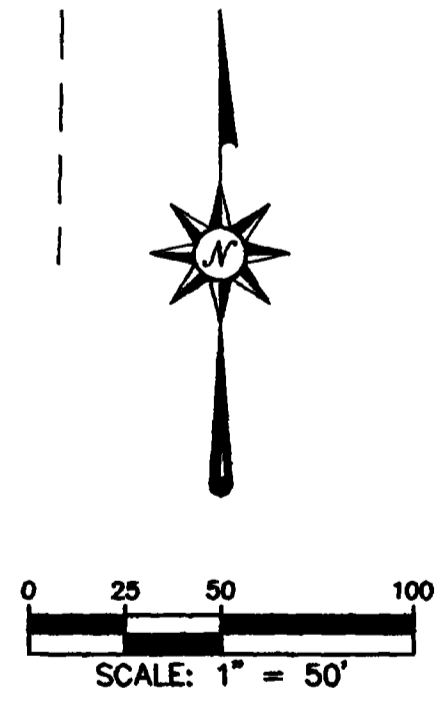
ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

INDEPENDENCE HEIGHTS



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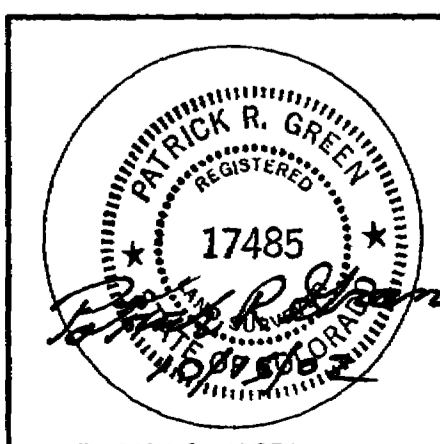


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 West Half of Section 15
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 MESA COUNTY, COLORADO

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 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ NO.	2002-03	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	June, 2002	RSK	PRG		2	2