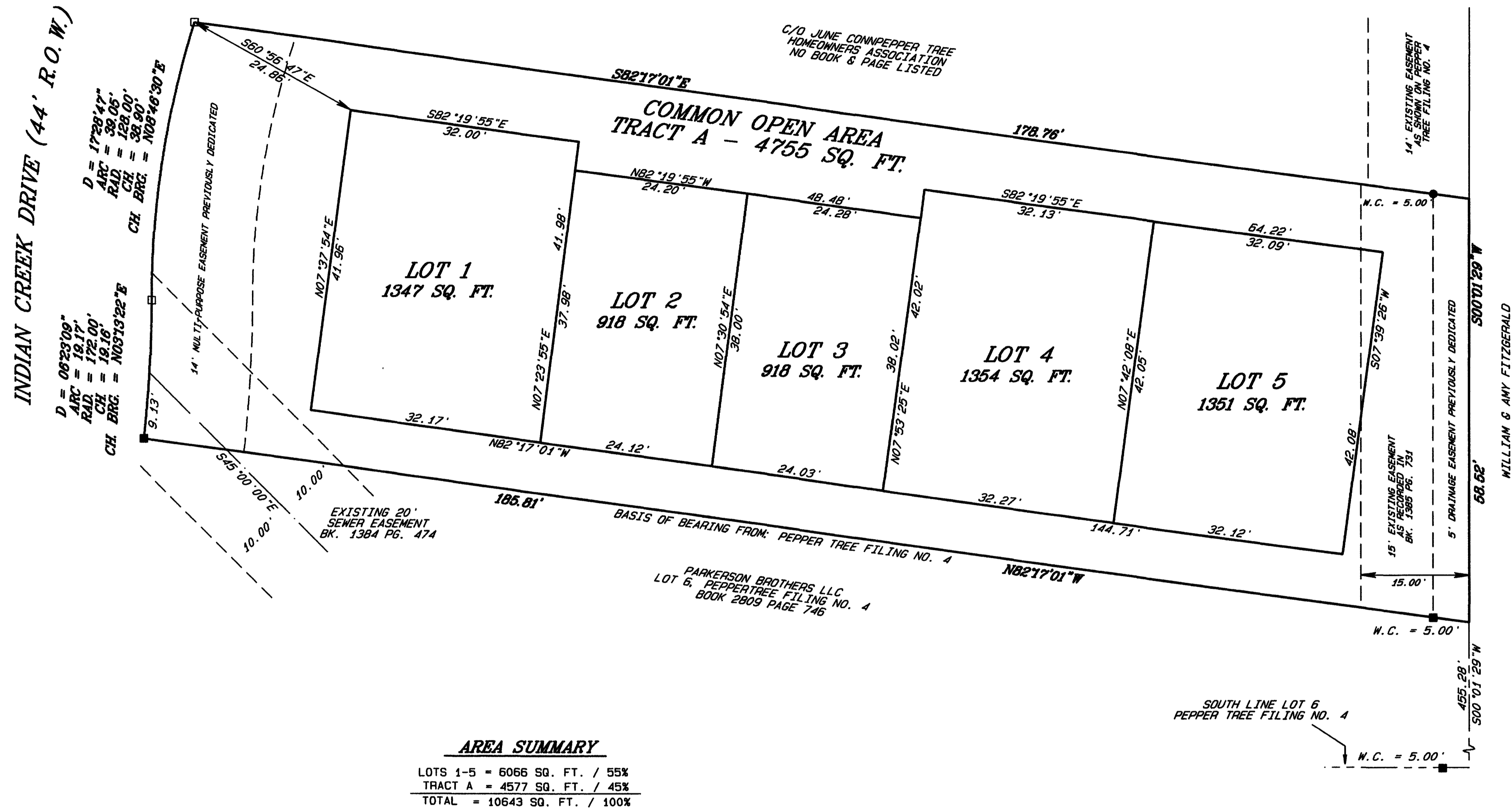


PEPPER TREE FILING NO. 4A

A REPLAT OF PEPPER TREE FILING NO. 4



AREA SUMMARY

LOTS 1-5	= 6066 SQ. FT. / 55%
TRACT A	= 4577 SQ. FT. / 45%
TOTAL	= 10643 SQ. FT. / 100%

- LEGEND**
- FD. #5 REBAR W/2" ALUM CAP STAMPED ROLAND ENGR. LS 18469
 - FD. #5 REBAR W/1.5" ALUM CAP STAMPED WEI LS 18469
 - SET #5 REBAR W/2" ALUM CAP STAMPED D H SURVEYS LS 20677
- W.C. = WITNESS CORNER
ALL EXTERIOR MONUMENTS SET IN CONCRETE

NOTE
LOT 5 IS ENCUMBERED WITH AN EASEMENT AND WILL NOT BE SOLD UNTIL THE EASEMENT IS VACATED.

SURVEYOR'S CERTIFICATE
I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



DEDICATION

That the undersigned, Parkerson Brothers LLC, a Colorado Limited Liability Company is the owner of that real property as described in Book 2809 at Page 747 in the records of the Mesa County Clerk and Recorder's office, being more particularly described as follows:
KNOW ALL MEN BY THESE PRESENTS:
Lots 1, 2, 3, 4, 5 and Tract A in Pepper Tree Filing No. 4, as recorded in Plat Book 17 at Page 120.

That said owner has caused the said real property to be laid out and surveyed as PEPPER TREE FINING NO. 4A, 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 real property as shown and labeled on the accompanying plat as follows:

- a. Tract A is hereby dedicated to the City of Grand Junction as a perpetual Multi-purpose Easement for the use and benefit of the City and for the use and benefit of the Public Utilities, as approved by the City, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by the City, including but not limited to, electric lines, cable television, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines and telephones lines, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery. Said easement shall not be burdened or overburdened by the installation, construction, or placement of any structure or any other item or fixture which might be detrimental to the facilities of the City and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the easement area.
- b. Tract A is hereby conveyed to the owners (Property/Homeowners Association) in fee simple subject to the Multi-purpose Easement dedicated above. Deed of conveyance recorded at Book 3083, Page (s) 1414 in the office of the Mesa County Clerk and Recorder.

IN WITNESS WHEREOF said owner has caused its name to be hereon subscribed this 20th day of May A.D., 2002

Alan Parkerson
Alan Parkerson, Manager

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 20th day of May A.D., 2002 by Alan Parkerson, Manager, Parkerson Brothers, LLC.
Witness my hand and official seal: *William & Amy Fitzgerald*
Notary Public

Address 319 Colorado Ave., Grand Junction, Co. 81501
My commission expires: July 15, 2004



CITY APPROVAL

This plat of PEPPER TREE FILING 4A, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 22nd day of May, 2002.

Bill Paul City Manager
Cindy Enos Mays City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:30 p.m. on this 22nd day of May A.D. 2002, and is duly recorded in Plat Book No. 19 at page 112. Reception No. 2057660 Fees 10.00 Drawer No. mm-9

Deputy Clerk and Recorder

PEPPER TREE FILING NO. 4A
LOCATED IN THE
W 1/4 NE 1/4 NE 1/4, SEC. 7, T1S, R1E, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	058-01-18
Drawn By	TMODEL	Date	MAY 2002	Sheet	1 OF 1

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.