

THE LEGENDS, FILING SIX

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, THE 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 NE 1/4 Section 7, and being platted in Plat Book 18 at Page 324 of the Mesa County Clerk and Recorder's Office; land described in all being situated in the NE 1/4 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 3, THE LEGENDS, FILING FIVE PLAT BOOK 19 PAGE 306 RECEPTION NO. 2116846 DRAWER NO. NN-92 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 SIX, 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 Utility Easements to the City of Grand Junction for the use of City-approved: public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities 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 sewer, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
- All Multi-purpose easements are hereby dedicated 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.

4. All Irrigation and Drainage Easements to be conveyed to the The Legends Homeowners Association, Filing 6 as perpetual easements for the installation, operation, maintenance, and repair of irrigation systems and drainage facilities, to supply and drain irrigation water, and 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. Deed of conveyance recorded at Book 3819, Page 163-164.

5. 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.

6. Tract "A" is to be conveyed to The Legends Homeowners Association, Filing 6 if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the tract hereby platted for (a) conveyance of runoff water which flows from within the area hereby platted or 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 3819, Page 162, subject to further conditions and restrictions as may be set forth in that instrument.

7. All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress use by the public for purposes of walking, running, bicycling, and other non-motorized forms of transportation for commuting and recreational purposes.

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 19th day of November A.D., 2004.

Ronald A. Abele
Ronald A. Abele, Manager

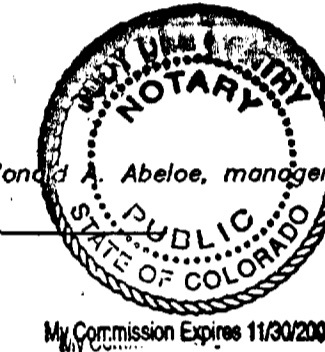
THE LEGENDS PARTNERS, LLC, BY: RONALD A. ABELOE, Manager

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

The foregoing instrument was acknowledged before me this 19th day of November, 2004, by Ronald A. Abele, manager of The Legends Partners, LLC.

My commission expires:

Judy Dee Gentry
Notary Public



CITY APPROVAL

This plat of THE LEGENDS, FILING SIX, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 1st day of December A.D. 2004.

Jim H. Salmer
City Manager

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:56 o'clock P. M. this 14th day of January, A.D., 2005, and is duly recorded in Book No. 3819, Page 159-160.
Reception No. 2234003 Drawer No. 99-42 Fee \$20.00 + \$1.00

CLERK AND RECORDER BY DEPUTY

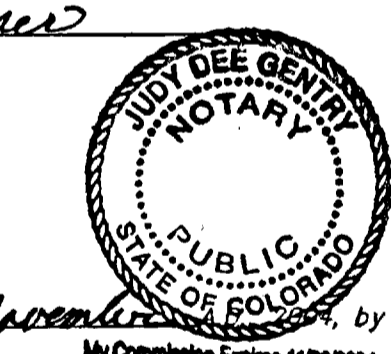
LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3585, Page 735 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. In witness whereof, the said corporation has caused these presents to be signed by its President with the authority of its board of directors, this 19th day of November, 2004.

BY: *Stanley E. Bpl*
Stanley E. Bpl

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

The foregoing Lien holders Ratification was acknowledged before me this 19th day of November, 2004, by Stanley E. Bpl, by Judy Dee Gentry
My commission expires: 11-30-04
Notary Public



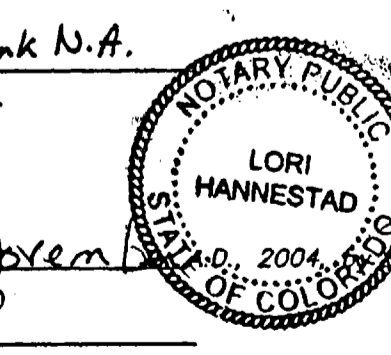
LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in (1) Book 2865 Page 816, Disburser's Notice recorded in Book 3019 Page 842; (2) Book 3019 Page 832, Disburser's Notice recorded in Book 3019 Page 842; (3) Book 3374 Page 512, Disburser's Notice recorded in Book 3521 Page 788, Disburser's Notice recorded in Book 3521 Page 801; (4) Book 3753 Page 619, of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. In addition, the undersigned, with a security interest recorded in Book 3445 Page 398 consents to and agrees that its interest shall be subordinated to the conveyance of the additional right-of-way for Presley Avenue shown hereon. In witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its board of directors, this 22nd day of November, 2004.

BY: *Jeffrey D. Parker*
(Title) Vice President

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

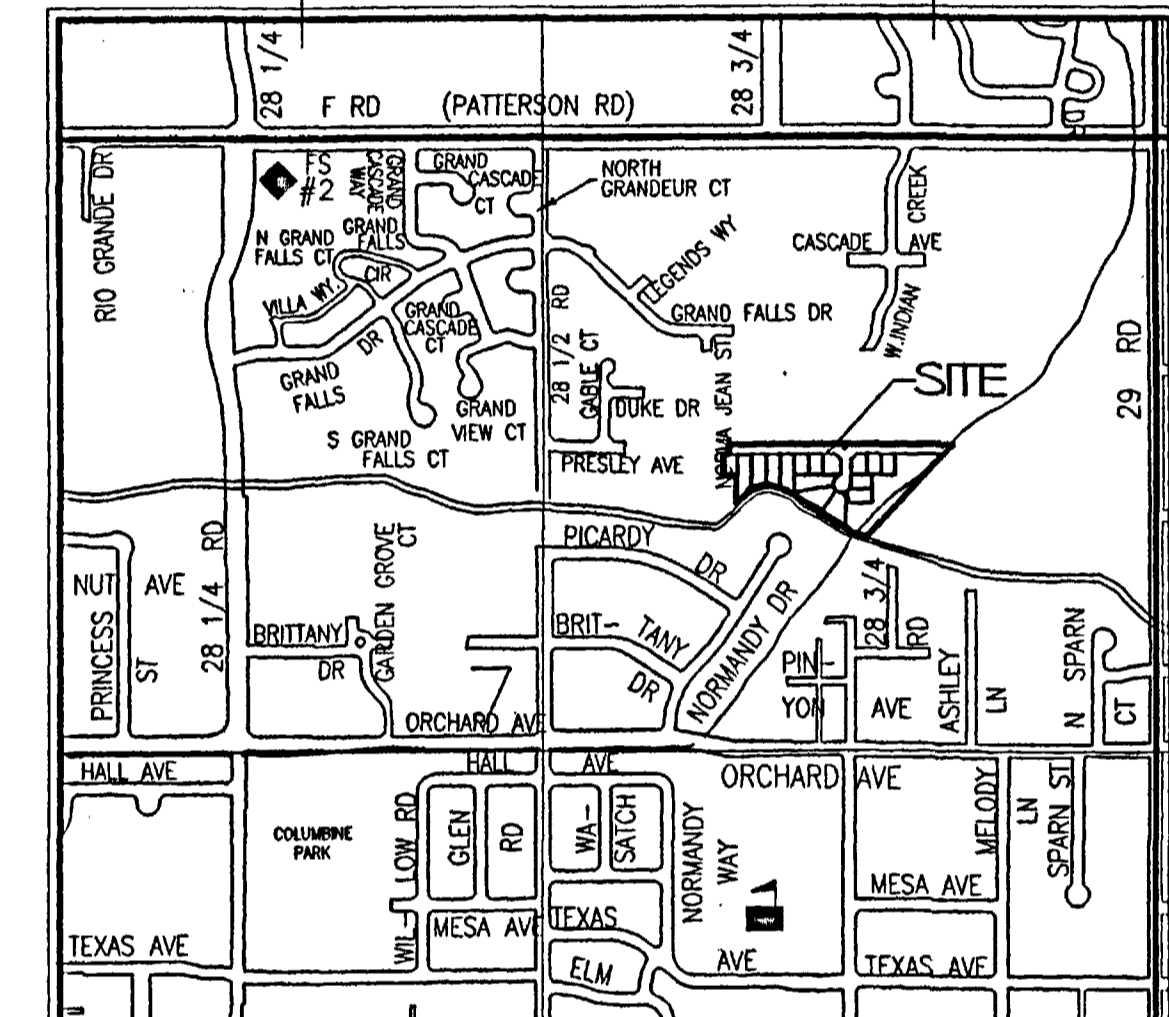
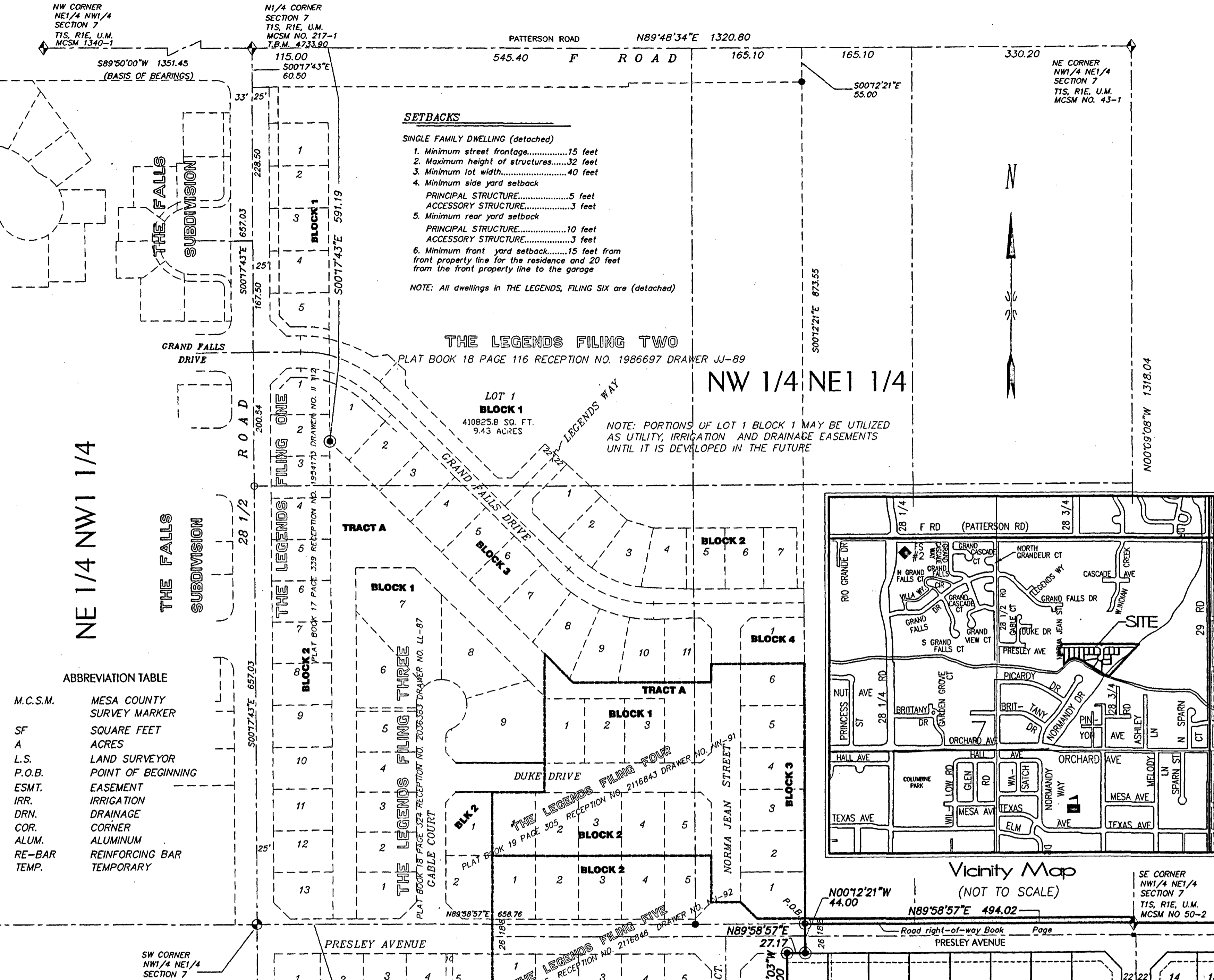
The foregoing Lienholders Ratification was acknowledged before me this 22 day of November, 2004, by Jeffrey D. Parker, by Lori Hannestad
My commission expires: 11/26/2007
Notary Public



THE LEGENDS, FILING SIX

FINAL PLAT

SITUATED IN THE NE 1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN	
FOR: GREEDY GROUP	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568
SCALE: 1 IN = 100 FT	SURVEYED BY: RM (GPS) DRAWN BY: MEM ACAD ID: LEGENDSfin SHEET NO. 1 OF 2 FILE: 2000-053
DATE: 11/12/2004	



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. 30111
- FOUND MESA COUNTY SURVEY MARKER
- FOUND 2 1/2" ALUM. CAP L.S. 33650 ON #6 RE-BAR SET IN MONUMENT BOX

1. BOUNDARY CORNERS SET IN CONCRETE SUBDIVISION PLAT.
2. BEARINGS BASED ON N89°58'00"W BETWEEN THE N1/4 COR. AND THE NW CORNER OF THE NE 1/4 NW 1/4 SEC. 7 T1S, R1E, U1M. AS MONUMENTED BY MESA COUNTY SURVEY MARKERS AS SHOWN AND THE RECORDED BEARING FOR "THE FALLS" AND THE RECORDED BEARING FOR "THE LEGENDS"

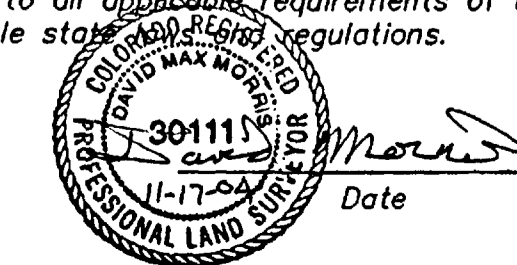
3. ENGINEER FOUNDATIONS REQUIRED FOR ALL LOTS IN FILING SIX

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, David M. Morris, certify that the accompanying plat of THE LEGENDS, FILING SIX, 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 regulations.

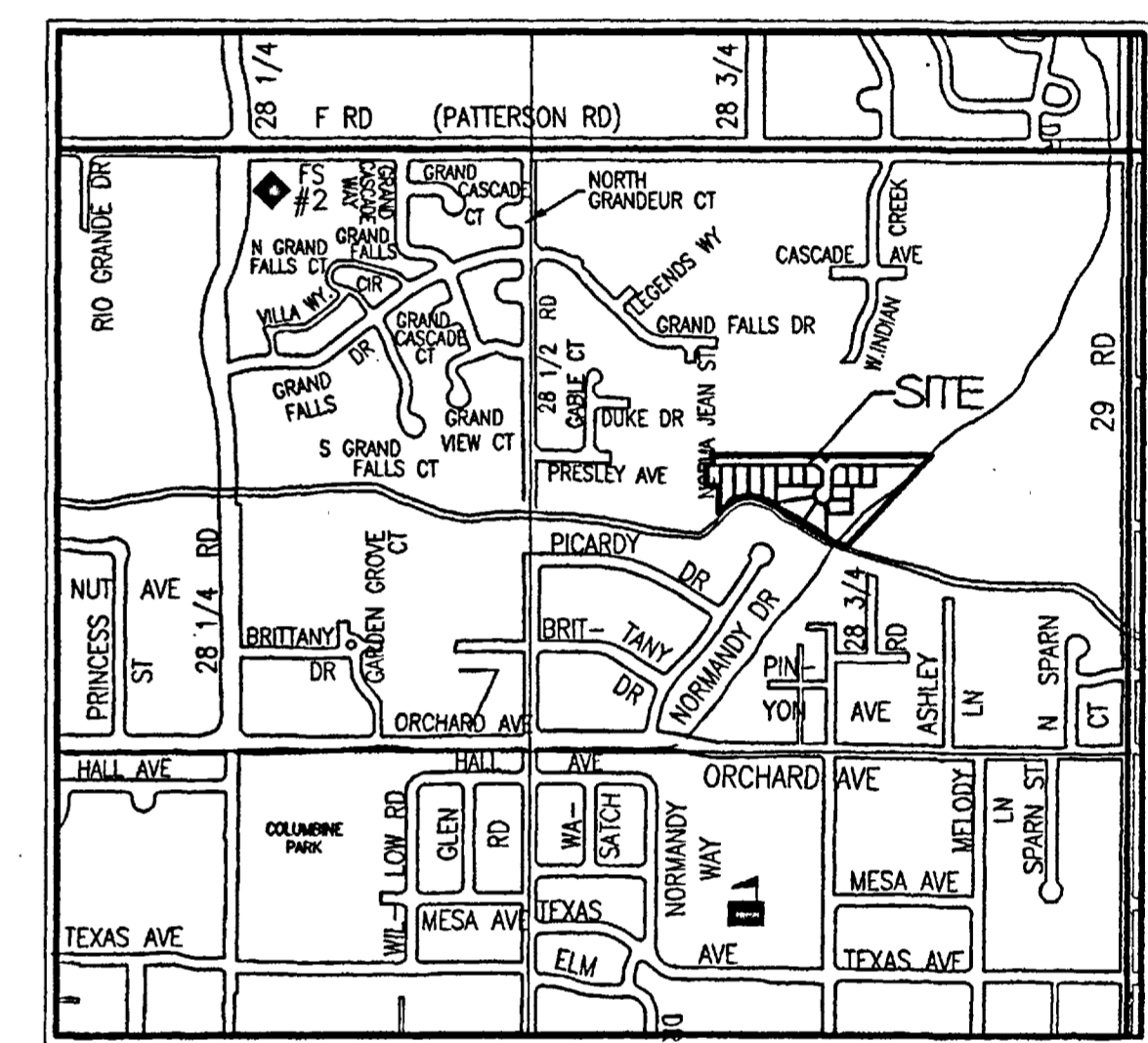
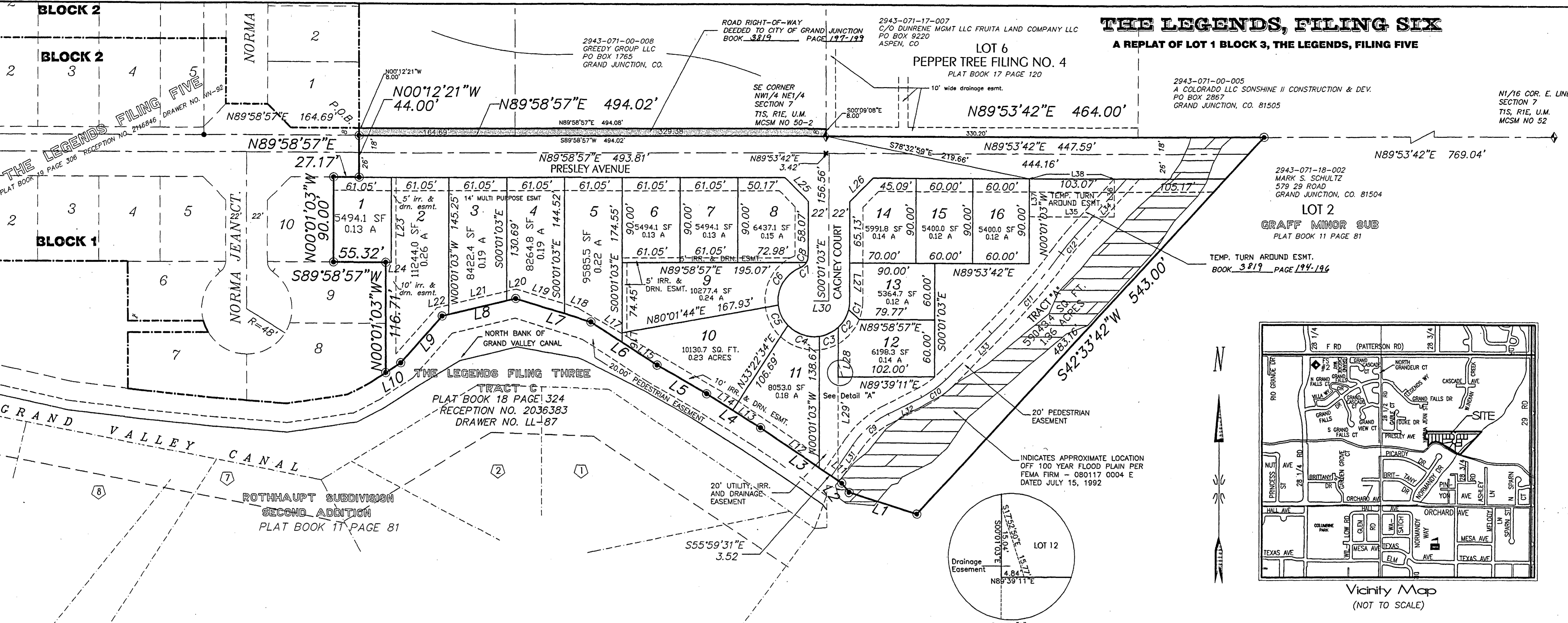
David M. Morris
David M. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111



NOTE:
The Declaration of Covenants, Conditions and Restrictions are recorded in Book 3819 at Pages 165-193 of the Mesa County Clerk and Recorder's Office.

THE LEGENDS, FILING SIX

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



AREA SUMMARY

LOTS = 2.68 ACRES = 51.44%
ROADS = 1.17 ACRES = 22.46%
TRACTS = 1.36 ACRES = 26.10%
TOTAL = 5.21 ACRES = 100%

- 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"
 - LOT SPECIFIC GEOTECHNICAL ANALYSIS AND ENGINEERED FOUNDATIONS WILL BE REQUIRED FOR ALL LOTS IN FILING SIX

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

- 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

NOTE: All dwellings in THE LEGENDS, FILING SIX are (detached)

ABBREVIATION TABLE

M.C.S.M.	MESA COUNTY SURVEY MARKER
SF	SQUARE FEET
A	ACRES
L.S.	LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
ESMT.	EASEMENT
IRR.	IRRIGATION
DRN.	DRAINAGE
COR.	CORNER
ALUM.	ALUMINUM
RE-BAR	REINFORCING BAR
T1S	TOWNSHIP 1 SOUTH
R1E	RANGE 1 EAST
U.M.	UTE MERIDIAN
TEMP	TEMPORARY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°36'18"W	75.07'
L2	N38°39'15"W	12.53'
L3	N55°59'31"W	104.23'
L4	N57°55'20"W	67.42'
L5	N59°59'05"W	60.24'
L6	N57°14'18"W	83.71'
L7	N72°39'47"W	83.29'
L8	S76°33'47"W	79.70'
L9	N41°33'25"E	66.17'
L10	S57°03'42"W	18.94'
L11	N55°59'31"W	28.81'
L12	N55°59'31"W	75.42'
L13	N57°55'20"W	34.93'
L14	N57°55'20"W	32.49'
L15	N57°14'18"W	44.39'
L16	N00°01'03"W	10.11'
L17	N57°14'18"W	39.33'
L18	N72°39'47"W	29.31'
L19	N72°39'47"W	53.98'
L20	S76°33'47"W	9.79'
L21	S76°33'47"W	62.76'
L22	N76°33'47"E	7.15'
L23	N00°01'03"W	90.00'
L24	S89°58'57"W	5.72'
L25	S45°01'03"E	35.11'
L26	N44°58'57"E	35.22'
L27	N00°01'03"W	40.56'
L28	S00°01'03"E	52.31'
L29	S00°01'03"E	111.02'
L30	S89°58'57"W	16.00'
L31	N34°00'29"E	39.92'
L32	N63°09'39"E	39.68'
L33	N44°57'30"E	68.87'
L34	N42°07'23"E	82.27'
L35	N89°53'42"E	90.00'
L36	N00°01'03"W	40.00'
L37	N00°01'03"W	40.00'
L38	N89°53'42"E	90.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	9.02'	38.00'	9.00'	N06°47'01"E	13°36'08"	4.53'
C2	22.04'	38.00'	21.73'	N30°11'49"E	33°13'27"	11.34'
C3	22.61'	38.00'	22.28'	N63°51'12"E	34°05'20"	11.65'
C4	36.59'	38.00'	35.19'	S71°31'01"E	55°10'14"	19.85'
C5	24.25'	38.00'	23.84'	S25°38'52"E	36°34'04"	12.56'
C6	49.81'	38.00'	46.32'	N30°11'04"E	75°05'49"	29.21'
C7	8.48'	13.50'	8.34'	N49°44'03"E	35°59'52"	4.39'
C8	7.48'	13.50'	7.39'	N15°51'32"E	31°45'09"	3.84'
C9	50.88'	100.00'	50.33'	N48°35'04"E	29°09'11"	26.00'
C10	31.77'	100.00'	31.64'	N54°03'35"E	18°12'09"	16.02'
C11	113.02'	700.92'	112.90'	N40°20'20"E	09°14'19"	56.63'
C12	22.35'	200.00'	22.34'	N38°55'17"E	06°24'12"	11.19'

NOTE: The Declaration of Covenants, Conditions and Restrictions are recorded in Book 3819 at Pages 165-193 of the Mesa County Clerk and Recorder's Office.



THE LEGENDS, FILING SIX

FINAL PLAT

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

FOR: GREEDY GROUP	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 = 50 FT	DATE: 11/2/2004	DRAWN BY: MEM
		ACAD ID: LEGEND6finpg2
		SHEET NO. 2 OF 2
		FILE: 2000-053