

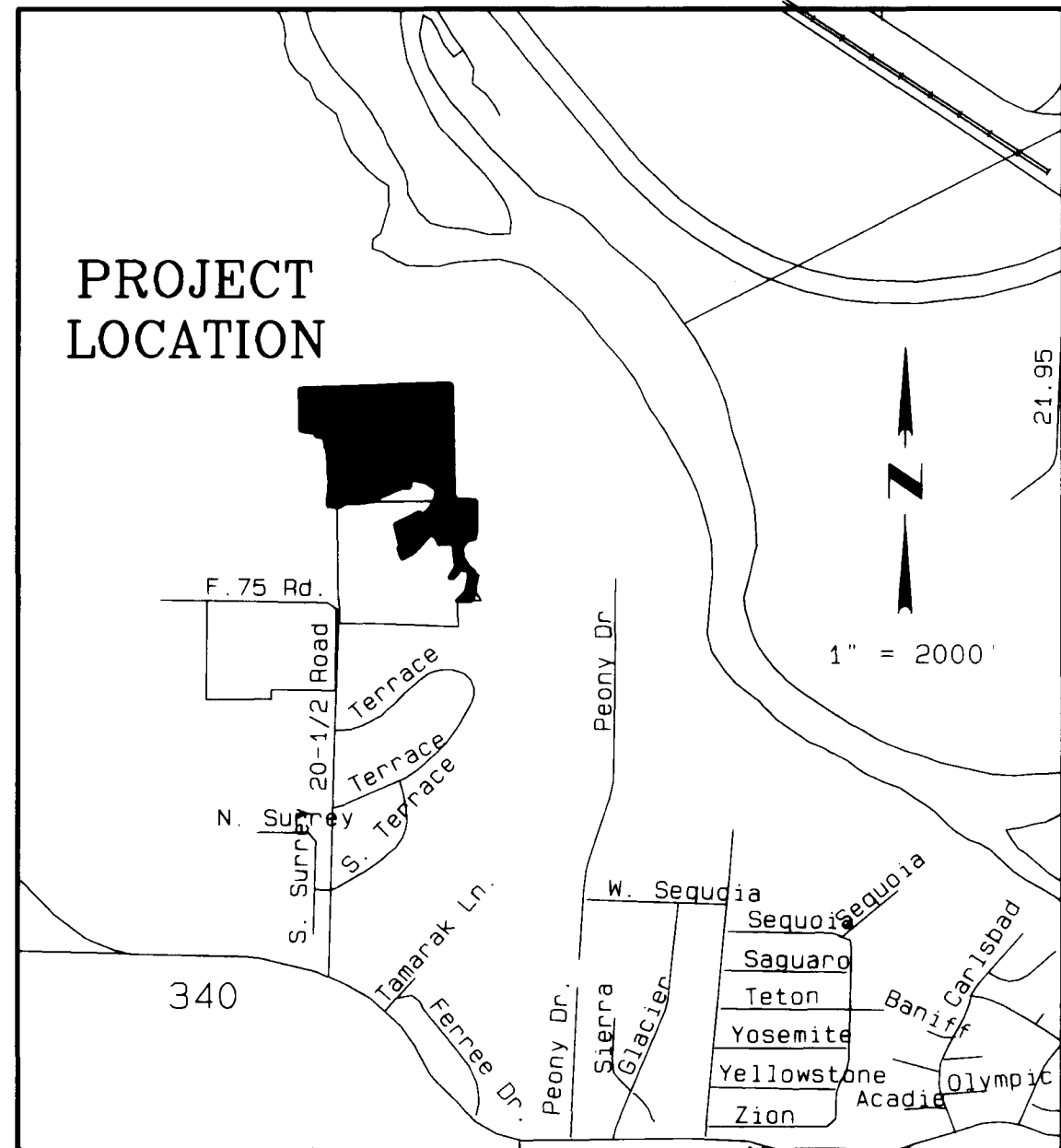
INDEPENDENCE RANCH SUBDIVISION FILING 13

A REPLAT OF LOT 6, BLOCK 1, INDEPENDENCE RANCH SUBDIVISION FILING 12

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	5.972 Acres	84.1%
STREETS	1.125 Acres	15.9%
TOTAL	7.097 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'
 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 1, 2, 3, 4, 5, 6, 7, and 8 Block 1, Filing 13 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 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.

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
 CH: BEARING OF LONG CHORD OF CURVE
 L: LENGTH OF LONG CHORD OF CURVE
 T: TOWNSHIP
 R: RANGE
 R.O.M.: RIGHT-OF-WAY
 P.L.S.: PROFESSIONAL LAND SURVEYOR

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 6, BLOCK 1, Independence Ranch Subdivision Filing 12, a plat recorded in the Mesa County Clerk and Recorder's office at Reception No. 2266689.

That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE RANCH SUBDIVISION FILING 13, 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 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 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 Water LLP,
 by Branna, Inc. Managing Partner
 Hans Brutsche, President

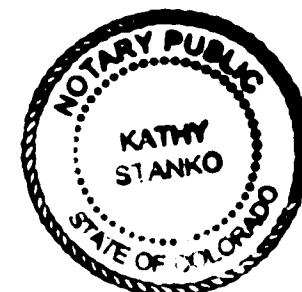
State of Colorado)
 County of Mesa)ss

This plat was acknowledged before me by Hans E. Brutsche as President of Branna, Inc., Managing Partner of Laughing Waters, LLP on this 15th day of June, A.D., 2005, for the aforementioned purposes.

Notary Public Kathy Stanko

My Commission expires: 9-15-07

My address is: 6775 Kannah Creek Rd, White water Co



TITLE CERTIFICATION

We First American Heritage Title 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 Batale, agent First Am. Heritage Title Co.
 First American Heritage Title 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 11:00 o'clock A. M., this 20th day of June, 2005, and is duly recorded as Reception No. 2323426

Drawer No. SS-34 Fees \$200 * 100 BK: 4184 Pgs. 297-298

Janice Ward
 Clerk and Recorder of Mesa County

By: Karin Cole
 Deputy Clerk

CITY APPROVAL

This plat of INDEPENDENCE RANCH SUBDIVISION FILING 13, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 23 day of June, 2005.

David A. Valdez
 City Manager

Craig 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 13 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.



INDEPENDENCE RANCH SUBDIVISION
FILING 13
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

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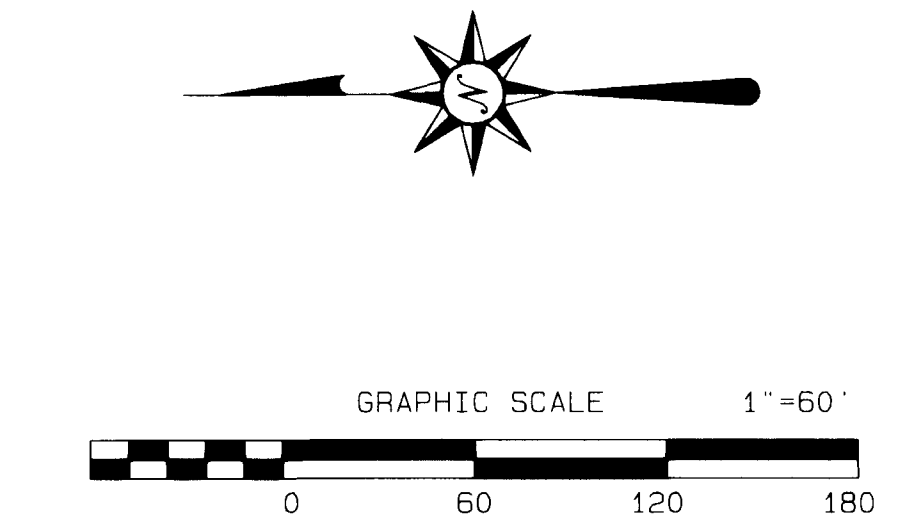
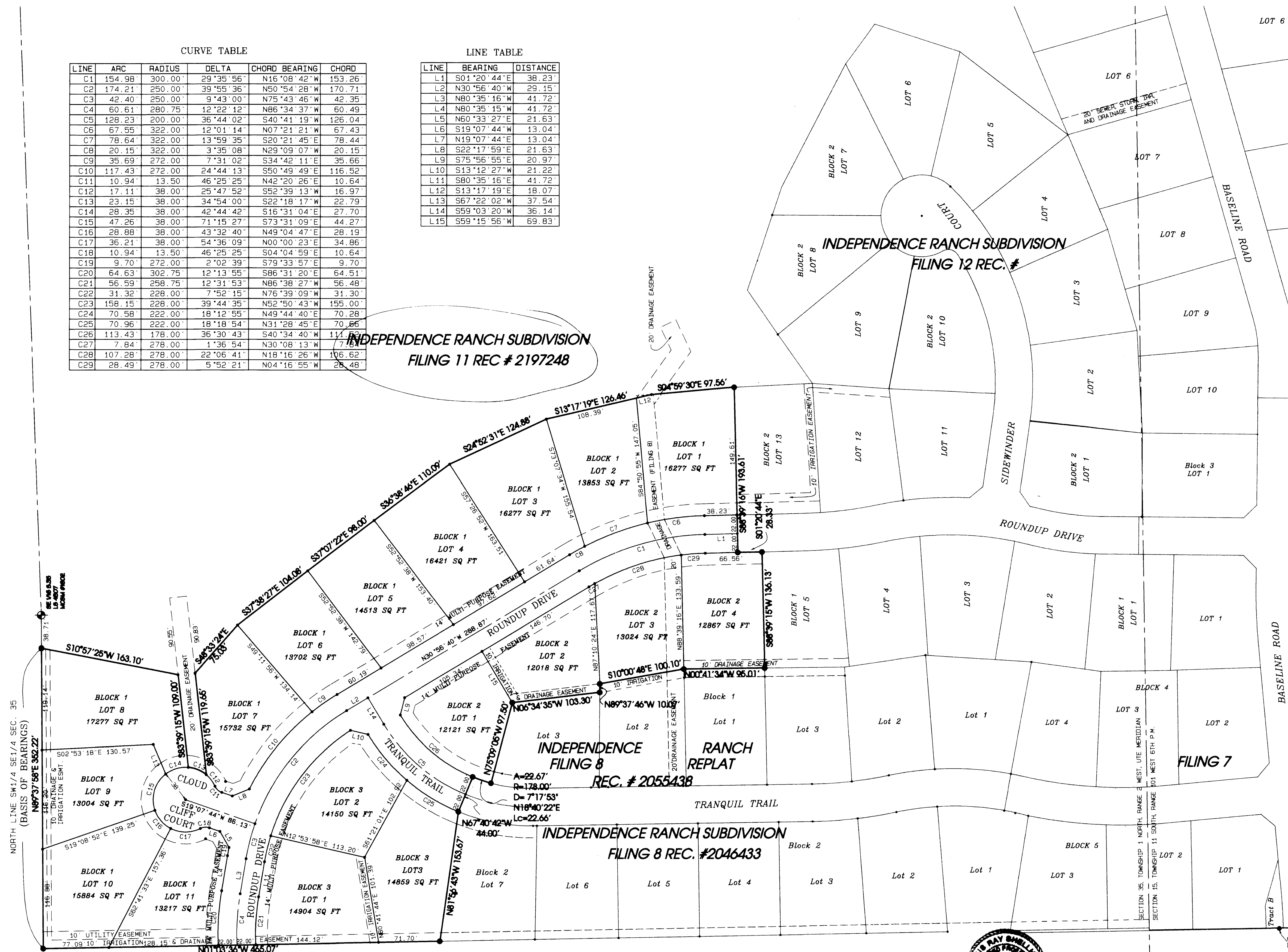
INDEPENDENCE RANCH SUBDIVISION FILING 13

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	154.98	300.00	29°35'56"	N16°08'42"W	153.26'
C2	174.21	250.00	39°55'36"	N50°54'28"W	170.71'
C3	42.40	250.00	9°43'00"	N75°43'46"W	42.35'
C4	60.61	280.75	12°22'12"	N86°34'37"W	60.49'
C5	128.23	200.00	36°44'02"	S40°41'19"W	126.04'
C6	67.55	322.00	12°01'14"	N07°21'21"W	67.43'
C7	78.64	322.00	13°59'35"	S20°21'45"E	78.44'
C8	20.15	322.00	3°35'08"	N29°09'07"W	20.15'
C9	35.69	272.00	7°31'02"	S34°42'11"E	35.66'
C10	117.43	272.00	24°44'13"	S50°49'49"E	116.52'
C11	10.94	13.50	46°25'25"	N42°20'26"E	10.64'
C12	17.11	38.00	25°47'52"	S52°39'13"W	16.97'
C13	23.15	38.00	34°54'00"	S22°18'17"W	22.79'
C14	28.35	38.00	42°44'42"	S16°31'04"E	27.70'
C15	47.26	38.00	71°15'27"	S73°31'09"E	44.27'
C16	28.88	38.00	43°32'40"	N49°04'47"E	28.19'
C17	36.21	38.00	54°36'09"	N00°00'23"E	34.86'
C18	10.94	13.50	46°25'25"	S04°04'59"E	10.64'
C19	9.70	272.00	2°02'39"	S79°33'57"E	9.70'
C20	64.63	302.75	12°13'55"	S86°31'20"E	64.51'
C21	56.59	258.75	12°31'53"	N86°38'27"W	56.48'
C22	31.32	228.00	7°52'15"	N76°39'09"W	31.30'
C23	158.15	228.00	39°44'35"	N52°50'43"W	155.00'
C24	70.58	222.00	18°12'55"	N49°44'40"E	70.28'
C25	70.96	222.00	18°18'54"	N31°28'45"E	70.66'
C26	113.43	178.00	36°30'43"	S40°34'40"W	111.16'
C27	7.84	278.00	1°36'54"	N30°08'13"W	7.78'
C28	107.28	278.00	22°06'41"	N18°16'26"W	106.62'
C29	28.49	278.00	5°52'21"	N04°16'55"W	28.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°20'44"E	38.23'
L2	N30°56'40"W	29.15'
L3	N80°35'16"W	41.72'
L4	N80°35'15"W	41.72'
L5	N60°33'27"E	21.63'
L6	S19°07'44"W	13.04'
L7	N19°07'44"E	13.04'
L8	S22°17'59"E	21.63'
L9	S75°56'55"E	20.97'
L10	S13°12'27"W	21.22'
L11	S80°35'16"E	41.72'
L12	S13°17'19"E	18.07'
L13	S67°22'02"W	37.54'
L14	S59°03'20"W	36.14'
L15	S59°15'56"W	69.83'



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"
- ⊠ SET MESA COUNTY SURVEY MARKER IN MONUMENT BOX "PLS 18478"

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FILING 13
HANS BRUTSCHE

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

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Drawn: BKB Checked: DRS Date: May 18, 2005 Sheet 2 of 2

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