

BNC82IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BENCHMARK COMMUNITIES LTD. AND  
FIRST NATIONAL BANK OF GRAND JUNCTION, BY: DANIEL P. REIDEL  
(VICE PRESIDENT - BENCHMARK COMMUNITIES LTD) AND NOEMAN  
SPEAKS, DOUGLAS A. KENT (FIRST NATIONAL BANK VICE PRESIDENT)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: WEST INDIAN  
CREEK DRIVE PEPPERTREE SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. \_\_\_\_\_

Location \_\_\_\_\_

Parcel (s) \_\_\_\_\_

EASEMENT

1301320 BSC EXEMPT 10:07 AM 81389 P0083  
AUG 30, 1982 E.SAWYER, CLK&REC MESA CTY, CO

KNOW ALL MEN BY THESE PRESENTS, that Benchmark Communities Ltd. and First National Bank of Grand Junction both of Mesa County, State of Colorado, Grantor(s); have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, Mesa County, State of Colorado, heirs, successors and assigns an Easement over the following described premises to wit:

A parcel of land, for a temporary turn around Easement in the Northeast 1/4 of the Northeast 1/4, of Section 7, Township 1 South, Range 1 East, of the Ute Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence N 00°02'00" E a distance of 393.16 feet along the West line of said Northeast 1/4 of the Northeast 1/4 of Section 7, said line being the Basis of Bearing; thence S 89°56'00" E a distance of 50.12 feet, to the Point of Beginning, thence 249.37 feet along a curve to the left having a central angle of 285°45'14", whence the point of radius bears S 37°06'18" E a distance of 50.00 feet; thence N 48°33'34" W a distance of 0.07 feet; thence N 89°56'00" W a distance of 60.30 feet to the Point of Beginning containing 0.17 acres more or less, City of Grand Junction, County of Mesa, State of Colorado.

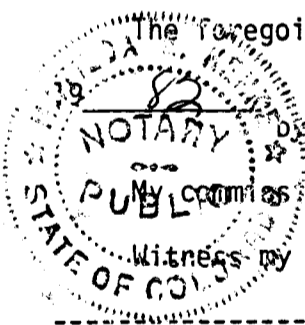
This temporary easement will remain in effect until the future Filing of Pepper Tree Subdivision has been recorded in the office of the Clerk and Recorder of the County of Mesa. At such time said easement will be terminated.

The Grantor(s) hereby covenant(s) with the Grantee(s) that he has good title to the aforescribed premises; that he will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whosoever.

Signed this 24th day of AUGUST, 1982  
Norman Speaks Benchmark Communities Ltd. [Signature] Benchmark Communities Ltd. U.K.R. President

STATE OF COLORADO )  
COUNTY OF MESA ) SS

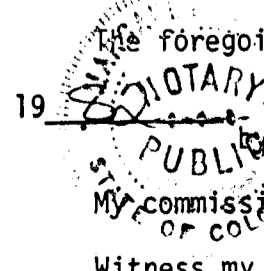
The foregoing instrument was acknowledged before me this 24th day of August, 1982  
Daniel P. Riedel + Norman Speaks  
My commission expires Feb. 25, 1986  
Witness my hand and official seal. Margaret E. Henke



Signed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Douglas A. Kent  
First National Bank First National Bank

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 24th day of August, 1982  
Douglas A. Kent for First National Bank  
My commission expires 3/29/86  
Witness my hand and official seal. [Signature]



Copy to Carol [unclear] 9-3-82