

PEPPER TREE - FILING NO TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Benchmark Communities Ltd., an Ohio Partnership, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the W 1/4 of the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, and being more specifically described as follows

Beginning at a point which bears S00°02'00"W 394.10 feet from the Northwest corner of the NE 1/4 NE 1/4 of Section 7, T1S, R1E of the Ute Meridian; thence N89°56'03"E 165.03 feet; thence N00°01'45"E 20.91 feet; thence N90°00'00"E 165.02 feet; thence S00°01'29"W 187.82 feet; thence S89°56'03"W 330.08 feet; thence N00°02'00"E 167.00 feet to the point of beginning containing 1.343 acres, more or less.

That said owners have caused the real property to be laid out and surveyed as Pepper Tree, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all streets shown on the accompanying plat to the use of the public forever and that said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

The areas shown as private road are dedicated to the owners of the property within said Pepper Tree, Filing No. Two, for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

The areas shown as common open areas are dedicated to the home owners in Pepper Tree, Filing No. Two, for the common use and enjoyment of the home owners of Pepper Tree, Filing No. Two as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Pepper Tree, Filing No. Two recorded at the Mesa County Colorado, Clerk and Recorder's Office. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made part of this plat. The common open areas and private roads are dedicated to the Public Utilities for their use and maintenance as described above.

IN WITNESS WHEREOF said owner has caused these names to be hereunto subscribed this 19 day of March A.D., 1982.

Benchmark Communities Ltd., an Ohio Partnership

Lambert Agin
Lambert Agin
General Partner

Lambert Agin
General Partner



TODD S. DEUTSCH
Notary Public, State of Ohio
My Commission Expires May 24, 1984

STATE OF OHIO }
COUNTY OF HAMILTON } ss

The foregoing instrument was acknowledged before me this 19 day of March A.D., 1982

by Lambert Agin, General Partner of Benchmark Communities Ltd., an Ohio Partnership.

Witness my hand and official seal.

My commission expires: May 16, 1982

CITY APPROVAL

This plat of Pepper Tree, Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 17th day of March A.D., 1982.

James E. Wampler
City Manager

James R. Brank
President of Council

Richard R. Felt
Chairman, Grand Junction Planning Commission

Ronald P. Pugh
Director of Development
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss # 1290111

I hereby certify that this instrument was filed in my office at 12:10 o'clock P.M. this 29 day of April A.D., 1982 and is duly recorded in Plat Book No. 13, Page 26 of 1982.

Earl Sawyer
Clerk and Recorder

Marcella M. Mahoney
Deputy

Fees: \$ 10.00

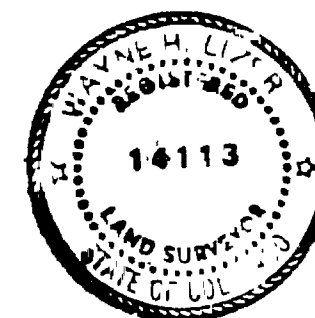
SURVEYORS CERTIFICATE

I, Wayne H. Lizer, a Registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of Pepper Tree, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a survey of the same.

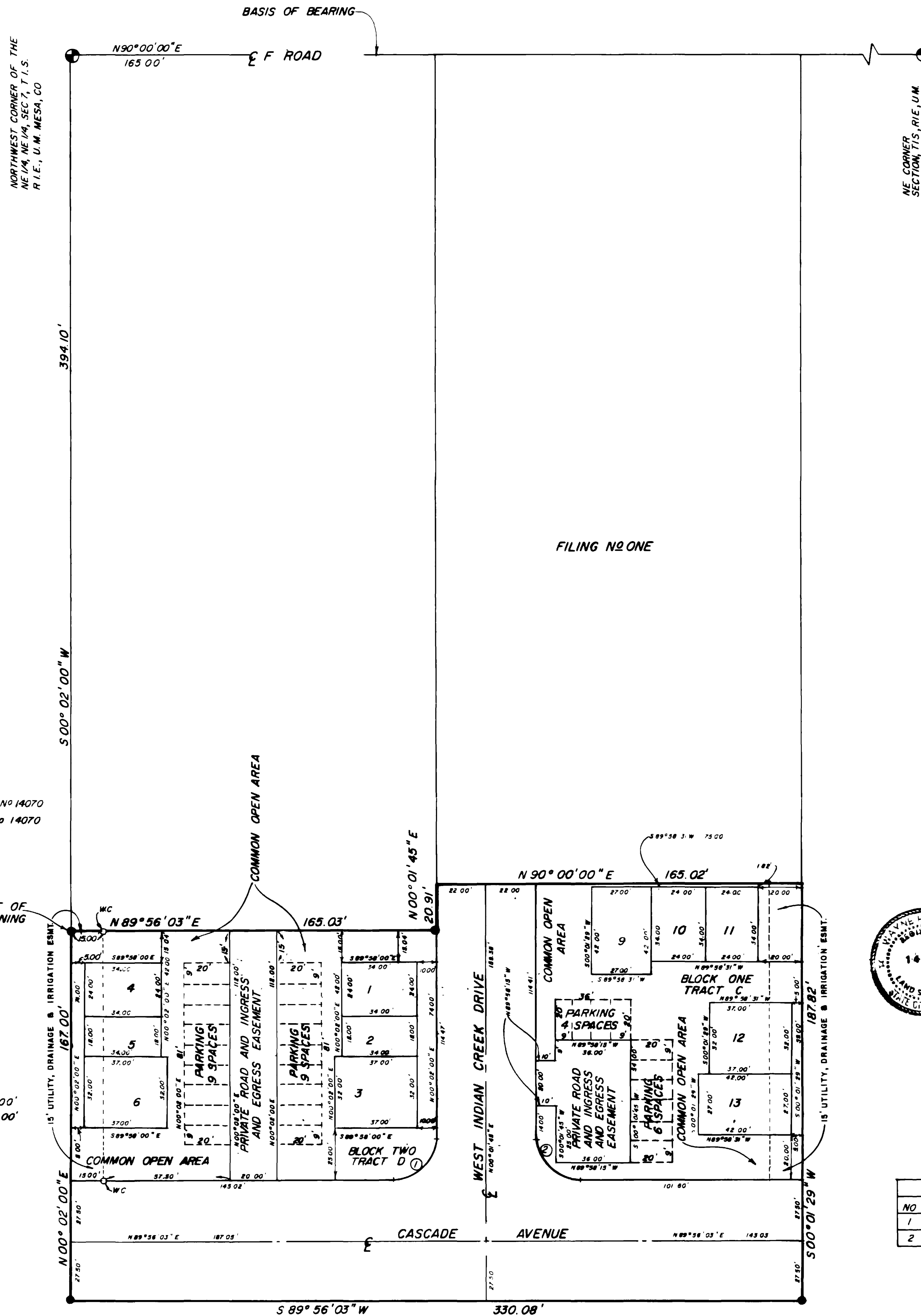
Wayne H. Lizer
Wayne H. Lizer
P.E., L.S. No. 14113

Date Feb 1, 1982

The Declaration of Covenants, Conditions and Restrictions referred to in the Dedication are recorded in Book 1317 at pages 503 thru 512 inclusive as Reception No. 1259404.



CURVE DATA				
NO	RADIUS	Δ	LENGTH	TAN CHORD
1	20.00'	89°54'18"	31.38'	19.97' N 45°06'48" W 28.26'
2	20.00'	90°05'42"	31.45'	20.03' S 44°53'12" E 28.31'



NORTHWEST CORNER OF THE NE 1/4, NE 1/4, SEC 7, T1S, R1E., U.M. MESA, CO

BASIS OF BEARING

NE CORNER SECTION, T1S, R1E, U.M.

FILING NO ONE

POINT OF BEGINNING

NOTE
ALL DECKS WITHIN THE 15' UTILITY, IRRIGATION AND DRAINAGE EASEMENT SHALL BE PORTABLE AND REMOVABLE WOOD DECKS

BUILDING SETBACK
REAR BUILDING SETBACKS ARE 15.00'
FRONT BUILDING SETBACKS ARE 20.00'

PEPPER TREE
FILING NO TWO

W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT 8 · 241-1129
GRAND JUNCTION, COLORADO

FEB 1982 PROJ. 82590-1