

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Vicki Sanger is the owner of record of that real property situated in the SW1/4 of the SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3869, Page 403 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of LEGACY PUD SUBDIVISION Subdivision and being described as follows: The W1/2 SW1/4 SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian lying South of the State Highway, Mesa County, Colorado; and being more particularly described as follows:

Beginning at the SW Corner of Section 16, Township 1 North, Range 2 West of the Ute Meridian, and considering the West Line of the SW1/4 of the SW1/4 of said Section 16 to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence N00°00'00"E along said West Line a distance of 1319.01 feet to the S1/16 Corner on the West Line of said Section 16; thence S89°56'31"E along the North Line of the SW1/4 of the SW1/4 of said Section 16 a distance of 356.33 to a point on the Westerly Right-of-Way of J.3 Road (aka Old Fruita Highway) thence S34°54'55"E along said Road Right-of-Way a distance of 530.63 feet; thence S00°00'40"E a distance of 884.31 feet to the South line of the SW1/4 of said Section 16; thence N89°55'55"W along said South Line a distance of 660.22 feet to the SW Corner of said Section 16, which is the Point of Beginning, containing 18.47 acres as described.

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

- 1. All drives, places, alleys, and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
2. A 14' Multi-Purpose Easement to the City of Fruita for the use of City approved utilities and public providers as a perpetual easement 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 wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. A 14' Pedestrian Easement to the City of Fruita as a perpetual easement for ingress and egress use by the public for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes.
4. Tracts A, B and C shown hereon are dedicated as a perpetual, non-exclusive blanket easement for the use by the general public for public park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with residents of the Subdivision, subject to non-discriminatory rules and regulations promulgated by the LEGACY Homeowners Association, Inc.
5. A 10' Utility Easement to the City of Fruita for the use of City approved utilities and public providers as a perpetual easement 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 wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All 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; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Vicki Sanger, has caused her name to be hereunto subscribed this 12th day of February, 2007.

Vicki Sanger by Hazel S. Jones as attorney in fact.
Vicki Sanger by Hazel S. Jones, as attorney in fact.

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

by Hazel S. Jones, as attorney in fact for

On this 12th day of February, 2007, before me, the undersigned officer, Vicki Sanger personally appeared, and acknowledged that she executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires: 11/2/09

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
Notary Public
County of Mesa

SUBORDINATION BY LIENHOLDERS

Wells Fargo Mortgage, being the holder of a promissory note secured by a Deed of Trust dated March 28, 2005, recorded April 5, 2005, at Book 3869, Pages 404-419, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: Carri Dixon
Lienholder

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

The foregoing was acknowledged before me this 12th day of February, 2007, by Carri Dixon as Vice President of Wells Fargo Mortgage.

Witness my hand and official seal.

My commission expires: 4/17/10

AN-JE TABOR
Notary Public

Darrell K. Jones and Hazel S. Jones, being the holders of a promissory note secured by a Deed of Trust dated March 28, 2005, recorded February 17, 2006 at Book 4097, Page 1, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consent to the subdivision of the lands set forth in this Final Plat, and subordinate the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

Darrell K. Jones
Darrell K. Jones

Hazel S. Jones
Hazel S. Jones

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

The foregoing was acknowledged before me this 12th day of February, 2007, by Darrell K. Jones and Hazel S. Jones.

Witness my hand and official seal.

My commission expires: 11/2/09

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
Notary Public
County of Mesa

TITLE CERTIFICATE

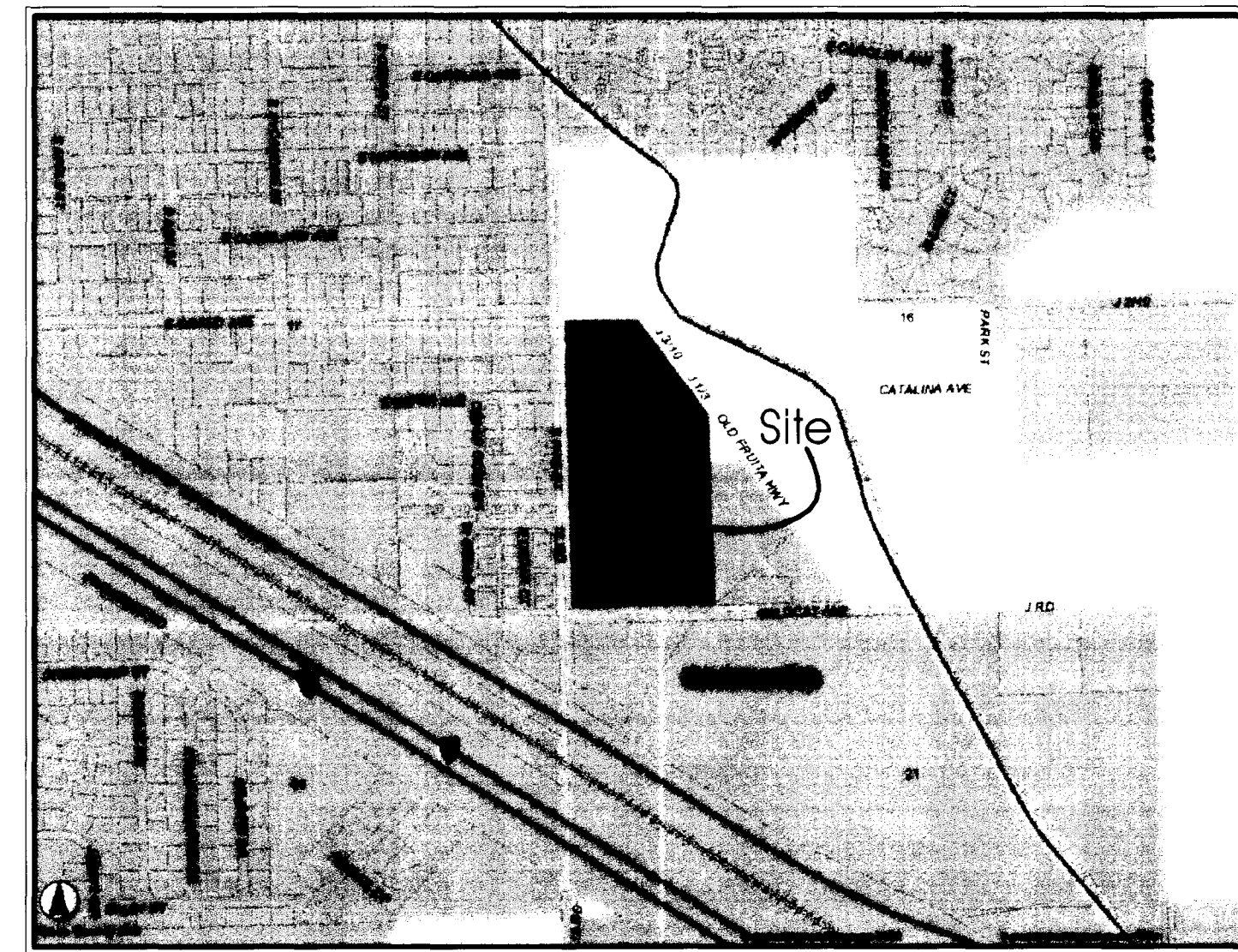
LAWRENCE D. VENT does hereby certify that I have examined the title to all lands shown on this Plat and that the title to such lands is vested in Vicki Sanger free and clear of all liens, taxes, and encumbrances, except as follows: 2006 TAXES NOT PAID

EXECUTED this 12th day of FEBRUARY, 2007.

By: Lawrence D. Vent
Title Examiner

FINAL PLAT
Legacy PUD Subdivision
PLANNED UNIT DEVELOPMENT

SITUATED IN THE SW1/4 SW1/4 SECTION 16, T1N, R2W, UTE MERIDIAN
City of Fruita, County of Mesa, State of Colorado



Vicinity Map

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission this 9th day of May, 2007.

Susan P. Carter
Chairperson

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 6th day of June, 2007, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a planning clearance, building permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, street lighting, street signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.

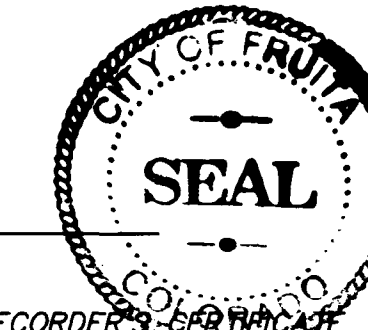
CITY OF FRUITA, COLORADO

By: Daniel Adams
Mayor

Witness my hand and official seal of the City of Fruita.

ATTEST:

Margaret Schuman
City Clerk



CLERK AND RECORDER'S CERTIFICATE

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

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 2:41 o'clock P.M., on the 5th day of APRIL, 2007, in Book No. 4393, at Page(s) No. 892-894, as

Document No. 2373523

DRAWER: TT-65 FEES: 30.00

Janice Rich
MESA COUNTY CLERK & RECORDER

By: Lucille McCreary
Deputy

NOTES:

Irrigation & Drainage Easements are reserved for the benefit of the owners of the lots shown on the Plat, and will be conveyed by separate legal instruments upon the sale of the lots.

Tracts A & B are dedicated to the Homeowner's Association as Detention Easements, and will be conveyed by a separate legal instrument. Tracts A, B & C are dedicated to the Homeowner's Association as Parks and will be conveyed by a separate legal instrument.

Tract D is dedicated to the Homeowner's Association as an Irrigation Easement and will be conveyed by a separate legal instrument.

Declarations or Protective Covenants are filed in Book 4393, at Page(s) 929-965, as Document No. 2373526-2373529

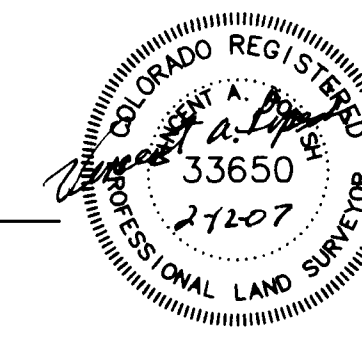
No lots may be sold by the owner/developer in any phase, other than Phase One, as shown hereon, until a Subdivision Improvements Agreement is entered into by the City and the Owner for subsequent phases and a performance guarantee for the construction of improvements for such subsequent phase is provided to the City. Upon compliance of such conditions, the City shall file a declaration authorizing the sale of such lots.

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct, and complete Plat of the Legacy PUD Subdivision, as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 12th day of FEBRUARY, 2007.

Vincent A. Popish
Vincent A. Popish, P.L.S. No. 33650
Independent Survey, Inc.



FINAL PLAT
Legacy PUD Subdivision
PLANNED UNIT DEVELOPMENT

SITUATED IN THE SW1/4 SW1/4 SECTION 16, T1N, R2W, UTE MERIDIAN
City of Fruita, County of Mesa, State of Colorado

INDEPENDENT SURVEY, Inc.

VINCENT A. POPISH, PLS
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
Grand Junction, Colorado 81501 Cell (970)261-1409

Client: Vicki Sanger
Date: 1/15/07
Scale: 1"=50'
Drawn by: DJS
Checked by: VAP
File No.: 206040
File Name: Legacy Final

FINAL PLAT Legacy PUD Subdivision

PLANNED UNIT DEVELOPMENT

SITUATED IN THE SW1/4 SW1/4 SECTION 16, T1N, R2W, UTE MERIDIAN
 City of Fruita, County of Mesa, State of Colorado

BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE WEST LINE OF THE SW1/4 SW1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN AS SHOWN ON THE PLAT OF CEDAR GLEN, RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK NO. 12 AT PAGE 445. SAID WEST LINE BEARS N00°00'00".

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- RECOVERED INDEPENDENT SURVEY MARKER NO.5 REBAR/CAP L.S. 33650
- ◆ RECOVERED NO. 6 REBAR/2 1/2" ALUMINUM CAP L.S. 33650
- SET NO.5 REBAR/CAP L.S. 33650 SUBDIVISION PERIMETER SET IN CONCRETE
- └ SET NO.5 REBAR/CAP L.S. 33650
- PHASING LINE

LINE TABLE

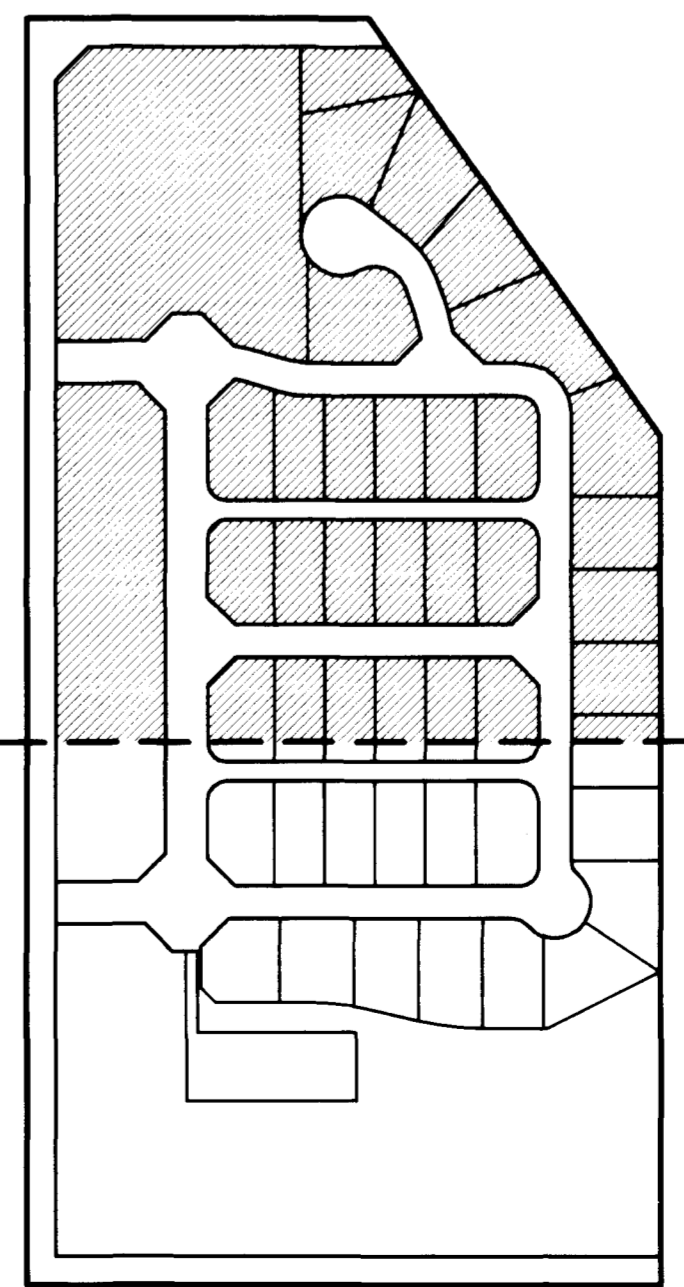
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S00°00'00"E | 11.14' |
| L2 | N19°14'55"W | 23.93' |
| L3 | S38°13'00"W | 24.50' |
| L4 | N19°14'55"W | 23.93' |
| L5 | S19°14'55"E | 23.93' |
| L6 | N90°00'00"W | 4.46' |
| L7 | N45°01'42"W | 22.07' |
| L8 | N00°00'00"E | 37.92' |
| L9 | N00°00'00"E | 5.00' |
| L10 | N90°00'00"W | 30.00' |
| L11 | N90°00'00"W | 15.00' |
| L12 | N90°00'00"W | 12.00' |
| L13 | N90°00'00"W | 3.00' |
| L14 | S73°39'49"E | 42.45' |
| L15 | S73°39'49"E | 34.83' |
| L16 | S73°39'49"E | 7.63' |
| L17 | N00°00'00"E | 37.18' |
| L18 | N00°00'00"E | 10.47' |
| L19 | N41°14'41"E | 4.53' |
| L20 | S41°14'41"W | 5.71' |
| L21 | N41°14'41"E | 14.11' |
| L22 | N69°27'43"E | 14.00' |
| L23 | S69°27'43"W | 5.19' |
| L24 | N69°27'43"E | 5.19' |
| L25 | S49°21'41"E | 2.33' |
| L26 | N90°00'00"E | 1.58' |
| L27 | S00°00'00"E | 14.52' |
| L28 | N00°00'00"E | 4.10' |
| L29 | N00°00'00"E | 6.43' |
| L30 | S00°00'00"E | 20.73' |
| L31 | S00°00'00"E | 8.87' |
| L32 | N00°00'00"E | 5.00' |
| L33 | N90°00'00"E | 10.00' |
| L34 | N90°00'00"W | 10.00' |
| L35 | N00°00'00"E | 5.00' |
| L36 | S48°45'19"E | 5.00' |
| L37 | S48°45'19"E | 5.00' |
| L38 | S20°32'17"E | 5.00' |
| L39 | S20°32'17"E | 5.00' |
| L40 | N90°00'00"W | 5.00' |
| L41 | S00°00'00"E | 5.00' |
| L42 | S00°00'00"E | 5.00' |
| L43 | N90°00'00"W | 5.00' |
| L44 | N90°00'00"W | 5.00' |

LAND USE SUMMARY

| BLOCK | LOT/OUTLOT | AREA | LAND USE | ADDRESS |
|---|------------|------------|-----------------------------------|--------------------|
| ONE | LOT 1 | 0.24 ACRES | SINGLE FAMILY RESIDENTIAL | 429 KIEFER COURT |
| ONE | LOT 2 | 0.35 ACRES | SINGLE FAMILY RESIDENTIAL | 402 KIEFER COURT |
| ONE | LOT 3 | 0.17 ACRES | SINGLE FAMILY RESIDENTIAL | 414 KIEFER COURT |
| ONE | LOT 4 | 0.14 ACRES | SINGLE FAMILY RESIDENTIAL | 426 KIEFER COURT |
| ONE | LOT 5 | 0.27 ACRES | SINGLE FAMILY RESIDENTIAL | 438 KIEFER COURT |
| ONE | LOT 6 | 0.23 ACRES | SINGLE FAMILY RESIDENTIAL | 450 LEGACY STREET |
| ONE | LOT 7 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 462 LEGACY STREET |
| ONE | LOT 8 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 474 LEGACY STREET |
| ONE | LOT 9 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 488 LEGACY STREET |
| ONE | LOT 10 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 504 LEGACY STREET |
| ONE | LOT 11 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 546 LEGACY STREET |
| ONE | LOT 12 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 588 LEGACY STREET |
| ONE | LOT 13 | 0.17 ACRES | SINGLE FAMILY RESIDENTIAL | 1196 LEGACY WAY |
| ONE | LOT 14 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1182 LEGACY WAY |
| ONE | LOT 15 | 0.17 ACRES | SINGLE FAMILY RESIDENTIAL | 1168 LEGACY WAY |
| ONE | LOT 16 | 0.15 ACRES | SINGLE FAMILY RESIDENTIAL | 1154 LEGACY WAY |
| ONE | LOT 17 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1132 LEGACY WAY |
| TWO | LOT 1 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1126 KIEFER AVENUE |
| TWO | LOT 2 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1142 KIEFER AVENUE |
| TWO | LOT 3 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1156 KIEFER AVENUE |
| TWO | LOT 4 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1172 KIEFER AVENUE |
| TWO | LOT 5 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1186 KIEFER AVENUE |
| TWO | LOT 6 | 0.15 ACRES | SINGLE FAMILY RESIDENTIAL | 1183 SHADY LANE |
| TWO | LOT 7 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1169 SHADY LANE |
| TWO | LOT 8 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1155 SHADY LANE |
| TWO | LOT 9 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1141 SHADY LANE |
| TWO | LOT 10 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1127 SHADY LANE |
| TWO | LOT 11 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1113 SHADY LANE |
| THREE | LOT 1 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1114 SHADY LANE |
| THREE | LOT 2 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1128 SHADY LANE |
| THREE | LOT 3 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1140 SHADY LANE |
| THREE | LOT 4 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1154 SHADY LANE |
| THREE | LOT 5 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1168 SHADY LANE |
| THREE | LOT 6 | 0.15 ACRES | SINGLE FAMILY RESIDENTIAL | 1184 SHADY LANE |
| THREE | LOT 7 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1185 LEGACY WAY |
| THREE | LOT 8 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1171 LEGACY WAY |
| THREE | LOT 9 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1157 LEGACY WAY |
| THREE | LOT 10 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1143 LEGACY WAY |
| THREE | LOT 11 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1129 LEGACY WAY |
| THREE | LOT 12 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1115 LEGACY WAY |
| TOTAL RESIDENTIAL=6.35 ACRES | | | | |
| TRACT A | 0.15 ACRES | | DRAINAGE POND - PARK/RECREATIONAL | |
| TRACT B | 0.31 ACRES | | DRAINAGE POND - PARK/RECREATIONAL | |
| TRACT C | 0.18 ACRES | | PARK/RECREATIONAL | |
| TRACT D | 0.15 ACRES | | IRRIGATION POND & PUMPHOUSE | |
| OUTLOT A | 1.77 ACRES | | FUTURE DEVELOPMENT | |
| OUTLOT B | 1.32 ACRES | | FUTURE DEVELOPMENT | |
| OUTLOT C | 3.66 ACRES | | FUTURE DEVELOPMENT | |
| ROADS | 4.53 ACRES | | PUBLIC ROAD RIGHT OF WAY | |
| TOTAL 18.47 ACRES (ROUNDING ERRORS MAKE TOTAL 18.42 ACRES.) | | | | |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 80.00' | 22.81' | 22.73' | S81°49'55"E | 16°20'11" |
| C2 | 80.00' | 22.81' | 22.73' | N81°49'54"W | 16°20'11" |
| C3 | 200.00' | 67.19' | 66.87' | S09°37'27"E | 19°14'55" |
| C4 | 75.00' | 42.59' | 42.02' | S35°30'57"E | 32°32'05" |
| C5 | 35.50' | 55.76' | 50.20' | S45°00'00"E | 90°00'00" |
| C6 | 97.00' | 18.33' | 18.30' | S79°04'56"E | 10°49'33" |
| C7 | 63.00' | 17.90' | 17.90' | N81°49'54"W | 16°20'11" |
| C8 | 183.00' | 29.55' | 29.52' | S14°37'20"E | 09°15'10" |
| C9 | 58.00' | 3.55' | 3.54' | S20°59'58"E | 03°30'07" |
| C10 | 33.50' | 56.26' | 49.88' | S70°51'35"E | 96°13'06" |
| C11 | 41.50' | 62.53' | 56.78' | N75°48'06"W | 86°20'04" |
| C12 | 41.50' | 23.31' | 23.00' | N16°32'34"W | 32°10'56" |
| C13 | 41.50' | 53.19' | 74.81' | N63°52'19"E | 128°40'05" |
| C14 | 92.00' | 52.24' | 51.54' | S35°30'57"E | 32°32'05" |
| C15 | 92.00' | 17.22' | 17.20' | S46°25'12"E | 10°43'36" |
| C16 | 92.00' | 35.02' | 34.81' | S30°09'09"E | 21°48'29" |
| C17 | 217.00' | 34.82' | 34.78' | S14°39'05"E | 09°11'39" |
| C18 | 217.00' | 11.98' | 11.98' | S17°39'59"E | 03°09'51" |
| C19 | 217.00' | 22.84' | 22.83' | S13°04'09"E | 06°01'48" |
| C20 | 52.50' | 82.47' | 74.25' | S45°00'00"E | 90°00'00" |
| C21 | 52.50' | 63.65' | 59.82' | S55°18'08"E | 69°27'43" |
| C22 | 52.50' | 18.82' | 18.72' | S10°18'08"E | 20°32'17" |
| C23 | 18.50' | 16.36' | 15.83' | N25°19'47"W | 50°39'34" |
| C24 | 37.50' | 54.93' | 50.15' | S08°41'54"E | 83°55'20" |
| C25 | 37.50' | 48.98' | 45.57' | S70°40'46"W | 74°49'58" |
| C26 | 37.50' | 21.31' | 21.03' | N55°37'20"E | 32°33'49" |
| C27 | 18.50' | 16.36' | 15.83' | S64°40'13"E | 50°39'34" |
| C28 | 290.00' | 67.75' | 67.60' | N83°18'26"W | 13°23'08" |
| C29 | 310.00' | 72.42' | 72.26' | S83°18'26"E | 13°23'08" |
| C30 | 310.00' | 22.80' | 22.79' | S78°43'17"E | 04°12'49" |
| C31 | 310.00' | 49.62' | 49.57' | S85°24'51"E | 09°10'18" |
| C32 | 63.00' | 7.86' | 7.86' | N81°49'54"W | 07°08'58" |
| C33 | 97.00' | 27.66' | 27.56' | N81°49'54"W | 16°20'11" |
| C34 | 18.50' | 29.06' | 26.16' | S45°00'00"E | 90°00'00" |
| C35 | 19.50' | 30.63' | 27.58' | S45°00'00"W | 90°00'00" |
| C36 | 19.50' | 30.63' | 27.58' | N45°00'00"W | 90°00'00" |
| C37 | 19.50' | 30.63' | 27.58' | N45°00'00"E | 90°00'00" |
| C38 | 19.50' | 30.63' | 27.58' | S45°00'00"E | 90°00'00" |
| C39 | 19.50' | 30.63' | 27.58' | S45°00'00"W | 90°00'00" |
| C40 | 19.50' | 30.63' | 27.58' | N45°00'00"W | 90°00'00" |
| C41 | 19.50' | 30.63' | 27.58' | N45°00'00"E | 90°00'00" |
| C42 | 19.50' | 30.63' | 27.58' | S45°00'00"E | 90°00'00" |
| C43 | 18.50' | 29.06' | 26.16' | S45°00'00"W | 90°00'00" |
| C44 | 55.50' | 13.38' | 13.35' | N48°30'27"E | 13°34'53" |
| C45 | 55.50' | 11.42' | 11.40' | N61°18'59"E | 11°47'20" |
| C46 | 106.00' | 5.02' | 5.02' | S43°26'09"E | 02°42'52" |
| C47 | 106.00' | 5.05' | 5.05' | S40°42'49"E | 02°43'47" |
| C48 | 66.50' | 5.00' | 5.00' | S22°41'38"E | 04°18'43" |
| C49 | 66.50' | 5.00' | 5.00' | S18°22'55"E | 04°18'43" |
| C50 | 4.50' | 3.98' | 3.65' | N25°19'47"W | 50°39'34" |
| C51 | 51.50' | 5.08' | 5.08' | N79°45'21"W | 05°39'18" |
| C52 | 51.50' | 5.20' | 5.20' | N74°02'03"W | 05°47'18" |
| C53 | 55.50' | 11.93' | 11.91' | N57°07'49"W | 12°18'56" |
| C54 | 55.50' | 10.74' | 10.72' | N68°49'55"W | 11°05'18" |



Key

PLAT NOTE:

Development and construction of structures within the Subdivision are regulated by the PUD Plan/Control Guide for Legacy Subdivision Planned Unit Development recorded in Book _____ at Page(s) _____, as Document No. _____

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 SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

FINAL PLAT
Legacy PUD Subdivision
 PLANNED UNIT DEVELOPMENT
 SITUATED IN THE SW1/4 SW1/4 SECTION 16, T1N, R2W, UTE MERIDIAN
 City of Fruita, County of Mesa, State of Colorado

INDEPENDENT SURVEY, Inc.
 VINCENT A. POPISH, PLS
 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
 Grand Junction, Colorado 81501 Cell (970)261-1409

Client: Vicki Sanger
 Date: 1/15/07
 Scale: 1"=50'
 Drawn by: DJS
 Checked by: VAP
 File No.: 206040
 File Name: Legacy Final

FINAL PLAT Legacy PUD Subdivision

PLANNED UNIT DEVELOPMENT

SITUATED IN THE SW1/4 SW1/4 SECTION 16, T1N, R2W, UTE MERIDIAN
City of Fruita, County of Mesa, State of Colorado

BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE WEST LINE OF THE SW1/4 SW1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN AS SHOWN ON THE PLAT OF CEDAR GLEN, RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK NO. 12 AT PAGE 445. SAID WEST LINE BEARS N00°00'00"E.

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- RECOVERED INDEPENDENT SURVEY MARKER
NO.5 REBAR/CAP L.S. 33650
- ⊕ RECOVERED NO. 6 REBAR/2 1/2" ALUMINUM CAP
L.S. 33650
- SET NO.5 REBAR/CAP L.S. 33650
SUBDIVISION PERIMETER SET IN CONCRETE
- └ SET NO.5 REBAR/CAP L.S. 33650
- - PHASING LINE

LINE TABLE

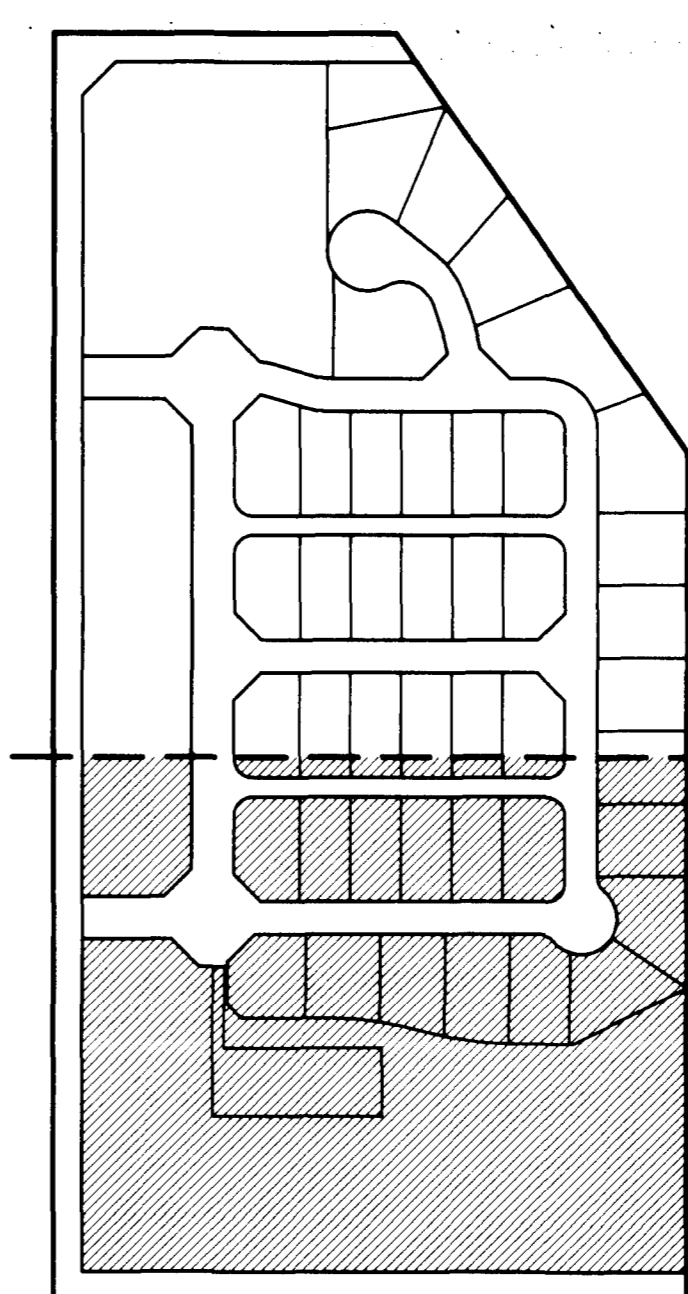
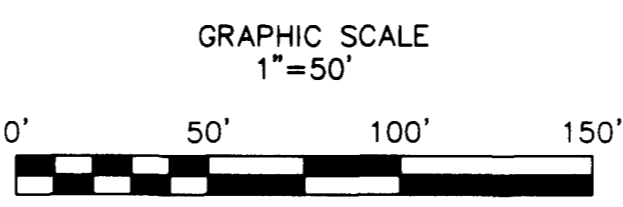
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S00°00'00"E | 11.14' |
| L2 | N19°14'55"W | 23.93' |
| L3 | S38°13'00"W | 24.50' |
| L4 | N19°14'55"W | 23.93' |
| L5 | S18°14'55"E | 23.93' |
| L6 | N90°00'00"W | 4.46' |
| L7 | N45°01'42"W | 22.07' |
| L8 | N00°00'00"E | 37.92' |
| L9 | N00°00'00"E | 5.00' |
| L10 | N90°00'00"W | 30.00' |
| L11 | N90°00'00"W | 15.00' |
| L12 | N90°00'00"W | 12.00' |
| L13 | N90°00'00"W | 3.00' |
| L14 | S73°39'49"E | 42.45' |
| L15 | S73°39'49"E | 34.83' |
| L16 | S73°39'49"E | 7.63' |
| L17 | N00°00'00"E | 37.18' |
| L18 | N00°00'00"E | 10.47' |
| L19 | N41°14'41"E | 4.53' |
| L20 | S41°14'41"W | 5.71' |
| L21 | N41°14'41"E | 14.11' |
| L22 | N68°27'43"E | 14.00' |
| L23 | S68°27'43"W | 5.19' |
| L24 | N68°27'43"E | 5.19' |
| L25 | S48°21'41"E | 2.33' |
| L26 | N90°00'00"E | 1.58' |
| L27 | S00°00'00"E | 14.52' |
| L28 | N00°00'00"E | 4.10' |
| L29 | N00°00'00"E | 6.43' |
| L30 | S00°00'00"E | 20.73' |
| L31 | S00°00'00"E | 8.87' |
| L32 | N90°00'00"E | 5.00' |
| L33 | N90°00'00"E | 10.00' |
| L34 | N90°00'00"W | 10.00' |
| L35 | S68°27'43"W | 5.00' |
| L36 | S48°21'41"E | 5.00' |
| L37 | S48°21'41"E | 5.00' |
| L38 | S20°32'17"E | 5.00' |
| L39 | S20°32'17"E | 5.00' |
| L40 | N90°00'00"W | 5.00' |
| L41 | S00°00'00"E | 5.00' |
| L42 | S00°00'00"E | 5.00' |
| L43 | N90°00'00"W | 5.00' |
| L44 | N90°00'00"W | 5.00' |

LAND USE SUMMARY

| BLOCK | LOT #/OUT | AREA | LAND USE | ADDRESS |
|---|------------|-----------------------------------|---------------------------|--------------------|
| ONE | LOT 1 | 0.24 ACRES | SINGLE FAMILY RESIDENTIAL | 428 KIEFER COURT |
| ONE | LOT 2 | 0.35 ACRES | SINGLE FAMILY RESIDENTIAL | 402 KIEFER COURT |
| ONE | LOT 3 | 0.17 ACRES | SINGLE FAMILY RESIDENTIAL | 414 KIEFER COURT |
| ONE | LOT 4 | 0.14 ACRES | SINGLE FAMILY RESIDENTIAL | 426 KIEFER COURT |
| ONE | LOT 5 | 0.27 ACRES | SINGLE FAMILY RESIDENTIAL | 438 KIEFER COURT |
| ONE | LOT 6 | 0.23 ACRES | SINGLE FAMILY RESIDENTIAL | 450 LEGACY STREET |
| ONE | LOT 7 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 462 LEGACY STREET |
| ONE | LOT 8 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 474 LEGACY STREET |
| ONE | LOT 9 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 488 LEGACY STREET |
| ONE | LOT 10 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 504 LEGACY STREET |
| ONE | LOT 11 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 546 LEGACY STREET |
| ONE | LOT 12 | 0.17 ACRES | SINGLE FAMILY RESIDENTIAL | 588 LEGACY STREET |
| ONE | LOT 13 | 0.17 ACRES | SINGLE FAMILY RESIDENTIAL | 1196 LEGACY WAY |
| ONE | LOT 14 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1182 LEGACY WAY |
| ONE | LOT 15 | 0.17 ACRES | SINGLE FAMILY RESIDENTIAL | 1168 LEGACY WAY |
| ONE | LOT 16 | 0.15 ACRES | SINGLE FAMILY RESIDENTIAL | 1154 LEGACY WAY |
| ONE | LOT 17 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1132 LEGACY WAY |
| TWO | LOT 1 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1126 KIEFER AVENUE |
| TWO | LOT 2 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1142 KIEFER AVENUE |
| TWO | LOT 3 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1156 KIEFER AVENUE |
| TWO | LOT 4 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1172 KIEFER AVENUE |
| TWO | LOT 5 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1186 KIEFER AVENUE |
| TWO | LOT 6 | 0.15 ACRES | SINGLE FAMILY RESIDENTIAL | 1183 SHADY LANE |
| TWO | LOT 7 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1169 SHADY LANE |
| TWO | LOT 8 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1155 SHADY LANE |
| TWO | LOT 9 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1141 SHADY LANE |
| TWO | LOT 10 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1127 SHADY LANE |
| TWO | LOT 11 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1113 SHADY LANE |
| THREE | LOT 1 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1114 SHADY LANE |
| THREE | LOT 2 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1128 SHADY LANE |
| THREE | LOT 3 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1140 SHADY LANE |
| THREE | LOT 4 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1154 SHADY LANE |
| THREE | LOT 5 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1168 SHADY LANE |
| THREE | LOT 6 | 0.15 ACRES | SINGLE FAMILY RESIDENTIAL | 1184 SHADY LANE |
| THREE | LOT 7 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1185 LEGACY WAY |
| THREE | LOT 8 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1171 LEGACY WAY |
| THREE | LOT 9 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1157 LEGACY WAY |
| THREE | LOT 10 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1143 LEGACY WAY |
| THREE | LOT 11 | 0.13 ACRES | SINGLE FAMILY RESIDENTIAL | 1129 LEGACY WAY |
| THREE | LOT 12 | 0.16 ACRES | SINGLE FAMILY RESIDENTIAL | 1115 LEGACY WAY |
| TOTAL RESIDENTIAL=6.35 ACRES | | | | |
| TRACT A | 0.15 ACRES | DRAINAGE POND - PARK/RECREATIONAL | | |
| TRACT B | 0.31 ACRES | DRAINAGE POND - PARK/RECREATIONAL | | |
| TRACT C | 0.18 ACRES | PARK/RECREATIONAL | | |
| TRACT D | 0.15 ACRES | IRRIGATION POND & PUMPHOUSE | | |
| OUTLOT A | 1.77 ACRES | FUTURE DEVELOPMENT | | |
| OUTLOT B | 1.32 ACRES | FUTURE DEVELOPMENT | | |
| OUTLOT C | 3.66 ACRES | FUTURE DEVELOPMENT | | |
| ROADS | 4.53 ACRES | PUBLIC ROAD RIGHT OF WAY | | |
| TOTAL 18.47 ACRES (ROUNDING ERRORS MAKE TOTAL 18.42 ACRES.) | | | | |

CURVE TABLE

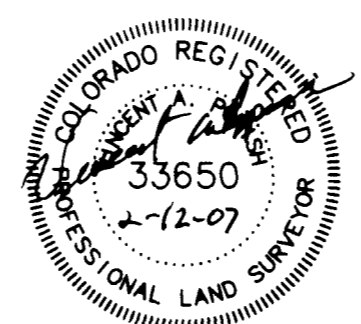
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 80.00' | 22.81' | 22.73' | S81°49'55"E | 16°20'11" |
| C2 | 80.00' | 22.81' | 22.73' | N81°49'54"W | 16°20'11" |
| C3 | 200.00' | 67.19' | 66.87' | S09°37'27"E | 19°14'55" |
| C4 | 75.00' | 42.59' | 42.02' | S35°30'57"E | 32°32'05" |
| C5 | 35.50' | 55.76' | 50.20' | S45°00'00"E | 90°00'00" |
| C6 | 97.00' | 18.33' | 18.30' | S79°04'36"E | 10°49'33" |
| C7 | 83.00' | 17.98' | 17.90' | N81°49'54"W | 16°20'11" |
| C8 | 183.00' | 29.55' | 29.52' | S14°37'20"E | 09°15'10" |
| C9 | 58.00' | 3.55' | 3.54' | S20°59'58"E | 03°30'07" |
| C10 | 33.50' | 56.26' | 49.88' | S70°51'35"E | 96°13'06" |
| C11 | 41.50' | 62.53' | 56.78' | N75°48'06"W | 86°20'04" |
| C12 | 41.50' | 23.31' | 23.00' | N16°32'34"W | 32°10'59" |
| C13 | 41.50' | 93.19' | 74.81' | N83°52'55"E | 128°40'05" |
| C14 | 92.00' | 52.24' | 51.54' | S35°30'57"E | 32°32'05" |
| C15 | 92.00' | 17.22' | 17.20' | S46°25'12"E | 10°43'36" |
| C16 | 92.00' | 35.02' | 34.81' | S30°09'09"E | 21°48'29" |
| C17 | 217.00' | 34.82' | 34.78' | S14°39'05"E | 09°11'39" |
| C18 | 217.00' | 11.98' | 11.98' | S17°39'59"E | 03°09'51" |
| C19 | 217.00' | 22.84' | 22.83' | S130°04'00"E | 06°01'48" |
| C20 | 52.50' | 82.47' | 74.25' | S45°00'00"E | 90°00'00" |
| C21 | 52.50' | 63.65' | 59.82' | S55°16'08"E | 69°27'43" |
| C22 | 52.50' | 18.82' | 18.72' | S10°16'08"E | 20°32'17" |
| C23 | 18.50' | 16.36' | 15.83' | N25°19'47"W | 50°39'34" |
| C24 | 37.50' | 54.93' | 50.15' | S08°41'54"E | 83°55'20" |
| C25 | 37.50' | 48.98' | 45.67' | S70°40'46"W | 74°49'58" |
| C26 | 37.50' | 21.31' | 21.03' | N55°37'20"W | 32°33'49" |
| C27 | 18.50' | 16.36' | 15.83' | S64°40'13"E | 50°39'34" |
| C28 | 290.00' | 67.75' | 67.60' | N83°18'26"W | 13°23'08" |
| C29 | 310.00' | 72.42' | 72.26' | S83°18'26"E | 13°23'08" |
| C30 | 310.00' | 22.80' | 22.79' | S78°43'17"E | 04°12'49" |
| C31 | 310.00' | 49.62' | 49.57' | S85°51'18"E | 09°10'18" |
| C32 | 63.00' | 7.86' | 7.86' | S77°14'18"E | 07°08'58" |
| C33 | 97.00' | 27.66' | 27.56' | N81°48'54"W | 16°20'11" |
| C34 | 18.50' | 29.06' | 26.16' | S45°00'00"E | 90°00'00" |
| C35 | 19.50' | 30.63' | 27.58' | S45°00'00"W | 90°00'00" |
| C36 | 19.50' | 30.63' | 27.58' | N45°00'00"W | 90°00'00" |
| C37 | 19.50' | 30.63' | 27.58' | N45°00'00"E | 90°00'00" |
| C38 | 19.50' | 30.63' | 27.58' | S45°00'00"E | 90°00'00" |
| C39 | 19.50' | 30.63' | 27.58' | S45°00'00"W | 90°00'00" |
| C40 | 19.50' | 30.63' | 27.58' | N45°00'00"W | 90°00'00" |
| C41 | 19.50' | 30.63' | 27.58' | N45°00'00"E | 90°00'00" |
| C42 | 19.50' | 30.63' | 27.58' | S45°00'00"E | 90°00'00" |
| C43 | 18.50' | 29.06' | 26.16' | S45°00'00"W | 90°00'00" |
| C44 | 56.50' | 13.38' | 13.35' | N48°30'52"E | 13°34'53" |
| C45 | 55.50' | 11.42' | 11.40' | N61°18'58"E | 11°47'20" |
| C46 | 106.00' | 5.02' | 5.02' | S43°26'09"E | 02°42'52" |
| C47 | 106.00' | 5.05' | 5.05' | S40°42'49"E | 02°43'47" |
| C48 | 66.50' | 5.00' | 5.00' | S22°41'38"E | 04°18'43" |
| C49 | 66.50' | 5.00' | 5.00' | S18°22'55"E | 04°18'43" |
| C50 | 4.50' | 3.98' | 3.95' | N25°19'47"W | 50°39'34" |
| C51 | 51.50' | 5.08' | 5.08' | N79°45'21"W | 05°39'18" |
| C52 | 51.50' | 5.20' | 5.20' | N74°02'03"W | 05°47'18" |
| C53 | 55.50' | 11.93' | 11.91' | N57°07'49"W | 12°18'56" |
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Legacy PUD Subdivision
PLANNED UNIT DEVELOPMENT**

SITUATED IN THE SW1/4 SW1/4 SECTION 16, T1N, R2W, UTE MERIDIAN
City of Fruita, County of Mesa, State of Colorado

Client: Vicki Sanger
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