

# THE LEGENDS, FILING FOUR

A REPLAT OF LOT 1 BLOCK 4, THE LEGENDS, FILING THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, LEGENDS PARTNERS, LLC, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 3116 at Page 716, of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 Section 7, and being platted in Plat Book 18 at Page 324 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 4, THE LEGENDS, FILING THREE PLAT BOOK 18 PAGE 324 RECEPTION NO. 2036383 DRAWER NO. LL -87 MESA COUNTY CLERK AND RECORDER'S OFFICE

That said owner has caused the said real property to be laid out and surveyed as THE LEGENDS, FILING FOUR, 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 3332, Page 318 subject to further conditions and restrictions as may be set forth in that instrument.

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 owner has caused his name to be hereunto subscribed this 3<sup>rd</sup> day of April, 2003.

LEGENDS PARTNERS, LLC, BY: RONALD A. ABELOE.

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

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2003, by Ronald A. Abeloe of Legends Partners, LLC.

My commission expires:

Notary Public

CITY APPROVAL

This plat of THE LEGENDS, FILING FOUR, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 12<sup>th</sup> day of April, 2003.

City Manager

Mayor

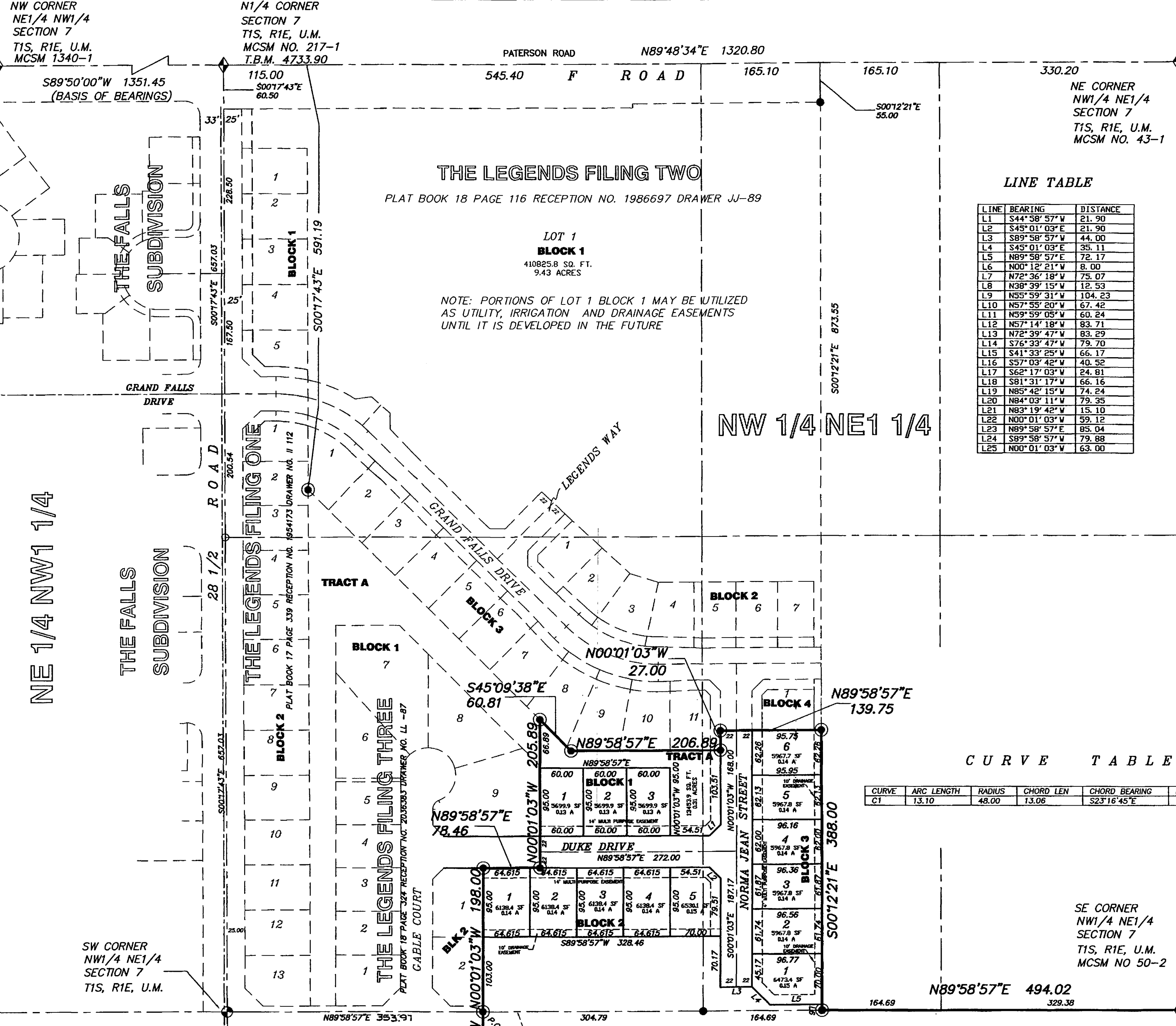
N1/16 COR. E. LINE SECTION 7 T1S, R1E, U.M. MCSM NO 52

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°58'57"W	21.90
L2	S45°01'03"E	21.90
L3	S89°58'57"W	44.00
L4	S45°01'03"E	35.11
L5	N89°58'57"E	72.17
L6	N00°12'21"W	8.00
L7	N72°36'18"W	75.07
L8	N38°39'15"W	12.53
L9	N55°59'31"W	104.23
L10	N57°55'20"W	67.42
L11	N59°59'05"W	60.24
L12	N57°14'18"W	83.71
L13	N72°39'47"W	83.29
L14	S76°33'47"W	79.70
L15	S41°33'25"W	66.17
L16	S57°03'42"W	40.32
L17	S62°17'03"W	24.81
L18	S81°31'17"W	66.16
L19	N85°42'15"W	74.24
L20	N84°03'11"W	79.35
L21	N83°19'42"W	15.10
L22	N00°01'03"W	59.12
L23	N89°58'57"E	85.04
L24	S89°58'57"W	79.88
L25	N00°01'03"W	63.00

## CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	13.10	48.00	13.06	S23°16'45"E	15°38'24"	6.59



- ### 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 2 1/2" ALUM. CAP L.S. 33650 ON #6 RE-BAR SET IN MONUMENT BOX

- 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 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 FOUR, 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, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

### 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

### ROTHHAUPT SUBDIVISION SECOND ADDITION

- 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 = 10.24 ACRES = 91.67%  
ROADS = 0.62 ACRES = 05.55%  
TRACTS = 0.31 ACRES = 02.78%  
TOTAL = 11.17 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 FOUR

Wells Fargo Bank West

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

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 3<sup>rd</sup> day of April, 2003, by Jeffrey Parker

My commission expires:

Notary Public

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

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 4:03 o'clock P.M. this 16<sup>th</sup> day of APRIL, 2003, and is duly recorded in Plat Book No. 19, Page 305

Reception No. 2116843 Drawer No. NN-91 Fee \$10.00 & \$1.00

CLERK AND RECORDER BY DEPUTY

## THE LEGENDS, FILING FOUR

FINAL PLAT		
SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: LEGENDS 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: LEGEND4fin
SCALE: 1 IN = 100 FT	DATE: 3/5/2003	SHEET NO. P1 FILE: 2000-053