

SIN06D5R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	SIENA VIEW, LLC.
PURPOSE:	TEMPORARY INGRESS/EGRESS FOR UTILITY AND DRAINAGE EASEMENT IN SIENA VIEW SUBDIVISION
ADDRESS:	2945 D ½ ROAD (AT SAN JUAN STREET)
PARCEL NO:	2943-173-00-204
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

Reception No. _____
Recorded at _____ o'clock _____ M., _____

RECEPTION #: 2345840, BK 4279 PG 784 10/26/2006 at
03:43:39 PM. 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc
Code: QCD
Janice Ward, Mesa County, CO CLERK AND
RECORDER

QUITCLAIM DEED

Grantors, Siena View, LLC

whose address is 3183 B 1/2 Road, Grand Junction, CO 81503

County of Mesa, State of Colorado

for the consideration of Ten and no dollars, in hand paid,

hereby sells and quitclaims to City of Grand Junction

whose legal address is 250 N. 5th St. Grand Junction, CO 81501

County of Mesa, and State of Colorado, the following

real property in the County of Mesa, and State of Colorado, to wit:

Temporary Ingress/Egress, Utility and Drainage Easement

A parcel of land for a Temporary Ingress/Egress, Utility and Drainage Easement located in part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 8, Block 2, Siena View Subdivision, whence the Northwest corner of said Siena View Subdivision bears North 00 degrees 01 minutes 02 seconds West, for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 57 minutes 18 seconds East, a distance of 59.09 feet; thence North 44 degrees 57 minutes 18 seconds East, a distance of 26.74 feet; thence North 89 degrees 57 minutes 18 seconds East, a distance of 52.00 feet; thence South 00 degrees 02 minutes 42 seconds East, a distance of 273.82 feet; thence South 45 degrees 02 minutes 42 seconds East, a distance of 33.23 feet; thence North 89 degrees 57 minutes 18 seconds East, a distance of 53.87 feet; thence South 00 degrees 01 minutes 02 seconds East, a distance of 52.00 feet; thence South 89 degrees 57 minutes 18 seconds West, a distance of 78.08 feet; thence along a curve to the left, having a delta angle of 21 degrees 20 minutes 04 seconds, with a radius of 13.50 feet, an arc length of 5.03 feet, with a chord bearing of South 79 degrees 17 minutes 16 seconds West, with a chord length of 5.00 feet; thence along a curve to the right, having a delta angle of 132 degrees 41 minutes 06 seconds, with a radius of 36.50 feet, an arc length of 84.53 feet, with a chord bearing of North 45 degrees 02 minutes 13 seconds West, with a chord length of 66.87 feet; thence along a curve to the left, having a delta angle of 21 degrees 21 minutes 02 seconds, with a radius of 13.50 feet, an arc length of 5.03 feet, with a chord bearing of North 10 degrees 37 minutes 49 seconds East, with a chord length of 5.00 feet; thence North 00 degrees 02 minutes 42 seconds West, a distance of 178.45 feet; thence along a non-tangent curve to the right, having a delta angle of 104 degrees 59 minutes 21 seconds, with a radius of 50.00 feet, an arc length of 91.62 feet, with a chord bearing of North 44 degrees 26 minutes 33 seconds West, with a chord length of 79.33 feet; thence South 89 degrees 57 minutes 18 seconds West, a distance of 22.52 feet; thence North 00 degrees 01 minutes 02 seconds West, a distance of 44.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.660 acres, as described.

Herein described Temporary Ingress/Egress, Utility and Drainage Easement to be abandoned upon completion of Platting and construction of Lot 8, Block 1, Siena View Subdivision.

also known by street and number as

assessor's schedule or parcel number

with all its appurtenances, subject to easements, restrictions, and rights-of-way of record

Signed this 10th day of October, 2006

STATE OF COLORADO

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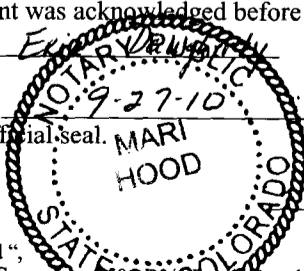
County of Mesa

The foregoing, instrument was acknowledged before me this 10th day of October, 2006

by Garry Dalton Executive

My commission expires _____

Witness my hand and official seal.



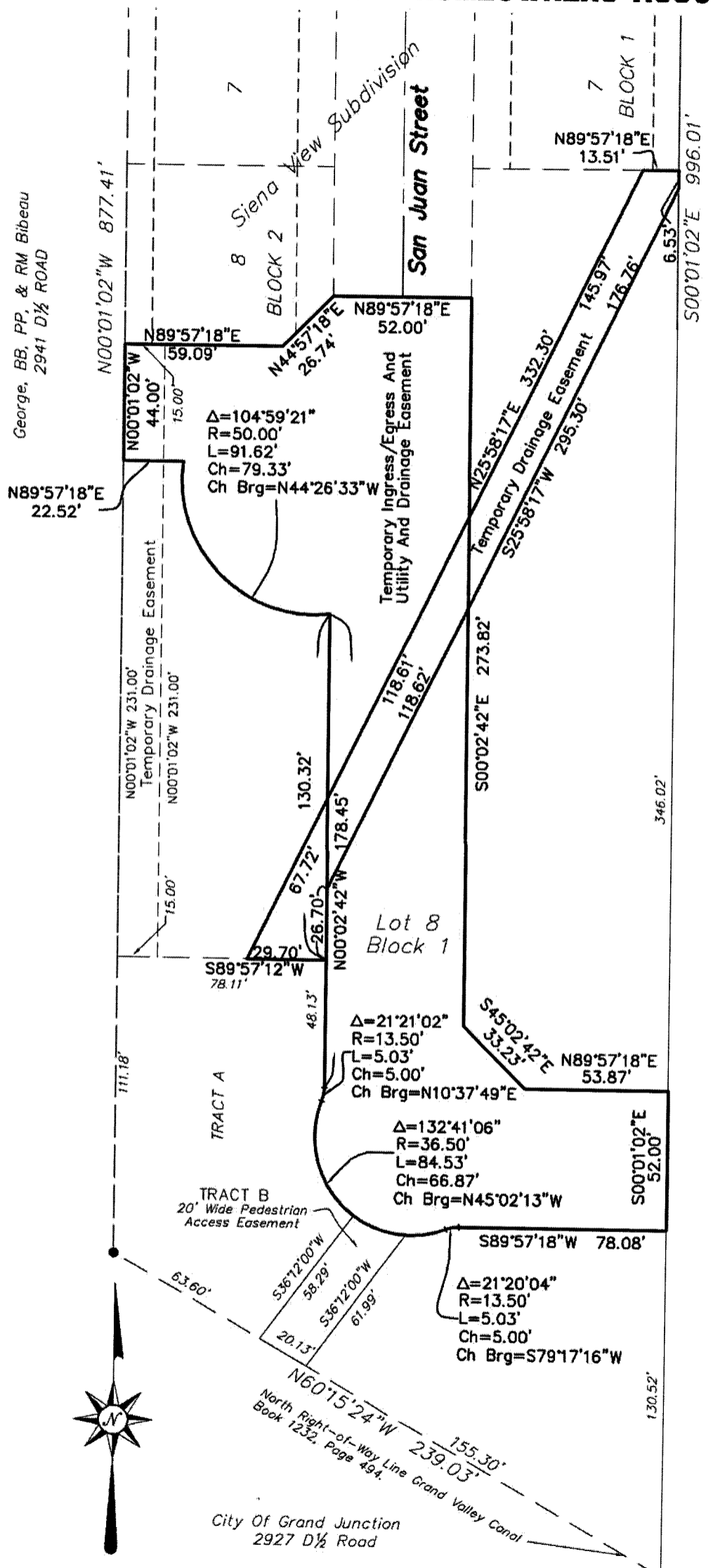
Mari Hood

Notary Public

•If in Denver, Insert "City and",
Jeffrey Fletcher, High Desert Surveying, 2590 E. 13th Ave., Grand Junction, CO 81503
Name and address of Person Creating New Instrument Description (28-35-106.5,C.R.S.)

EXHIBIT B

EASEMENTS TO THE HOMEOWNERS ASSOCIATION



Charles Hutchison
2949 D 1/2 Road



SCALE: 1" = 50'



High Desert Surveying, LLC

2591 B3/4 Road
Grand Junction, Colorado 81503
Tele: 970-254-8649

PRD. NO. 04-10	SHEET	OF
DATE: Aug. 2006	1	1