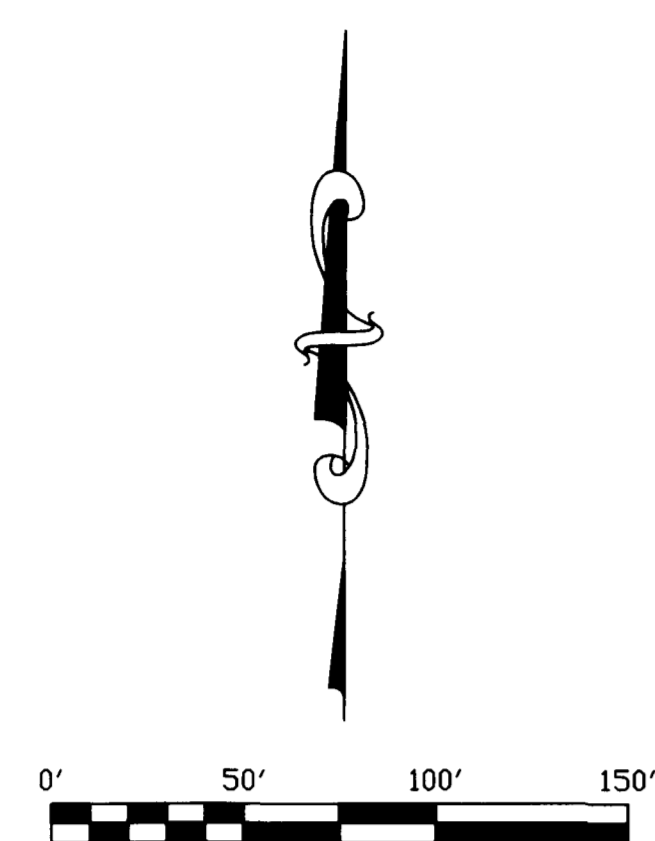


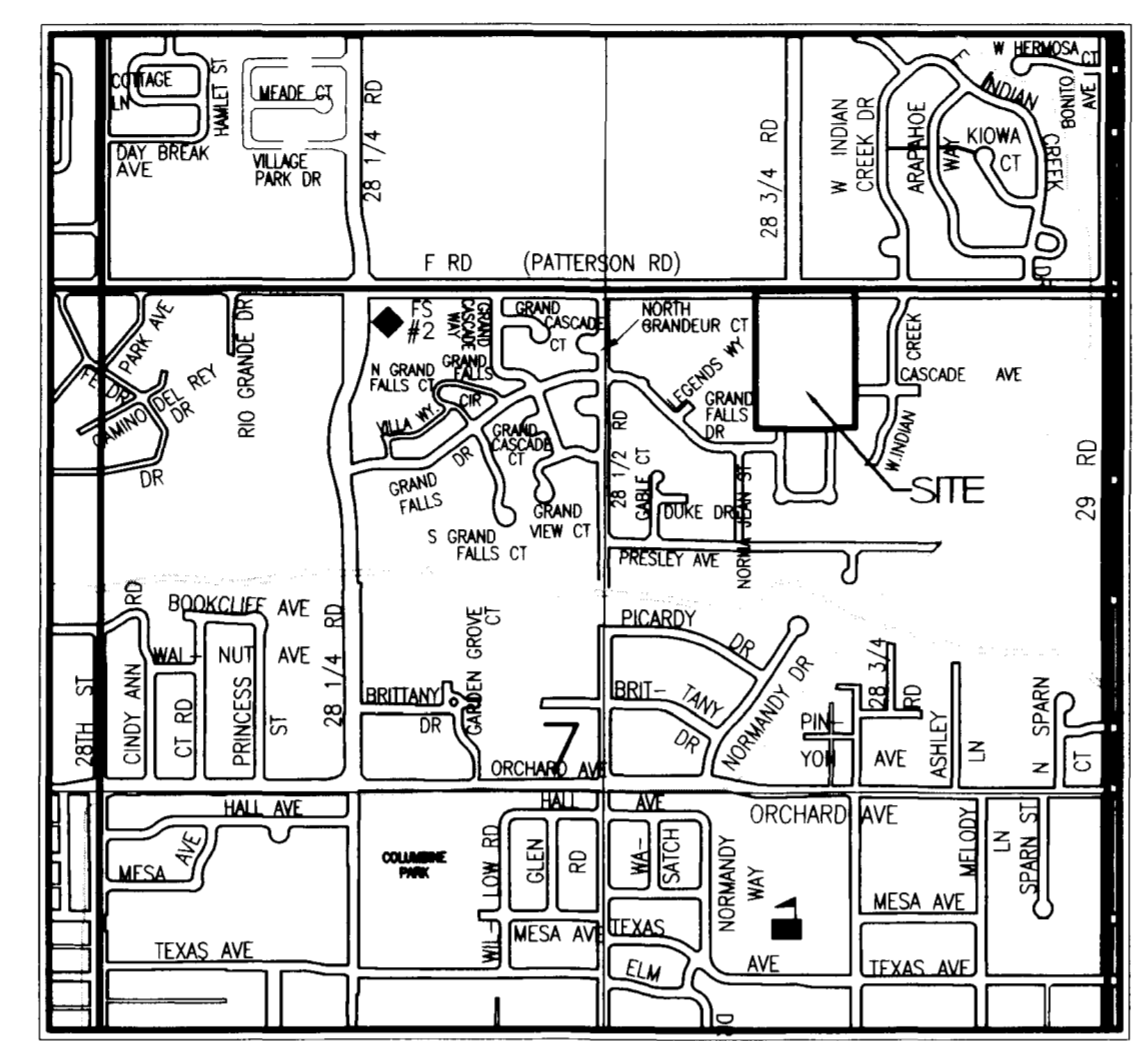
# LEGENDS EAST- FILING THREE

A REPLAT OF LOT 1, BLOCK FOUR, LEGENDS EAST- FILING TWO (BOOK 4471 PAGE 262/263) SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN MESA COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS: THE DEDICATION 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 4705 at Pages 523-524 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:



Per Colorado Statute number 38-51-106(1) all Lined Units used on this plat are U.S. Survey feet.



Vicinity Map (NOT TO SCALE)

Lot 1 Block Four Legends East- Filing Two as recorded in Book 4471 at Pages 262-263, Reception NO. 2391206, Drawer No. 17114, Mesa County Clerk and Recorder's Office.

Mesa County, Colorado That said owner has caused the said real property to be laid out and surveyed as LEGENDS EAST- 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 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 dredge; 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.

Tracts A & B are to be granted to the Legends Homeowners Association by separate instrument.

All Henholders appear hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 17th day of July A.D., 2008.

Ronald A. Abele

THE LEGENDS PARTNERS, LLC BY: RONALD A. ABEL

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

The foregoing instrument was acknowledged before me this 17th day of July A.D. 2008, by Ronald A. Abele of LEGENDS PARTNERS, LLC

My commission expires: 11/2/09 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 dedication by the owners thereof and agree of the land described in said hereby join in and consent to the dedication that its security interest which is recorded in Book 4524 Page 411, Book 4525 Page 670, Book 4452 Page 750 & Book 4463 Page 358 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon, with the in witness whereof, the said corporation has caused these presents to be signed by its Vice President, authority of its board of directors, this 18th day of July, 2008.

BY: [Signature] (Title) VICE PRESIDENT

FOR: WELLS FARGO BANK, NATIONAL ASSOCIATION

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

The foregoing Lienholders Ratification was acknowledged before me this 18th day of July A.D., 2008.

BY: JON MARASCHIN 4-18-2011

[Signature] Notary Public

### 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 2:59 o'clock P.M. this 30th day of July A.D., 2008, and is duly recorded in Book No. 4705, Page 523-524

Reception No. 2450795 Drawer No. WW-12 Fee 202.12

Janice Rich CLERK AND RECORDER

[Signature] DEPUTY

### CITY APPROVAL

This plat of LEGENDS EAST- FILING THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 16th day of July A.D. 2008.

[Signature] City Manager

[Signature] Mayor

- 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 TIS 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

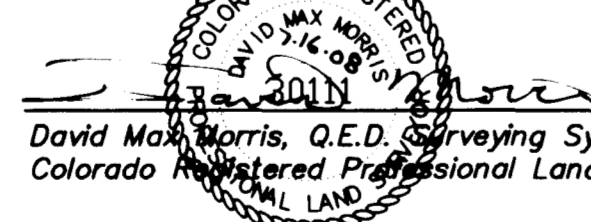
VERTICAL CONTROL NOTE: THE VERTICAL CONTROL FOR LEGENDS EAST FILING TWO IS BASED ON AN SCALED USGS ELEVATION OF 4733.90 ON THE NE1/4 CORNER OF SECTION 7, T1S, R1E, U1M. A MCSM NO. 217-1 ALL VERTICAL DATA FOR THE "FALLS" AND "LEGENDS" PROJECTS HAS BEEN BASED ON THIS SCALED ELEVATION. THE NAVD 1988 ELEVATION IS 4736.45 WHICH RESULTS A 2.55' VERTICAL DIFFERENCE.

CITY OF GRAND JUNCTION USE Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows: Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4705 at Pages 547 Declaration of Covenant for Density Requirements are recorded in Book 4705 at Pages 551 Tracts A & B are to be granted to the Legends Homeowners Association by separate instrument recorded in Book 4705 at Pages 554 Release of Temporary Turn-Around Easements are recorded in Books 4705 at Pages 555 Release of Temporary Turn-Around Easements are recorded in Books at Pages

AREA SUMMARY LOTS = 7.07 ACRES = 89.95% TRACTS = 0.11 ACRES = 01.40% ROAD = 0.68 ACRES = 08.65% TOTAL = 7.86 ACRES = 100%

- 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, U1M. 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

SURVEYOR'S CERTIFICATE I, David Max Morris, certify that the accompanying plat of LEGENDS EAST-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 Ordinance Code of the City of Grand Junction and all applicable state laws and regulations.



David Max Morris, O.E.D. Surveying 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 GREEDY GROUP LLC THE 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 17, 2008 BY: [Signature] LAWRENCE D. VENT Title Examiner

# LEGENDS EAST- FILING THREE

A REPLAT OF LOT 1, BLOCK FOUR, LEGENDS EAST- FILING TWO (BOOK 4471 PAGE 262/263) SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

Table with 3 columns: FOR: GREEDY GROUP LLC, ACAD ID: LegendsEastFiling3Fin, SCALE: 1" = 50', DATE: 7/11/08; SURVEYED BY: SB (GPS), DRAWN BY: DMM, CHECKED BY: MEM, SHEET NO. 1 OF 2, FILE: 2008-012



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.

RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

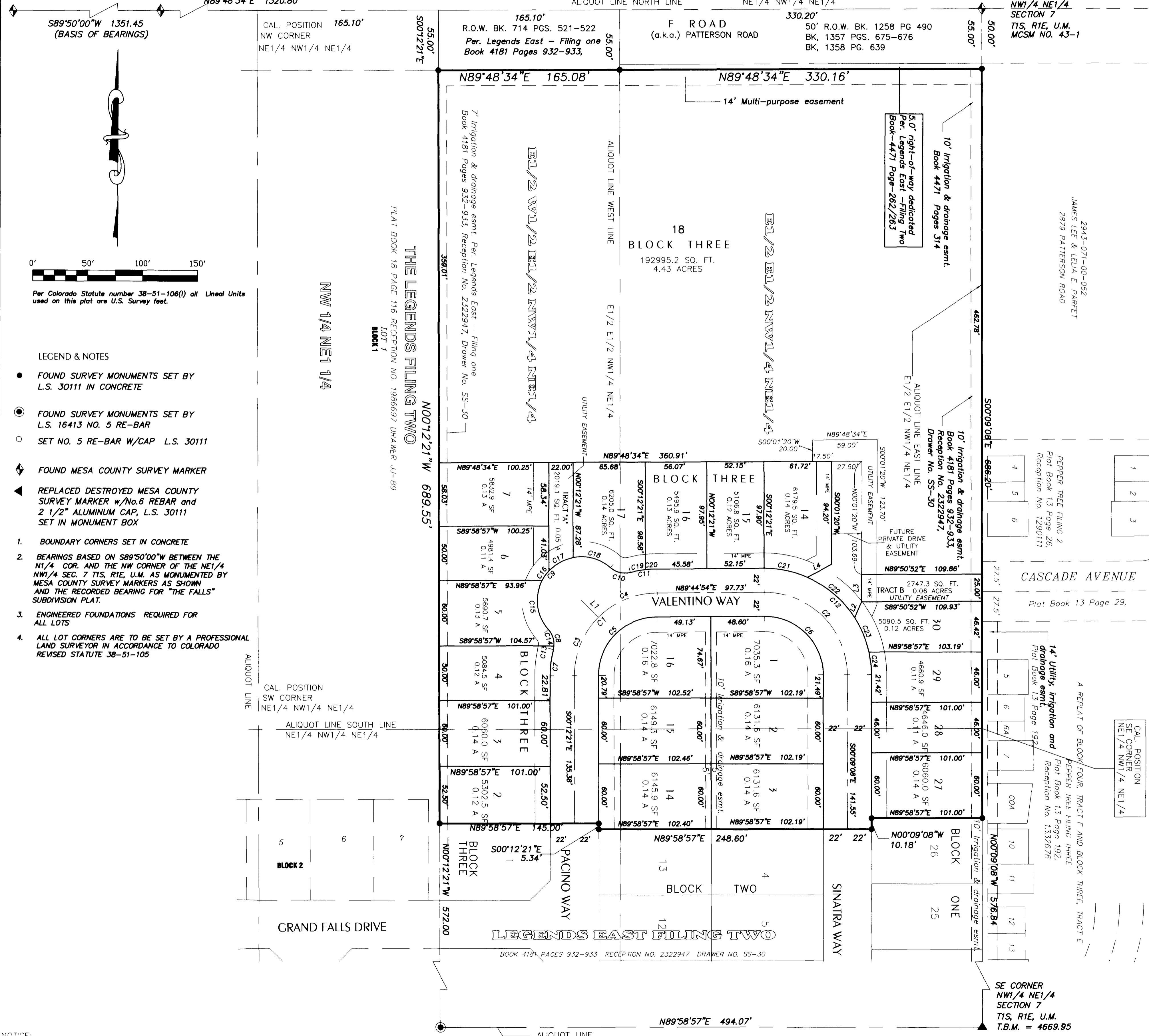
# LEGENDS EAST- FILING THREE

A REPLAT OF LOT 1, BLOCK FOUR, LEGENDS EAST- FILING TWO (BOOK 4471 PAGE 262/263)  
 SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN  
 MESA COUNTY, COLORADO

NW CORNER  
 NE1/4 NW1/4  
 SECTION 7  
 T1S, R1E, U.M.  
 MCSM NO. 217-1  
 T.B.M. 4733.90

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

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



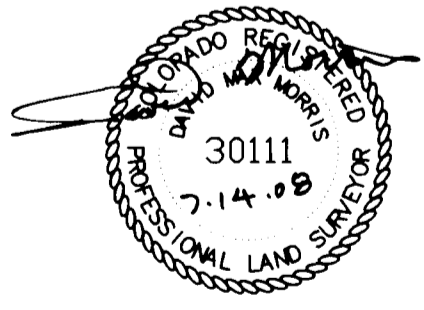
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 75.50' | 118.53'    | 106.73'      | N44°46'17"E   | 89°57'14"   |
| C2    | 75.50' | 118.73'    | 106.87'      | S45°12'07"E   | 90°05'59"   |
| C3    | 75.50' | 59.27'     | 57.76'       | N22°16'58"E   | 44°58'37"   |
| C4    | 75.50' | 59.27'     | 57.76'       | N67°15'35"E   | 44°58'37"   |
| C5    | 53.50' | 83.99'     | 75.63'       | S44°46'17"W   | 89°57'14"   |
| C6    | 53.50' | 84.13'     | 75.73'       | N45°12'07"W   | 90°05'59"   |
| C7    | 97.50' | 24.39'     | 24.32'       | N06°57'36"E   | 14°19'54"   |
| C8    | 20.00' | 19.52'     | 18.76'       | S13°50'11"E   | 55°55'28"   |
| C9    | 40.00' | 120.87'    | 79.86'       | N44°46'17"E   | 17°3'08"24" |
| C10   | 20.00' | 19.52'     | 18.76'       | N76°37'16"W   | 55°55'28"   |
| C11   | 97.50' | 24.39'     | 24.32'       | N82°34'57"E   | 14°19'54"   |
| C12   | 97.50' | 153.32'    | 138.01'      | S45°12'07"E   | 90°05'59"   |
| C13   | 20.00' | 3.09'      | 3.09'        | S09°41'51"W   | 08°51'25"   |
| C14   | 20.00' | 16.43'     | 15.97'       | S18°15'54"E   | 47°04'04"   |
| C15   | 40.00' | 48.04'     | 45.21'       | N07°23'30"W   | 68°48'50"   |
| C16   | 40.00' | 10.97'     | 10.94'       | N34°52'31"E   | 15°43'12"   |
| C17   | 40.00' | 25.53'     | 25.10'       | N61°01'12"E   | 36°34'10"   |
| C18   | 40.00' | 36.33'     | 35.09'       | S74°40'37"E   | 52°02'12"   |
| C19   | 97.50' | 13.88'     | 13.86'       | N79°29'37"E   | 08°09'14"   |
| C20   | 97.50' | 10.51'     | 10.51'       | N86°39'34"E   | 06°10'39"   |
| C21   | 97.50' | 40.51'     | 40.22'       | S78°20'54"E   | 23°48'24"   |
| C22   | 97.50' | 57.94'     | 57.09'       | S49°25'13"E   | 34°02'59"   |
| C23   | 97.50' | 34.12'     | 33.95'       | S22°22'08"E   | 20°03'12"   |
| C24   | 97.50' | 20.74'     | 20.70'       | S06°14'50"E   | 12°11'24"   |
| C25   | 20.00' | 19.81'     | 19.01'       | N04°07'40"W   | 56°44'17"   |
| C26   | 61.00' | 21.42'     | 21.31'       | S14°10'56"W   | 20°07'04"   |
| C27   | 20.00' | 15.22'     | 14.86'       | N10°41'41"W   | 43°36'14"   |
| C28   | 20.00' | 4.58'      | 4.57'        | N17°40'27"E   | 13°08'02"   |

|              |                                 |
|--------------|---------------------------------|
| 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 |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N45°13'43"W | 22.00'   |
| L2   | N22°19'41"E | 15.96'   |
| L3   | N00°01'20"E | 25.00'   |
| L4   | N61°16'17"E | 25.02'   |

- 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
- BOUNDARY CORNERS SET IN CONCRETE
  - 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.
  - 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

VERTICAL CONTROL NOTE:  
 THE VERTICAL CONTROL FOR LEGENDS EAST FILING TWO 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.



# LEGENDS EAST- FILING THREE

A REPLAT OF LOT 1, BLOCK FOUR, LEGENDS EAST- FILING TWO (BOOK 4471 PAGE 262/263)  
 SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

| MESA COUNTY, COLORADO          |                                                                                                                         |                       |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------|
| FOR: GREEDY GROUP LLC          | Surveying Western Colorado Since 1979                                                                                   | SURVEYED BY: SB (GPS) |
| ACAD ID: LegendsEastFiling3Fin |                                                                                                                         | DRAWN BY: DMM         |
| SCALE: 1" = 50'                | Q.E.D. SURVEYING SYSTEMS, Inc.<br>1018 Colorado Ave<br>Grand Junction, CO 81501-3521<br>(970) 241-2370<br>Fax: 241-7025 | CHECKED BY: MEM       |
| DATE: 7/11/08                  |                                                                                                                         | SHEET NO. 2 of 2      |
|                                |                                                                                                                         | FILE: 2008-012        |

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.