

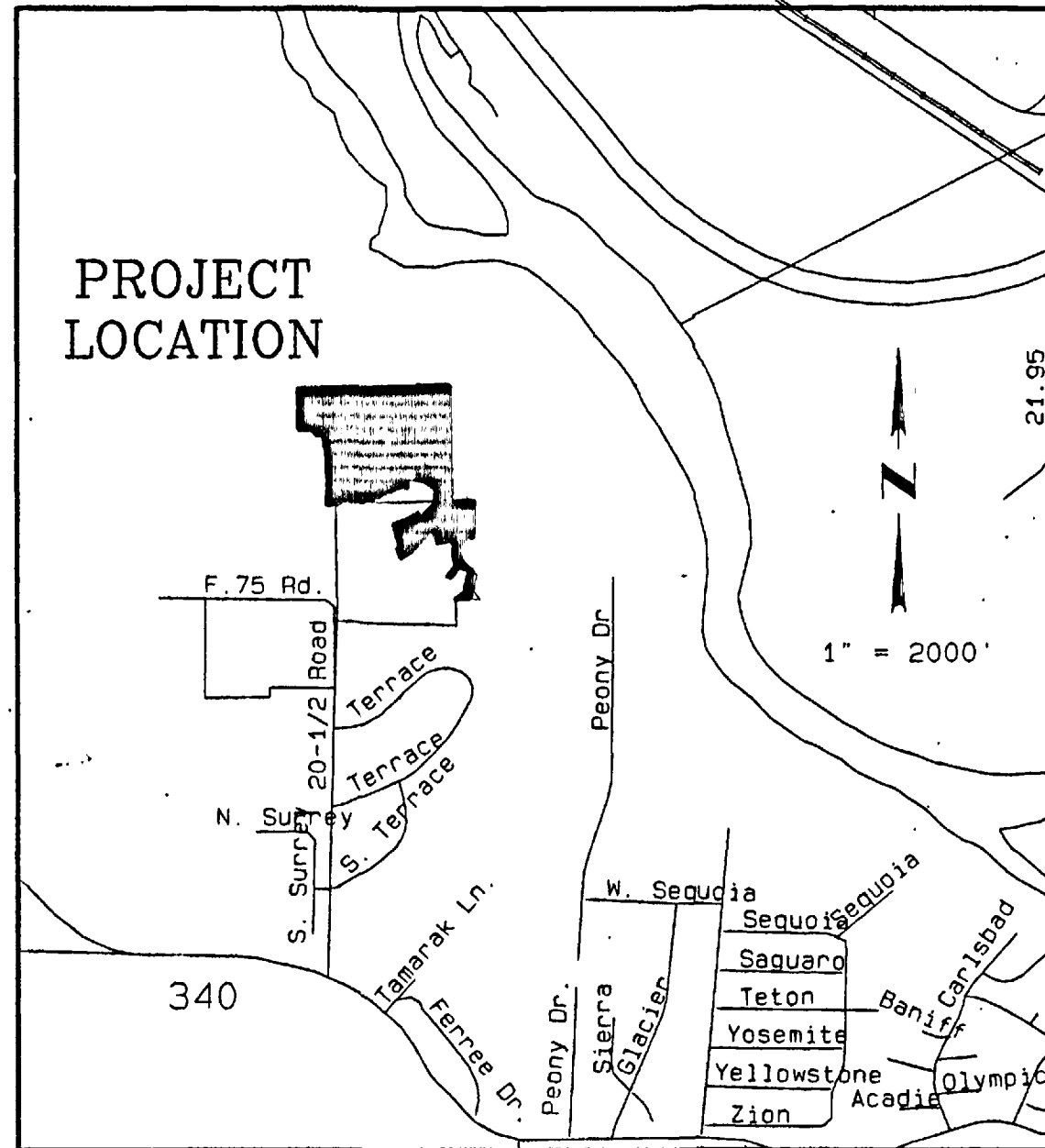
INDEPENDENCE RANCH SUBDIVISION FILING 12

A REPLAT OF LOT 11, BLOCK 1, INDEPENDENCE RANCH SUBDIVISION FILING 11

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

SECTION 35, T.1N., R.2 W., UTE P.M.

VICINITY MAP



LAND USE SUMMARY		
LOTS	12.881 Acres	92.8%
STREETS	00.995 Acres	7.2%
TOTAL	13.876 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.

2. SETBACK REQUIREMENTS

FOR ALL STRUCTURES OVER 6' IN HEIGHT:
 Front Yard: 25'
 Side Yard: 10'
 Rear Yard: 20'
 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.

NOTE: There are areas of special slope stability concern on this property. Geotechnical consultant must review Lincoln-Devore Bluff Plan dated 10/07/02. Building plans for this area must conform to findings listed in the Lincoln-Devore reports dated February and March 2003. Consult Composite Site Plan for this development on file with the Mesa County Clerk and Recorder for further information.

NOTE: Lots 5, 6, 7 and 8 Block 2, Filing 12 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 applicants 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 assure compliance.

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

N: NORTH
 E: EAST
 S: SOUTH
 W: WEST

A: ARC LENGTH OF CURVE
 R: RADIUS OF CURVE
 DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
 CHB: BEARING OF LONG CHORD OF CURVE
 LC: LENGTH OF LONG CHORD OF CURVE
 T: TOWNSHIP
 R: RANGE
 R.O.W.: RIGHT-OF-WAY
 P.L.S.: PROFESSIONAL LAND SURVEYOR
 SQ FT: SQUARE FEET

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.

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 11, BLOCK 1, Independence Ranch Subdivision Filing 11, a plat recorded in the Mesa County Clerk and Recorder's office at Reception No. 2197248;

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION FILING 12, 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 3954 Page 378.

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 3954 Page 378.

Utility Easement 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 and telephone lines.

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 Waters LLP,
 by Brenna, Inc. Managing Partner
 Hans Brutsche, President

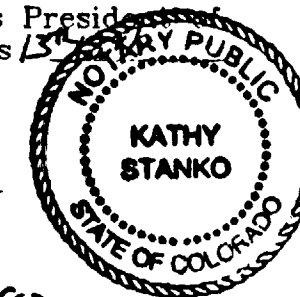
State of Colorado)
 County of Mesa)

This plat was acknowledged before me by Hans E. Brutsche as President of Brenna, Inc., Managing Partner of Laughing Waters, LLP on this 13th day of June, A.D., 2005, for the aforementioned purposes.

Notary Public Kathy Stanko

My Commission expires: 9-15-07

My address is: 6778 Kameh Bush Rd. Wood Mesa CO



TITLE CERTIFICATION

We, First American Heritage Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the 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: 6-29-05 BY: Maggie Balwit, agent First Am Heritage Title Co
 First American Heritage Title Insurance 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 2:57 o'clock P. M., this 29th

day of July 2005, and is duly recorded as Reception No. 2266489.

Drawer No. RR-9 Fees 30.00 + 1.00 Book 3954 Pages 375-377

Clerk and Recorder of Mesa County

CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 12, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 25 day of JUNE, 2005.

David A. Valley City Manager Gregg A. Palmer Mayor

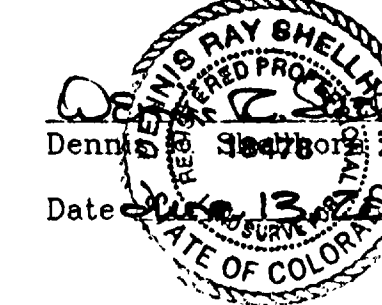
DECLARATION OF COVENANTS

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 12 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
 State of Colorado
 Date: June 13, 2005



INDEPENDENCE RANCH SUBDIVISION FILING 12 HANS BRUTSCHE

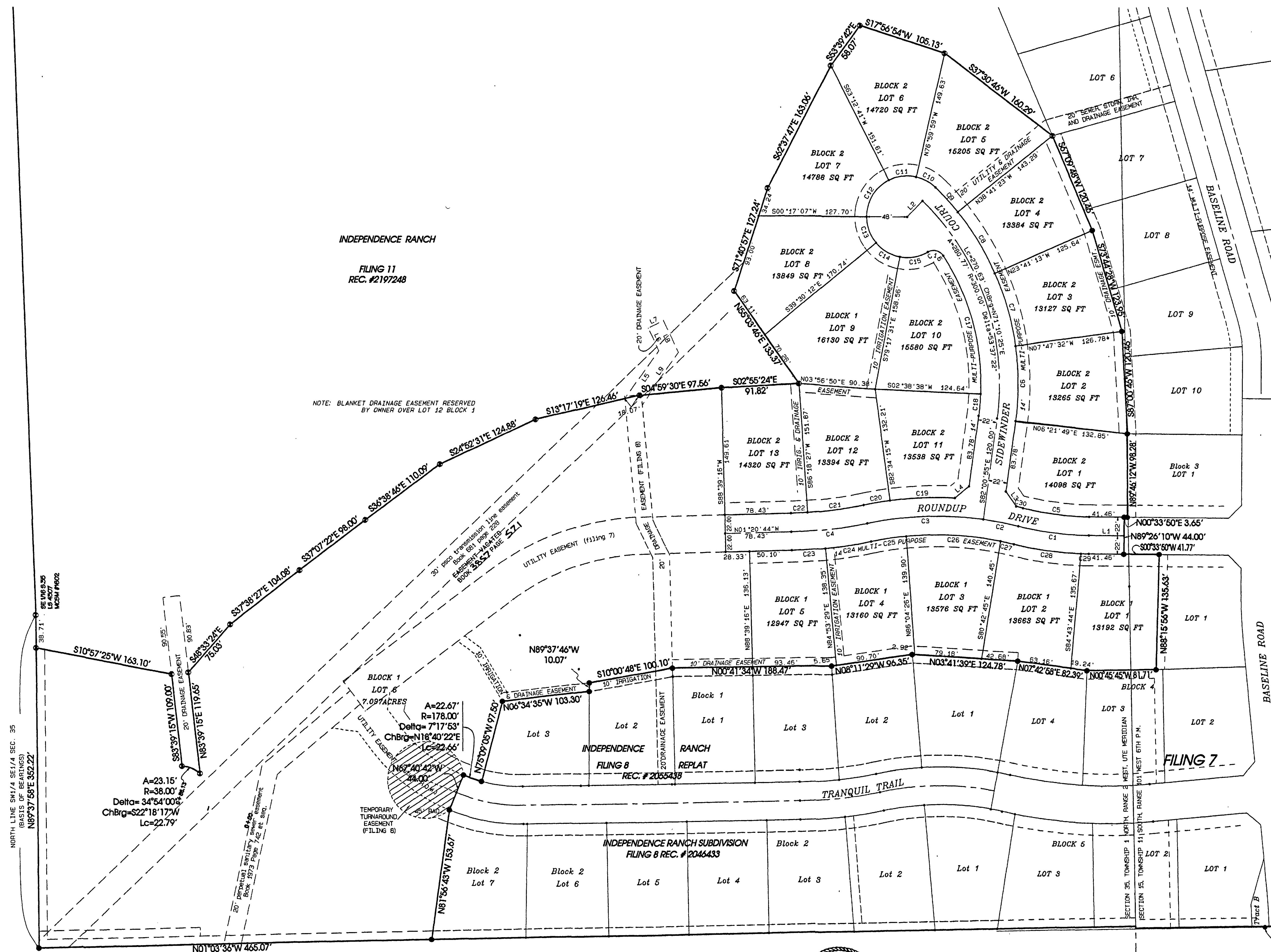
SE/4 S.35, T.1N., R.2W., U.M. & N/2 S.15, T.11S., R.101W., 6P.M.

THOMPSON-LANGFORD CORPORATION

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

S:\Survey\0296 IR\014 Ph12-13\ph12.prc Job No. 0296-014

INDEPENDENCE RANCH SUBDIVISION FILING 12

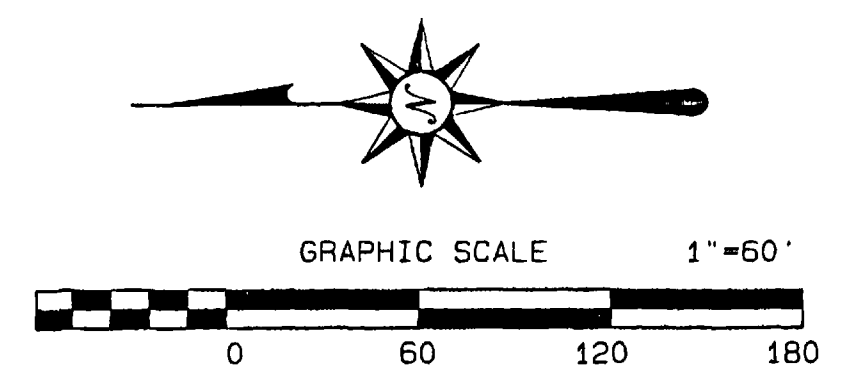


CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	84.02'	356.62'	13°29'54"	N07°18'47"E	63.82'
C2	42.43'	400.00'	6°10'39"	N11°01'29"E	42.41'
C3	137.57'	400.00'	19°42'20"	N01°52'05"W	136.69'
C4	90.54'	500.00'	10°22'30"	N06°31'59"W	90.42'
C5	78.83'	334.62'	13°29'54"	S07°18'47"W	78.65'
C6	88.67'	322.00'	15°46'37"	N89°54'13"W	88.39'
C7	89.33'	322.00'	15°53'41"	S74°15'38"W	89.04'
C8	84.31'	322.00'	15°00'10"	S56°48'42"W	84.07'
C9	39.05'	322.00'	6°56'54"	S47°50'11"W	39.03'
C10	26.27'	48.00'	31°21'43"	S28°40'52"W	25.95'
C11	33.33'	48.00'	39°47'19"	S06°53'39"E	32.67'
C12	52.72'	48.00'	62°55'34"	S58°15'06"E	50.11'
C13	33.33'	48.00'	39°47'19"	N70°23'28"E	32.67'
C14	33.33'	48.00'	39°47'19"	N30°36'08"E	32.67'
C15	34.38'	48.00'	41°02'13"	N09°48'38"W	33.55'
C16	20.65'	13.50'	67°39'03"	N13°29'47"E	18.70'
C17	171.98'	278.00'	35°19'20"	N74°58'58"E	168.68'
C18	25.91'	278.00'	5°20'27"	S84°41'08"E	25.90'
C19	76.92'	422.00'	10°26'37"	S02°12'27"E	76.81'
C20	31.61'	422.00'	4°17'30"	S09°34'30"E	31.60'
C21	66.98'	478.00'	6°01'42"	S07°42'24"E	66.92'
C22	19.58'	478.00'	2°20'49"	S02°31'09"E	19.58'
C23	39.93'	522.00'	4°22'57"	N03°32'13"W	39.92'
C24	54.60'	522.00'	5°59'34"	N08°43'28"W	54.57'
C25	41.97'	378.00'	6°21'43"	N08°32'23"W	41.95'
C26	111.84'	378.00'	16°57'06"	N03°07'01"E	111.43'
C27	16.29'	378.00'	2°28'11"	N12°49'39"E	16.29'
C28	60.02'	378.00'	12°06'32"	N08°00'28"E	79.87'
C29	9.18'	378.00'	1°23'22"	N01°15'31"E	9.18'
C30	8.15'	422.00'	1°06'26"	S13°30'32"W	8.15'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°33'50"E	41.46'
L2	N45°38'16"W	26.00'
L3	N55°19'22"E	21.49'
L4	N39°21'11"W	21.49'
L5	S54°17'50"E	69.65'
L6	N64°33'22"E	29.37'
L7	N26°00'40"W	20.00'
L8	S64°33'22"W	41.39'
L9	N54°17'50"W	60.83'

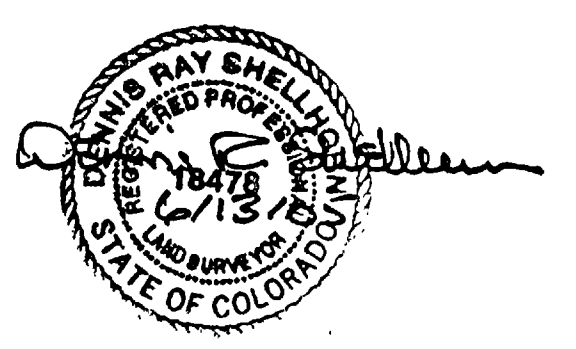


BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N89°37'58"E BETWEEN THE NORTH-WEST CORNER OF LOT 11 BLOCK 1 AND THE EAST 1/16 CORNER ON THE SOUTH LINE OF SECTION 35, ACCORDING TO THE PLAT OF INDEPENDENCE RANCH FILING 11.

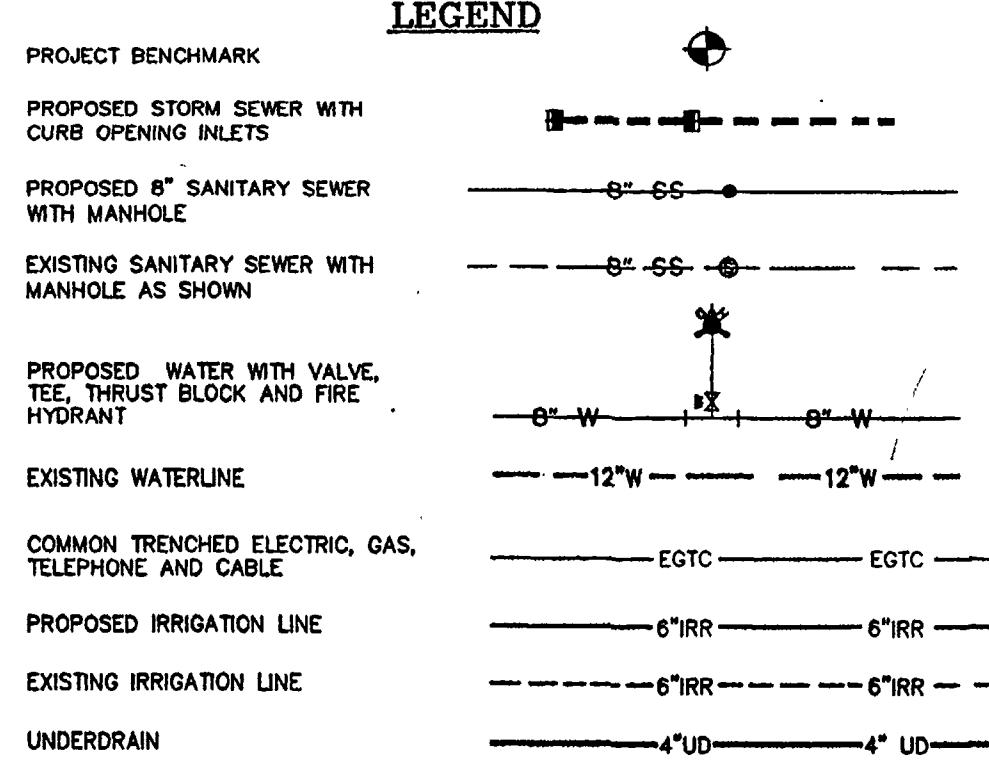
LEGEND

- ◆ 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"

INDEPENDENCE RANCH SUBDIVISION FILING 12
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 IR\014 Ph12-13\ph12.ppt Job No. 0296-014
 Drawn: BKB Checked: DRS Date: May 18, 2005 Sheet 2 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.



NOTES:

LOTS 1 THRU 8, BLOCK 1, FILING 13 AND LOTS 5 THRU 8, BLOCK 2, FILING 12 WILL REQUIRE SITE AND STRUCTURE SPECIFIC GEOTECHNICAL INVESTIGATION, A SLOPE STABILITY ANALYSIS AND 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.

REAR YARD SETBACKS ALONG THE BLUFF MAY VARY DUE TO SLOPE STABILITY CONCERNS AS EXPRESSED IN THE GEOTECHNICAL REPORTS.

OVER WATERING 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.

NO RAW WATER IRRIGATION IS TO BE SUPPLIED TO LOTS 5 THRU 8, BLOCK 2, FILING 12 AND LOTS 1 THRU 8, BLOCK 1, FILING 13.

LOTS 6 THRU 8, FILING 12; LOTS 11 THRU 13, FILING 12 AND LOTS 1 THRU 8, FILING 13 WILL NEED SUMP PUMPS IF WALKOUTS ARE CONSTRUCTED.

AREA OF SPECIAL SLOPE STABILITY CONCERN. GEOTECHNICAL CONSULTANT MUST REVIEW LINCOLN-DEVORE BLUFF PLAN JOB # 89191-GJ DATED 10/07/2002 AND REVISED 10/22/02 BUILDING PLANS FOR THIS AREA MUST CONFORM TO FINDINGS LISTED IN THE LINCOLN DEVORE REPORTS DATED MARCH 2003 & OCTOBER 6, 2004

LIMITS OF SPECIAL SLOPE STABILITY CONCERN AS PROVIDED BY LINCOLN-DEVORE BLUFF PLAN JOB # 89191-GJ DATED 10/07/2002 AND REVISED 10/22/02.

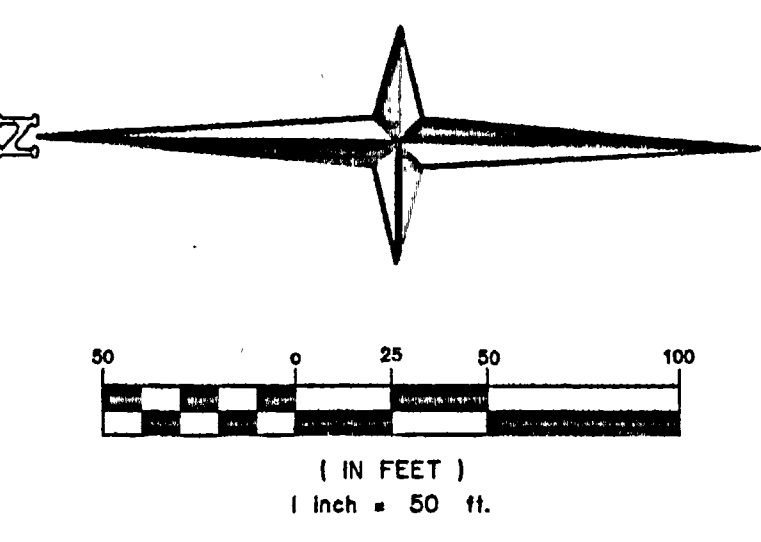
LEGAL DESCRIPTION

LOT 10, BLOCK 1, INDEPENDENCE RANCH FILING 11, 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

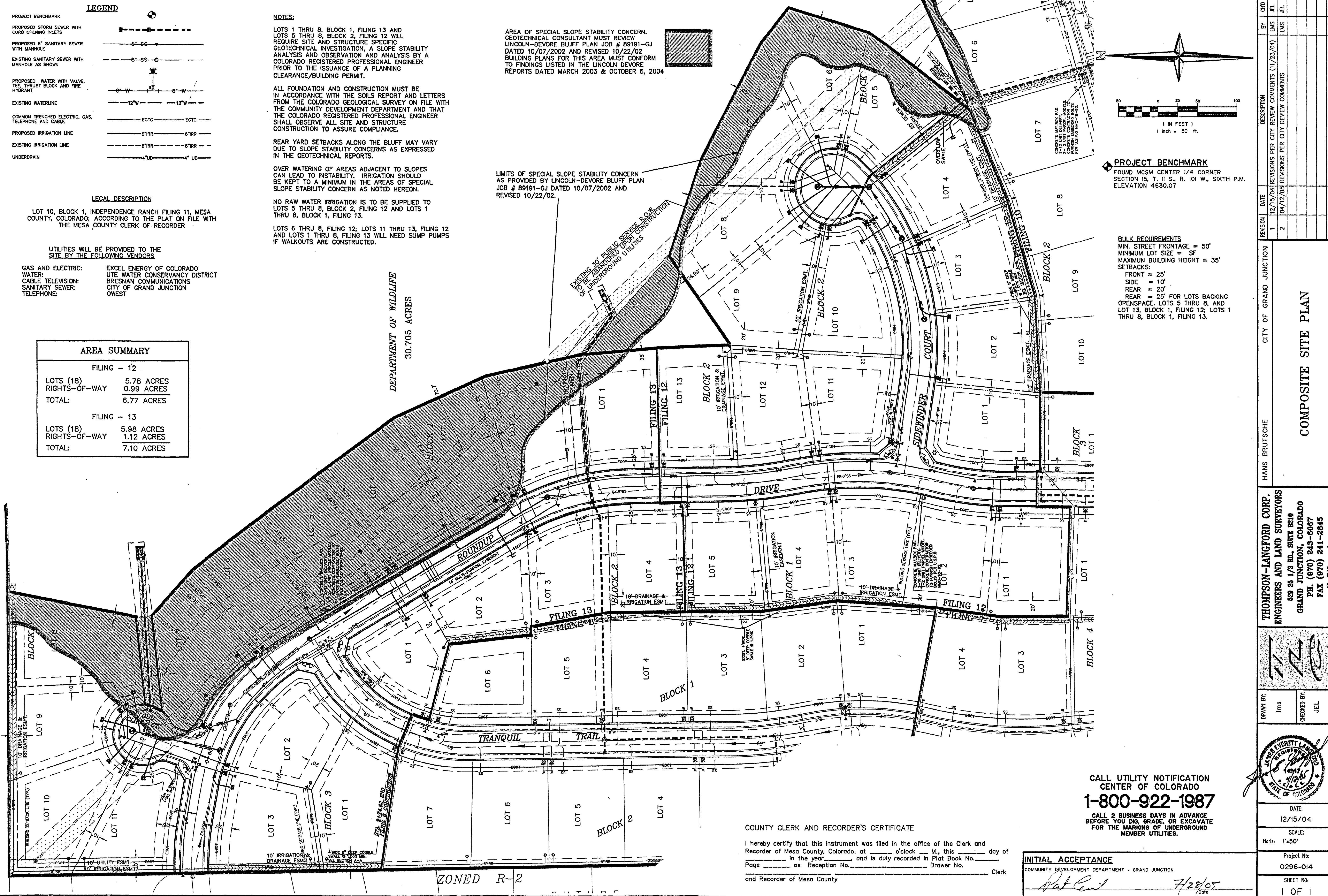
GAS AND ELECTRIC: EXCEL ENERGY OF COLORADO
 WATER: UTE WATER CONSERVANCY DISTRICT
 CABLE TELEVISION: BRESNAN COMMUNICATIONS
 SANITARY SEWER: CITY OF GRAND JUNCTION
 TELEPHONE: QWEST

AREA SUMMARY	
FILING - 12	
LOTS (18)	5.78 ACRES
RIGHTS-OF-WAY	0.99 ACRES
TOTAL:	6.77 ACRES
FILING - 13	
LOTS (18)	5.98 ACRES
RIGHTS-OF-WAY	1.12 ACRES
TOTAL:	7.10 ACRES



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

BULK REQUIREMENTS
 MIN. STREET FRONTAGE = 50'
 MINIMUM LOT SIZE = SF
 MAXIMUM BUILDING HEIGHT = 35'
 SETBACKS:
 FRONT = 25'
 SIDE = 10'
 REAR = 20'
 REAR = 25' FOR LOTS BACKING OPENSOURCE, LOTS 5 THRU 8, AND LOT 13, BLOCK 1, FILING 12; LOTS 1 THRU 8, BLOCK 1, FILING 13.



ZONED R-2

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 _____ o'clock _____ M., this _____ day of _____ in the year _____ and is duly recorded in Plat Book No. _____ Page _____ as Reception No. _____ Drawer No. _____ Clerk and Recorder of Mesa County

INITIAL ACCEPTANCE
 COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION
Pat Carl 7/28/05
 Date

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

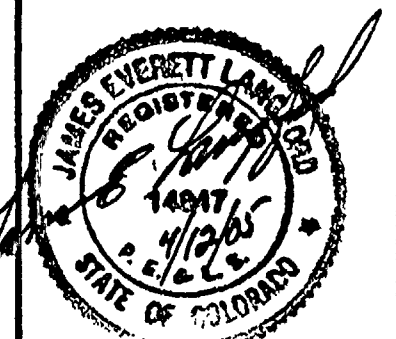
CD	BY	DESCRIPTION	DATE
JEL	LMS	REVISIONS PER CITY REVIEW COMMENTS	12/15/04
JEL	LMS	REVISIONS PER CITY REVIEW COMMENTS	04/12/05

HANS BRUTSCHE
 CITY OF GRAND JUNCTION
COMPOSITE SITE PLAN
 INDEPENDENCE RANCH - FILINGS 12&13

THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 529 25 1/2 RD., SUITE B210
 GRAND JUNCTION, COLORADO
 PH. (970) 243-6087
 FAX (970) 241-2845
 tlc@tlcwest.com



DRAWN BY: lms
 CHECKED BY: JEL



DATE:	12/15/04
SCALE:	1"=50'
Project No:	0296-014
SHEET NO:	1 OF 1