

DEN07RAN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	THOMAS G. AND MARGUERITE E. DENNIS
PURPOSE:	RANCHMANS DITCH DIVERSION MULTIPURPOSE EASEMENT
ADDRESS:	2484 COMMERCE BLVD.
PARCEL #:	2945-091-04-012
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Thomas G. Dennis, Jr. and Marguerite E. Dennis as joint tenants, Grantors, for and in consideration of the sum of Six Hundred Ninety-Five and 00/100 Dollars (\$695.00) the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee,** whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A certain perpetual multi-purpose easement located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 9, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The South 2.00 feet of the North 42.00 feet of Lot 5, Benson Commercial Subdivision recorded in Plat Book 11, Page 20 of the Mesa County, Colorado public records. The North line of said South 2.00 feet being the South line of that certain 40.00 foot ditch, irrigation, and utility easement shown on the plat of said Benson Commercial Subdivision.

Said parcel contains 278.00 square feet, more or less, as described herein and depicted on "**Exhibit A**" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantors shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted including, but not limited to ingress and egress to the remainder of Grantors' remaining property as depicted upon "**Exhibit A**", provided, however, that Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.

3. Grantors hereby covenant with Grantee that, they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

4. If the Project contemplated to be built within the Easement is not constructed or is abandoned, Grantors shall have the option, to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 24 day of FEB -, 2007.

[Signature]

Thomas G. Dennis, Jr.

[Signature]

Marguerite E. Dennis

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26 day of February, 2007 by Thomas G. Dennis, Jr. and Marguerite E. Dennis, as joint tenants.

My commission expires 11-17-08.

Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT "A"

NORTH LINE SECTION 9, TWP. 1 S, RGE 1 W, U.M.

PATTERSON ROAD

33' G.V.I.C. R.O.W. BOOK 14, PAGE 466
40' DITCH, IRRIGATION, & UTILITY EASEMENT

N89°50'55"E 138.80'

S89°50'55"W 138.80'

N00°01'25"E
2.00'

S00°01'25"W
2.00'

2' MULTI - PURPOSE EASEMENT
AREA = 278 SQUARE FEET

LOT 5

2945-091-04-012
THOMAS G. DENNIS, JR. & MARGUERITE E. DENNIS
BK 2541, PG 296

LOT 4

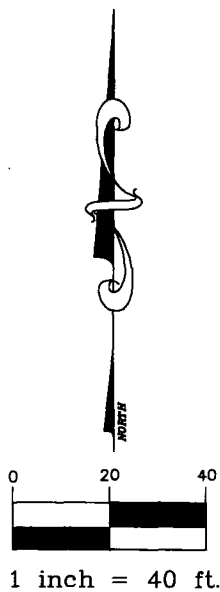
LOT 6

BENSON COMMERCIAL SUBDIVISION
(PB 11, PG 20)

10' UTILITY & IRRIGATION EASEMENT

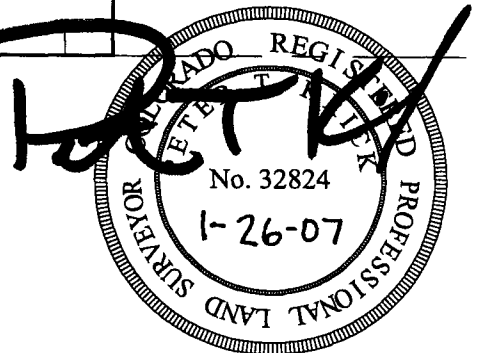
ABBREVIATIONS

U.M.	UTE MERIDIAN
PB	PLAT BOOK
BK	BOOK
PG	PAGE
R.O.W.	RIGHT OF WAY
TWP.	TOWNSHIP
RGE.	RANGE
G.V.I.C.	GRAND VALLEY IRRIGATION COMPANY



COMMERCE BLVD
60' R.O.W.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: T.L.P.
DATE: 1-26-07
SCALE: 1" = 40'
APPR. BY: P.T.K.

**RANCHMANS DITCH DIVERSION
MULTI-PURPOSE EASEMENT**

DENNIS (2945-091-04-012)

