

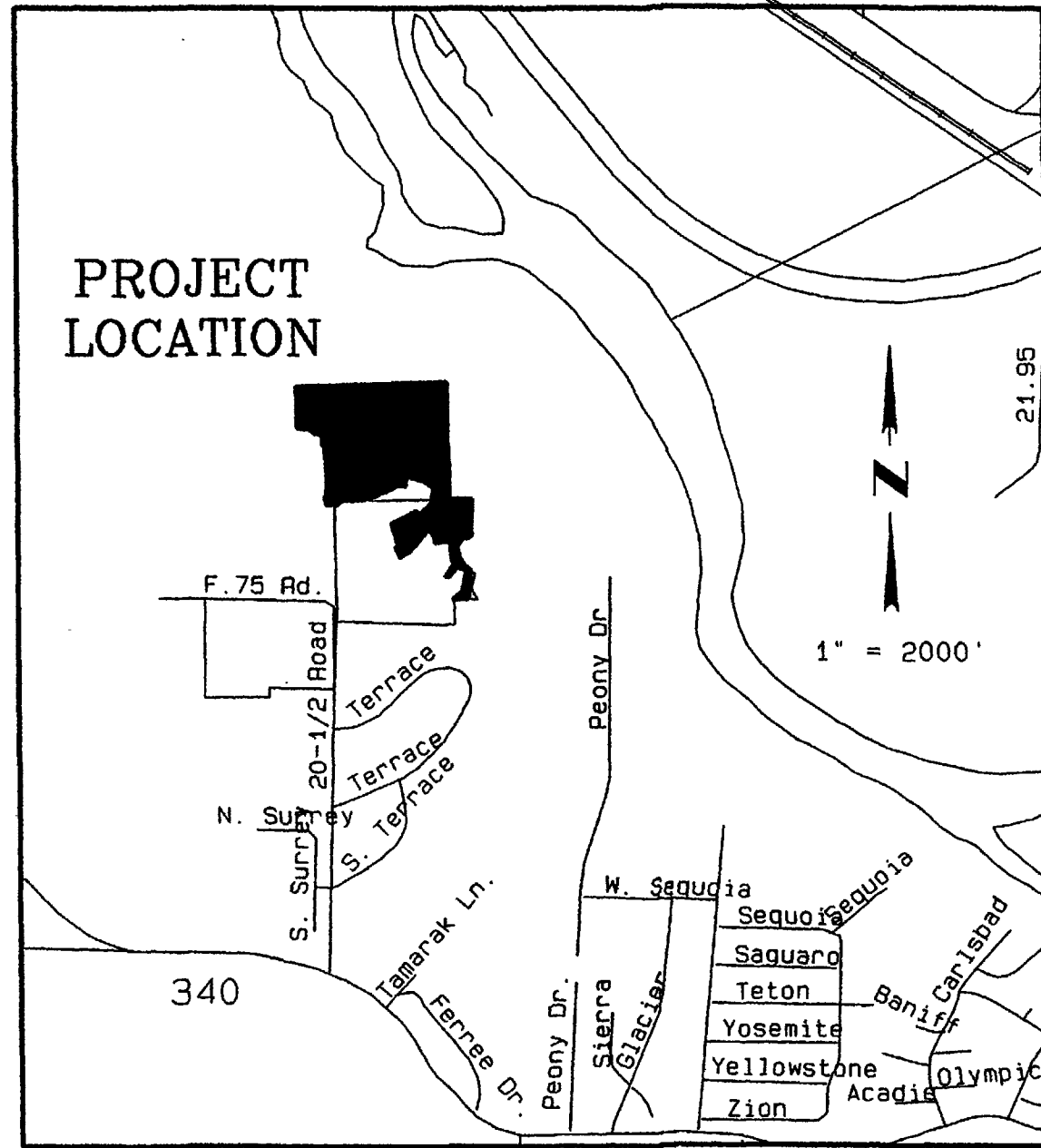
INDEPENDENCE RANCH SUBDIVISION FILING 11

A REPLAT OF LOTS 11 AND 12, BLOCK 2, INDEPENDENCE RANCH SUBDIVISION FILING 10

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	50.079 Acres	94.4%
STREETS	02.374 Acres	4.4%
TOTAL	53.111 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'
Rear Yard: 25' - lots 1-4 consecutively block 2 (fronting tract B),
lots 2-9 consecutively block 1 (fronting tract A and Lot 10)
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: TRACT A, Filing 11, preserved for public access. The open space below the bluff line to remain open and natural with no improvements.

NOTE: Lot 6 Block 1 - A slope stability analysis is required for Lot 6 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 Geologic Survey.

NOTE: Lots 2, 3, 4, 5, 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.
- * 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 a Colorado registered professional engineer shall observe all site and structure construction to ensure 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, recorded 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 11 AND 12, BLOCK 2, Independence Ranch Subdivision Filing 10, a plat recorded in the Mesa County Clerk and Recorder's office at Reception No. 2128381;

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION FILING 11, 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;

Tract A is 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 3397 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 3397 Page 184.

Drainage Easement over the entirety of Lot 10 Block 1 is hereby dedicated to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance and repair of drainage ditches, swales and facilities.

Utility Easement over the entirety of Lot 10 Block 1 is 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;

* Tract B is to be conveyed by separate instrument as an undivided one-half interest to the owners of the respective adjoining lots, for access subject to additional terms set forth in said instrument, and subject to the covenants, conditions and restrictions for Independence Ranch Filing 11.

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 this 25th day of May, A.D. 2004.

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 25th day of May, A.D. 2004, for the aforementioned purposes.

Notary Public Lanette K. Garnett

My Commission expires: 02/27/10

My address is: 1602 30th Rd. GT, CO 81504

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Heritage a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Laughing Waters, LLP; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights of way of record are shown hereon.

Date: 6-4-04

By: Danna Smith Title Dept Manager
Name and title
First American Heritage Title Co.
Company

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 10:41 o'clock A. M., this 16th day of June, 2004, and is recorded in Book No. 3476, Pages 332, 333, 334, 335, 336, 337 as Reception No. 2197248, Drawer No. PP-49 Fees \$10.00 1.00

Clerk and Recorder of Mesa County

CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 11, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 9th day of June, 2004.

[Signature]
City Manager

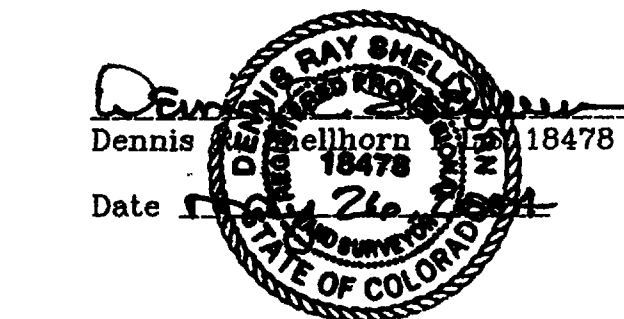
[Signature]
Mayor

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 11 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.

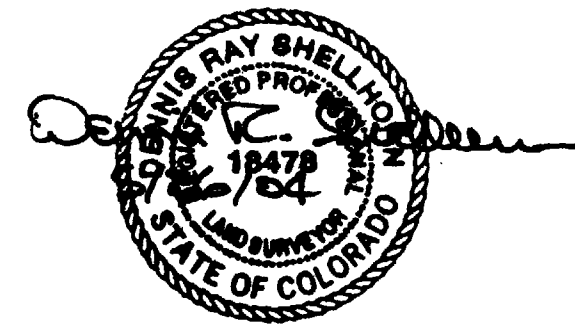
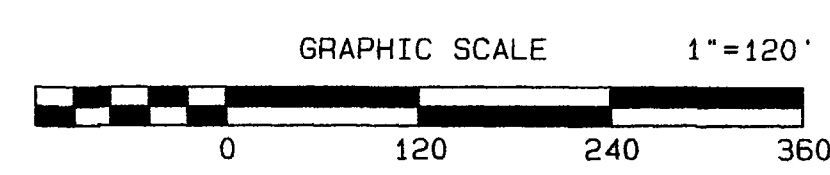
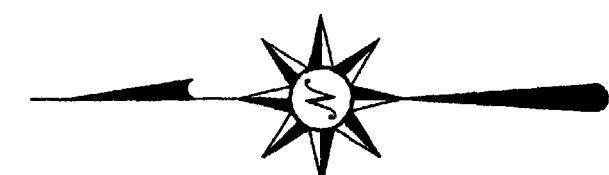
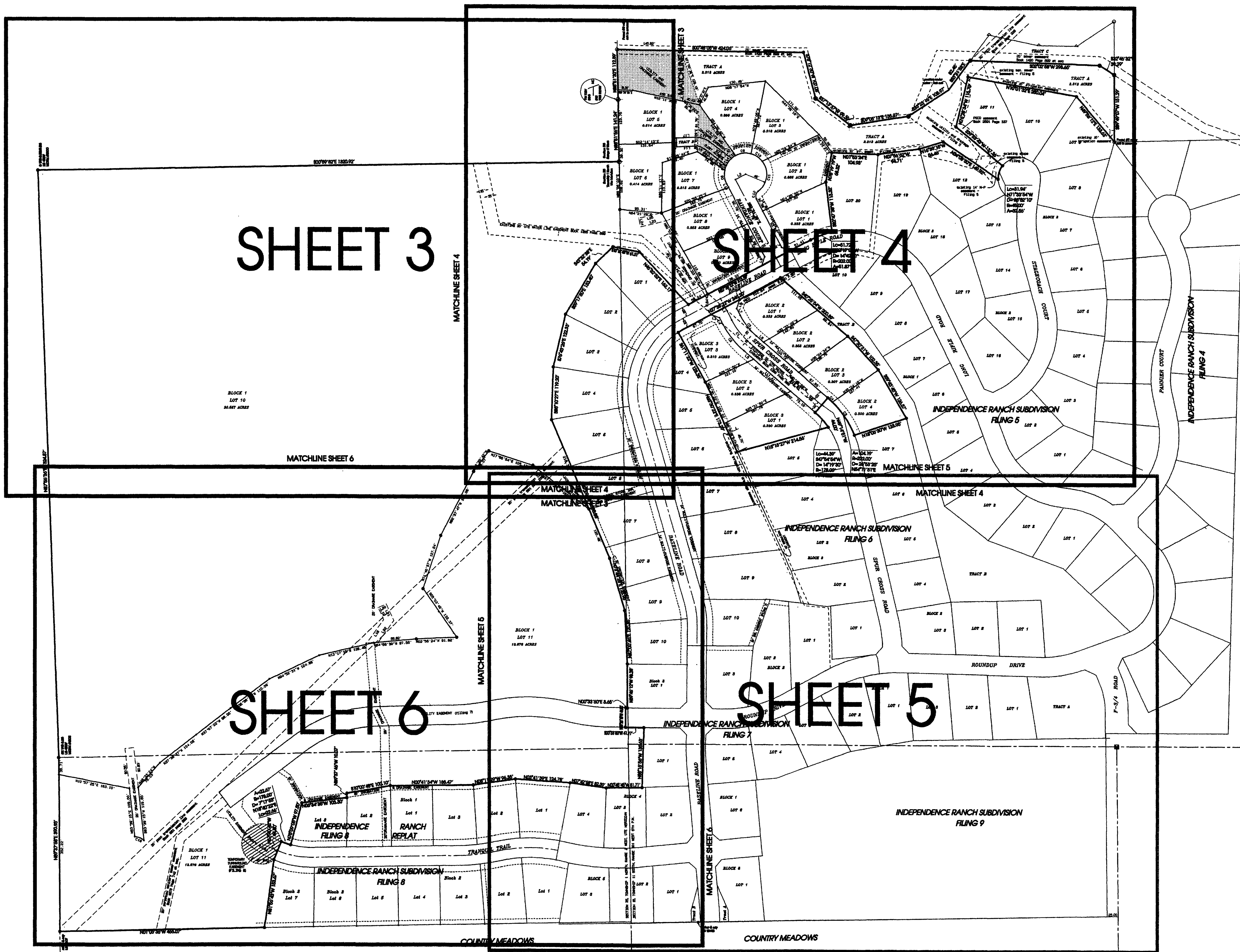


Date: 25th day of May, A.D. 2004

INDEPENDENCE RANCH SUBDIVISION	
FILING 11	
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\PH11-rev.pro	Job No. 0296-013
Drawn: BKB	Checked: DRS
Date: May 26, 2004	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 11

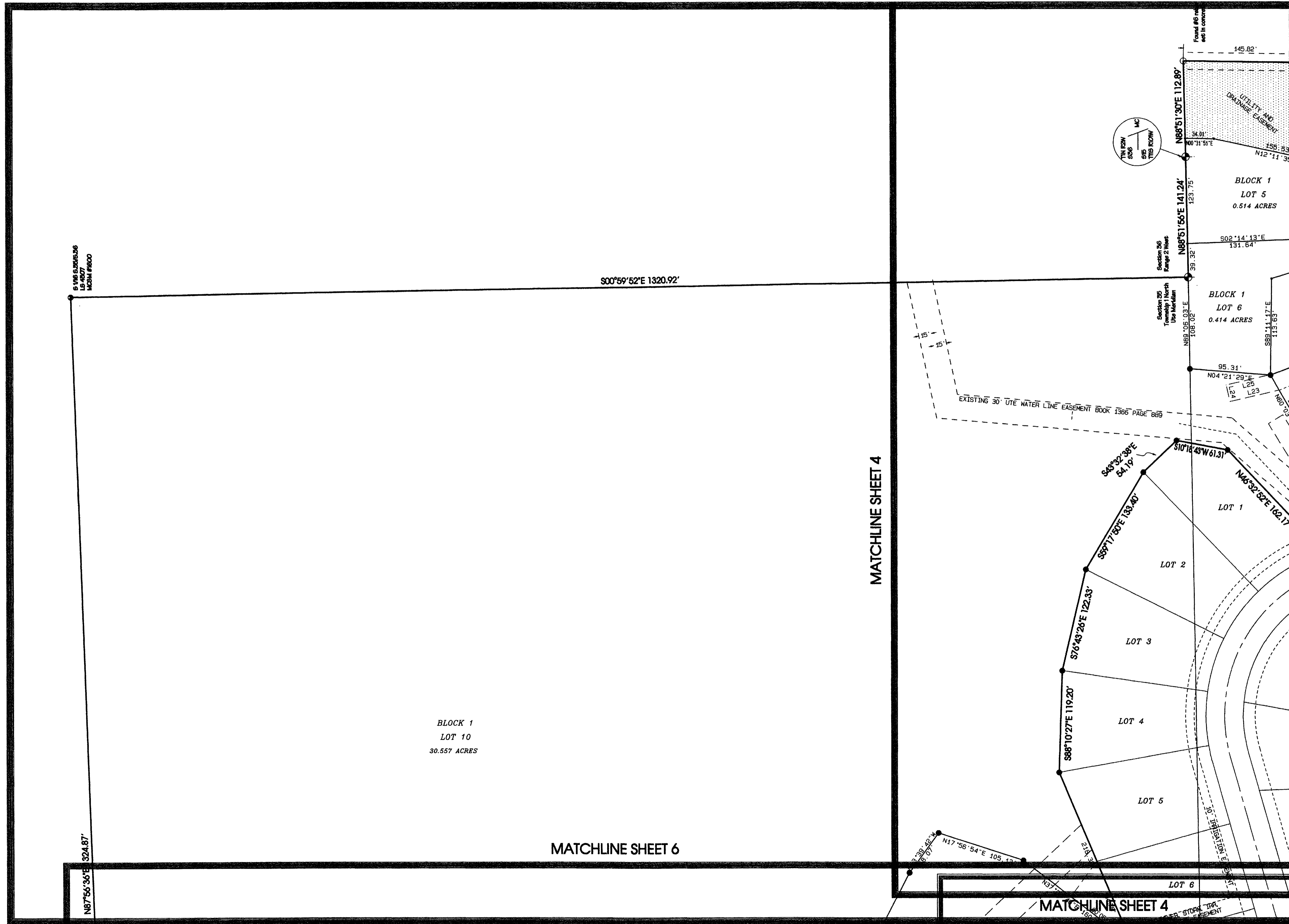


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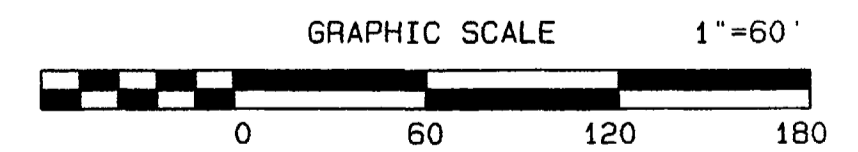
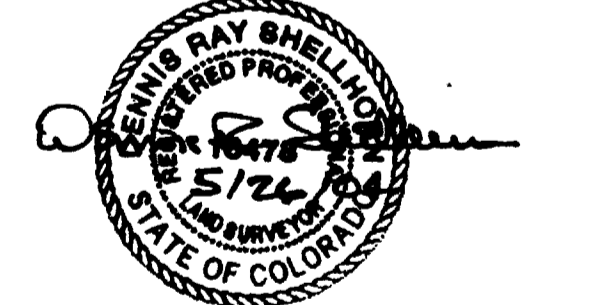
INDEPENDENCE RANCH SUBDIVISION FILING 11



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

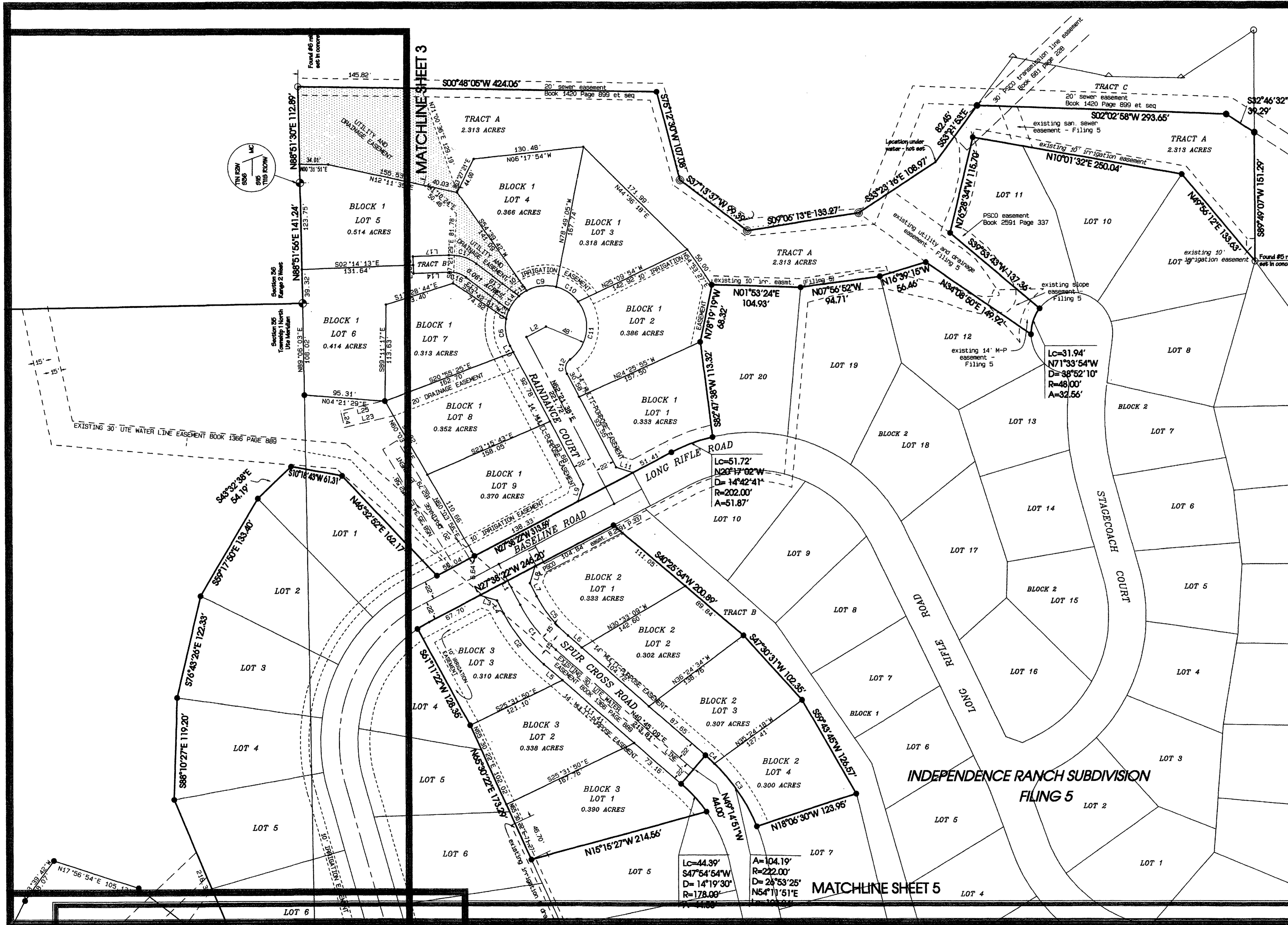
- ⊕ FOUND GLO BRASS CAP
- FOUND CONTROL CORNER AS NOTED
- ⊙ FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND MANHOLE CALLED FOR AS MONUMENT
- ⋄ FOUND STEEL POST W/TAG PLS 20677
- FOUND/SET #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- ⊠ SET MESA COUNTY SURVEY MARKER IN MONUMENT BOX "PLS 18478"



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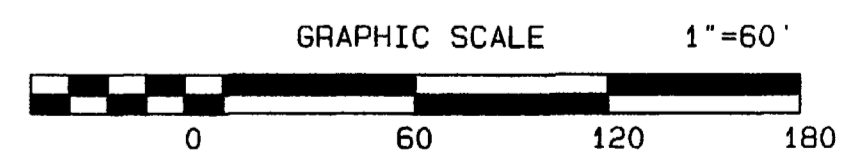
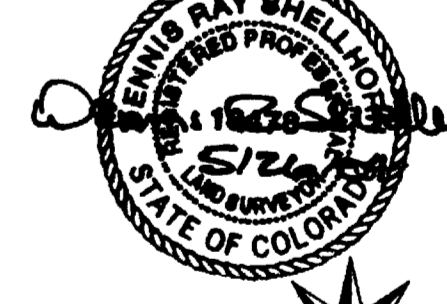
LINE CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	54.04'			S62°21'38"W	
C1	67.88'	180.00'	21°36'29"	N51°33'23"E	67.48'
L2	26.00'			N67°38'22"W	
C2	20.97'			S17°21'38"W	
L3	17.21'			S62°21'38"W	
C3	76.18'	202.00'	21°36'29"	N51°33'23"E	75.73'
L4	29.24'			S40°45'09"W	
C4	104.19'	222.00'	26°53'25"	S54°11'51"W	103.24'
L5	14.34'			S42°36'13"W	14.34'
C5	21.43'			N40°45'09"E	
L6	59.59'	156.00'	21°36'29"	S51°33'23"E	59.23'
L7	17.21'			N62°21'38"E	
L8	20.97'			S72°38'22"E	
L9	20.97'			N72°38'22"W	
L10	8.44'			S62°21'38"W	
C6	32.45'	48.00'	38°43'54"	N61°43'35"E	31.83'
C7					
C8					
C9	36.33'	48.00'	43°21'52"	S06°46'54"E	35.47'
C10	31.29'	48.00'	37°21'16"	S33°32'40"W	30.74'
C11	76.45'	48.00'	91°15'10"	N62°09'07"W	66.62'
C12	19.11'	13.50'	81°06'50"	S77°04'57"E	17.56'
L11	20.97'			N17°21'38"E	
C13	10.98'	48.00'	13°06'41"	S72°21'08"E	10.96'
C14	20.15'	48.00'	24°03'04"	S53°45'16"E	20.00'
C15	11.10'	48.00'	13°14'54"	S35°07'17"E	11.07'
C16	20.83'	30.50'	39°07'55"	N17°19'45"E	20.43'
C17	34.49'	50.50'	39°07'55"	S17°19'45"W	33.82'
L12	62.85'			N36°53'42"E	
L13	42.61'			N62°14'13"W	
L14	10.00'			N87°45'47"E	
L15	10.00'			N87°45'47"E	
L16	42.61'			S02°14'13"E	
L17	62.66'			S36°53'42"W	
C18	23.15'	38.00'	34°54'00"	N22°18'17"E	22.79'
L18	69.65'			S54°17'50"E	
L19	29.37'			N64°33'22"E	
L20	20.00'			S26°00'40"E	
L21	41.39'			S64°33'22"W	
L22	60.83'			N54°17'50"W	
L23	59.54'			N13°06'40"W	
L24	20.00'			N76°53'20"E	
L25	51.72'			S13°06'40"E	

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LEGEND

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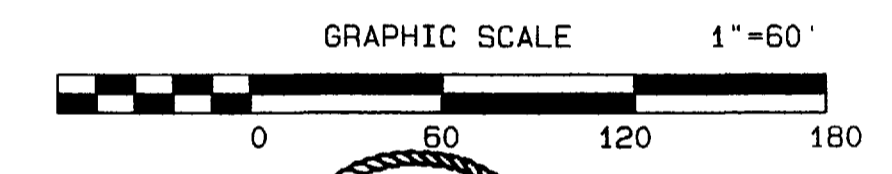
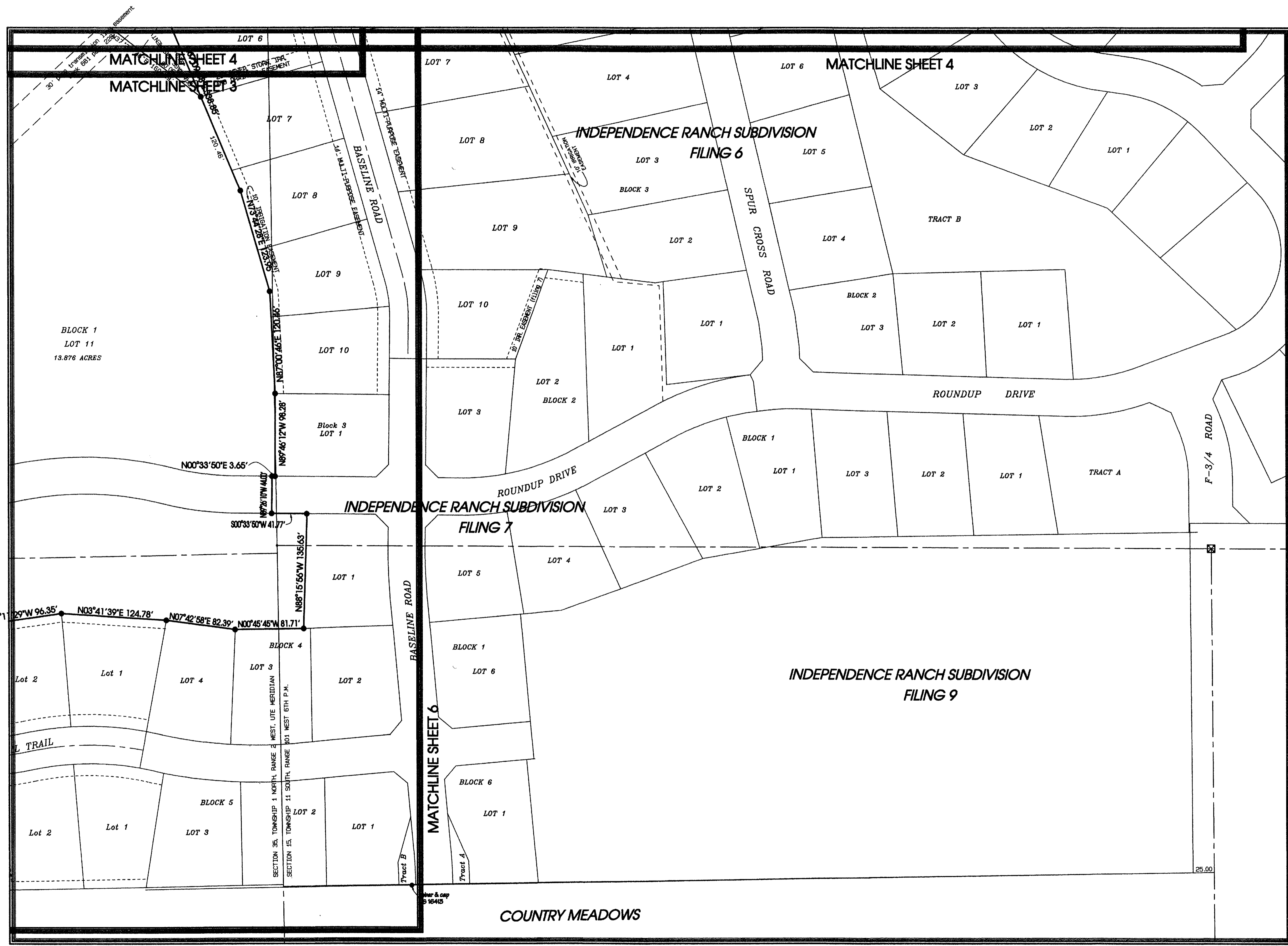
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Drawn: BKB Checked: DRS Date: May 26, 2004 Sheet 4 of 6

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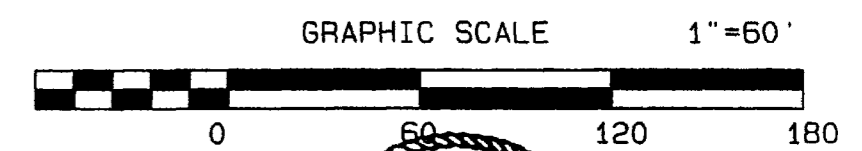
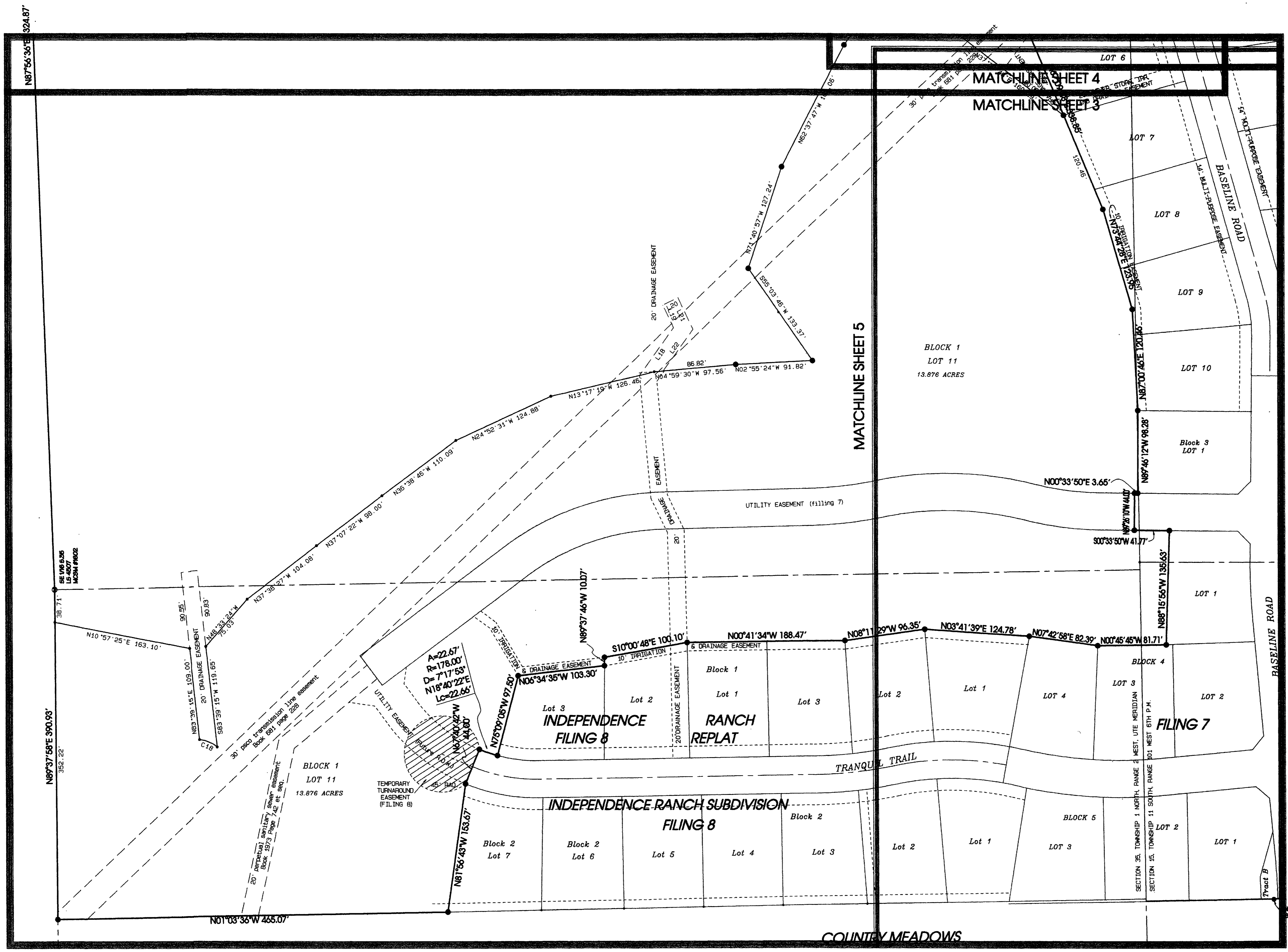
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BASIS OF BEARINGS STATEMENTS: BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N69°06'03\"/>

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