

P.O.C.
NW cor NE 1/4
NE 1/4, Sec 7,

PEPPER TREE FILING NO. THREE

A PARCEL OF LAND BEING PORTION
OF THE W 1/4 OF THE NE 1/4 OF THE
NE 1/4 OF SECTION 7, T.1S, R.1E, OF
THE UTE MERIDIAN, CITY OF GRAND
JUNCTION, COUNTY OF MESA, STATE
OF COLORADO.

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:

Commencing at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 7, T.1S, R.1E of the Ute Meridian, Mesa County Colorado; thence S 00°02'00" W along the west line of said NE 1/4, which line is the Basis of Bearings, a distance of 561.10 feet to the Point of Beginning; thence N 89°56'03" E a distance of 330.08 feet; thence S 00°01'29" W a distance of 557.87 feet; thence N 89°56'03" E a distance of 120.50 feet; thence N 00°01'29" E a distance of 110.42 feet; thence N 48°33'34" W a distance of 132.26 feet; thence N 89°56'03" W a distance of 110.42 feet; thence N 00°02'00" E a distance of 363.84 feet to the Point of Beginning; said tract containing 3.394 acres, more or less.

That said owners have caused the real property to be laid out and surveyed as Pepper Tree, Filing No. Three, 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. Three, 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. Three, for the common use and enjoyment of the home owners of Pepper Tree, Filing No. Three as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Pepper Tree, Filing No. Three recorded at the Mesa County, Colorado, Clerk and Recorder's Office. Said Declaration of Covenants, Conditions, and Restrictions is hereby for their use and maintenance as described above.

IN WITNESS WHEREOF said owner has caused these names to be hereunto subscribed this 14 day of July A.D., 1982.

Benchmark Communities Ltd., an Ohio Partnership

[Signature]
Dan P. Reidel

STATE OF Colorado)
COUNTY OF Mesa) ss.

The foregoing instrument was acknowledged before me this 14 day of July A.D., 1982 by Dan P. Reidel, State of Colorado, County of Mesa.

Witness my hand and official seal.

My Commission expires: Feb. 25th, 1986 Notary Public [Signature]

CITY APPROVAL

This plat of Pepper Tree, Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 14th day of July, A.D., 1982.

James E. Wysocki City Manager
James R. Beach President of Council
Ronald P. Rich City Engineer

Bob [Signature] Chairman, Grand Junction Planning Commission
[Signature] Director of Development

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss. 1302044

I hereby certify that this instrument was filed in my office at 3:17 o'clock P.M. this 7th day of September A.D., 1982 and is duly recorded in Plat Book No. 13 Page 76.

Paul Sawyer By Thelma M. Hunkley Fees: \$ 18.00 Subd - 11-56
Clerk and Recorder Deputy

SURVEYORS CERTIFICATE

I, Howard A. Paul, a Registered Land Surveyor in the State of Colorado do hereby certify that the accompanying plat of Pepper Tree, Filing No. Three, 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.

Howard A. Paul Date July 14, 1982
Howard A. Paul
Registered Land Surveyor
Colo. Registration No. 10192

The Declaration of Covenants, Conditions, and Restrictions referred to in the Dedication are recorded in Book 1317

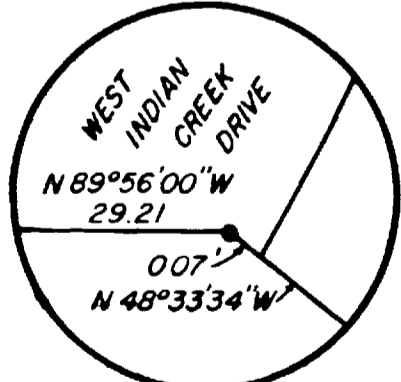
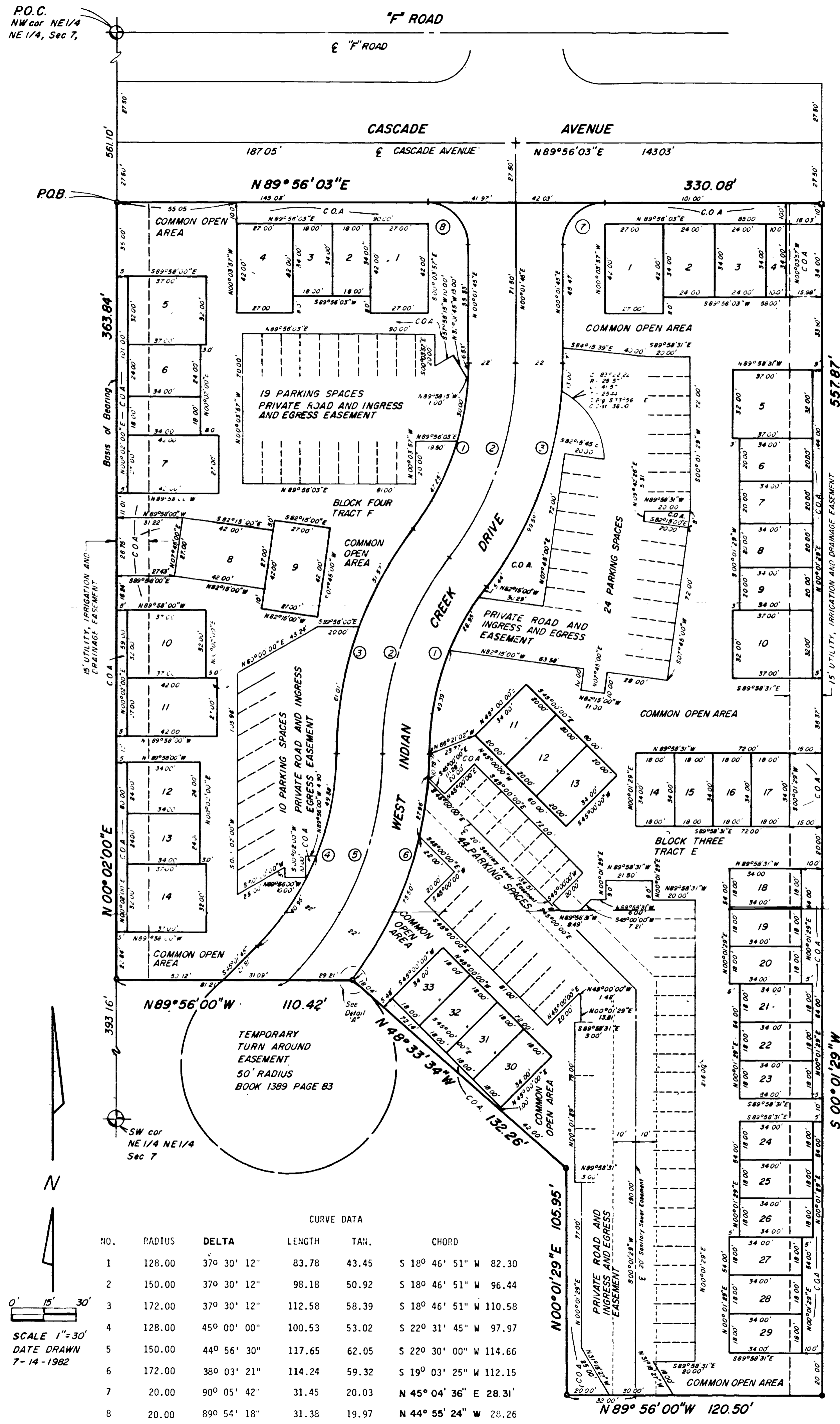
at pages 503 thru 512 inclusive as Exception No. 1259404

Note

- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 certifications shown hereon.
- indicates found Pin & Cap L.S. No. 14113.
- indicate set Pin & Cap L.S. No. 18192.
- All easements are as shown hereon.
- All dimensions on curves are Arc length unless otherwise shown.
- 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'.

Legend

C.O.A. indicates Common Open Area.



NO.	RADIUS	DELTA	LENGTH	TAN.	CHORD
1	128.00	37° 30' 12"	83.78	43.45	S 18° 46' 51" W 82.30
2	150.00	37° 30' 12"	98.18	50.92	S 18° 46' 51" W 96.44
3	172.00	37° 30' 12"	112.58	58.39	S 18° 46' 51" W 110.58
4	128.00	45° 00' 00"	100.53	53.02	S 22° 31' 45" W 97.97
5	150.00	44° 56' 30"	117.65	62.05	S 22° 30' 00" W 114.66
6	172.00	38° 03' 21"	114.24	59.32	S 19° 03' 25" W 112.15
7	20.00	90° 05' 42"	31.45	20.03	N 45° 04' 36" E 28.31'
8	20.00	89° 54' 18"	31.38	19.97	N 44° 55' 24" W 28.26

SCALE 1"=30'
DATE DRAWN
7-14-1982

BWE

BASIN WEST ENGINEERING

1227 N 23rd Street Suite 104
PO Box 53 (303) 241-1613
Grand Junction, Colorado, 81502
PONS Job No. C-82-1023

PEPPER TREE SUBDIVISION FIL. No 3