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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BENCHMARK COMMUNITIES LTD. AND
FIRST NATIONAL BANK OF GRAND JUNCTION, BY: RICHARD H. GREY(
BENCHMARK COMMUNITIES LTD) AND 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

L299313 000 NO FEE 01:19 PM B1385 P0732
AUG 05 1982 E. SAWYER, CLERK REC MESA CO. CO

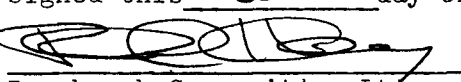
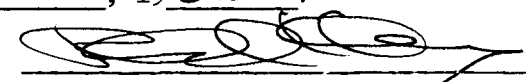
KNOW ALL MEN BY THESE PRESENTS, that Benchmark Communities Ltd. and First National Bank of Grand Junction both of Mesa County, State of Colorado, Grantor(s), have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, Mesa County, State of Colorado, heirs, successors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

A 15 foot wide strip of land, for the use and maintenance of utilities and drainage, located in the NE¹/₄ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, the center line of which being more particularly described as follows:

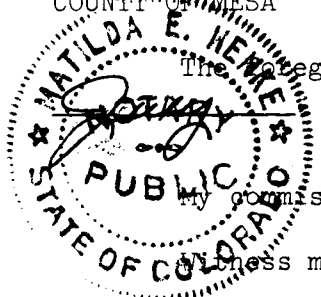
Commencing at the SW corner of the NE¹/₄ NE¹/₄ of Section 7, with all bearings based on a bearing of N 00°02'00" E along the west line of the NE¹/₄ NE¹/₄ of Section 7; thence S 89°56'00" E along the south line of the NE¹/₄ NE¹/₄ of Section 7 a distance of 81.21 feet to the Point of Beginning; thence N 00°02'00" E a distance of 392.97 feet to a point of termination said point being on the south boundary of Pepper Tree, Filing No. 3, said parcel containing .14 acres, more or less.

This temporary easement will remain in effect until such time as permanent drainage has been established for future Pepper Tree Filings. Termination of said easement will be based on the acceptance of an adequate drainage plan for said future filings.

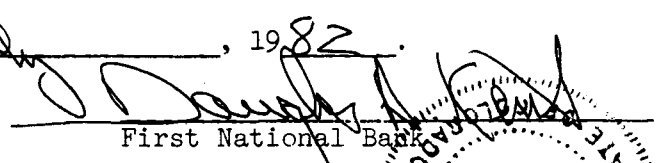
The Grantor(s) hereby covenant(s) with the Grantee(s) that he has good title to the aforescribed premises; that he will warrant and defend the title and quiet possession there of against the lawful claims of all persons whosoever.

Signed this 30th day of July, 1982.
 Benchmark Communities Ltd.  Benchmark Communities Ltd.

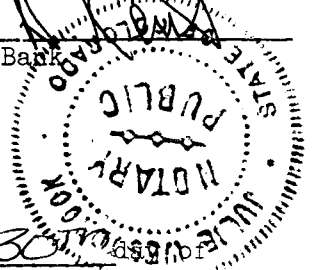
STATE OF COLORADO)
) SS
COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 30th day of July, 1982, by Richard H. Gray
My commission expires Feb. 25, 1986
Witness my hand and official seal. Matilda E. Henke

Signed this 30 day of July, 1982.
First National Bank  First National Bank

STATE OF COLORADO)
) SS
COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 30th day of JULY, 1982, by DOUGLAS A. KENT
My commission expires October 25, 1983
Witness my hand and official seal. Julie Westbrook

"664 Main Street"
Grand Junction, Colo. 81501

Copy to Carol Reader
8-13-82