

HIL01DER

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

NAME OR PROPERTY OWNER OR GRANTOR: BEN D HILL, FAITH M HILL
AND DESERT RIDGES HOME OWNERS
ASSOCIATION

PURPOSE: INGRESS AND EGRESS EASEMENTS

LOCATION: DESERT RIDGE SUBDIVISION

TAX PARCEL #: 2945-201-04-074

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**DEDICATION:
KNOW ALL MEN THESE PRESENTS:**

That Ben D. Hill, Faith M. Hill and Desert Ridges Home Owners Association are the owners of that real property as described in Book 2678 at Pages 71 and 72, Book 1309 at Page 753, Book 1392 at Page 705 and Book 1492 at Page 192.

Said real property being described as Lot 17 in Block 11 of THE RIDGES FILING NO. FOUR, TOGETHER WITH a non-exclusive easement for ingress and egress purposes over and across the driveways of Desert Ridge Condominium amended and for utility, drainage and irrigation purposes over, under and across the easements for those purposes, all as shown on the Condominium Map as appearing in the records of the Clerk and Recorder of Mesa County, Colorado at Reception No. 1303530 and as defined and described in that certain Declaration appearing in such records in Book 1309 at Page 753, as supplemented by instrument recorded in Book 1392 at Page 705, and as amended by instrument recorded in Book 1492 at Page 192, Mesa County, Colorado.

That said owners have caused that real property to be laid out and surveyed as DESERT RIDGE SUBDIVISION.

All Multipurpose 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, street trees and grade structures.

All Drainage Easements to the owners 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

All Irrigation Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian.

All Ingress and Egress Easements to the owners of lots and tracts hereby platted as perpetual easements for ingress and egress by the general public pedestrian.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused his name to be hereunto subscribed

this 23 day of May A.D. 2001

By Ben D. Hill Faith M. Hill

Ben D. Hill

Faith M. Hill

By [Signature]

Representative Desert Ridge Condominiums Association

STATE OF COLORADO)
SS
COUNTY OF MESA)

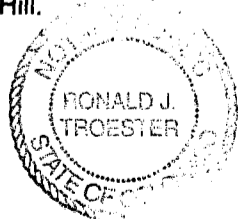
The foregoing instrument was acknowledged before me this 23 day of _____

MAY AD 2001 By Ben D. Hill and Faith M. Hill.

My commission expires 3/15/2004

[Signature]

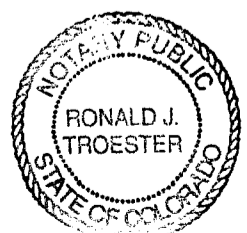
Notary Public



STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24 day of _____

MAY AD 2001 By [Signature]



EXPIRES
3/15/2004