SGH0527R

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

DEED (QUIT CLAIM)

NAME OF PROPERTY

OWNER OR GRANTOR:

SGH COMPANY LLC

PURPOSE:

TEMPORARY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A TURN-AROUND

ADDRESS:

215 27 ROAD - SPY GLASS RIDGE FILING #1

PARCEL NO:

2945-264-00-038

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2005

EXPIRATION:

NONE

DESTRUCTION:

NONE

QUIT CLAIM DEED

2279701 BK 4011 PG 264-268 10/07/2005 04:35 PM Janice Ward CLK%REC Mesa Counts, CO RecFee \$25.00 SurCh9 \$1.00 DocFee EXEMPT

SGH COMPANY, LLC, a Colorado limited liability company, whose legal address is 1280 Ute Avenue, #32, Aspen, CO 81611, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and quit claims to THE CITY OF GRAND JUNCTION, whose legal address is 250 North 5th, Grand Junction, Colorado 81501 ("Grantee") the following real property in the County of Mesa, and State of Colorado, to wit:

Temporary easements for the installation, maintenance and operation of a turn-arounds as more particularly described on Exhibits "A" and "B" attached hereto.

also known as street and number as Vacant Land

with all its appurtenances, and subject to 2005 general taxes, payable in 2006, and all subsequent taxes; easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

SGH COMPANY, LLC, a Colorado limited liability company

By:

Manager

COUNTY OF MESA)		
The foregoing	instrument was acknowledged before me this	ZUSTA	day of
Untermber.	2005, by SGH Company, LLC, a Colorado limite	d liability com	nany hy

Witness my hand and official seal.

My commission expires: 6-28-08

)ss.

Notary Public

STATE OF COLORADO

David G. Behrhorst, Manager.

Temp T/A River Ridge Drive

TEMPORARY TURNAROUND EASEMENT DESCRIPTION

An easement across a parcel of land situated in the SW1/4 SE1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

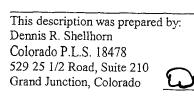
Commencing a the Mesa County Survey marker for one-quarter corner common to said Sections 26 and 35, whence an aluminum cap PLS 18480 for the center-south one-sixteenth corner of said Section 26 bears North 00°22'10" West;

Thence North 27°57'37" East, a distance of 364.64 feet to a point on a 48.00 foot radius non-tangent curve to the right, whence the radius point bears South 29°51'28" West, the **Point of Beginning**;

Thence 259.78 feet along the arc of said curve, through a central angle of 310°05'38", with a chord bearing North 85°05'43" West, a distance of 40.50 feet;

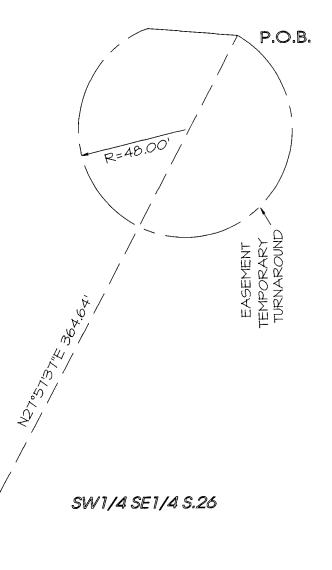
Thence South 85°05'43" East, a distance of 40.50 feet to the Point of Beginning.

Containing 0.163 acres, more or less.



OTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT A-1





NOT TO SCALE

This exhibit is a graphical representation of a written description, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.

1/4 CORNER 5.26 5.35 MCSM #714

TEMPORARY TURNAROUND EASEMENT DESCRIPTION

An easement across a parcel of land situated in the SW1/4 SE1/4 of Section 26 and the N1/2 NE1/4 of Section 35, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing a the Mesa County Survey marker for one-quarter corner common to said Sections 26 and 35, whence an aluminum cap PLS 18480 for the center-south one-sixteenth corner of said Section 26 bears North 00°22'10" West;

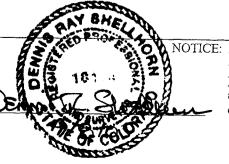
Thence North 86°35'59" East, a distance of 927.96 feet to a point on a 48.00 foot radius non-tangent curve to the right, whence the radius point bears South 47°55'18" East, the Point of Beginning;

Thence 255.89 feet along the arc of said curve, through a central angle of 305°26'27", with a chord bearing South 14°47'56" West, a distance of 44.00 feet;

Thence North 14°47'56" East, a distance of 44.00 feet to the Point of Beginning.

Containing 0.163 acres, more or less.

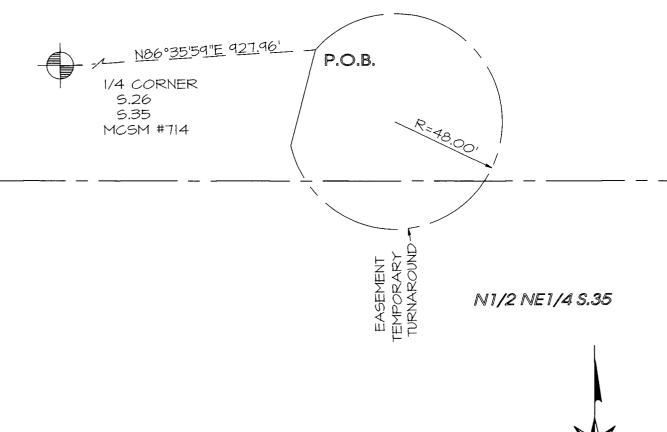
This description was prepared by: Dennis R. Shellhorn Colorado P.L.S. 18478 529 25 1/2 Road, Suite 210 Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B-1

SW1/4 SE1/4 S.26



NOT TO SCALE

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