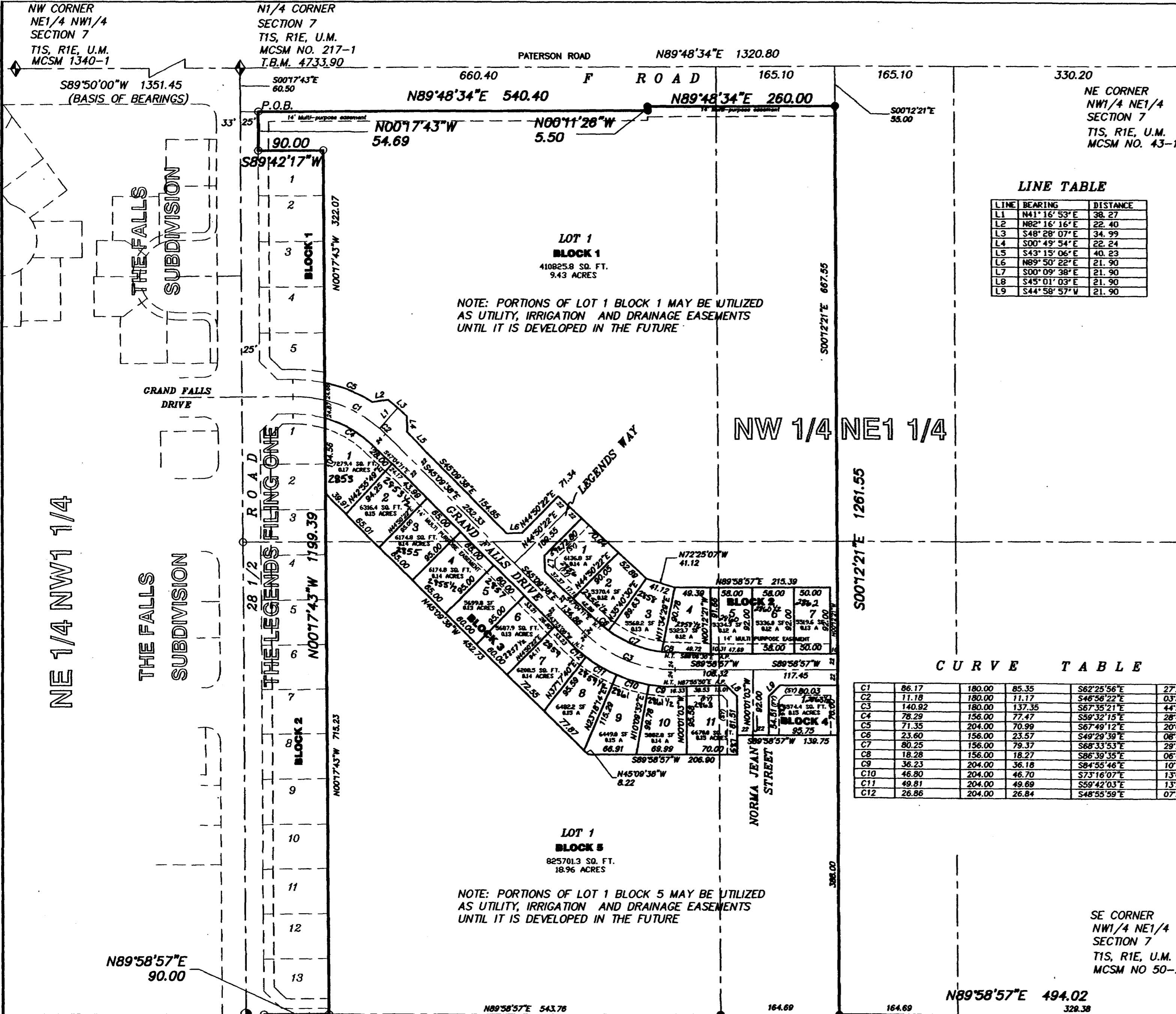


# THE LEGENDS, FILING TWO

A REPLAT OF LOT 1 BLOCK 3, THE LEGENDS, FILING ONE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N41°16'53"E	38.27
L2	N82°16'16"E	22.40
L3	S48°28'07"E	34.99
L4	S00°49'54"E	22.24
L5	S43°15'06"E	40.23
L6	N89°50'22"E	21.90
L7	S00°09'38"E	21.90
L8	S45°01'03"E	21.90
L9	S44°58'57"E	21.90

**CURVE TABLE**

C1	86.17	180.00	85.35	S62°25'56"E	27°25'41"	43.93
C2	11.16	180.00	11.12	S45°56'22"E	03°33'27"	5.59
C3	140.92	180.00	137.35	S67°35'21"E	44°51'24"	74.30
C4	78.29	156.00	77.47	S59°32'15"E	28°49'13"	39.99
C5	71.35	204.00	70.99	S67°49'12"E	20°02'21"	36.04
C6	23.60	156.00	23.57	S49°29'59"E	08°40'01"	11.82
C7	80.25	156.00	78.37	S68°33'53"E	22°28'29"	41.03
C8	18.28	156.00	18.27	S86°39'35"E	06°42'55"	8.15
C9	36.23	204.00	36.18	S84°55'46"E	10°10'35"	18.16
C10	46.80	204.00	46.70	S73°16'07"E	13°08'43"	23.50
C11	49.81	204.00	49.69	S59°42'03"E	13°59'26"	25.03
C12	26.86	204.00	26.84	S46°55'59"E	07°32'41"	13.45

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 Recorder's Office, and being situated in the NW1/4 NE1/4 Section 7, and being platted in Plat Book 17 at Page 339 of the Mesa County Clerk and Recorder's Office; and that parcel of land described in Book 2643 at Page 40 of the Mesa County Clerk and Recorder's Office, all being situated in 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:

A parcel of land situated in the NW1/4 NW1/4 NE1/4, SW1/4 NW1/4 NE1/4, W1/4 E1/2 NW1/4 NE1/4, SW1/4 NE1/4 and the SE1/4 NE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian being described as follows: Beginning at a point on the South right-of-way line for F Road (AKA Paterson Road), being N89°48'34"E 25.00 feet and S00°17'43"E 60.50 feet from the N1/4 corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian and considering the North line of the NE1/4 NW1/4 of said Section 7 to bear S89°50'00"W and all other bearings contained herein to be relative thereto; thence along the South right-of-way line for F Road the following three (3) courses, (1) N89°48'34"E 540.40 feet; (2) thence N00°11'26"W 5.50 feet; (3) thence N89°48'34"E 260.00 feet to the East line of the W1/4 E1/2 NW1/4 NE1/4 of Section 7, T1S, R1E of the Ute Meridian; thence along said line, N89°58'57"E 494.02 feet to the NE1/6 corner of Section 7, T1S, R1E of the Ute Meridian; thence along the North line of the SE1/4 NE1/4 of Section 7, N89°53'42"E 464.00 feet; thence S42°33'42"W 543.00 feet; thence N72°36'18"W 100.00 feet; thence S00°10'31"E 44.70 feet; thence S85°29'34"W 12.96 feet to the centerline of the Grand Valley Canal; thence along the centerline of said canal the following five (5) courses; (1) N56°03'22"W 263.00 feet; (2) thence N87°52'22"W 138.00 feet; (3) thence S58°39'38"W 195.00 feet; (4) thence N79°02'22"W 676.00 feet; (5) thence S80°34'38"W 94.67 feet to the East right-of-way line for 28 1/2 Road; thence along said right-of-way, N00°17'43"W 250.94 feet to the South line of the NW1/4 NE1/4 of Section 7; thence along said line, N89°58'57"E 90.00 feet; thence along the boundary of the Legends, Filing One, N00°17'43"W 1199.39 feet; thence continuing along said boundary, S89°42'17"W 90.00 feet to the East right-of-way line for 28 1/2 Road; thence along said right-of-way, N00°17'43"W 54.69 feet to the Point of Beginning, containing 32.07 acres as described, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as THE LEGENDS, FILING TWO, a subdivision of a part of the City of Grand Junction, 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, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. All Multi-purpose easements to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All Tracts/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 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 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.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5<sup>th</sup> day of March, A.D., 2001.

ABELL PARTNERS, LLC, BY: Ronald A. Abelo  
 STATE OF COLORADO }  
 COUNTY OF MESA } S.S.  
 The foregoing instrument was acknowledged to me this 5<sup>th</sup> day of March, A.D., 2001, by Ronald A. Abelo, and Abell Partners, LLC.  
5-12-2001  
 My commission expires: \_\_\_\_\_ Notary Public



- LEGEND & NOTES**
- 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
  - 1. BOUNDARY CORNERS SET IN CONCRETE
  - 2. BEARINGS BASED ON N89°50'00"W BETWEEN THE MESA COUNTY SURVEY MARKERS AS SHOWN AND THE RECORDED BEARING FOR "THE FALLS" SUBDIVISION PLAT.
  - 3. ENGINEERED FOUNDATIONS REQUIRED FOR ALL LOTS IN FILING TWO

**SETBACKS**

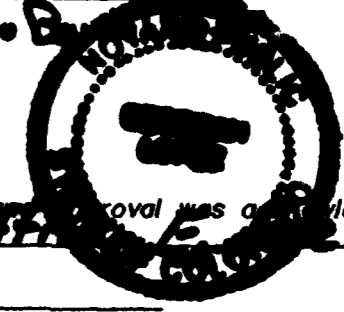
- SINGLE FAMILY DWELLING (detached)**
- Minimum street frontage.....15 feet
  - Maximum height of structures.....32 feet
  - Minimum lot width.....40 feet
  - Minimum side yard setback
  - Principal Structure.....5 feet
  - Accessory Structure.....3 feet
  - Minimum rear yard setback
  - Principal Structure.....10 feet
  - Accessory Structure.....3 feet
  - Minimum front yard setback.....15 feet from front property line for the residence and 20 feet from the front property line to the garage
- SINGLE FAMILY DWELLING (attached)**
- Minimum street frontage.....15 feet
  - Maximum height of structures.....32 feet
  - Minimum lot width.....40 feet
  - Minimum side yard setback
  - Principal Structure.....5/0 feet
  - Accessory Structure.....3 feet
  - Minimum rear yard setback
  - Principal Structure.....10 feet
  - Accessory Structure.....3 feet
  - Minimum front yard setback.....15 feet from front property line for the residence and 20 feet from the front property line to the garage

**AREA SUMMARY**

LOTS = 30.99 ACRES = 96.63%  
 ROADS = 1.08 ACRES = 03.37%  
 TOTAL = 32.07 ACRES = 100%

ENCUMBRANCER'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 TWO

NORWEST BANK N/A Wells Fargo Bank BY: Jeffrey J. Parks UP  
 STATE OF COLORADO }  
 COUNTY OF MESA } S.S.  
 The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 5<sup>th</sup> day of March, A.D., 2001, by Jeffrey J. Parks.  
5-12-2001  
 My commission expires: \_\_\_\_\_ Notary Public

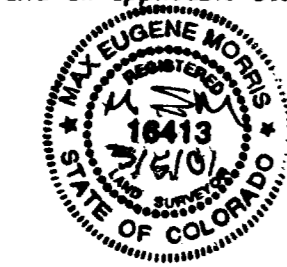


STATE OF COLORADO }  
 COUNTY OF MESA } S.S.  
 I hereby certify that this instrument was filed in my office at 3:11 o'clock P. M. this 8<sup>th</sup> day of March, A.D., 2001, and is duly recorded in Plat Book No. 18, Page 116.  
 Reception No. 1981697 Drawer No. 3589 Fee \_\_\_\_\_  
 CLERK AND RECORDER BY DEPUTY

**THE LEGENDS, FILING TWO**

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: 3/5/2001		ACAD ID: LEGEND2#n
		SHEET NO. P1
		FILE: 2000-053

**SURVEYOR'S CERTIFICATE**  
 I, Max E. Morris, certify that the accompanying plat of THE LEGENDS, FILING TWO, 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  
 Max E. Morris, Q.E.D. Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 16413



This plat of THE LEGENDS, FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 7 day of MARCH, A.D., 2001.  
David Hunsley  
 City Manager