

THE LEGENDS, FILING ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ABELL PARTNERS, LLC, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2518 at Page 271, of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 NE1/4 Section 7, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

NW1/4 NW1/4 NE1/4 & W1/4 E1/2 NW1/4 NE1/4 & SW1/4 NW1/4 NE1/4, SECTION 7, TOWNSHIP 1 SOUTH RANGE 1 EAST, UTE MERIDIAN EXCEPT THE NORTH 50 FEET AS DESCRIBED IN BOOK 1358 AT PAGE 638 MESA COUNTY, COLORADO

That said owner has caused the said real property to be laid out and surveyed as THE LEGENDS, FILING ONE, a subdivision of a part of the City of Grand Junction, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction for the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as Multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15th day of May A.D., 2000.

ABELL PARTNERS, LLC, BY: Ronald A. Abele ABELL PARTNERS, LLC, BY: RONALD A. ABELOE.

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 15th day of May A.D., 2000, by Ronald A. Abele, and Steady E. Bell of Abell Partners, LLC.

9-24-01 My commission expires: Laurie Wells Notary Public

ENCUMBRANCE'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of THE LEGENDS, FILING ONE.

NORWEST BANK

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 15th day of May A.D., 2000, by 9-24-01

My commission expires: Laurie Wells Notary Public

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 9:24 o'clock A. M. this 20th day of June A.D., 2000, and is duly recorded in Plat Book No. 17, Page 339

Reception No. 1954173 Drawer No. II-112 Fee 10.00

CLERK AND RECORDER BY DEPUTY

CITY APPROVAL

This plat of THE LEGENDS, FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 15th day of May A.D. 2000.

David Vanley City Manager Bene Kinsey Mayor

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THE LEGENDS, FILING ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

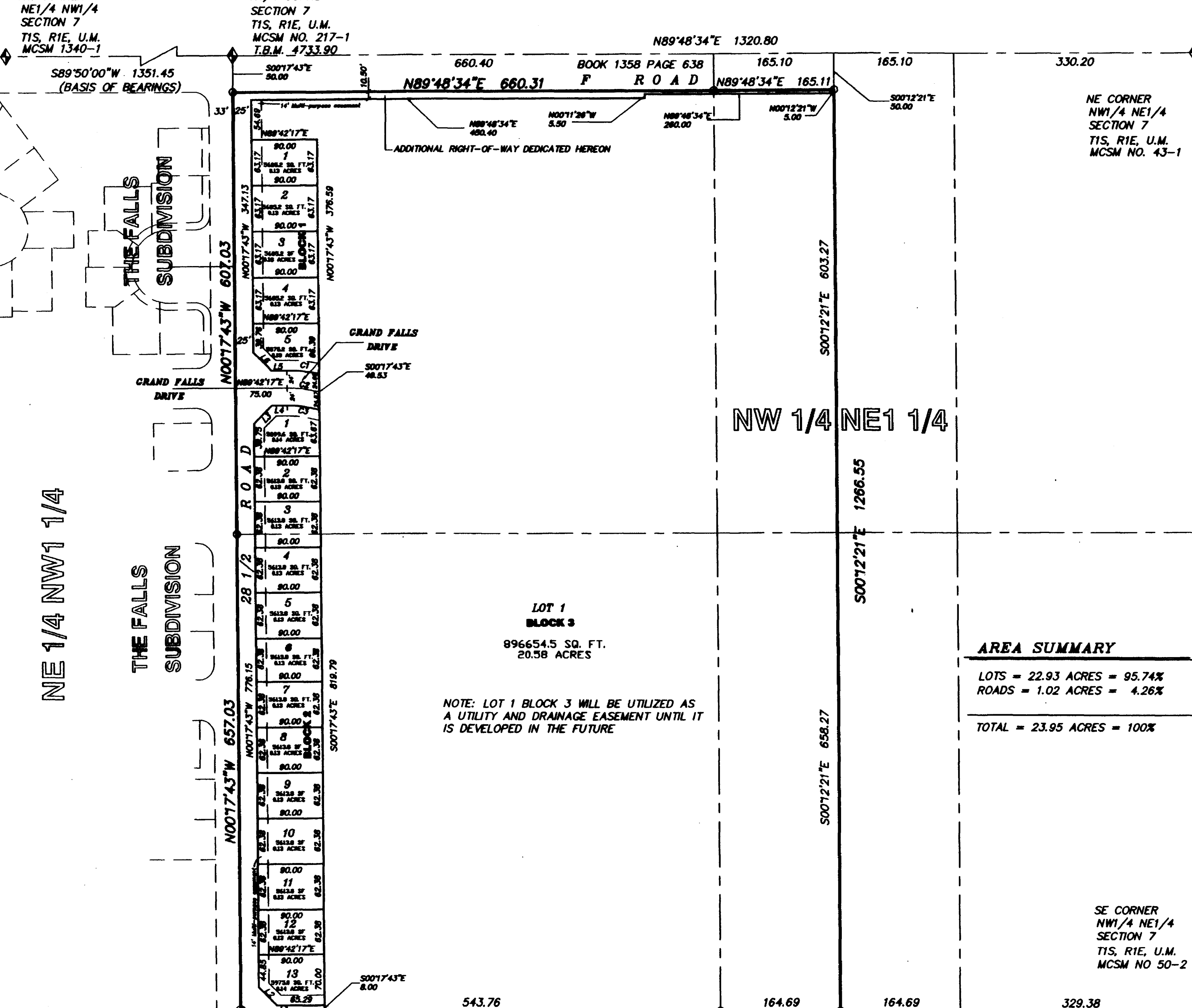
Max E. Morris 5/19/2000 Date
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

THE LEGENDS, FILING ONE

FINAL PLAT

SITUATED IN THE NW1/4 NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: ABELL PARTNERS, LLC	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: RM (GPS)
SCALE: 1 IN = 100 FT		DRAWN BY: MEM
DATE: 4/20/2000		ACAD ID: LEGENDS1.tif
		SHEET NO. P1
		FILE: 2000-053



NOTE: LOT 1 BLOCK 3 WILL BE UTILIZED AS A UTILITY AND DRAINAGE EASEMENT UNTIL IT IS DEVELOPED IN THE FUTURE

AREA SUMMARY

LOTS = 22.93 ACRES = 95.74%
ROADS = 1.02 ACRES = 4.26%
TOTAL = 23.95 ACRES = 100%

- NOTES
- BOUNDARY CORNERS SET IN CONCRETE
 - BEARINGS BASED ON N89°59'00"W BETWEEN THE MESA COUNTY SURVEY MARKERS AS SHOWN AND THE RECORDED BEARING FOR "THE FALLS" SUBDIVISION PLAT.
 - ENGINEERED FOUNDATIONS WILL BE REQUIRED FOR ALL LOTS IN FILING ONE.
 - LOTS 1-4, BLOCK 1, AND LOTS 4-11 OF BLOCK 2 HAVE SPECIAL GRADING AND DRAINAGE REQUIREMENTS AS INDICATED IN THE FINAL GRADING AND DRAINAGE PLAN PROVIDED IN THE SUBMITTAL FOR FILING #1 TO THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF GRAND JUNCTION. A LOT SPECIFIC GRADING AND DRAINAGE PLAN PREPARED (AND SEALED) BY A COLORADO REGISTERED PROFESSIONAL ENGINEER MUST BE PROVIDED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL OF THE DEVELOPMENT ENGINEER PRIOR TO THE ISSUANCE OF A PLANNING CLEARANCE FOR HOME CONSTRUCTION.

- LEGEND
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - FOUND MESA COUNTY SURVEY MARKER
 - FOUND B.L.M. ALUM. CAP

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.

SETBACKS

- FRONT YARDS
44' FROM CENTERLINE 28 1/2 RD. TO PRINCIPAL STRUCTURE
49' FROM CENTERLINE 28 1/2 RD. TO GARAGE
- REAR YARD
PRINCIPAL STRUCTURE.....10 FEET
ACCESSORY STRUCTURE.....3 FEET
- SIDE YARD
PRINCIPAL STRUCTURE.....5/0 FEET
ACCESSORY STRUCTURE.....3 FEET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'57"W	115.00
L2	N45°09'23"W	35.04
L3	N44°42'17"E	35.11
L4	N89°42'17"E	21.17
L5	N89°42'17"E	21.13
L6	S45°17'43"E	35.11

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	44.39	204.00	44.31	S84°04'26"E	12°28'07"	22.29
C2	44.45	180.00	44.34	S83°13'15"E	14°08'56"	22.34
C3	44.61	156.00	44.45	S82°06'14"E	16°22'58"	22.46