

LEGENDS EAST- FILING TWO

A REPLAT OF LOT 1, BLOCK TWO, LEGENDS EAST (BOOK 4181 PAGE 932)
AND
PARCELS NO. 2943-071-00-053; 2943-071-00-002; 2943-071-00-054;
SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
MESA COUNTY, COLORADO
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, as shown on the accompanying plat, said property being described in Book 387 at Page 882; Book 380 Page 832; Book 4109 at Page 58, and in Book 4280 at Page 612, of the Mesa County Clerk and Recorders 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:

Beginning at a point being 50.00 feet S00°09'08"E of the NE corner of the 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 1160.04 feet along the East line of the E1/2 E1/2 NW1/4 NE1/4 Sec. 7 to the NE corner of LEGENDS EAST FILING ONE, as platted and recorded in Book 4181 Pages 932-933 Mesa County Clerk and Recorder's Office; thence S89°58'57"W 494.17 feet along the North line of LEGENDS EAST FILING ONE to the NW corner of Lot 13; thence N00°12'21"W 1153.55 feet along the West line of the E1/2 W1/2 E1/2 NW1/4 NE1/4 Section 7, T1S, R1E, U.M. to the southerly right-of-way line for F Road (aka Patterson Road); thence N89°48'34"E 165.08 feet; thence N00°11'16"W 5.00 feet; thence N89°48'34"E 330.17 feet to the Point of Beginning, containing 13.15 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as LEGENDS EAST, 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 Irrigation Easements to be granted to the owner(s) and/or the property owners' association, (The Legends Homeowners Association) for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Utility Easements are dedicated 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 and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Multipurpose Easements are 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, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Tracts/Easements include the right of ingress and egress on, along, over, under, 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 design; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the 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.

All lienholders appear hereon.
I, WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 10th day of July, A.D., 2007.

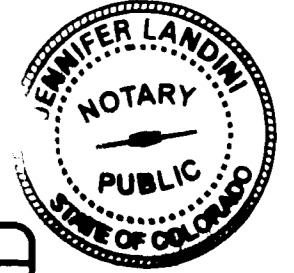
Ronald A. Abele
LEGENDS PARTNERS, LLC, BY: RONALD A. ABEOLE

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

The foregoing instrument was acknowledged before me this 10th day of July, A.D., 2007, by Ronald A. Abele

14/6/08
My commission expires:

Janice Rich
Notary Public



CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

Temporary Turn-Around Easements are recorded in Books 4471 at Pages 310

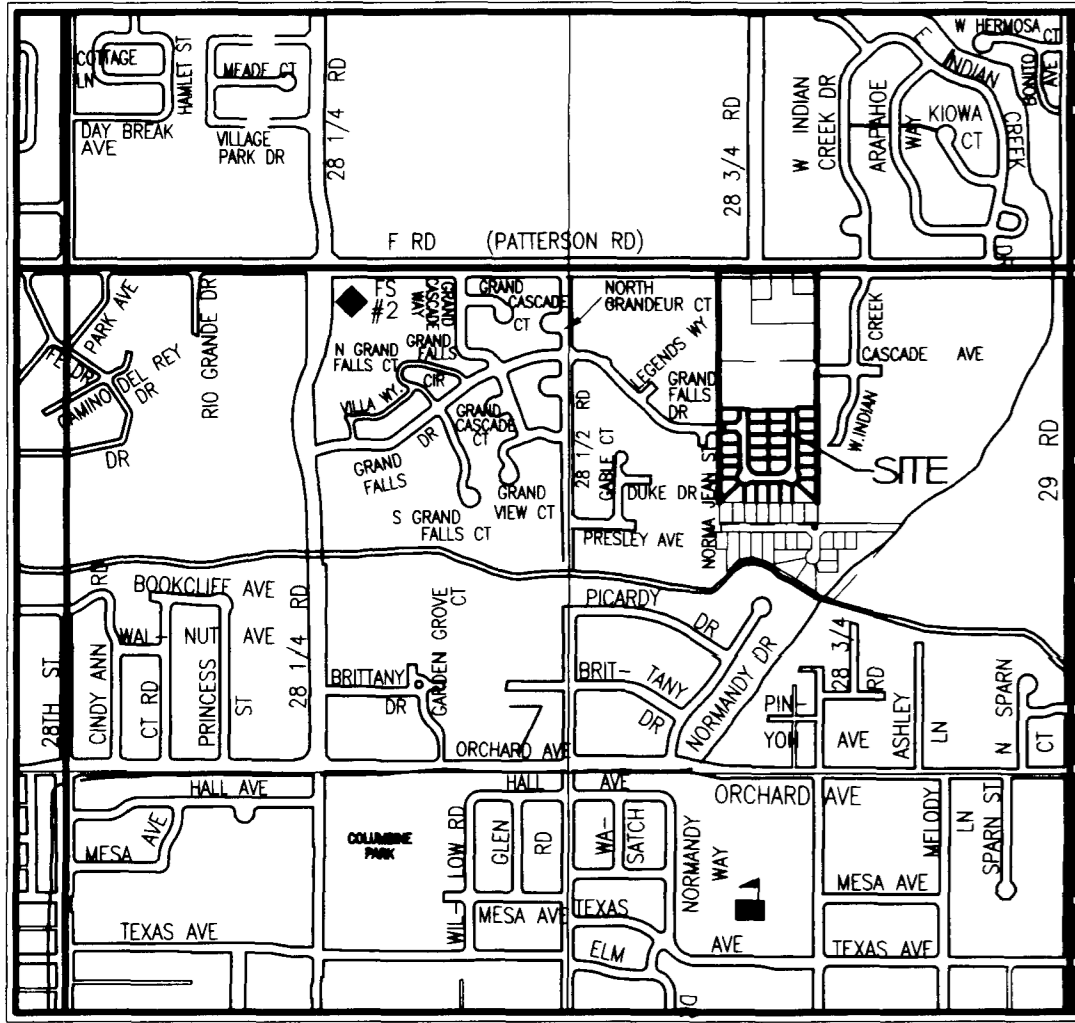
Temporary Turn-Around Easements are recorded in Books 4471 at Pages 312

Drainage & Irrigation easements to The Legends Homeowners Association are recorded in Book 4471 at Pages 314

Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4471 at Pages 315

Declaration of Covenant for Density Requirements are recorded in Book 4471 at Pages 318

- ### 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°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
 - ALL LOT CORNERS ARE TO BE SET BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE TO COLORADO REVISED STATUTE 38-51-105



AREA SUMMARY

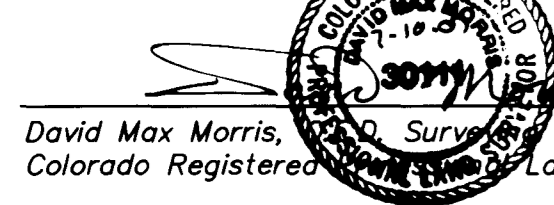
LOTS = 12.00 ACRES = 91.25%
ROADS = 1.15 ACRES = 08.75%
TOTAL = 13.15 ACRES = 100%

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 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 Ordinance of the City of Grand Junction and all applicable state laws and regulations.



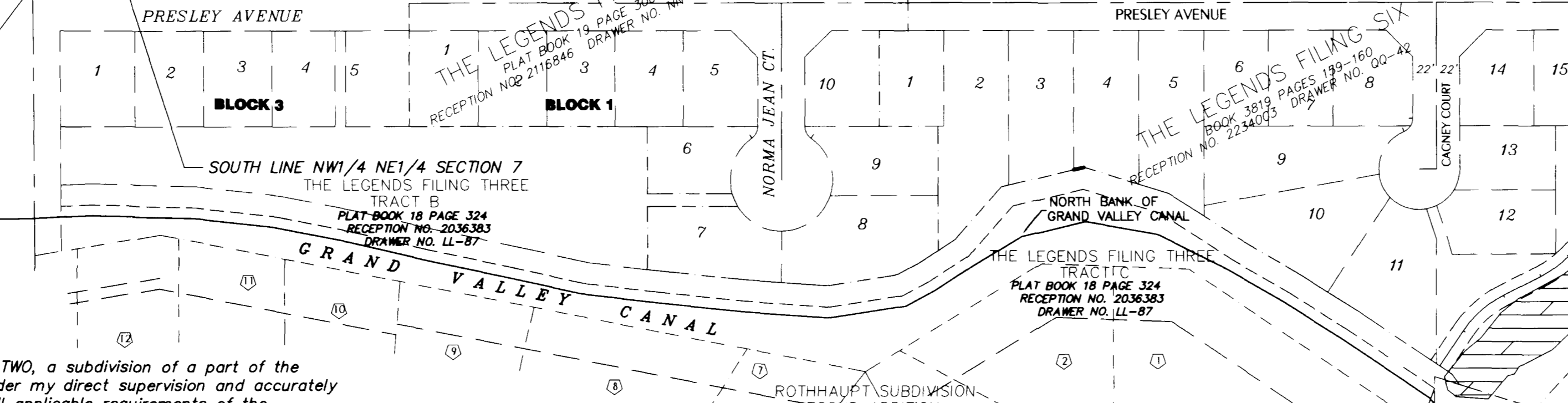
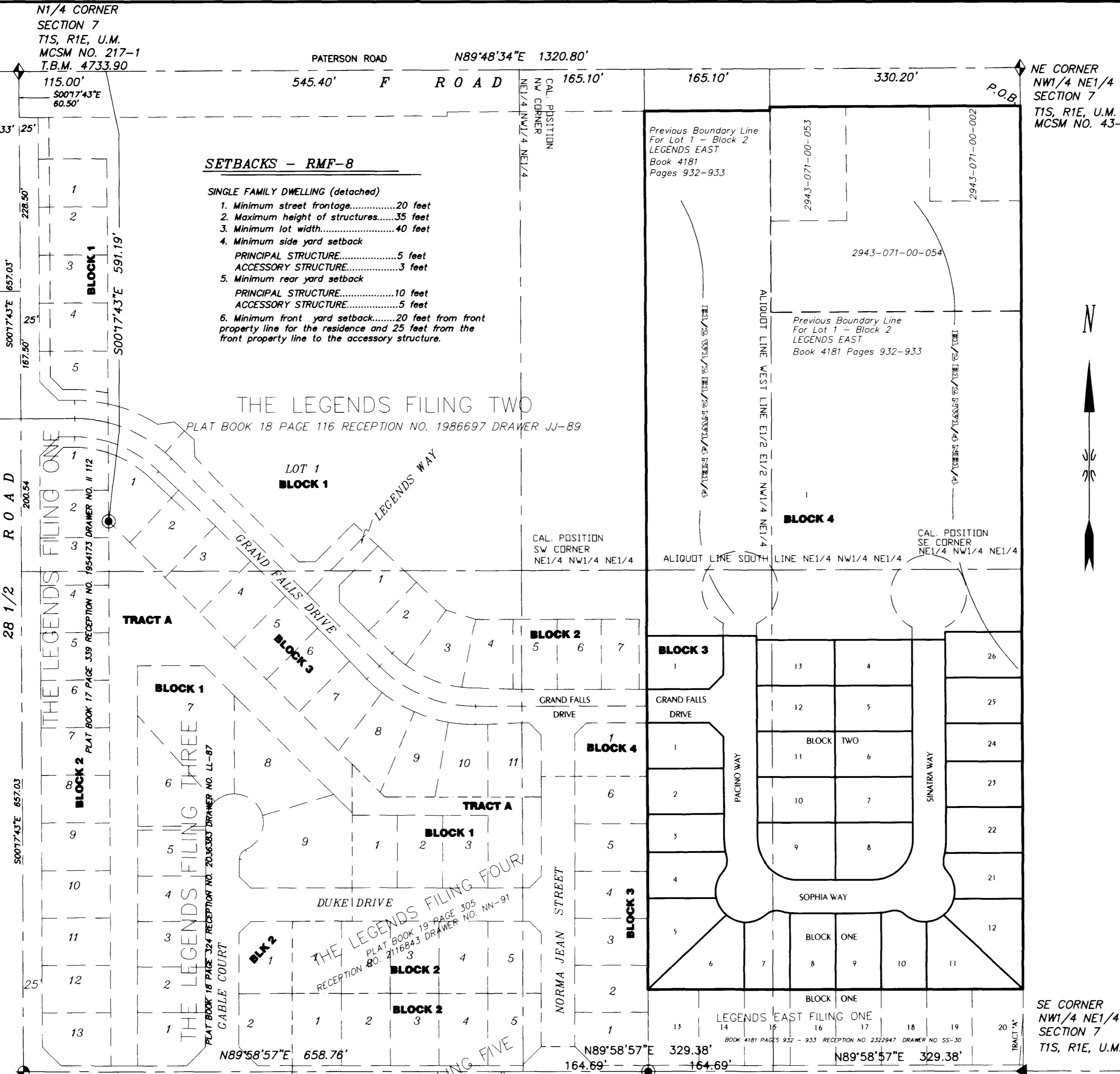
David Max Morris, Surveyor Systems Inc. Colorado Registered Professional Land Surveyor L.S. 30111

TITLE CERTIFICATION

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

We, LAND TITLE GUARANTEE COMPANY, 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: JULY 10, 2007 BY: *[Signature]* Title Examiner **LAWRENCE J. YENT**



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 4:15 o'clock P. M. this 16th day of July, A.D., 2007, and is duly recorded in Book No. 4471, Pages 262 + 263
Reception No. 2391200 Drawer No. JT114 Fee \$200 + \$100

Janice Rich BY: *Ben Cole*
CLERK AND RECORDER DEPUTY

CITY APPROVAL

This plat of LEGENDS EAST, FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 13th day of July, A.D. 2007.

[Signature] City Manager
[Signature] 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 4282 Page 328, Book 4452 Page 750 & Book 4463 Page 358, 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 _____, with the authority of its board of directors, this 10th day of July.

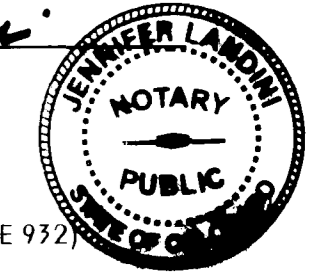
BY: *Kate Johnson* FOR: _____
(Title) VP WELLS FARGO BANK, NATIONAL ASSOCIATION

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

The foregoing Lienholders Ratification was acknowledged before me this 10th day of July, A.D., 2007.

BY: *Janice Rich*
12/6/2008
My commission expires:

Janice Rich
Notary Public



LEGENDS EAST- FILING TWO
A REPLAT OF LOT 1, BLOCK TWO, LEGENDS EAST (BOOK 4181 PAGE 932) AND

PARCELS NO. 2943-071-00-053; 2943-071-00-002; 2943-071-00-054;
SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: LEGENDS PARTNERS	 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: 5/21/2007		SHEET NO. 1 OF 2
		FILE: 2003-059

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY L.S. 30111 IN CONCRETE
 - ⊙ 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
 - ◀ REPLACED DESTROYED MESA COUNTY SURVEY MARKER w/No.6 REBAR and 2 1/2" ALUMINUM CAP, L.S. 30111 SET IN MONUMENT BOX
1. BOUNDARY CORNERS SET IN CONCRETE
 2. BEARINGS BASED ON S89°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.
 3. ENGINEERED FOUNDATIONS REQUIRED FOR ALL LOTS
 4. ALL LOT CORNERS ARE TO BE SET BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE TO COLORADO REVISED STATUTE 38-51-105

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
COA	COMMON OPEN AREA
NW	NORTH WEST
NE	NORTH EAST
E	EAST
W	WEST
SW	SOUTH WEST
SE	SOUTH EAST
CAL	CALCULATED
COR	CORNER
NAVD	NORTH AMERICAN VERTICAL DATUM
USGS	UNITED STATES GEOLOGICAL SURVEY

AREA SUMMARY

LOTS = 12.00 ACRES = 91.25%
 ROADS = 1.15 ACRES = 08.75%

TOTAL = 13.15 ACRES = 100%

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°47'39"E	26.31'
L2	S45°06'42"E	26.36'
L3	S44°53'18"W	22.00'
L4	S45°05'05"E	22.00'



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

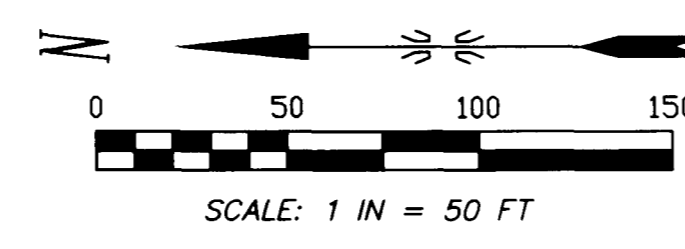
ALL VERTICAL DATA FOR "THE FALLS" AND "LEGENDS" PROJECTS HAS BEEN BASED ON THIS SCALED ELEVATION.

THE NAVD 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 NO. 1340-1

CURVE TABLE

CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	75.50'	59.17'	57.67'	N22°39'31"W	44°54'21"	31.20'
C2	75.50'	59.17'	57.67'	N67°33'52"W	44°54'21"	31.20'
C3	75.50'	59.39'	57.87'	S67°26'56"W	45°04'02"	31.33'
C4	75.50'	59.39'	57.87'	S22°22'54"W	45°04'02"	31.33'
C5	53.50'	84.16'	75.75'	S44°54'55"W	90°08'05"	53.63'
C6	53.50'	83.86'	75.54'	S45°06'42"E	89°48'42"	53.32'
C7	97.50'	17.28'	17.25'	N05°16'54"W	10°09'06"	8.66'
C8	97.50'	6.99'	6.99'	N12°24'42"W	04°06'32"	3.50'
C9	20.00'	19.52'	18.76'	S13°29'46"W	55°55'28"	10.62'
C10	40.00'	37.46'	36.11'	N14°37'38"E	53°39'45"	20.23'
C11	40.00'	26.58'	26.09'	N31°14'14"W	38°03'57"	13.80'
C12	40.00'	25.69'	25.25'	N68°39'57"W	36°47'29"	13.30'
C13	40.00'	31.15'	30.37'	S70°37'43"W	44°37'13"	16.41'
C14	20.00'	19.52'	18.76'	N76°16'50"E	55°55'28"	10.62'
C15	97.50'	13.32'	13.31'	N79°40'18"W	07°49'46"	6.67'
C16	97.50'	10.94'	10.94'	N86°48'07"W	06°25'52"	5.48'
C17	97.50'	11.76'	11.75'	S86°31'42"W	06°54'30"	5.89'
C18	97.50'	12.79'	12.78'	S79°19'03"W	07°30'49"	6.40'
C19	20.00'	19.52'	18.76'	S76°28'38"E	55°55'28"	10.62'
C20	40.00'	31.71'	30.88'	N71°13'27"W	45°25'08"	16.74'
C21	40.00'	25.00'	24.59'	S68°09'50"W	35°48'18"	12.92'
C22	40.00'	25.20'	24.79'	S32°12'41"W	36°05'59"	13.04'
C23	40.00'	38.97'	37.44'	S13°44'48"E	55°48'59"	21.19'
C24	20.00'	19.52'	18.76'	N13°41'33"W	55°55'28"	10.62'
C25	97.50'	5.54'	5.54'	S12°38'35"W	03°15'13"	2.77'
C26	97.50'	19.00'	18.97'	S05°25'55"W	11°10'06"	9.53'

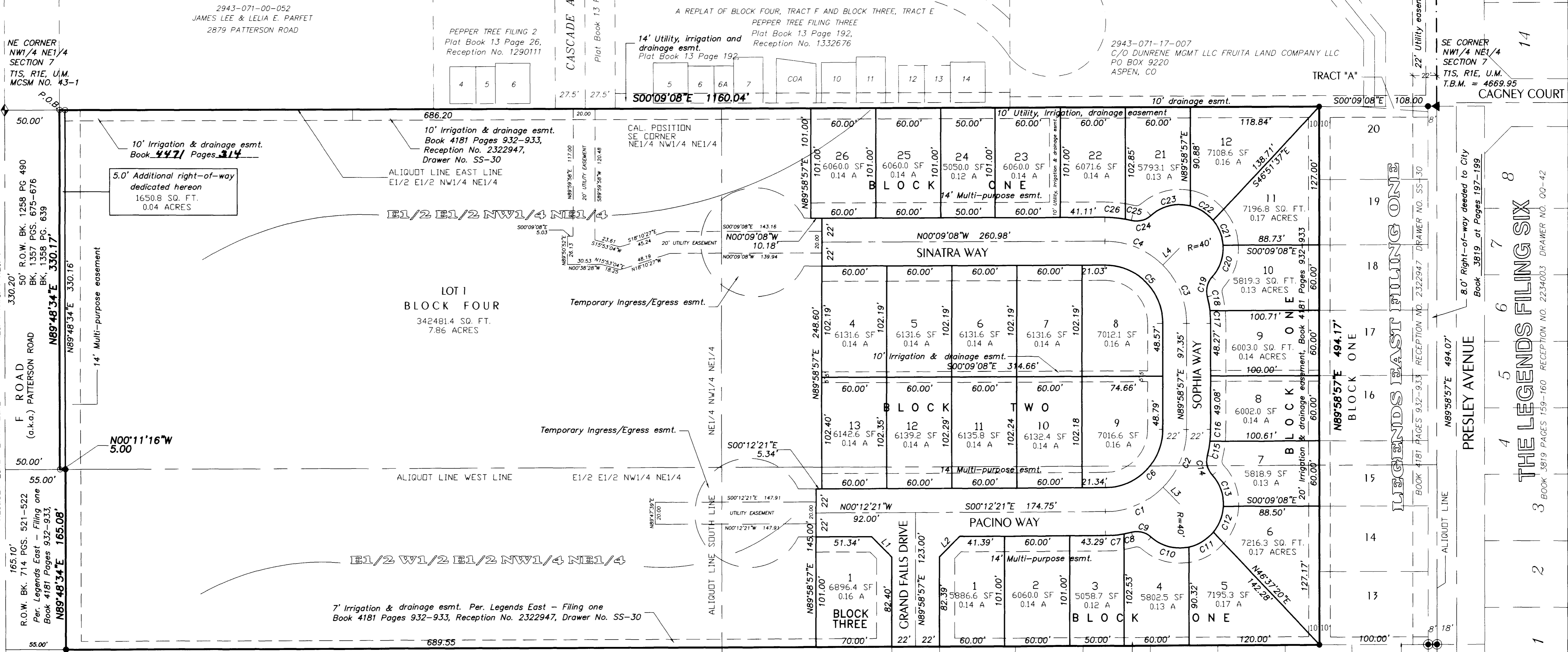


LEGENDS EAST- FILING TWO

A REPLAT OF LOT 1, BLOCK TWO, LEGENDS EAST (BOOK 4181 PAGE 932) AND PARCELS NO. 2943-071-00-053; 2943-071-00-002; 2943-071-00-054. SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN MESA COUNTY, COLORADO

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

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



THE LEGENDS FILING TWO

PLAT BOOK 18 PAGE 116 RECEPTION NO. 1986697 DRAWER JJ-89
 LOT 1

LEGENDS EAST- FILING TWO

A REPLAT OF LOT 1, BLOCK TWO, LEGENDS EAST (BOOK 4181 PAGE 932) AND PARCELS NO. 2943-071-00-053; 2943-071-00-002; 2943-071-00-054. SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN MESA COUNTY, COLORADO

FOR: GREEDY GROUP LLC

Q.E.D. SURVEYING SYSTEMS Inc.
 1018 COLO. AVE.
 GRAND JUNCTION COLORADO 81501
 (970) 241-2370
 464-7568

SURVEYED BY: SB (GPS)
 DRAWN BY: MEM
 ACAD ID: LegendsEastFiling2Fin(o)

SCALE: 1 IN = 50 FT

DATE: 5/21/2007

SHEET NO. 2 of 2
 FILE: 2003-059


AFFIDAVIT OF CORRECTION

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I, **DAVID MAX MORRIS** of lawful age, being first duly sworn, upon oath deposes and states:


That I am a registered land surveyor of the State of Colorado and have examined the Plat of LEGENDS EAST- FILING TWO, a Subdivision located in a portion of Section 7, Township 1 South, Range 1 East, UTE MERIDIAN, said subdivision having been recorded in Book 4471, at Page 262, at Reception Number 2391206, of the Mesa County Records.

Affiant finds and states that the Plat should be corrected as follows: The distance along Lot 3, Block 1 labeled as "43.29' " should be labeled as 32.82' . The course along Lot 12, Block 1 labeled as "S46°51'37"E 138.71' " should be labeled as S46°51'37"E 143.09', and is hereby corrected by this affidavit.


David Max Morris
Colorado L.S. No. 30111

Subscribed and sworn to before me this 27th day of AUGUST 2008, by David Max Morris.

My Commission expires: 3-13-2012


Notary Public
