

DIE03DRS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (MULTI-PURPOSE)

NAME OF PROPERTY OWNER OR GRANTOR: GARY J AND DEBORAH J
DIETMEYER

PURPOSE: INGRESS AND EGRESS FOR THE
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT
OF UTILITIES

ADDRESS: 403 DRESSELL DRIVE, LOT 12, REDLANDS
CLUB ESTATES

PARCEL NO: 2945-163-10-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION: NONE

DESTRUCTION: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

BOOK 3420 PAGE 57
2134529 07/16/03 0314PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Gary J. Dietmeyer and Deborah J. Dietmeyer, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby 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 14.00 foot Multi-Purpose Easement lying in the Southwest Quarter (SW 1/4) of Section 16, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of and lying entirely within Lot 12, Redlands Club Heights, as same is recorded in Plat Book 8, Page 78, Public Records of Mesa County, Colorado, being more particularly described as follows:

The East 14.00 feet of Lot 12, Redlands Club Heights, as same is recorded in Plat Book 8, Page 78, Public Records of Mesa County, Colorado.

containing 1,797.76 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 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, the said Grantors hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee 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, the said Grantors hereby further covenanting with Grantee that they have good title to the aforescribed 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.

Executed and delivered this 14 day of July, 2003.

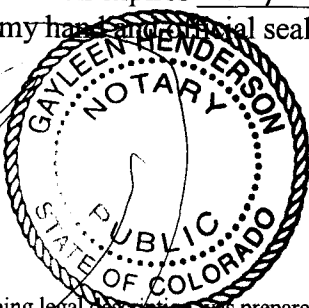
Gary J. Dietmeyer
Gary J. Dietmeyer

Deborah J. Dietmeyer
Deborah J. Dietmeyer

State of Colorado)
)ss.
County of Mesa)

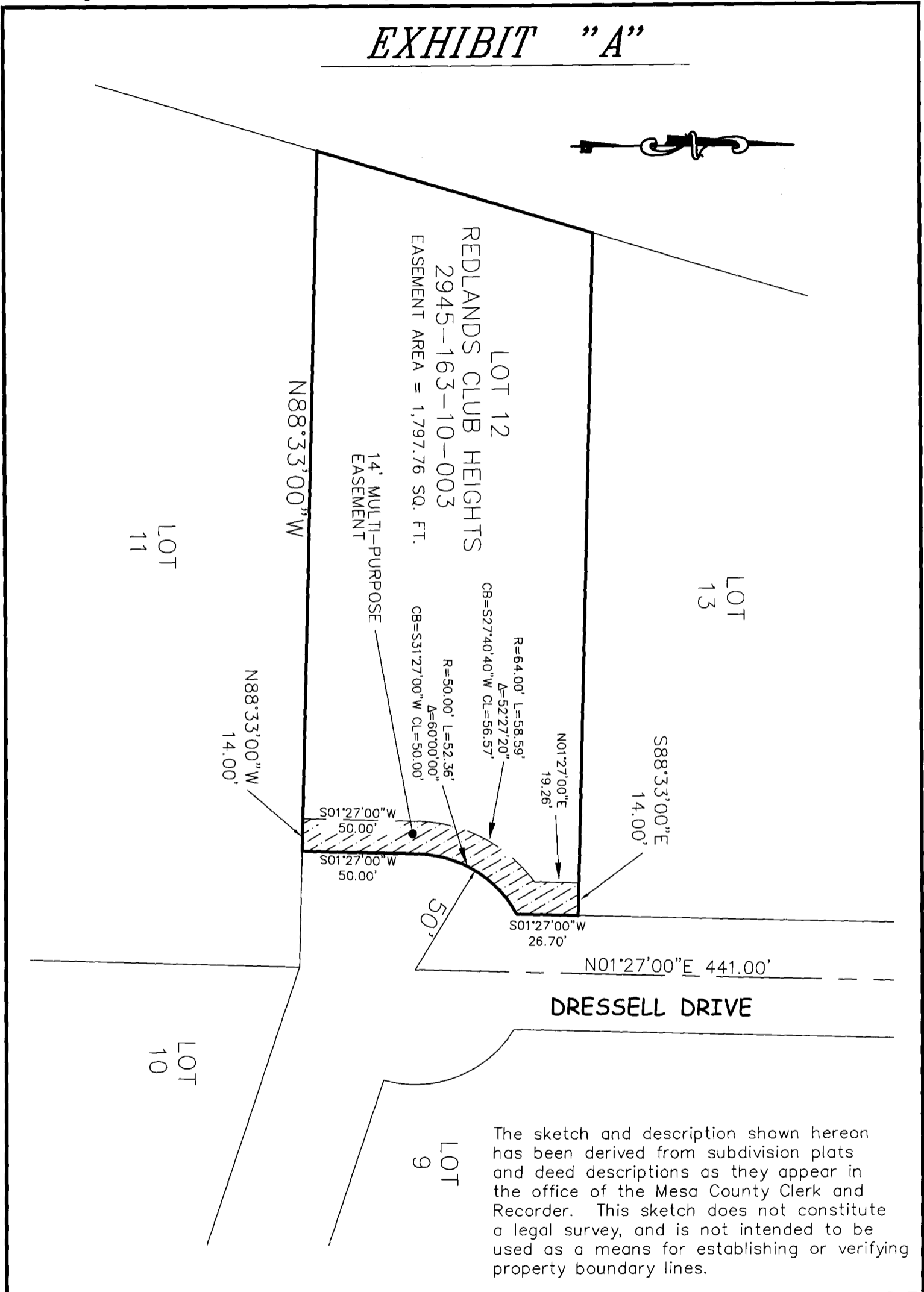
The foregoing instrument was acknowledged before me this 14th day of July, 2003, by Gary J. Dietmeyer and Deborah J. Dietmeyer.

My commission expires 10/29/2005.
Witness my hand and official seal.



Gayleen Henderson
Notary Public

EXHIBIT "A"



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: P.I.K.
DATE: 07-14-2003
SCALE: 1" = 50'
APPR. BY: TW

SKETCH OF 14' MULTI-PURPOSE EASEMENT
2945-163-10-003
403 DRESSSELL DRIVE

DEPARTMENT OF PUBLIC WORKS
REAL ESTATE DIVISION
CITY OF GRAND JUNCTION