

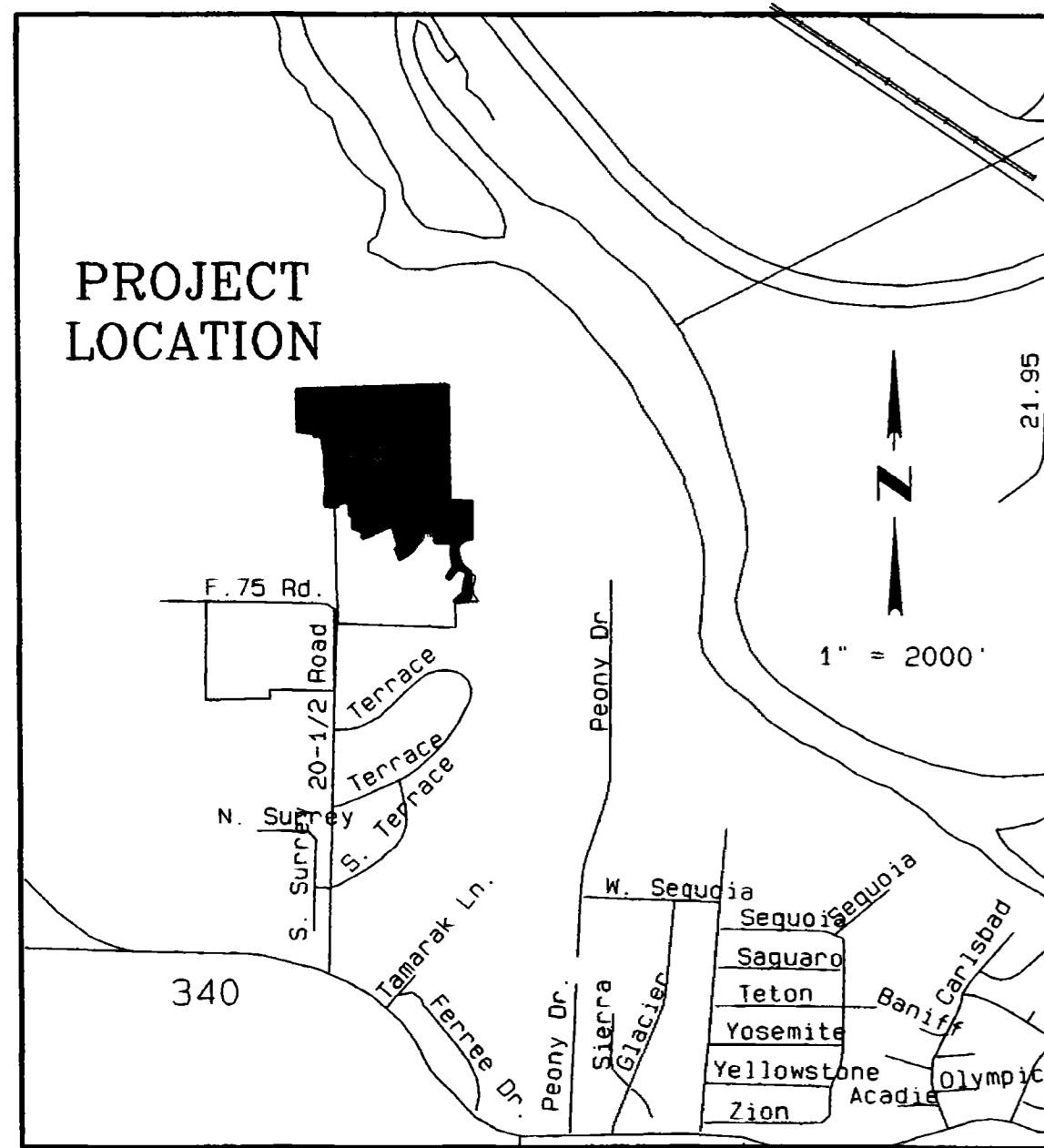
# INDEPENDENCE RANCH SUBDIVISION FILING 10

## A REPLAT OF LOT 4, INDEPENDENCE RANCH SUBDIVISION FILING 8 REPLAT

### 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	59.273 Acres	98.2%
STREETS	01.098 Acres	1.8%
<b>TOTAL</b>	<b>60.371 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'  
 Rear Yard: 25' Lots 1, 2, 3, & 4 (FRONTING TRACT A)  
 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.

NOTE: Various temporary turn around and utility easements from previous filings vacated by city ordinance.

NOTE: Lots 1, 2, 3, 4, 5, 6, Block 2, Filing 10 will require:

- \* Site and structure specific geotechnical investigation, observation and analysis by a Colorado registered professional engineer prior to the issuance of a planning clearance/building permit.
- \* Planning clearance/building permit shall be issued only on condition that the applicant's engineer design, inspect and supervise the excavation and construction and certify to the best of his knowledge and belief, at the conclusion of the construction, that the site and structure was constructed in accordance with the engineer's approved design.
- \* All foundation and construction must be in accordance with the soils reports and letters from the Colorado Geological Survey on file with the Community Development and that the Colorado registered professional engineer shall observe all site and structure construction to assure compliance.

#### 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, Independence Ranch Subdivision Filing 8 Replat, a plat recorded in the Mesa County Clerk and Recorder's office at Reception No. 2055438;

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION FILING 10, 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;

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 3391 Page 184.

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 3391 Page 184.

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

State of Colorado }  
 County of Mesa } ss



This plat was acknowledged before me by Hans E. Brutsche as President of Branna, Inc., Managing Partner of Laughing Waters, LLP on this 12th day of June, A.D. 2003, for the aforementioned purposes.

Notary Public *Lanette K. Garnett*

My Commission expires: 02/17/06

My address is: 602 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 4:30 o'clock P. M., this 18th day of June, 2003, and is duly recorded in Plat Book No. 19, Pages 341, 342, 343, 344, 345, & 346 as Reception No. 2128381, Drawer No. NN-120 Fees \$66.00 + \$1.00

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

#### CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 10, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 6th day of June, 2003.

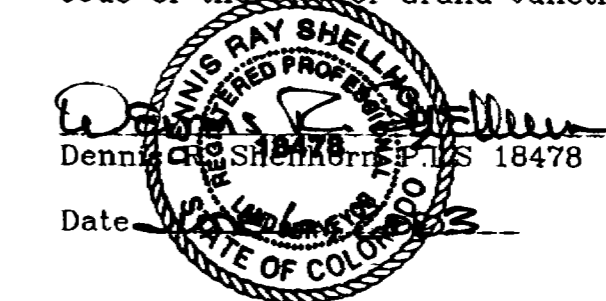
*[Signature]*  
 City Manager

#### 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:

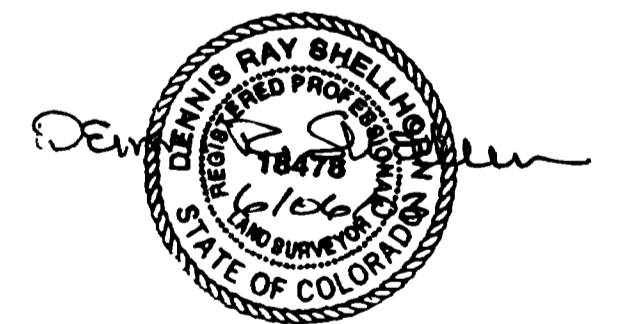
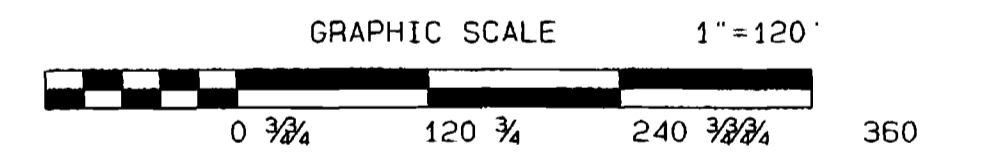
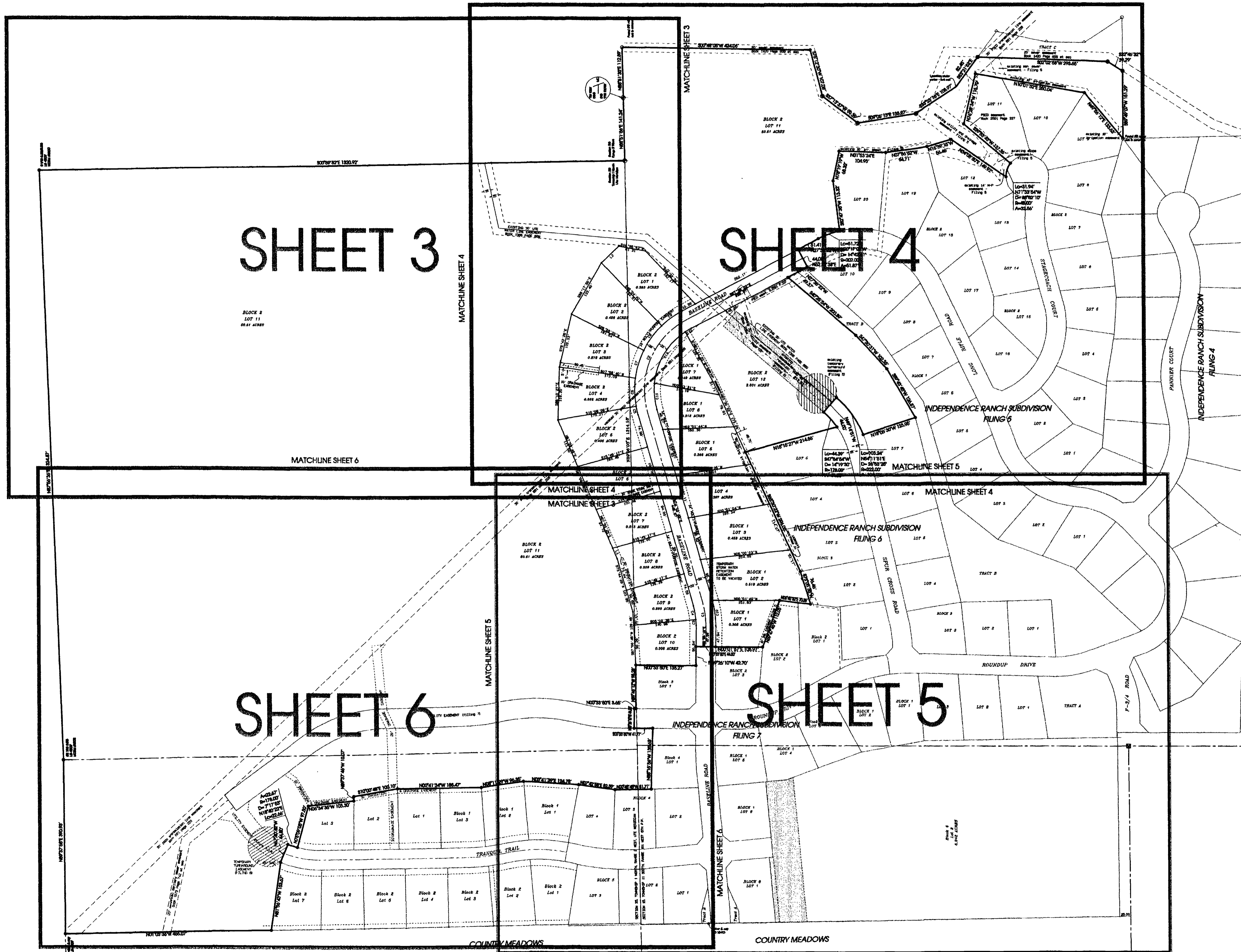
I, Dennis R. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of INDEPENDENCE RANCH SUBDIVISION FILING 10 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information 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.



<b>INDEPENDENCE RANCH SUBDIVISION</b>	
<b>FILING 10</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\013 Ph10-11\PH10 .pro	Job No. 0296-013
Drawn: BKB	Checked: DRS
Date: Jun 6, 2003	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 10



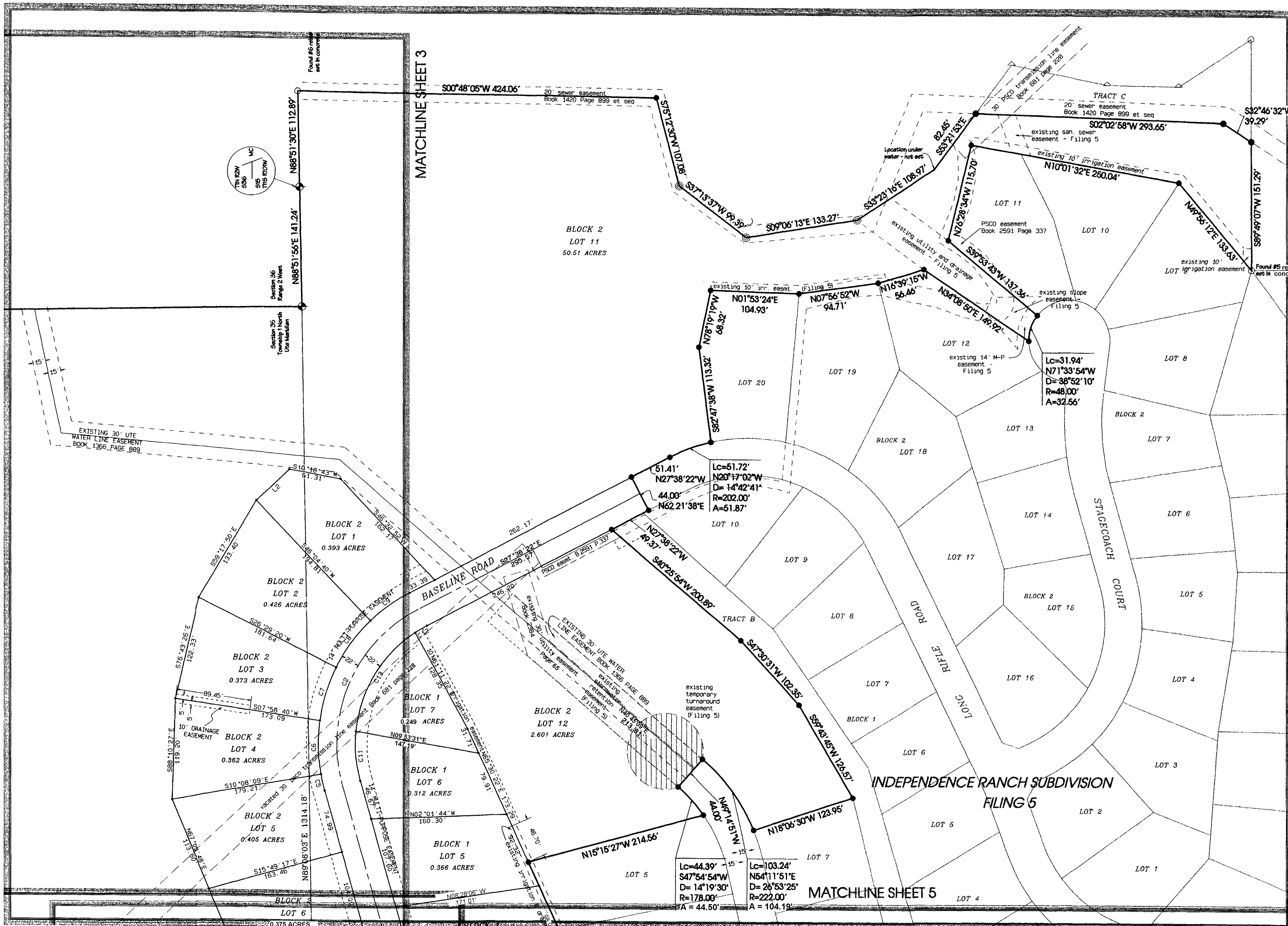
<b>INDEPENDENCE RANCH SUBDIVISION</b>	
<b>FILING 10</b>	
<b>HANS BRUTSCHE</b>	
SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.	
<b>THOMPSON-LANGFORD CORPORATION</b>	
529 25 1/2 ROAD - # B-210	
Grand Junction CO 81505 (970) 243-6067	
S:\Survey\0296 Jaugh\013 Ph10-11\PH10_pro	Job No. 0296-013
Drawn: BKG	Checked: DRS
Date: Jun 6, 2003	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.



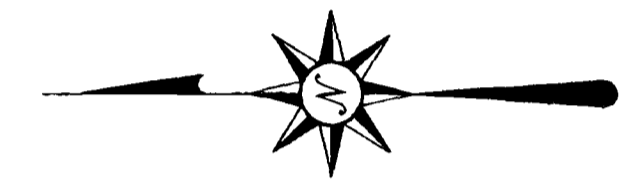


# INDEPENDENCE RANCH SUBDIVISION FILING 10



LINE CURVE TABLE

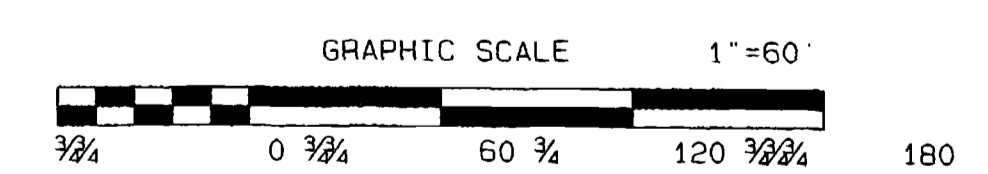
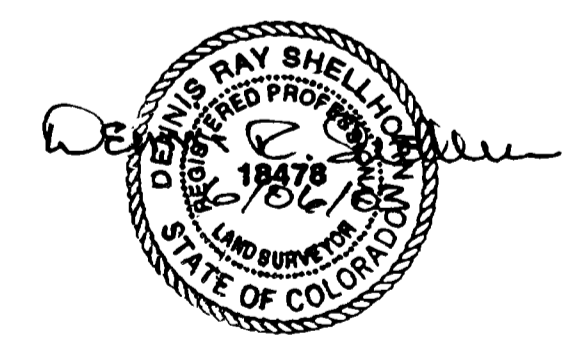
LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	51.48	180.00	16°23'07"	N82°22'16"E	51.30
C2	245.62	180.00	78°10'55"	S66°43'50"E	227.00
L1	25.74			N67°22'18"E	
L2	54.19			S43°32'38"E	
C3	13.24	158.00	4°48'02"	N68°09'49"E	13.23
C4	31.95	158.00	11°35'05"	N79°58'15"E	31.89
C5	20.04	202.00	5°41'08"	N77°01'17"E	20.04
C6	63.86	202.00	18°06'49"	N68°56'15"E	63.60
C7	65.26	202.00	18°30'41"	S72°46'00"E	64.98
C8	69.06	202.00	19°35'19"	S53°43'00"E	68.73
C9	57.41	202.00	16°16'58"	S35°46'51"E	57.21
C10	57.77	202.00	16°23'07"	S82°22'16"W	57.57
C11	59.36	158.00	21°31'31"	S84°56'28"W	59.01
C12	16.18	158.00	5°52'04"	N30°34'24"W	16.17
C13	140.06	158.00	50°47'21"	N58°54'06"W	135.52



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 10**  
**HANS BRUTSCHE**

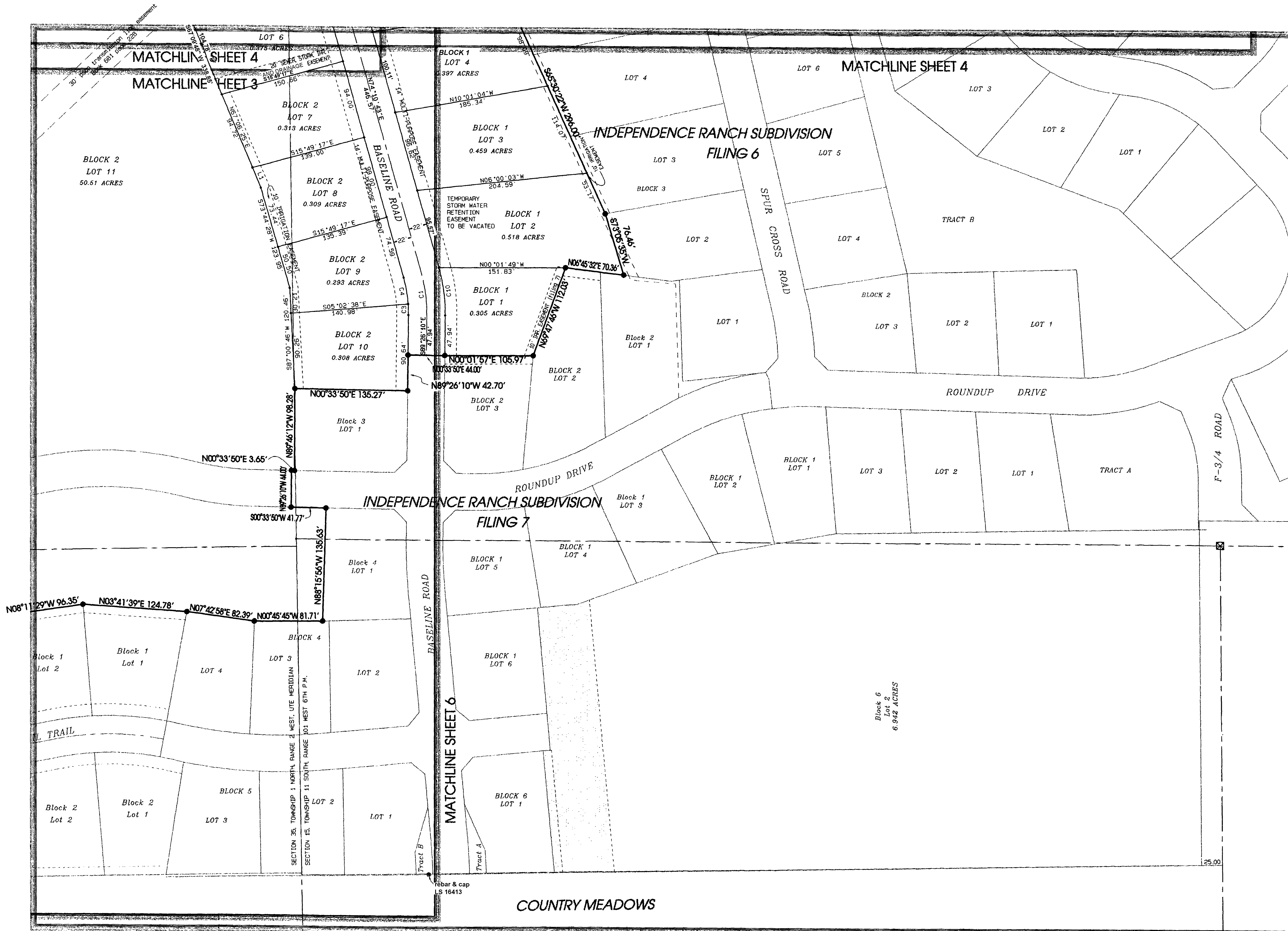
SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.10W., 6P.M.

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

S:\Survey\0296 laugh\013 Ph10-11\PH10.pro Job No. 0296-013  
 Drawn: BKB Checked: DRS Date: Jun 06, 2003 Sheet 4 of 6

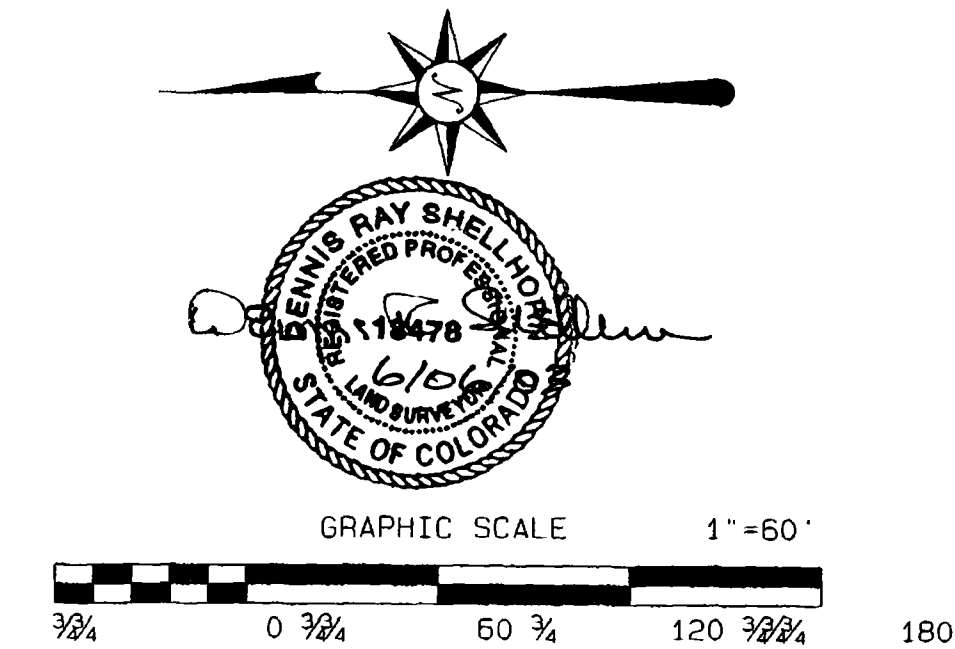
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

# INDEPENDENCE RANCH SUBDIVISION FILING 10



LINE CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	51.48	180.00	16°23'07"	N82°22'16"E	51.30'
C2	245.62	180.00	78°10'35"	S66°43'50"E	227.00'
L1	25.74			N67°32'18"E	
L2	54.19			S43°32'38"E	
C3	13.24	158.00	4°48'02"	N88°09'49"E	13.23'
C4	31.95	158.00	11°35'05"	N79°58'15"E	31.89'
C5	20.04	202.00	5°41'08"	N77°01'17"E	20.04'
C6	63.86	202.00	18°06'49"	N68°55'15"E	63.60'
C7	65.26	202.00	18°30'41"	S72°46'00"E	64.98'
C8	69.06	202.00	19°35'19"	S53°43'00"E	68.73'
C9	57.41	202.00	16°16'58"	S35°46'51"E	57.21'
C10	57.77	202.00	16°23'07"	S82°22'16"W	57.57'
C11	59.36	158.00	21°31'31"	S84°56'28"W	59.01'
C12	16.18	158.00	5°52'04"	N30°34'24"W	16.17'
C13	140.06	158.00	50°47'21"	N68°54'06"W	135.52'



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 10  
HANS BRUTSCHE**

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

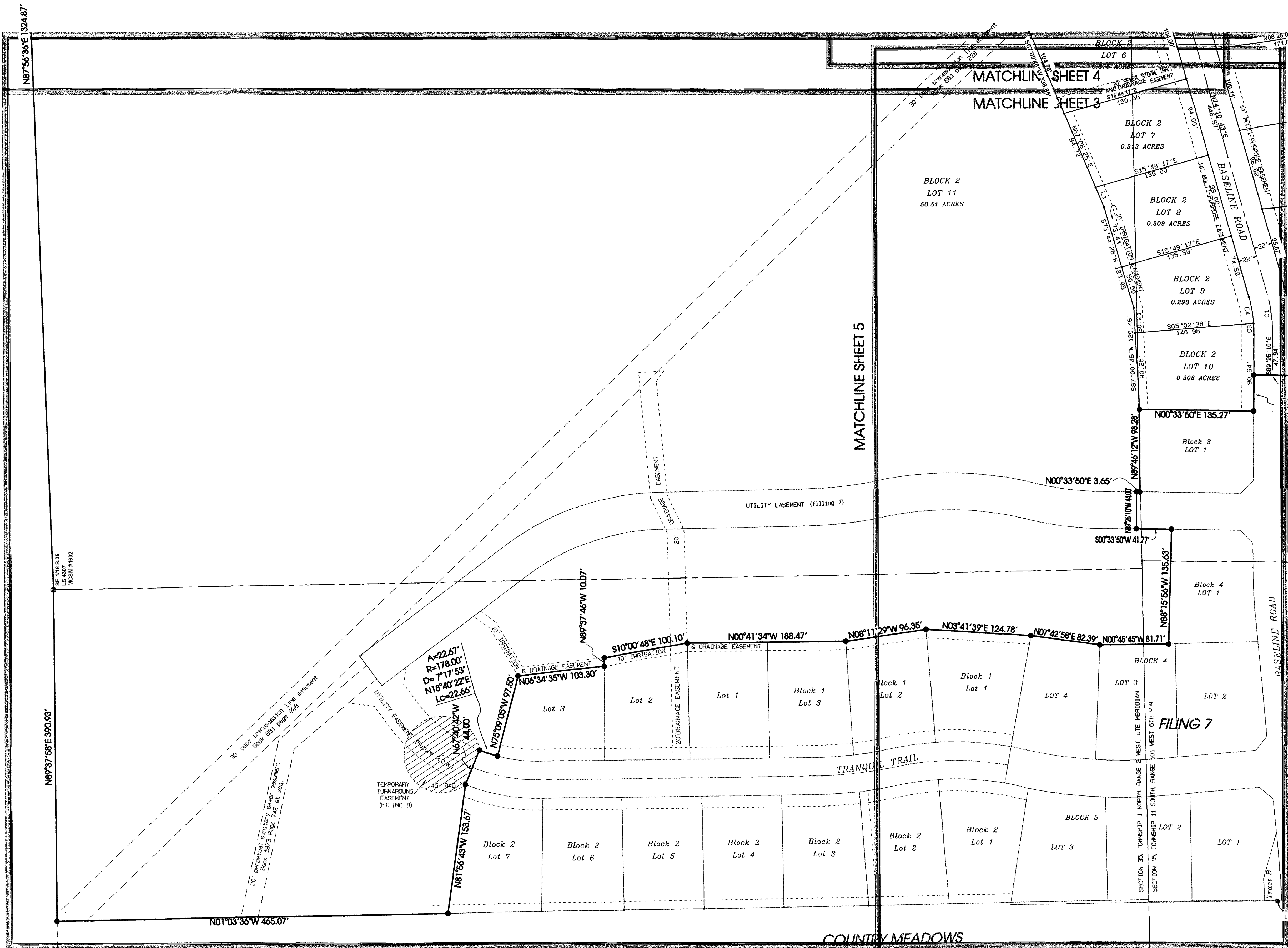
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067

S:\Survey\0296 laugh\013 Ph10-11\PH10 .pro Job No. 0296-013  
Drawn: BKB Checked: DRS Date: Jun 6, 2003 Sheet 5 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.

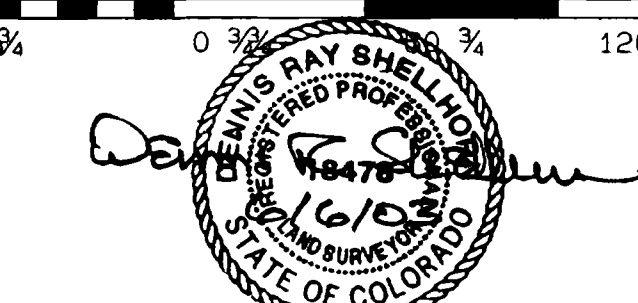
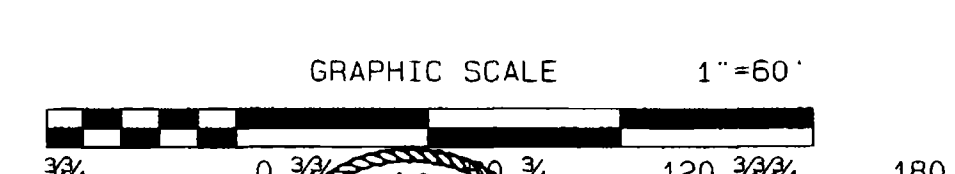
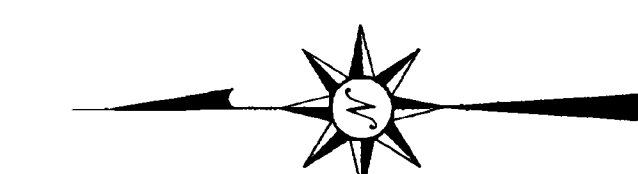


# INDEPENDENCE RANCH SUBDIVISION FILING 10



LINE CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	51.48	180.00	16°23'07"	N82°22'15"E	51.30
C2	245.62	180.00	78°10'55"	S66°43'50"E	227.00
L1	25.74			N67°22'18"E	
L2	54.19			S43°32'38"E	
C3	13.24	158.00	4°48'02"	N88°09'49"E	13.23
C4	31.95	158.00	11°35'05"	N79°58'15"E	31.89
C5	20.04	202.00	5°41'08"	N77°01'17"E	20.04
C6	63.86	202.00	18°06'49"	N88°55'15"E	63.60
C7	65.26	202.00	18°30'41"	S72°46'00"E	64.98
C8	69.06	202.00	19°35'19"	S53°43'00"E	68.73
C9	57.41	202.00	16°16'58"	S35°46'51"E	57.21
C10	57.77	202.00	16°23'07"	S82°22'16"W	57.57
C11	59.36	158.00	21°31'31"	S84°56'28"W	59.01
C12	16.18	158.00	5°52'04"	N30°34'24"W	16.17
C13	140.06	158.00	50°47'21"	N68°54'06"W	135.52



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 10**  
**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 Jaugh\013 PH10-11\PH10.pro Job No. 0296-013  
 Drawn: BKB Checked: DRS Date: Jun 6, 2003 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 hereon.





**LEGEND**

PROJECT BENCHMARK	+
PROPOSED STORM SEWER WITH CURB-OPENING/INLETS	---S---S---
PROPOSED 8" SANITARY SEWER WITH MANHOLE	---SS---SS---
EXISTING SANITARY SEWER WITH MANHOLE AS SHOWN	---SS---SS---
PROPOSED WATER WITH VALVE, TEE, THRUST BLOCK AND FIRE HYDRANT	---W---W---
EXISTING WATERLINE	---W---W---
COMMON TRENCHED ELECTRIC, GAS, TELEPHONE AND CABLE	---E---G---T---C---
PROPOSED IRRIGATION LINE	---IR---IR---
EXISTING IRRIGATION LINE	---IR---IR---

CHD	
BY	LMS JEL
DESCRIPTION	
DATE	9/9/02
REVISION	1
REVISED PER	CITY COMMENTS

HANS BRUTSCHE  
CITY OF GRAND JUNCTION  
**COMPOSITE SITE PLAN**  
INDEPENDENCE RANCH - FILINGS 10&11

**THOMPSON-LANGFORD CORP.**  
ENGINEERS AND LAND SURVEYORS  
529 25 1/2 RD., SUITE B240  
GRAND JUNCTION, COLORADO  
PH. (970) 243-8067  
FAX (970) 241-2845  
tlc@tlwest.com

**NOTES:**  
LOTS 1 THRU 6, BLOCK 2, FILING 10 AND LOTS 2 THRU 6, BLOCK 1, FILING 11 WILL REQUIRE SITE AND STRUCTURE SPECIFIC GEOTECHNICAL INVESTIGATION, OBSERVATION AND ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, PRIOR TO THE ISSUANCE OF A PLANNING CLERANCE/BUILDING PERMIT.

AREA OF SPECIAL SLOPE /STABILITY CONCERN. GEOTECHNICAL CONSULTANT MUST REVIEW LINCOLN-DEVORE BLUFF PLAN-DATED 10/07/2002.

**AREA SUMMARY**

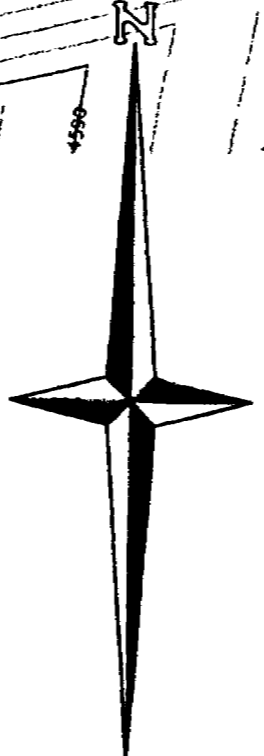
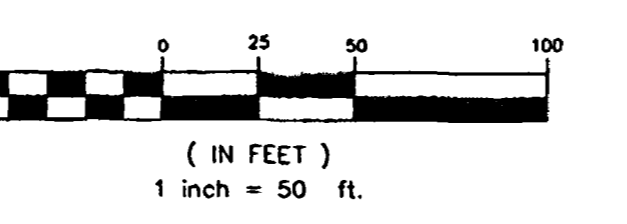
<b>FILING - 10</b>	
LOTS (17)	6.90 ACRES
RIGHTS-OF-WAY	1.14 ACRES
<b>TOTAL:</b>	<b>8.04 ACRES</b>
<b>FILING - 11</b>	
LOTS (16)	6.33 ACRES
RIGHTS-OF-WAY	0.62 ACRES
<b>TOTAL:</b>	<b>6.95 ACRES</b>

**LEGAL DESCRIPTION**  
LOT 2, BLOCK 3, INDEPENDENCE RANCH FILING 9, MESA COUNTY, COLORADO; ACCORDING TO THE PLAT ON FILE WITH THE MESA COUNTY CLERK OF RECORDER

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	EXCEL ENERGY OF COLORADO
WATER:	UTE WATER CONSERVANCY DISTRICT
CABLE TELEVISION:	ATT BROADBAND
SANITARY SEWER:	CITY OF GRAND JUNCTION
TELEPHONE:	QWEST

**BULK REQUIREMENTS**  
MIN. STREET FRONTAGE = 50'  
MINIMUM LOT SIZE = 5F  
MAXIMUM BUILDING HEIGHT = 35'  
SETBACKS:  
FRONT = 25'  
SIDE = 10'  
REAR = 20'  
REAR = 25' FOR LOTS BACKING OPENSPACE, LOTS 1 THRU 6, BLOCK 2, FILING 10; LOTS 2 THRU 9, BLOCK 1, FILING 11; LOTS 1 THRU 4, BLOCK 2, FILING 11.



**PROJECT BENCHMARK**  
FOUND MCSM CENTER 1/4 CORNER SECTION 15, T. 11 S., R. 101 W., SIXTH P.M. ELEVATION 4630.07

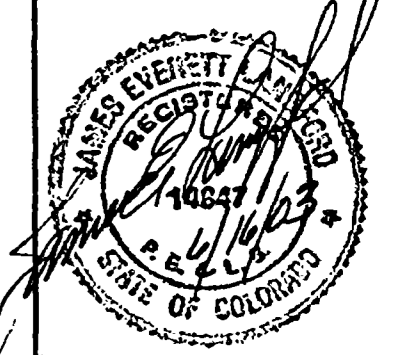
**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:30 o'clock P. M., this 18th day of JUNE 2003, and is duly recorded in Plat Book No. 19, Page 347 as Reception No. 2128382. Fees: \$10.00 + \$1.00. Clerk and Recorder of Mesa County

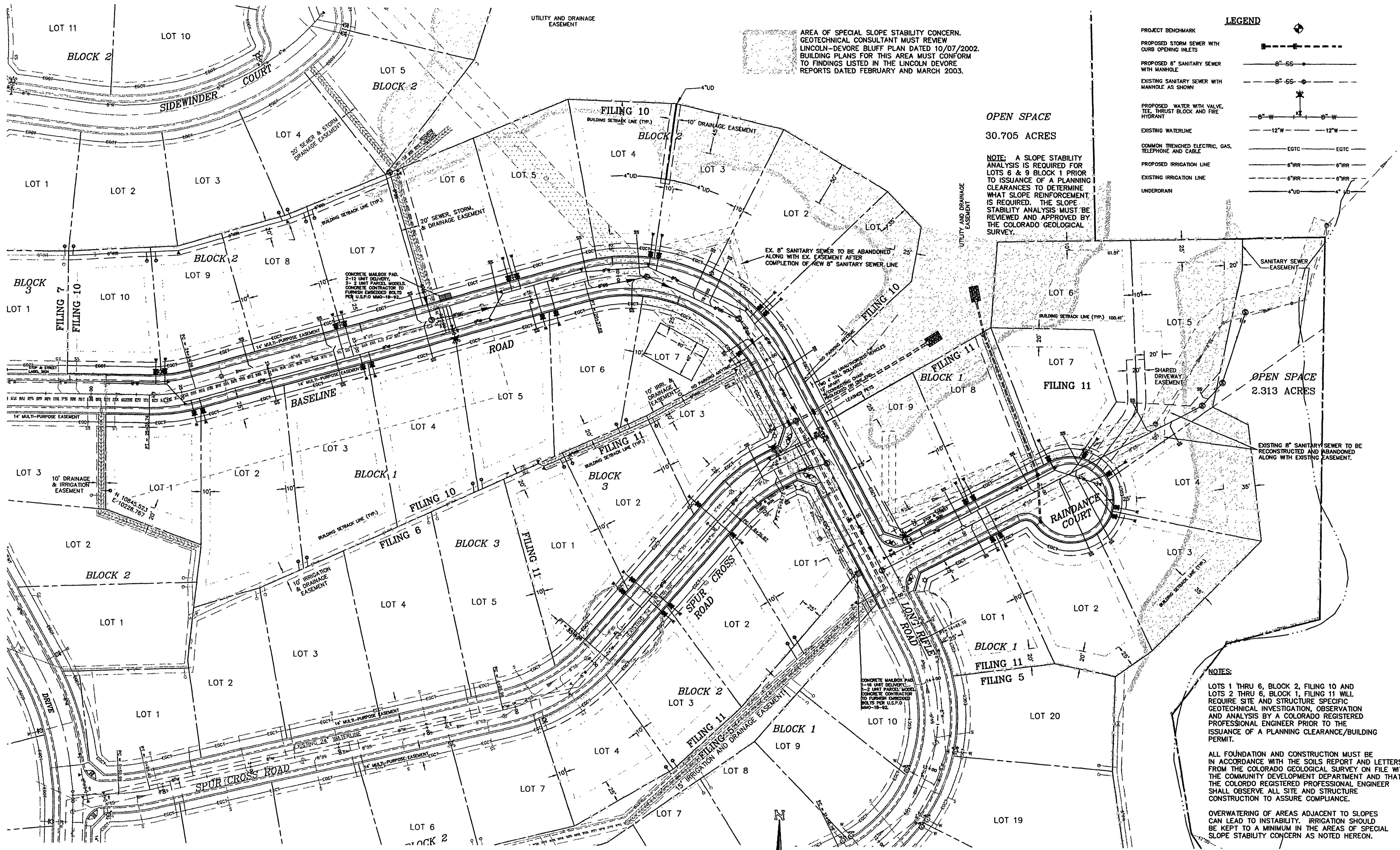
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1 - 800 - 922 - 1987**  
OR **534 - 6700** IN METRO DENVER  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**INITIAL ACCEPTANCE**  
COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION  
*Ronnie Edwards* APA  
Date: 6/18/03

DRAWN BY:	lms
CHECKED BY:	JEL
DATE:	7/26/02
SCALE:	Horiz: 1"=50'
Project No:	0296-013
SHEET NO:	1 OF 1







AREA OF SPECIAL SLOPE STABILITY CONCERN. GEOTECHNICAL CONSULTANT MUST REVIEW LINCOLN-DEVORE BLUFF PLAN DATED 10/07/2002. BUILDING PLANS FOR THIS AREA MUST CONFORM TO FINDINGS LISTED IN THE LINCOLN DEVORE REPORTS DATED FEBRUARY AND MARCH 2003.

OPEN SPACE  
30.705 ACRES

NOTE: A SLOPE STABILITY ANALYSIS IS REQUIRED FOR LOTS 6 & 9 BLOCK 1 PRIOR TO ISSUANCE OF A PLANNING CLEARANCE TO DETERMINE WHAT SLOPE REINFORCEMENT IS REQUIRED. THE SLOPE STABILITY ANALYSIS MUST BE REVIEWED AND APPROVED BY THE COLORADO GEOLOGICAL SURVEY.

**LEGEND**

PROJECT BENCHMARK	
PROPOSED STORM SEWER WITH CURB OPENING INLETS	
PROPOSED 8" SANITARY SEWER WITH MANHOLE	
EXISTING SANITARY SEWER WITH MANHOLE AS SHOWN	
PROPOSED WATER WITH VALVE, TEE, THRUST BLOCK AND FIRE HYDRANT	
EXISTING WATERLINE	
COMMON TRENCHED ELECTRIC, GAS, TELEPHONE AND CABLE	
PROPOSED IRRIGATION LINE	
EXISTING IRRIGATION LINE	
UNDERDRAIN	

BY	DATE	REVISION	DESCRIPTION
LMS JEL	9/9/02	1	REVISED PER CITY COMMENTS
CRK JEL	4/14/03	2	REVISED PER CITY COMMENTS (11/18/02)
BWM JEL	4/30/03	3	REVISED PER CITY COMMENTS (4/28/03)

**AREA SUMMARY**

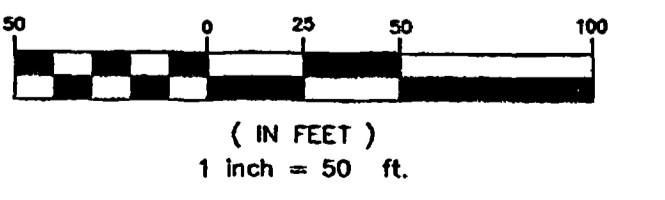
FILING - 10	
LOTS (17)	6.90 ACRES
RIGHTS-OF-WAY	1.14 ACRES
TOTAL:	8.04 ACRES
FILING - 11	
LOTS (16)	6.33 ACRES
RIGHTS-OF-WAY	0.62 ACRES
TOTAL:	6.95 ACRES

**LEGAL DESCRIPTION**  
LOT 2, BLOCK 3, INDEPENDENCE RANCH FILING 9, MESA COUNTY, COLORADO; ACCORDING TO THE PLAT ON FILE WITH THE MESA COUNTY CLERK OF RECORDER

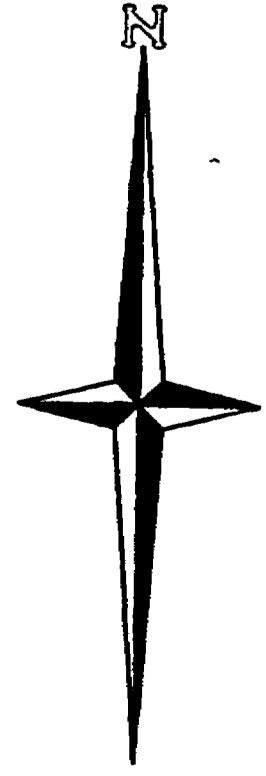
UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	EXCEL ENERGY OF COLORADO
WATER:	UTE WATER CONSERVANCY DISTRICT
CABLE TELEVISION:	ATT BROADBAND
SANITARY SEWER:	CITY OF GRAND JUNCTION
TELEPHONE:	QWEST

**BULK REQUIREMENTS**  
MIN. STREET FRONTAGE = 50'  
MINIMUM LOT SIZE = 5F  
MAXIMUM BUILDING HEIGHT = 35'  
SETBACKS:  
FRONT = 25'  
SIDE = 10'  
REAR = 20'  
REAR = 25' FOR LOTS BACKING OPENSPACE, LOTS 1 THRU 6, BLOCK 2, FILING 10; LOTS 2 THRU 9, BLOCK 1, FILING 11; LOTS 1 THRU 4, BLOCK 2, FILING 11.



**PROJECT BENCHMARK**  
FOUND MCSM CENTER 1/4 CORNER SECTION 15, T. 11 S., R. 101 W., SIXTH P.M. ELEVATION 4630.07



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 3:02 o'clock P.M., this 16th day of July, 2003, and is duly recorded in Plat Book No. 19, Page 370 as Reception No. 2134527 Drawer No. 00-15

Clerk and Recorder of Mesa County

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
OR 534-6700 IN METRO DENVER  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAVE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**INITIAL ACCEPTANCE**  
COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION  
Ronnie Edwards APA 7-7-03

**NOTES:**

LOTS 1 THRU 6, BLOCK 2, FILING 10 AND LOTS 2 THRU 6, BLOCK 1, FILING 11 WILL REQUIRE SITE AND STRUCTURE SPECIFIC GEOTECHNICAL INVESTIGATION, OBSERVATION AND ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A PLANNING CLEARANCE/BUILDING PERMIT.

ALL FOUNDATION AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE SOILS REPORT AND LETTERS FROM THE COLORADO GEOLOGICAL SURVEY ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE COLORADO REGISTERED PROFESSIONAL ENGINEER SHALL OBSERVE ALL SITE AND STRUCTURE CONSTRUCTION TO ASSURE COMPLIANCE.

OVERWATERING OF AREAS ADJACENT TO SLOPES CAN LEAD TO INSTABILITY. IRRIGATION SHOULD BE KEPT TO A MINIMUM IN THE AREAS OF SPECIAL SLOPE STABILITY CONCERN AS NOTED HEREON.

**COMPOSITE SITE PLAN**

HANS BRUTSCHE  
THOMPSON-LANGFORD CORP.  
ENGINEERS AND LAND SURVEYORS  
529 25 1/2 RD., SUITE 2210  
GRAND JUNCTION, COLORADO  
PH. (970) 243-6067  
FAX (970) 241-2845  
tlc@tlcwest.com

DRAWN BY:	lms
CHECKED BY:	JEL
DATE:	4/30/03
SCALE:	Horiz: 1"=50'
Project No:	0296-013
SHEET No:	1 OF 1