

COM06COM

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD: NAME OF PROPERTY	EASEMENT (SANITARY SEWER)
OWNER OR GRANTOR:	COMMERCE INVESTMENTS, LLC.
PURPOSE:	RANCHMANS DITCH DIVERSION SANITARY SEWER EASEMENT
ADDRESS:	2493 COMMERCE BLVD
PARCEL #:	2945-091-24-023
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECEPTION #: 2351154, BK 4304 PG 973 11/30/2006 at
03:39:04 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

GRANT OF STORM SEWER EASEMENT

Commerce Investments, LLC, a Colorado Limited Liability Company, Grantor, whose address is 752 Flower Street, Grand Junction, CO 81506, for and in consideration of the sum of Eleven Thousand Six Hundred Eighty-Three and 00/100 Dollars (\$11,683.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 Easement for the installation, operation, maintenance, repair and replacement of stormwater and irrigation pipeline and stormwater drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain perpetual sanitary sewer easement located in Northeast Quarter of the Northeast Quarter of the (NE1/4 NE1/4) 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 East 19.00 feet of Lot 2, Orkney Simple Subdivision, recorded in Book 3869, Page 960, Mesa County, Colorado public records. Except the North 14.00 feet and the South 10.00 feet thereof.

Said parcel contains 4673 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 construction and repair machinery, subject to the terms and conditions contained herein.


1. Grantor 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; provided, however, that Grantor hereby covenants 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's work and act of installing, operating, maintaining, repairing and replacing said storm water drainage facilities shall be performed with due care using commonly accepted standards and techniques.

3. Grantor hereby covenants with Grantee it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; it 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 10th day of November, 2006.

Commerce Investments, LLC
a Colorado Limited Liability Company

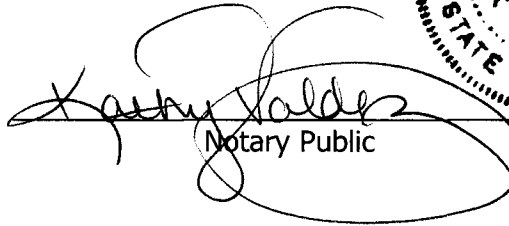
By: 
Daniel S. Johnson, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of November, 2006 by Daniel S. Johnson, Manager, Commerce Investments, LLC.

My commission expires 11-17-08.

Witness my hand and official seal.


Notary Public

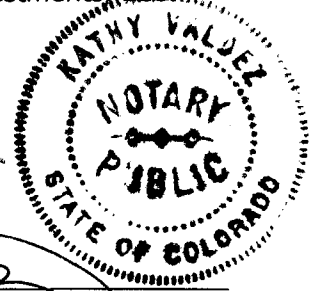
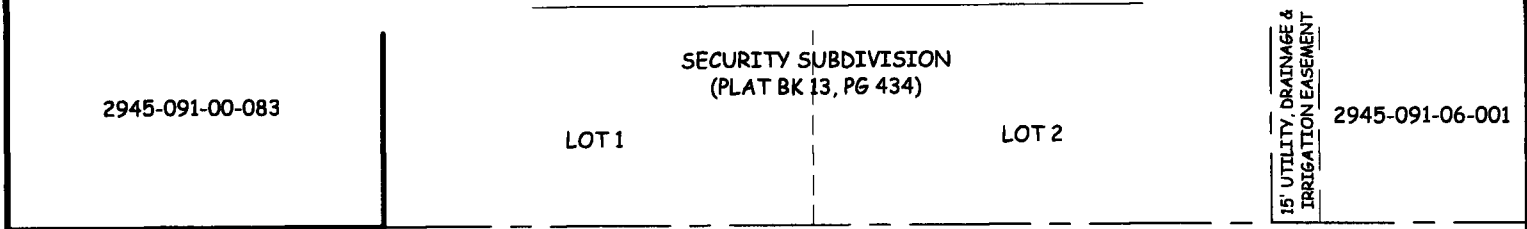
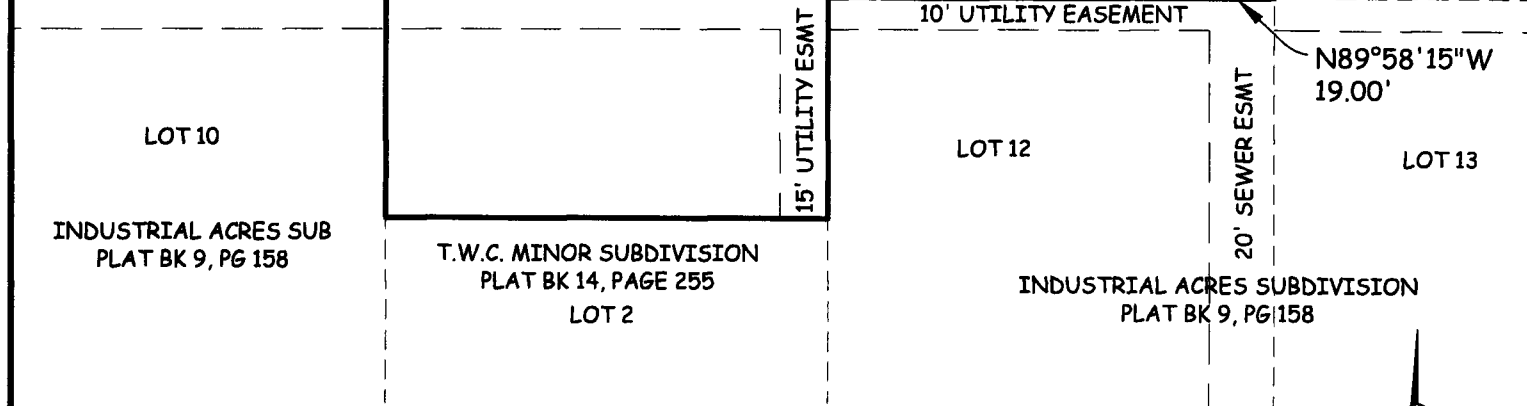
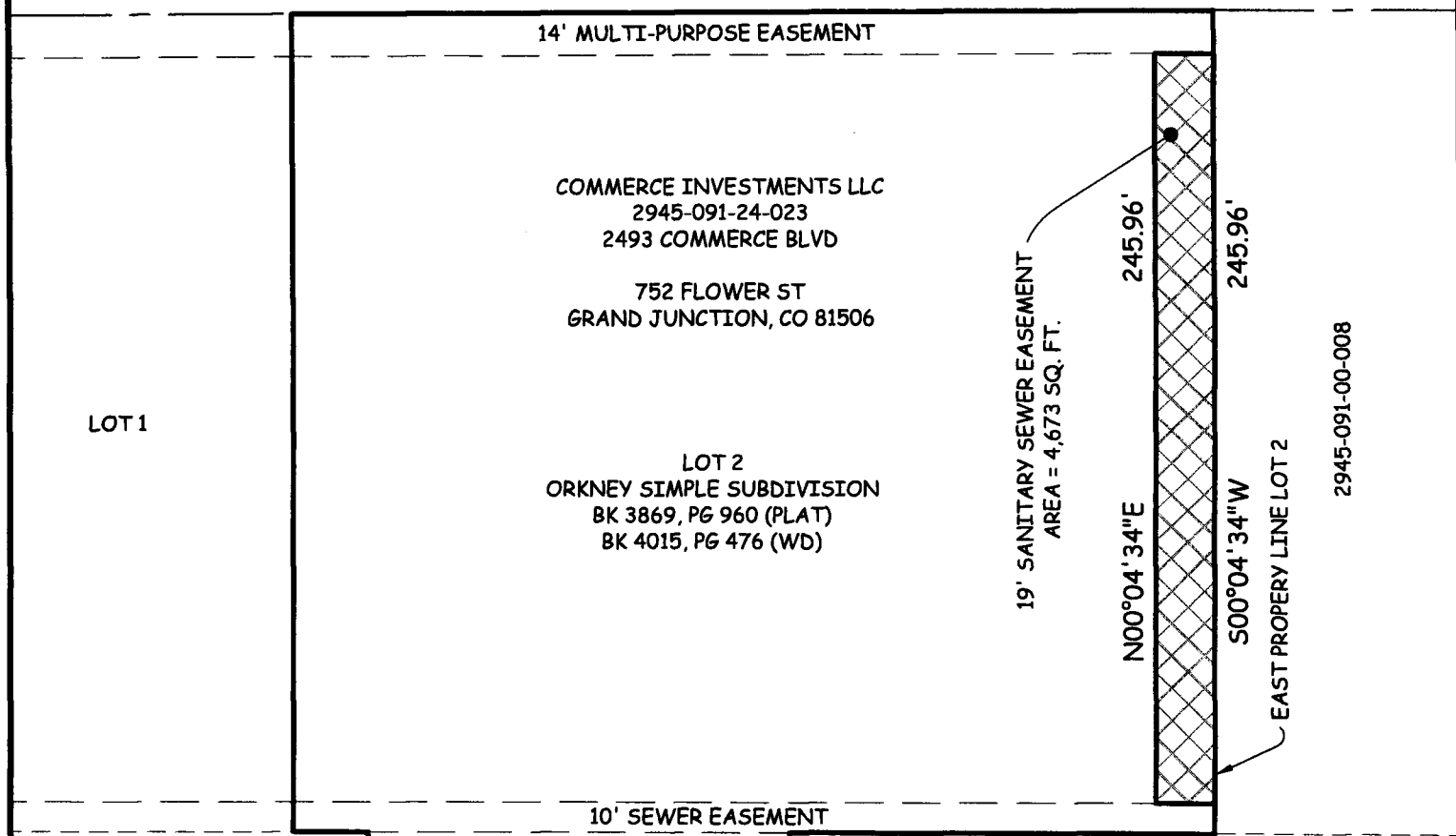


EXHIBIT "A"



COMMERCE BOULEVARD
60' R.O.W.

S89°58'35"E
19.00'



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.

ABBREVIATIONS

- WD = WARRANTY DEED
- ROW = RIGHT OF WAY
- ESMT = EASEMENT
- BK = BOOK
- PG = PAGE
- SQ. FT. = SQUARE FEET



DRAWN BY: T.L.P.
DATE: 9-15-06
SCALE: 1" = 60'
APPR. BY: P.T.K.

**RANCHMANS DITCH DIVERSION
SANITARY SEWER EASEMENT**
COMMERCE INVESTMENTS LLC
(2945-091-24-023)

