

# INDEPENDENCE HOMESTEAD SUBDIVISION

A Replat of Lot 4, Block 1 and Lot 5, Block 1 of The Homestead, and Lot 1, Block 2 of Independence Heights, In the SE 1/4 NW 1/4 Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado

**Owners' Statement and Dedication:**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Elvin Ray Koch and Willa Jean Koch, are the owners of that real property situate in the SE 1/4 NW 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado as evidenced by deed, Book 3534, Page 91 being more particularly described as follows:

Lot 4, Block 1 of The Homestead, a subdivision of Mesa County, Colorado as recorded in the records of Mesa County, Colorado at Plat Book 16, Page 369

And that the undersigned Michael Ray Fisher and Cindy Rose Fisher, are the owners of that real property situate in the SE 1/4 NW 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado as evidenced by deed, Book 2993, Page 188 being more particularly described as follows:

Lot 5, Block 1 of The Homestead, a subdivision of Mesa County, Colorado as recorded in the records of Mesa County, Colorado at Plat Book 16, Page 369.

And that the undersigned Patrick F. Howery and Linda S. Howery are the owners of that real property situate in the SE 1/4 NW 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado as evidenced by deed, Book 3625, Page 258 being more particularly described as follows:

Lot 1, Block 2 of Independence Heights, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado as recorded in the records of Mesa County, Colorado at Plat Book 19, Page 142 - 143.

That said owners have laid out, platted and subdivided the above described real properties into lots as shown hereon, and designate the same as INDEPENDENCE HOMESTEAD SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following grants:

That said owners do hereby grant a 15-foot sanitary sewer easement as shown on Lot 2 hereon appurtenant to Lot 1, said easement to be granted by separate instrument.

That said owners do hereby grant a utility easement as shown on Lot 3 hereon appurtenant to Lot 2, said easement to be granted by separate instrument.

That said owners do hereby grant those 10-foot Irrigation Easements as shown hereon in Lot 2 and Lot 3 to The Homestead Homeowners Association for the benefit of the owners of Lot 2 and Lot 3 hereby platted as undivided interests (not partitionable), as a perpetual easement for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water, said easement to be granted by separate instrument.

That Lot 1 is subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Independence Heights Homeowners Association recorded in Book 3182, Pages 609 - 650 as revised by document recorded in Book 3993, Page 894 in the Office of the Clerk and Recorder, Mesa County, Colorado.

That Lot 2 and Lot 3 are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for The Homestead Homeowners Association recorded in Book 2532, Pages 238 - 243 as revised by document recorded in Book 3993, Pages 895-896 in the Office of the Clerk and Recorder, Mesa County, Colorado.

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 and 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 easement by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress to and from the easement.

That all lienholders on the described property are represented hereon.

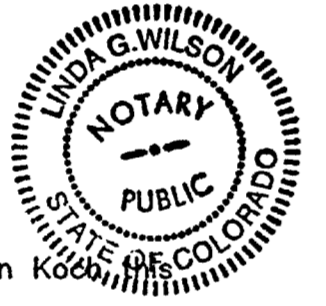
IN WITNESS WHEREOF, said owners, Elvin Ray Koch and Willa Jean Koch have caused their name to be hereunto subscribed this 10th day of January, A. D. 2006

Elvin Ray Koch Willa Jean Koch  
Elvin Ray Koch Willa Jean Koch

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Elvin Ray Koch and Willa Jean Koch this 10th day of January, A.D. 2006

Witness my hand and official seal Linda G. Wilson  
Notary Public  
My commission expires 08-21-09



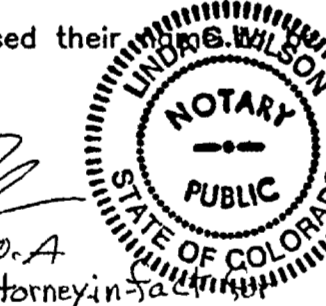
IN WITNESS WHEREOF, said owners, Michael Ray Fisher and Cindy Rose Fisher have caused their names hereunto subscribed this 10th day of January, A. D. 2006

Michael Ray Fisher Cindy Rose Fisher  
Michael Ray Fisher Cindy Rose Fisher

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Michael Ray Fisher and Cindy Rose Fisher this 10th day of January, A.D. 2006

Witness my hand and official seal Linda G. Wilson  
Notary Public  
My commission expires 08-21-09



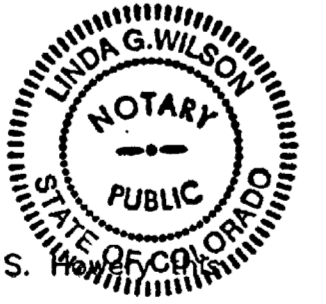
IN WITNESS WHEREOF, said owners, Patrick F. Howery and Linda S. Howery have caused their name to be hereunto subscribed this 10th day of January, A. D. 2006

Patrick F. Howery Linda S. Howery  
Patrick F. Howery Linda S. Howery

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Patrick F. Howery and Linda S. Howery this 10th day of January, A.D. 2006

Witness my hand and official seal Linda G. Wilson  
Notary Public  
My commission expires 08-21-09



The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Quitclaim Deed to Lot 1 with grant of Sanitary Sewer Easement across Lot 2 appurtenant to Lot 1 - Book \_\_\_\_\_ Page \_\_\_\_\_ Not provided by property owners for recording by the City with the plat.

Quitclaim Deed to Lot 2 with grant of Utility Easements across Lot 3 appurtenant to Lot 2 - Book \_\_\_\_\_ Page \_\_\_\_\_ Not provided by property owners for recording by the City with the plat.

Quitclaim Deed to Lot 3 - Book \_\_\_\_\_ Page \_\_\_\_\_ Not provided by property owners for recording by the City with the plat.

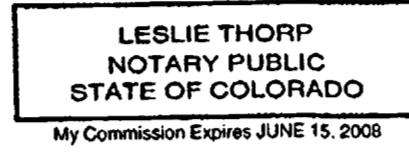
Grant of 10' Irrigation Easement to The Homestead Homeowners Association - Book 4113, Pages 761-762

**Lienholder's Ratification of Plat:**

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3610, Page 1 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its PRESIDENT (Title), with the authority of its board of directors, this 11th day of JANUARY, 2006.

By: Frédéric J. G. For For: Ute Mortgage Company



STATE OF Colorado }  
COUNTY OF Jefferson } SS

The foregoing instrument was acknowledged before me by J. Michael Lippert this 11th day of January, A.D. 2006.

Witness my hand and official seal Leslie Thorp  
Notary Public  
My commission expires JUNE 15, 2008

**Lienholder's Ratification of Plat:**

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3625, Page 259 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President (Title), with the authority of its board of directors, this 6th day of January, 2006.

By: Thomas M. Wright Title: Vice President For: Wells Fargo Home Mortgage, Inc.

STATE OF MARYLAND }  
COUNTY OF FREDERICK } SS

The foregoing instrument was acknowledged before me by Lorna L. Slaughter this 25th day of January, A.D. 2006.

Witness my hand and official seal A. H. Cull  
Notary Public  
My commission expires 1/12/2007

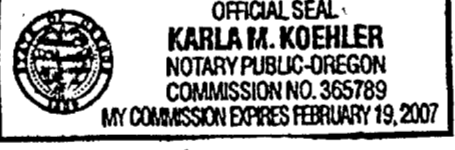


**Lienholder's Ratification of Plat:**

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3625, Page 281 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Assistant Secretary (Title), with the authority of its board of directors, this 16th day of January, 2006.

By: S. E. Klein For: Wells Fargo Bank N.A.



STATE OF OREGON }  
COUNTY OF WASHINGTON } SS

The foregoing instrument was acknowledged before me by S. E. Klein this 16th day of January, A.D. 2006.

Witness my hand and official seal Karla M. Koehler  
Notary Public  
My commission expires 02/19/2007

**Lienholder's Ratification of Plat:**

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3972, Page 158 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. (and Book 3871, Page 610) SM

In witness whereof, the said individual(s) has caused these presents to be signed this 12th day of Jan, 2006

By: Mary Simpson For: Carpets from Dalton, GA d/b/a Abby Carpet



STATE OF Colorado }  
COUNTY OF Mesa } SS

The foregoing instrument was acknowledged before me by Mary Simpson this 12th day of Jan, A.D. 2006

Witness my hand and official seal Mary Simpson  
Notary Public  
My commission expires 4/9/08

**Abbreviations Used**

Alum. Cap	Aluminum Cap	Irr	Irrigation
C 1/4	Center 1/4 Corner	MCSM	Mesa County Survey Monument
CHK	Checked	PLS	Professional Land Surveyor
C-N 1/16	Center-North 1/16 Corner	Sec.	Section
Q	Center Line	SF	Square Feet
Esmt.	Easement	w/	With
Fnd	Found		

**Title Certification:**

STATE OF COLORADO }  
COUNTY OF MESA } SS

We, Abstract & Title Co., 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 in Elvin Ray Koch and Willa Jean Koch as joint tenants, Michael Ray Fisher and Cindy Rose Fisher as joint tenants, and Patrick F. Howery and Linda S. Howery as joint tenants; that the current taxes have been paid, that all mortgages not satisfied or released of record or 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, except 2005 Taxes, as of Feb 14, 2006.

Date: 21 February, 2006 By: Kenneth C. Greer Title: Secretary  
Abstract & Title Company

**City of Grand Junction Approval:**

This plat of Independence Homestead Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 15 day of MARCH, A. D. 2006.

Dana A. Vallet Craig A. Helm  
City Manager Mayor Mayor Pro-Tem

**Clerk and Recorder's Certificate:**

STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 9:00 o'clock A.M. this 16th day of March, A.D., 2006, and is duly recorded in Book No. 4113, Pages 759-760.  
Reception No. 2306812 Drawer No. RR-122

Clerk and Recorder Deputy Fees \$20.00 + 1.00

**Lienholder's Ratification of Plat:**

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4047, Page 496 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

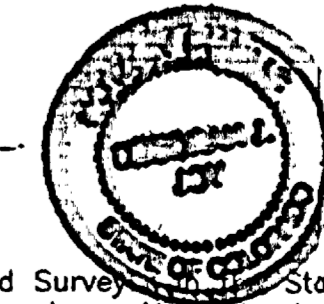
In witness whereof, the said individuals have caused these presents to be signed this 21st day of February, 2006

By: David J. Balkenbush Patricia Balkenbush  
David J. Balkenbush Patricia Balkenbush

STATE OF Colorado }  
COUNTY OF Mesa } SS

The foregoing instrument was acknowledged before me by David and Patricia Balkenbush this 21st day of February, A.D. 2006

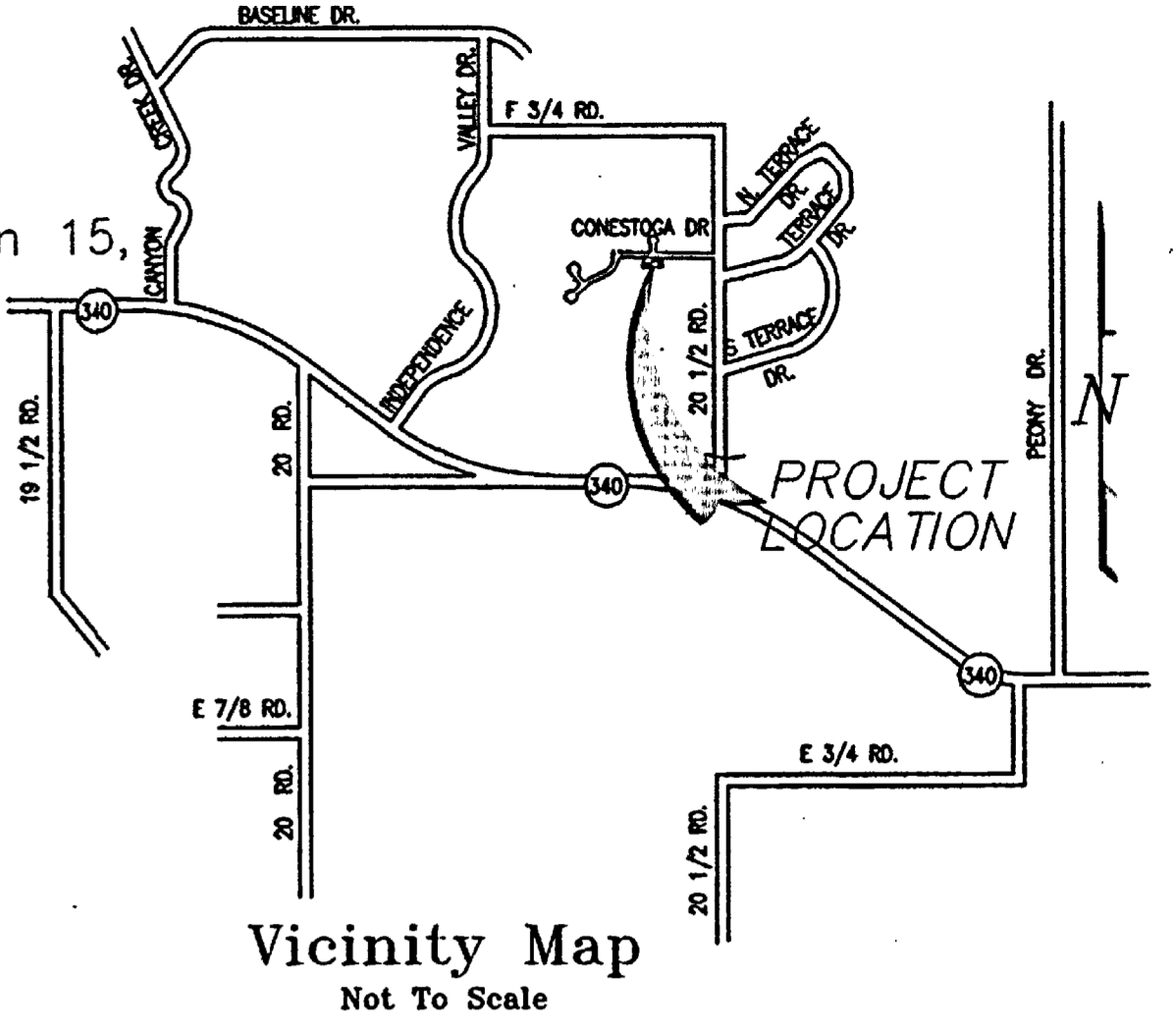
Witness my hand and official seal Robert A. Larson  
Notary Public  
My commission expires 9-15-08



**Surveyor's Statement:**

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Independence Homestead Subdivision was prepared from a survey performed by me or under my direct supervision to the best of my knowledge and information, and that title research was supplied by Abstract and Title Co. in File No. 00914805 C3.

Robert A. Larson PLS 31160  
Date



Vicinity Map  
Not To Scale

**Notice:**  
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**Merritt LS, L.L.C.**  
743 Horizon Ct., Suite 100B, Grand Junction, CO 81506  
PHONE (970) 255-7386 FAX (970) 256-7386

**INDEPENDENCE HOMESTEAD SUBDIVISION**  
A Replat of Lot 4, Block 1 and Lot 5, Block 1 of The Homestead and Lot 1, Block 2 of Independence Heights, in the SE 1/4 NW 1/4 Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado

DATE: January 9, 2005	SCALE: 1" = 20'
DRAWN: JH	CHK: RAL
PROJECT NO: 0501	SHEET: 1 OF 2

