

# PEPPER TREE FILING NO. 4

(A Replat of Tract G Block Five Peppertree Filing No 3 )

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Peppertree Development LLC, is the owner of two parcels of land being a part of the W1/4 of the NE1/4NE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado and recorded in Book 2417 at Page 712 Mesa County Records, one parcel is described as Tract G Block Five of the Replat of Block 4, Tract F and Block 3, Tract E, Pepper Tree, Filing No 3 (Plat Book 13, Page 192) the perimeter of both parcels being more particularly described, as result of survey, as follows

Beginning at a Mesa County Brass Cap at the SW Corner of said NE1/4NE1/4 Section 7, and considering the line to a Mesa County Brass Cap at the NW Corner of said NE1/4NE1/4 Section 7 to bear N00°02'00"E with all bearings herein relative thereto thence N00°02'00"E on said line 392.99 feet to the Southerly line of PEPPER TREE FILING NO THREE, thence on said Southerly line S89°55'58"E 110.41 feet thence S48°33'32"E 0.04 feet to the beginning of a 172.00 foot radius curve to the left, the chord of which bears N19°04'32"E 112.26 feet thence on the arc of said curve and on the East right-of-way line of West Indian Creek Drive through a central angle of 38°05'33" for 114.35 feet to the beginning of a 128.00 foot radius curve to the right, the chord of which bears N08°45'58"E 38.89 feet thence on the arc of said curve through a central angle of 17°28'33" for 39.04 feet, thence leaving said right-of-way line S82°17'01"E on the Northerly line of Block Five, Tract G of said PEPPER TREE FILING NO THREE 178.76 feet to the East line of said W1/4NE1/4NE1/4 Section 7 thence S00°01'29"W 513.80 feet to the SE Corner of said W1/4NE1/4NE1/4 Section 7, thence N89°55'17"W 330.20 feet to the point of beginning, all in Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as PEPPER TREE FILING NO 4, Mesa County Colorado

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities street lighting and grade structures

All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas through natural or man-made facilities above or below ground.

Tract A (Common Open Space) to the Pepper Tree Homeowner's Association, Inc of lots and tracts hereby platted for the purpose of the uses as stipulated in the covenants as recorded in Book 1437 at Page 261 thru 283 inclusive, amended covenants recorded in Book 1992 at Page 751 thru 793 inclusive.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

That there are no lienholders of record

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 28<sup>th</sup> day of JUNE A.D. 1999

*Gerry Tucker*  
Peppertree Development LLC Manager  
Gerry Tucker

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me by Gerry Tucker (Peppertree Development LLC, Manager)

this 28<sup>th</sup> day of JUNE A.D. 1999

My commission expires 6-23-2001

WITNESS MY HAND AND OFFICIAL SEAL

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 11:34 o'clock A M  
this 15<sup>th</sup> day of July A.D. 1999 and is duly recorded as Reception  
Number 1977395 in Plat Book 17 Page 260 through  
inclusive HH-2 Drawer No HH-2

*Monika Todd*  
Clerk and Recorder

*Olivia Herrera*  
Deputy

10"  
Fees

Amended Covenants, Conditions and Restrictions recorded in Book 1992, at Pages 751 thru 793 inclusive

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL  
Approved this 27<sup>th</sup> day of JULY A.D. 1999

*Gene Kinsley*  
President of Council

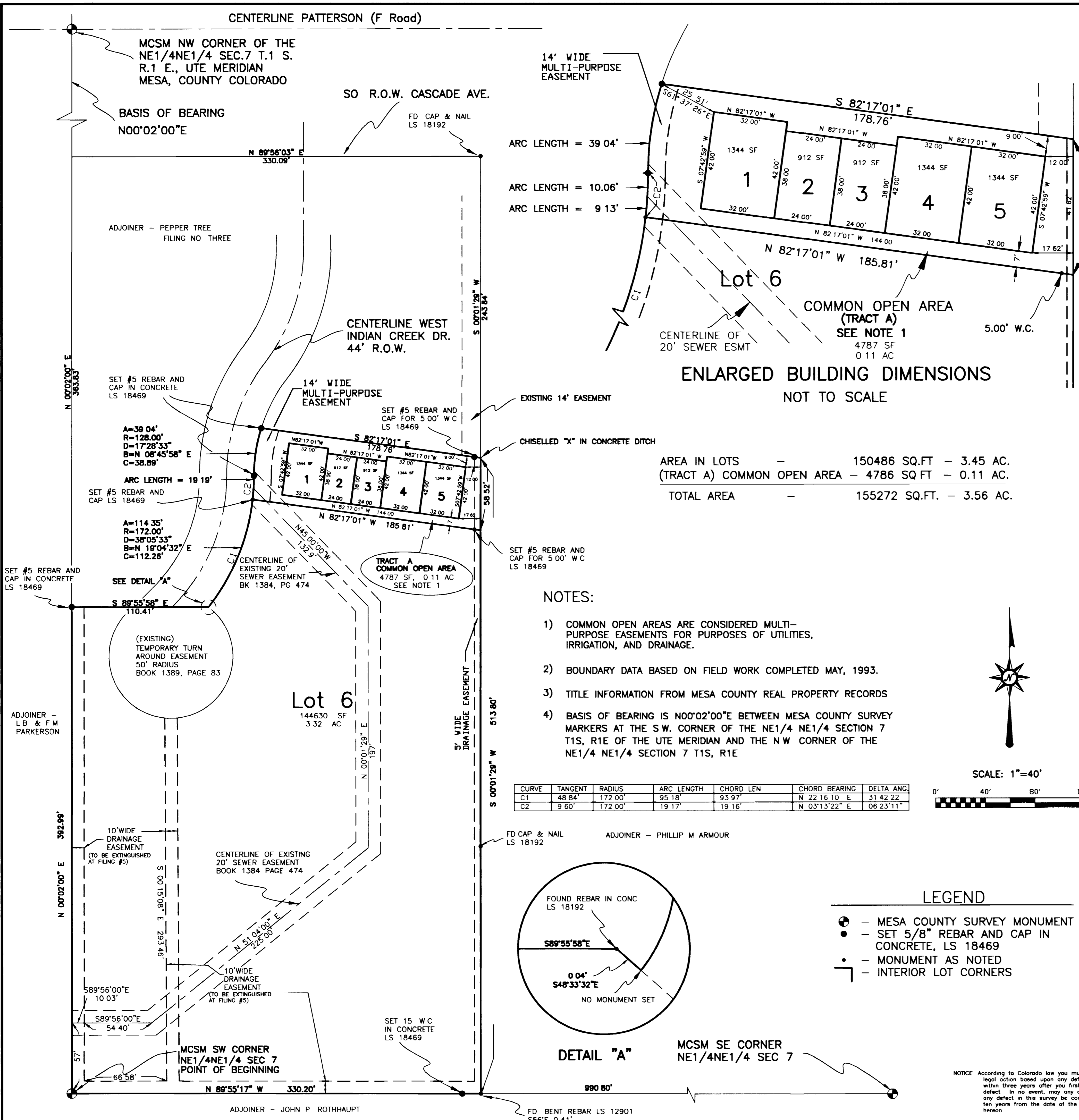
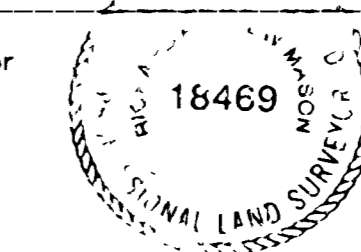
*David Volney*  
City Manager

SURVEYOR'S CERTIFICATE

I, Richard A. Mason do hereby certify that the accompanying plat of PEPPER TREE FILING NO 4, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations

*Richard A. Mason*  
Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

Date 6-28-1999

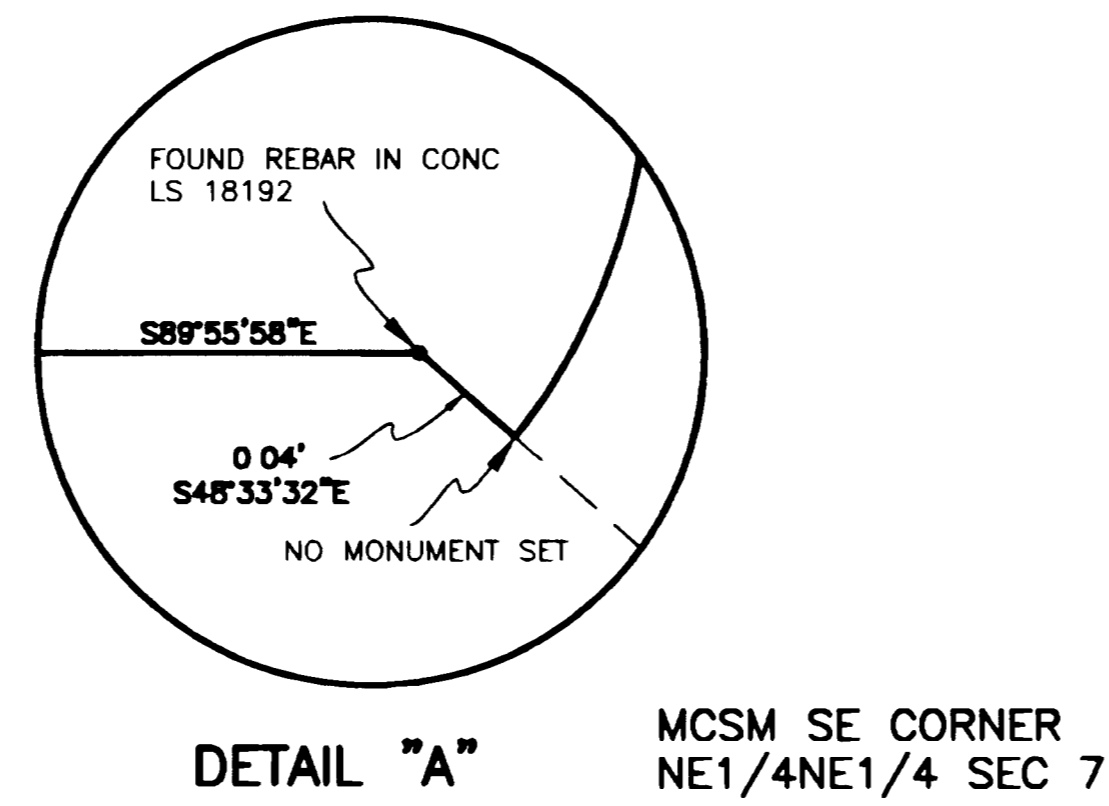


ENLARGED BUILDING DIMENSIONS  
NOT TO SCALE

AREA IN LOTS - 150486 SQ.FT. - 3.45 AC.  
(TRACT A) COMMON OPEN AREA - 4787 SQ.FT. - 0.11 AC.  
TOTAL AREA - 155272 SQ.FT. - 3.56 AC.

- NOTES:
- 1) COMMON OPEN AREAS ARE CONSIDERED MULTI-PURPOSE EASEMENTS FOR PURPOSES OF UTILITIES, IRRIGATION, AND DRAINAGE.
  - 2) BOUNDARY DATA BASED ON FIELD WORK COMPLETED MAY, 1993.
  - 3) TITLE INFORMATION FROM MESA COUNTY REAL PROPERTY RECORDS
  - 4) BASIS OF BEARING IS N00°02'00"E BETWEEN MESA COUNTY SURVEY MARKERS AT THE S.W. CORNER OF THE NE1/4 NE1/4 SECTION 7 T1S, R1E OF THE UTE MERIDIAN AND THE N.W. CORNER OF THE NE1/4 NE1/4 SECTION 7 T1S, R1E

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANG.
C1	48.84'	172.00'	95.18'	93.97'	N 22 16 10 E	31 42 22
C2	9.60'	172.00'	19.17'	19.16'	N 03°13'22" E	06 23°11"



- LEGEND
- - MESA COUNTY SURVEY MONUMENT
  - - SET 5/8" REBAR AND CAP IN CONCRETE, LS 18469
  - - MONUMENT AS NOTED
  - ┌┐ - INTERIOR LOT CORNERS

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, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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**PEPPER TREE FILING NO. 4**

Located in W1/4 NE1/4NE1/4 Section 7, T1S, R1E, U.M., Mesa County, Grand Junction, CO

Designed	TDR	Checked	RAM	8100	Sheet	1	
Drawn	CFD	Date	4/28/99	Rev	6/28/99	Of	1

ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300