

NW CORNER NE1/4 NW1/4 SECTION 7 T1S, R1E, U.M. MCSM 1340-1 S89°50'00"W 1351.45 (BASIS OF BEARINGS)

N1/4 CORNER SECTION 7 T1S, R1E, U.M. MCSM NO. 217-1 T.B.M. 4733.90

PATERSON ROAD N89°48'34"E 1320.80

LEGENDS EAST

FP-2006-096

FILING ONE SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN MESA COUNTY, COLORADO

TOR: \$1539
SIF: \$460

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, LEGENDS PARTNERS, LLC, is the owner of that real property situated in the County of Mesa, State of Colorado, as shown on the accompanying plat, said property being described in Book 4177 at Page 148, of the Mesa County Clerk and Recorder's Office, and being situated in the NE1/4 Section 7, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado being described as follows:

Commencing at the NE corner of NW1/4 NE1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, and considering the North line of the NE1/4 NW1/4 of Section 7, T1S, R1E, U.M. to bear S89°50'00"W and all bearings contained herein to be relative thereto; thence S00°09'08"E 320.00 feet along the West line of the NW1/4 NE1/4 Section 7, T1S, R1E, U.M. to the Point of Beginning; thence S00°09'08"E 990.04 feet along the East line of the NW1/4 NE1/4 Sec. 7 to the Northerly right-of-way line for Presley Avenue as recorded in Book 3819 at Pages 187-189 of the Mesa County Clerk and Recorder's Office; thence S89°58'57"W 484.07 feet along the Northerly right-of-way line for Presley Avenue; thence N00°12'21"W 1258.55 feet to the Southerly right-of-way line for F Road; thence N89°48'34"E 165.08 feet; thence S00°11'16"E 270.00 feet; thence N89°48'34"E 330.00 feet to the Point of Beginning; containing 12.25 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as LEGENDS EAST, 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 real property as shown and labeled on the accompanying plat as follows:

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

Tract A to be granted to The Legends Homeowners Association, Filing 6.

Tract A is dedicated to Central Grand Valley Sanitation District as a perpetual easement for the installation, operation, maintenance and repair of sanitary sewer lines and their appurtenances.

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, irrigation lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All Easements and Tract "A" 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 9th day of JUNE, A.D., 2006.

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

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

The foregoing instrument was acknowledged before me this 9th day of JUNE, A.D., 2006, by Ronald A. Abelo, City Manager of LEGEND PARTNERS, LLC.

My commission expires: _____
CITY APPROVAL

Notary Public

This plat of LEGENDS EAST, FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 14 day of JUNE, A.D., 2006.

David Valley
City Manager

Mayor



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 3345 Page 396, (modification was recorded November 2, 2004 in Book 3771 at Page 335) 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 Vice President, with the authority of its board of directors, this 9th day of June, 2006.

BY: (Title) Vice President

FOR: Wells Fargo Bank West, N.A.

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

The foregoing Lienholders Ratification was acknowledged before me this 9th day of June, A.D., 2006.

BY: Judy Dee Gentry, Notary Public

My commission expires: 11/30/2008

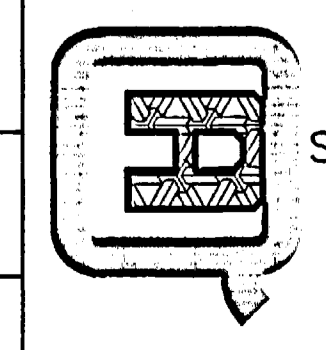
Judy Dee Gentry
Notary Public

LEGENDS EAST

FILING ONE

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)

DRAWN BY: MEM

ACAD ID: LegendsEastFilingOneDed

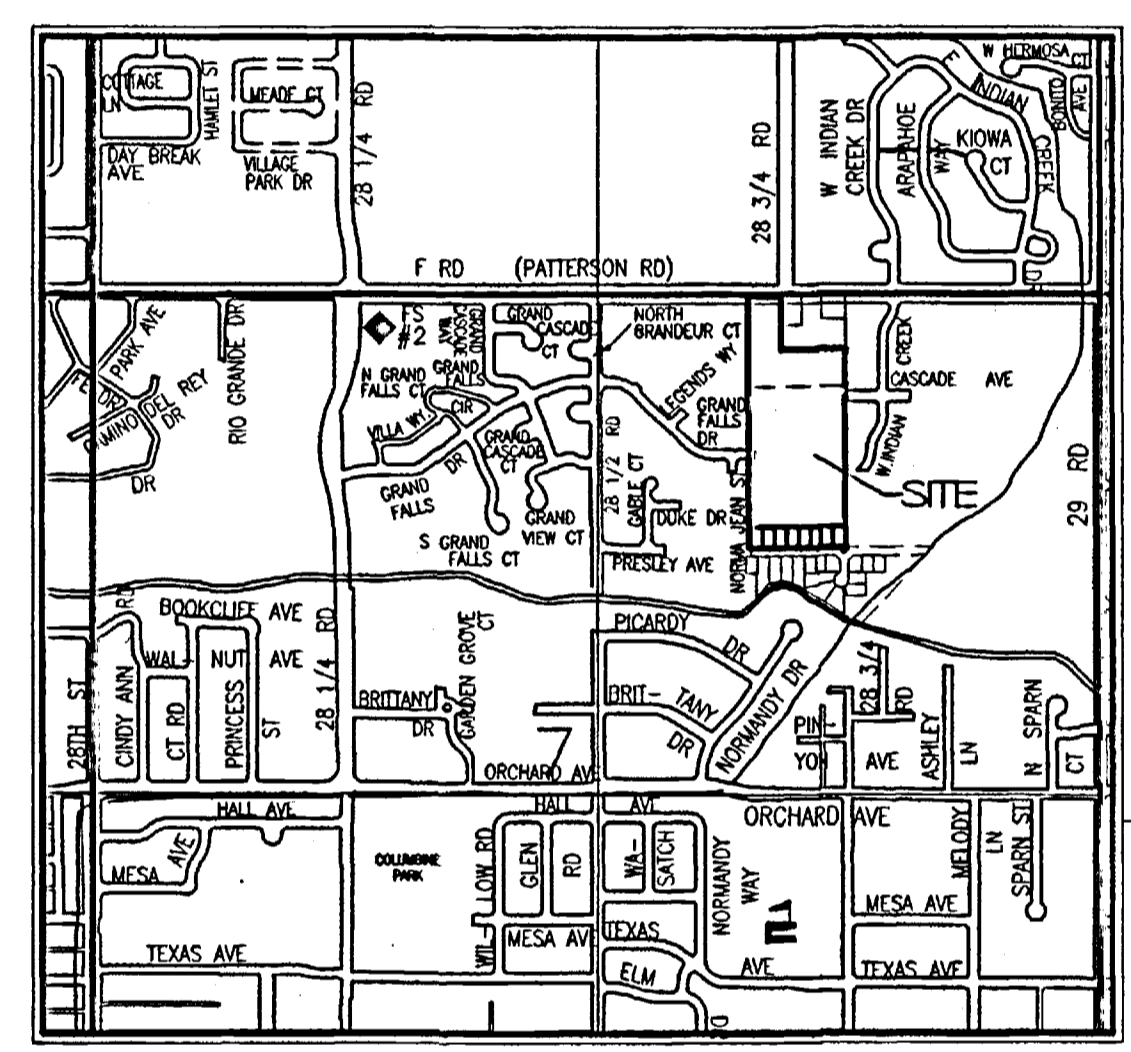
SHEET NO. 1 OF 2

FILE: 2003-059

SCALE: 1 IN = 100 FT
DATE: 6/9/2006

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
 - REPLACED DESTROYED MESA COUNTY SURVEY MARKER w/No.6 REBAR and 2 1/2" ALUMINUM CAP. L.S. 30111 SET IN MONUMENT BOX
- BOUNDARY CORNERS SET IN CONCRETE SUBDIVISION PLAT.
 - BEARINGS BASED ON S89°58'00"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



Vicinity Map (NOT TO SCALE)

AREA SUMMARY

LOTS = 12.23 ACRES = 99.84%
ROADS = 00.02 ACRES = 00.16%
TRACTS = 161.1 SQ. FT. = 00.003%
TOTAL = 12.25 ACRES = 100%

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 Max Morris, certify that the accompanying plat of LEGENDS EAST, 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.

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



TITLE CERTIFICATION

STATE OF COLORADO) S.S.
COUNTY OF MESA)
We, MERIDIAN LAND TITLE, LLC, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to LEGENDS PARTNERS, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: JUNE 9, 2006

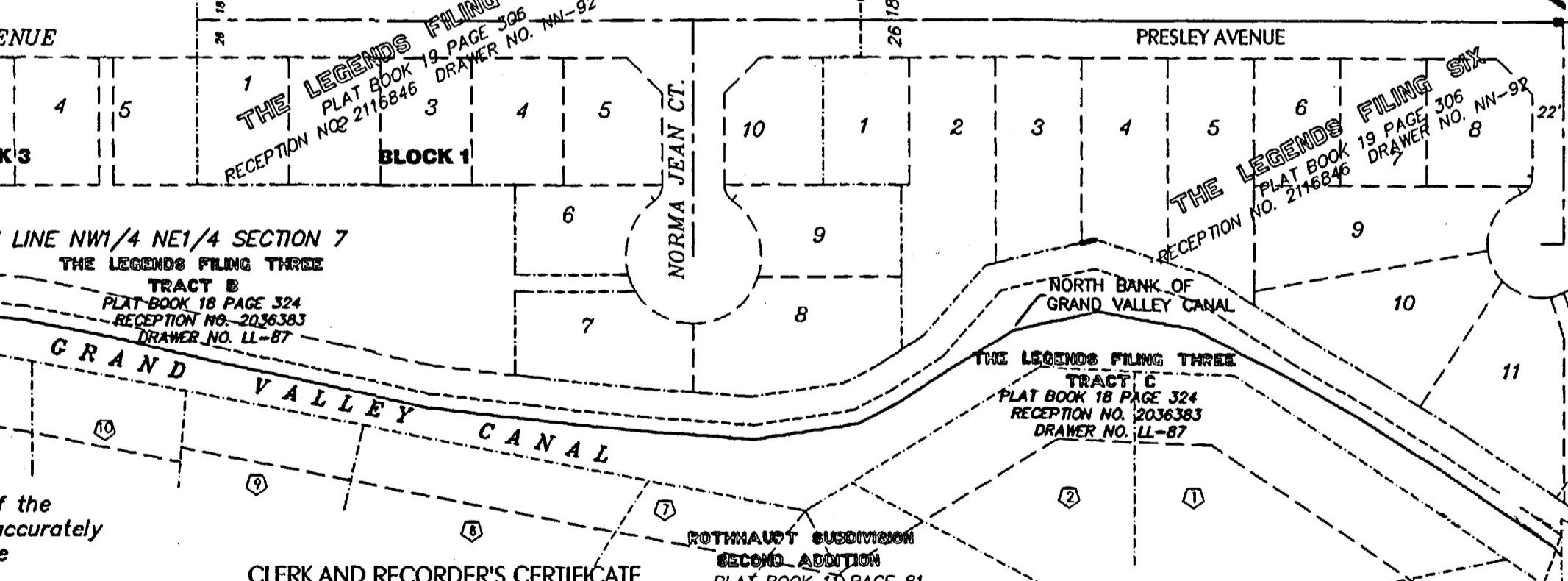
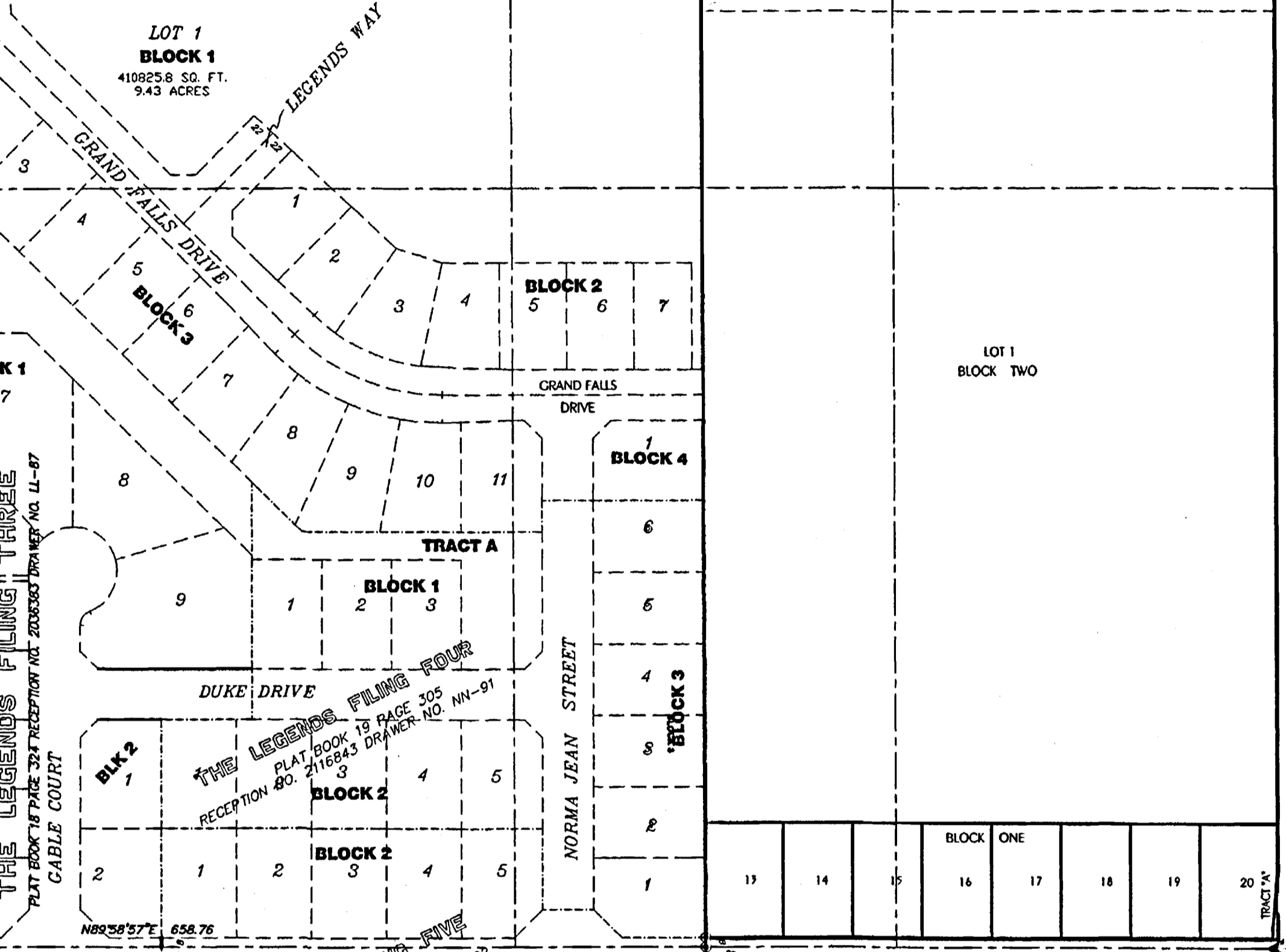
BY: Lawrence D. Vent, Title Examiner

SETBACKS - RMF-8

- SINGLE FAMILY DWELLING (detached)
- Minimum street frontage.....20 feet
 - Maximum height of structures.....35 feet
 - Minimum lot width.....40 feet
 - Minimum side yard setback
- PRINCIPAL STRUCTURE.....5 feet
ACCESSORY STRUCTURE.....3 feet
5. Minimum rear yard setback
- PRINCIPAL STRUCTURE.....10 feet
ACCESSORY STRUCTURE.....5 feet
6. Minimum front yard setback 20 feet from front property line for the residence and 25 feet from the front property line to the accessory structure.

THE LEGENDS FILING TWO

PLAT BOOK 18 PAGE 116 RECEPTION NO. 1986697 DRAWER JJ-89

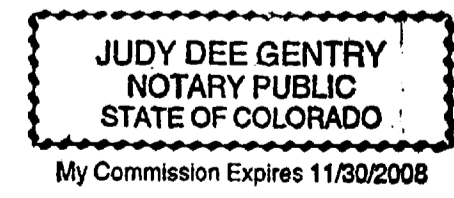


CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.
I hereby certify that this instrument was filed in my office at 10 o'clock A.M. this 16 day of June, A.D., 2006, and is duly recorded in Book No. 4181, Page 932-933
Reception No. 0322947 Drawer No. 55-30 Fee \$21.00

CLERK AND RECORDER BY DEPUTY

FOR CITY OF GRAND JUNCTION USE
Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:
Tract A conveyance is recorded in Book 4181 at Page 931
Drainage easements to The Legends Homeowners Association are recorded in Book 4181 at Page 935
Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4181 at Page 936-937



LEGENDS EAST FILING ONE

SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

LOT 6
PEPPER TREE FILING NO. 4
PLAT BOOK 17 PAGE 120

A REPLAT OF BLOCK FOUR, TRACT F AND BLOCK THREE, TRACT E
PEPPER TREE FILING THREE
Plat Book 13 Page 192, Reception No. 1332676

2943-071-17-007
C/O DUNRENE MGMT LLC FRUITA LAND COMPANY LLC
PO BOX 9220
ASPEN, CO

Centerline of existing
20' Sewer easement
Book 1384 Page 474

NE CORNER
NW1/4 NE1/4
SECTION 7
T1S, R1E, U.M.
MCSM NO. 43-1

2943-071-00-052
JAMES LEE & LELIA E. PARFET
2879 PATTERSON ROAD

PEPPER TREE FILING 2
Plat Book 13 Page 29,
Reception No. 1290111

14' Utility, Irrigation and
drainage esmt.

SE CORNER
NW1/4 NE1/4
SECTION 7
T1S, R1E, U.M.
T.B.M. = 4669.95

500°09'08"E 320.00 P.O.B.

500°09'08"E 990.04'

10' drainage esmt.

50.00' 270.00'

10' Irrigation &
drainage esmt.

CAL. POSITION
SE CORNER
NE1/4 NW1/4 NE1/4 890.04'

10' Irrigation &
drainage esmt.

GREEDY GROUP LLC
2877 F ROAD
2943-071-00-002

NOT A PART OF THIS SUBDIVISION

GREEDY GROUP LLC
2875 F ROAD
2943-071-00-054
BK. 4109 PG. 58

GREEDY GROUP LLC
2873 F ROAD
2943-071-00-053

E1/2 E1/2 NW1/4 NE1/4

LOT 1
BLOCK TWO
483565.6 SQ. FT.
11.10 ACRES
GREEDY GROUP LLC
2943-071-00-008

20
2874
6538.9 SQ. FT.
0.15 ACRES
500°09'08"E 100.00'

19
2872
6000.0 SQ. FT.
0.14 ACRES
N00°09'08"W 100.00'

18
2870
6000.0 SQ. FT.
0.14 ACRES
N00°09'08"W 100.00'

17
2868 1/2
6000.0 SQ. FT.
0.14 ACRES
N00°09'08"W 100.00'

16
2868
6000.0 SQ. FT.
0.14 ACRES
N00°09'08"W 100.00'

15
2866
6000.0 SQ. FT.
0.14 ACRES
N00°09'08"W 100.00'

14
2864 1/2
6000.0 SQ. FT.
0.14 ACRES
N00°09'08"W 100.00'

13
2864
6712.1 SQ. FT.
0.15 ACRES
100.00'

F ROAD
(a.k.a.) PATTERSON ROAD

500°11'16"E 270.00'

ALIQUOT LINE WEST LINE E1/2 E1/2 NW1/4 NE1/4

E1/2 W1/2 E1/2 NW1/4 NE1/4

7' Irrigation &
drainage esmt.

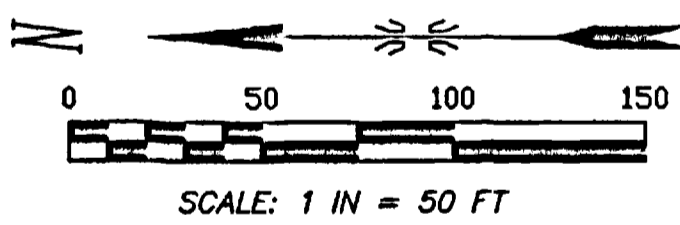
1153.55'

N00°12'21"W 1258.55'

THE LEGENDS FILING TWO
PLAT BOOK 18 PAGE 116 RECEPTION NO. 1986697 DRAWER JJ-89

LOT 1
BLOCK 1

NW 1/4 NE1 1/4



CAL. POSITION
SW CORNER
NE1/4 NW1/4 NE1/4

ABBREVIATIONS

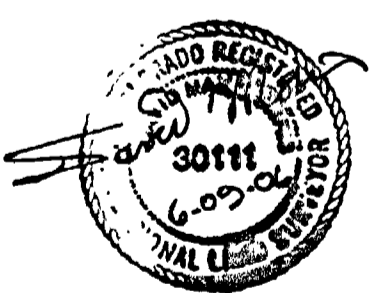
SF & SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
MPE	MULTI-PURPOSE EASEMENT
LEN.	LENGTH
C	CURVE
L	LINE
A	ACRES
BK.	BOOK
PG.	PAGE
MCSM	MESA COUNTY SURVEY MONUMENT
U.M.	UTE MERIDIAN
MULTI	MULTIPLE
R.O.W.	RIGHT-OF-WAY
T1S	TOWNSHIP 1 SOUTH
R1E	RANGE 1 EAST
T.B.M.	TEMPORARY BENCH MARK
#5 RE-BAR	5/8" REINFORCING BAR
L.S.	LAND SURVEYOR
W/CAP	WITH CAP
NO.	NUMBER

AREA SUMMARY

LOTS	= 12.23 ACRES = 99.84%
ROADS	= 00.02 ACRES = 00.16%
TRACTS	= 161.1 SQ. FT. = 00.003%
TOTAL	= 12.25 ACRES = 100%

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR. PLACED CAP, L.S. 30111 ON REBAR
 - ⊙ FOUND SURVEY MONUMENTS SET BY L.S. 16413 NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 30111 SET IN CONCRETE
 - ◆ FOUND MESA COUNTY SURVEY MARKER
 - ◀ REPLACED DESTROYED MESA COUNTY SURVEY MARKER w/No.6 REBAR and 2 1/2" ALUMINUM CAP, L.S. 30111 SET IN MONUMENT BOX
- BOUNDARY CORNERS SET IN CONCRETE
 - BEARINGS BASED ON N89°50'00"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" SUBDIVISION PLAT.
 - ENGINEERED FOUNDATIONS REQUIRED FOR ALL LOTS



VERTICAL CONTROL NOTE:

THE VERTICAL CONTROL FOR LEGENDS EAST FILING ONE IS BASED ON AN SCALED USGS ELEVATION OF 4733.90 ON THE N1/4 CORNER OF SECTION 7, T1S, R1E, U.M. A MCSM NO. 217-1

ALL VERTICAL DATA FOR THE "FALLS" AND "LEGENDS" PROJECTS HAS BEEN BASED ON THIS SCALED ELEVATION.

THE NAD 1988 ELEVATION IS 4736.45 WHICH RESULTS A 2.55' VERTICAL DIFFERENCE.

NW CORNER
NE1/4 NW1/4
SECTION 7
T1S, R1E, U.M.
MCSM 1340-1

FILING ONE		SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN	
FOR:	GREEDY GROUP LLC		SURVEYED BY: SB (GPS)
SCALE:	1 IN = 50 FT		DRAWN BY: MEM
DATE:	8/9/2006	1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	ACAD ID: LegendsEastFiling1Ftn
			SHEET NO. 2 of 2
			FILE: 2003-059