

TLP04285

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	THE LEGENDS PARTNERS, LLC
PURPOSE:	A TEMPORARY TURN AROUND EASEMENT FOR THE LEGENDS, FILING 6, LOCATED AT 28 ½ ROAD AT PATTERSON
ADDRESS:	PRESLEY AVENUE
PARCEL NO:	2943-071-00-005
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

2234008 BK 3819 PG 194-196
01/14/2005 04:44 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

Grantor(s):
The Legends Partners, LLC a Colorado limited liability company .

whose address is P.O. Box 1765, Grand Junction , Colorado 81502

*County of Mesa , and State of

Colorado , for the consideration of

TEN AND NO/100-----
-----dollars, in hand paid, hereby sell(s)

and convey(s) to:

The City of Grand Junction

whose address is P.O. Box 1765 , Grand Junction , Colorado 81502

*County of Mesa , and State of Colorado , the following real

property, in the *County of Mesa , and State of Colorado, to wit:

AN EASEMENT AS DESCRIBED ON ATTACHED EXHIBIT "A"

Meridian Land Title, LLC legends

Signed this day of

Ronald A. Abeloe

Ronald A. Abeloe, as Member/Manager
of The Legends Partners, LLC a
Colorado limited liability company

Stanley E. Bell

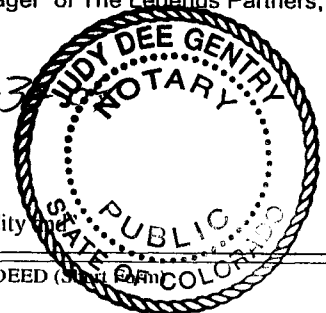
Stanley E. Bell, as Member/Manager of
The Legends Partners, LLC a Colorado
limited liability company

STATE OF COLORADO }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 19th day of November, 2004

BY: Ronald A. Abeloe, as Member/Manager of The Legends Partners, LLC a Colorado limited liability company and Stanley E. Bell, as Member/Manager of The Legends Partners, LLC a Colorado limited liability company

My Commission expires 11-30



Witness my hand and official seal.

Judy Dee Gentry

Notary Public

*If in Denver, insert "City of Denver"

EXHIBIT "A"

A Temporary Turn Around Easement Over

A parcel of land situated in the SE1/4 NE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Commencing at the SE corner of the NW1/4 NE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian and considering the North line of the NE1/4 NW1/4 Section 7, T1S, R1E, U.M. to bear S89°50'00"W as shown of the plat of THE LEGENDS, FILING FIVE, recorded in Plat Book 19 at Page 306, Reception No. 2116846, Drawer No. NN-92, and all bearings contained herein to be relative thereto;

thence S78°32'59"E 219.66 feet to the Southerly right-of-way line for Presley Avenue, being the POINT OF BEGINNING;

thence N89°53'42"E 90.00 feet along the Southerly right-of-way line for Presley Avenue;

thence S00°01'03"E 40.00 feet;

thence S89°53'42"W 90.00 feet;

thence N00°01'03"W 40.00 feet, to the Point of Beginning, containing 3,600 sq. ft. as described.

MESA COUNTY, COLORADO.

Authored by

Max E. Morris

Q.E.D. Surveying Systems Inc.

1018 Colorado Ave.

Grand Junction, Co. 81501

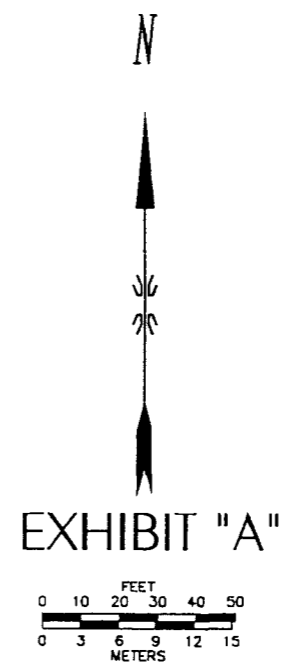
9/6/2004

S89°50'00"W 1351.45 PATTERSON ROAD
 (BASIS OF BEARINGS) N89°48'34"E 1320.80
 NW CORNER NE1/4 NW1/4 SECTION 7
 T1S, R1E, U.M. MCSM 1340-1
 N1/4 CORNER SECTION 7
 T1S, R1E, U.M. MCSM NO. 217-1
 T.B.M. 4733.90

NE CORNER NW1/4 NE1/4 SECTION 7
 T1S, R1E, U.M. MCSM NO. 43-1

N00°09'08"W 1318.04

L1	N89°53'42"E	90.00'
L2	N00°01'03"W	40.00'
L3	N00°01'03"W	40.00'
L4	N89°53'42"E	90.00'



E 201
008
LLC
V, CO.

PLAT BOOK 17 PAGE 120

SE CORNER NW1/4 NE1/4 SECTION 7
 T1S, R1E, U.M. MCSM NO 50-2

10' wide drainage esmt.

S00°09'08"E 8.00'

330.20'

2943-071-00-005
 A COLORADO LLC SONSHINE II CONSTRUCTION & DEV.
 PO BOX 2867
 GRAND JUNCTION, CO. 81505

p.o.b.

S78°32'59"E 219.66'

18'
26'

PRESLEY AVENUE

6

7

8

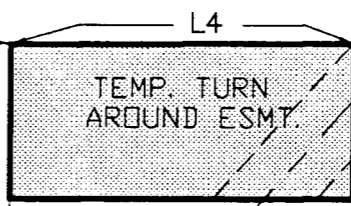
14

15

16

THE LEGENDS, FILING SIX

PROPOSED - NOT YET DEVELOPED



PROPOSED 20' PEDESTRIAN ESMT.

TRACT "A"

GRAFF MINOR SUB