

THE LEGENDS, FILING THREE

A REPLAT OF LOT 1 BLOCK 5, THE LEGENDS, FILING TWO

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 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 the 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:

LOT 1 BLOCK 5, THE LEGENDS, FILING TWO

That said owner has caused the said real property to be laid out and surveyed as THE LEGENDS, FILING THREE, 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.

Tract "A" is dedicated to the Owners Association, if formed or in the future, of if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwaters; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 3005, Page 124, subject to further conditions and restrictions as may be set forth in that instrument.

Tract "B" is dedicated to the owners (Property/Homeowner's Association) of the lots and tracts hereby platted as a perpetual easement for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities.

Tract "C" is dedicated to the City of Grand Junction for the use of the public forever for purpose including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Valley Irrigation District to install, operate, maintain and repair irrigation water transmission and/or drainage facilities.

All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the public.

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 13th day of December A.D., 2001.

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

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 13th day of December A.D., 2001, by Ronald A. Abele, and _____ of Abell Partners, LLC.

My commission expires: 11-19-03 Pats J. Brewington
Notary Public



N1/16 COR. E. LINE SECTION 7 T1S, R1E, U.M. MCSM NO 52

ENCUMBRANCER'S RATIFICATION AND APPROVAL

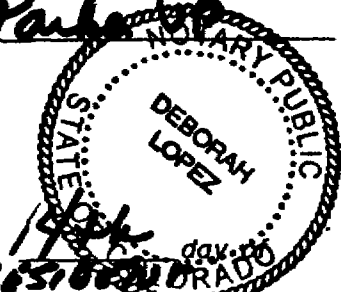
The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of THE LEGENDS, FILING THREE

NORWEST BANK Wells Fargo Bank N.A. BY: Jeffrey S. Parkerson

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 13th day of December A.D., 2001, by Jeffrey S. Parkerson, vice president

My commission expires: 5-12-2005 Delores Lopez
Notary Public



STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:22 o'clock A.M. this 17th day of January A.D., 2001, and is duly recorded in Plat Book No. 18, Page 324

Reception No. 2036383 Drawer No. LL-87 Fee \$10.00

CLERK AND RECORDER BY: DEPUTY

THE LEGENDS, FILING THREE

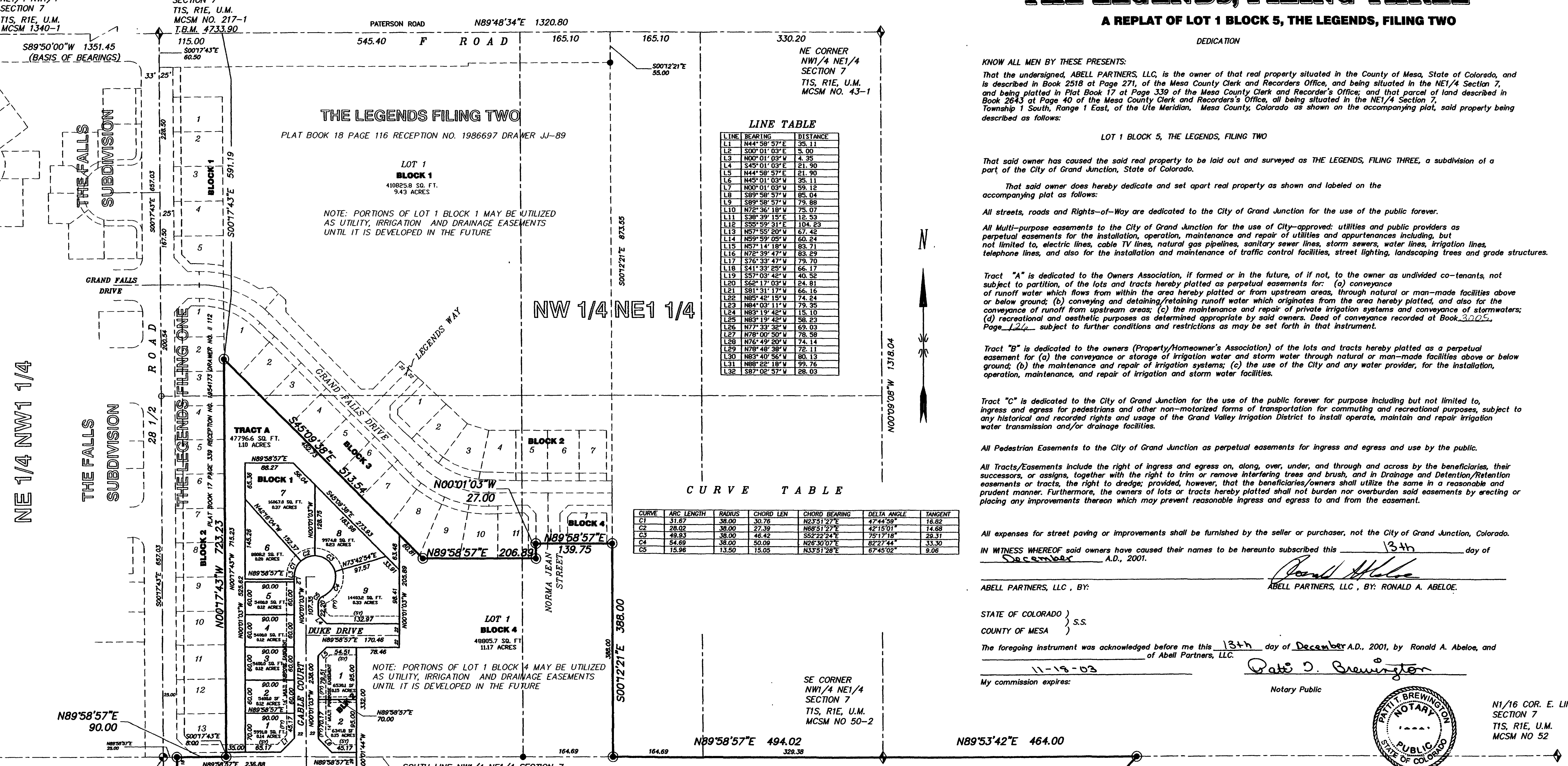
FINAL PLAT		
SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: ABELL PARTNERS, LLC	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: RM (GPS) DRAWN BY: MEM ACAD ID: LEGEND3fin SHEET NO. P1 FILE: 2000-053
SCALE: 1 IN = 100 FT	DATE: 12/13/2001	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°58'57"E	35.11
L2	S00°01'03"E	5.00
L3	N00°01'03"W	4.35
L4	S45°01'03"E	21.90
L5	N44°58'57"E	21.90
L6	N45°01'03"W	35.11
L7	N00°01'03"W	59.12
L8	S89°58'57"W	95.04
L9	S89°58'57"W	78.88
L10	N72°36'18"W	75.07
L11	S38°39'15"E	12.53
L12	S55°59'31"E	104.23
L13	N57°55'20"W	67.42
L14	N89°59'05"W	60.24
L15	N57°14'18"W	83.71
L16	N72°39'47"W	83.29
L17	S76°33'47"W	79.70
L18	S41°33'25"W	66.17
L19	S57°03'42"W	49.52
L20	S62°17'03"W	24.81
L21	S81°31'17"W	66.16
L22	N85°42'15"W	74.24
L23	N84°03'11"W	79.35
L24	N83°19'42"W	15.10
L25	N83°19'42"W	58.23
L26	N77°33'32"W	69.03
L27	N78°00'50"W	78.58
L28	N74°49'20"W	74.14
L29	N78°48'38"W	72.11
L30	N83°40'56"W	80.13
L31	N88°22'18"W	99.76
L32	S87°02'57"W	28.03

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	31.67	38.00	30.76	N23°51'27"E	47°44'59"	16.62
C2	28.02	38.00	27.39	N89°51'27"E	42°15'01"	14.68
C3	49.93	38.00	48.42	S52°22'24"E	75°17'18"	29.31
C4	54.69	38.00	50.09	N26°30'07"E	82°27'44"	33.30
C5	15.96	13.50	15.05	N33°51'28"E	67°45'02"	9.06



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - FOUND SURVEY MONUMENTS SET BY L.S. 16413 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
- BOUNDARY CORNERS SET IN CONCRETE SUBDIVISION PLAT.**
- BEARINGS BASED ON N89°59'00"W BETWEEN THE N1/4 COR. AND THE NW CORNER OF THE NE1/4 NW1/4 SEC. 7 T1S, R1E, U.M. AS MONUMENTED BY MESA COUNTY SURVEY MARKERS AS SHOWN AND THE RECORDED BEARING FOR "THE FALLS"**
- ENGINEERED FOUNDATIONS REQUIRED FOR ALL LOTS IN FILING THREE**
- 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

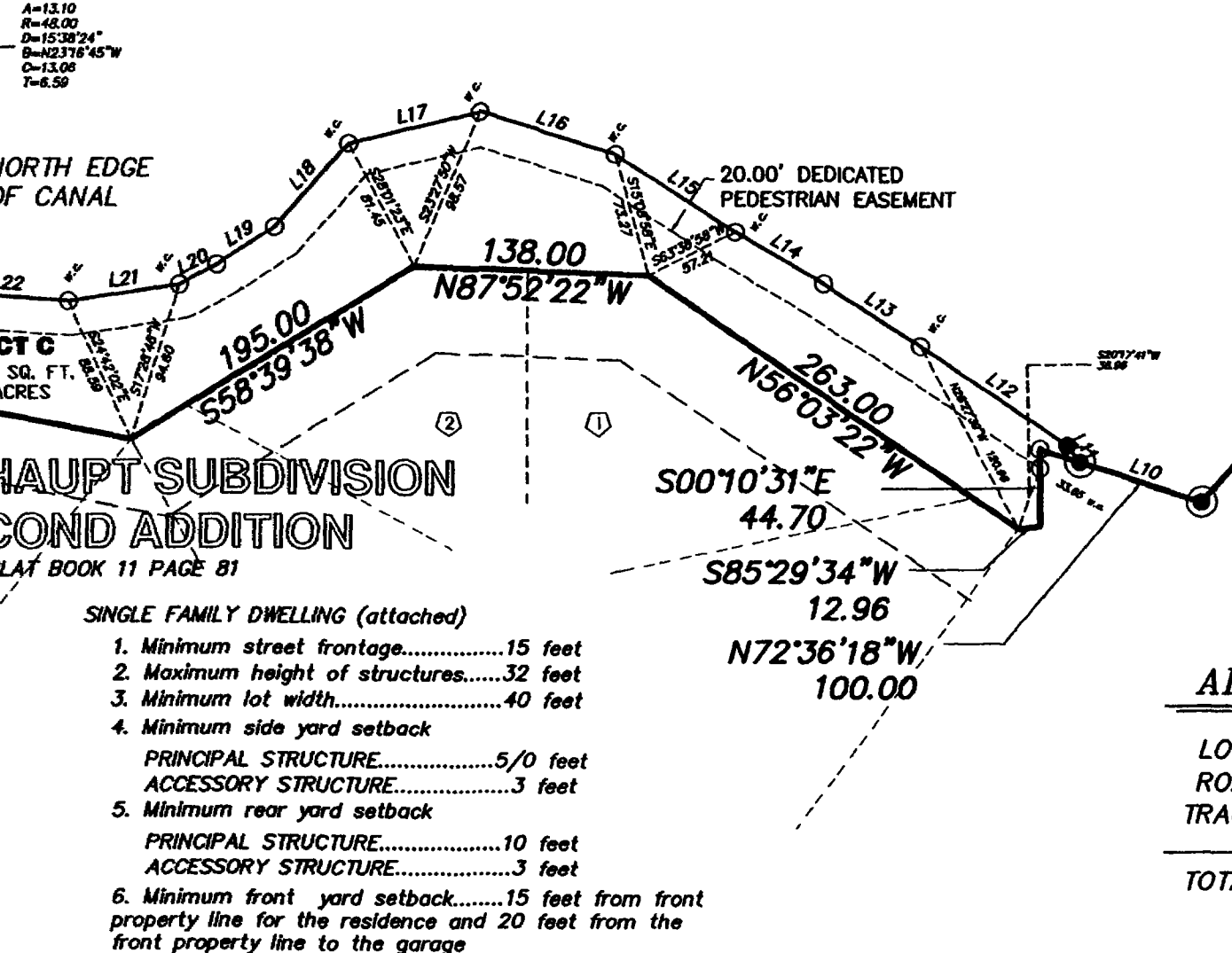
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THE LEGENDS, FILING THREE, 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



12/13/2001 Date



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
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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 = 13.93 ACRES = 73.47%
ROADS = 0.90 ACRES = 04.75%
TRACTS = 4.13 ACRES = 21.78%
TOTAL = 18.96 ACRES = 100%

CITY APPROVAL

This plat of THE LEGENDS, FILING THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 17th day of January A.D. 2001.

Cindy Connors
City Manager