

SBA06FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (STORM SEWER)
NAME OF PROPERTY OWNER OR GRANTOR:	SB ADVISORS, INC.
PURPOSE:	RANCHMANS DITCH DIVERSION
ADDRESS:	2451 F ROAD
TAX PARCEL NO.:	2945-091-00-118
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

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RECEPTION #: 2351153, BK 4304 PG 969 11/30/2006 at
03:39:04 PM, 1 OF 4, R \$20.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

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

GRANT OF STORM SEWER EASEMENTS

SB Advisors, Inc., Grantor, whose address is 5675 DTC Blvd. Ste. 110, Greenwood Village, CO 80111, for and in consideration of the sum of Twenty-Six Thousand Eight Hundred Seventy-Six and 00/100 Dollars (\$26,876.00) 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 storm sewer easement located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 9, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 9 and assuming the North line of the NW 1/4 NE 1/4 of said Section 9 to bear N89°50'55"E with all bearings contained herein relative thereto; thence N89°50'55"E along the North line of the NW 1/4 NE 1/4 of said Section 9 a distance of 430.01 feet; thence S00°03'47"W a distance of 84.66 feet to a point on the West line of Lot 4, Jacobs Commercial Subdivision, recorded in Plat Book 12, Page 453 of the Mesa County, Colorado public records and the Point of Beginning; thence S00°03'47"W continuing along the West line of said Lot 4 a distance of 80.52 feet; thence S45°00'00"W a distance of 117.17 feet to a point on the North line of Lot 2 of said Jacobs Commercial Subdivision; thence S89°50'54"W along the North line of said Lot 2 a distance of 317.22 feet to a point on the Easterly right of way of 24 1/2 Road; thence N00°03'25"E along the Easterly right of way of said 24 1/2 Road a distance of 8.44 feet; thence N89°50'40"E along a line being 8.44 feet North of and parallel with the North line of said Lot 2 a distance of 245.05 feet; thence N45°00'00"E a distance of 219.35 feet to the Point of Beginning.

Said parcel contains 11,945.00 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. All work in the Easement shall be performed in a manner calculated to cause the minimum disruption practical to the normal operations of Grantor's property on which the Easement is located.

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 7TH day of NOVEMBER, 2006.

SB Advisors, Inc.

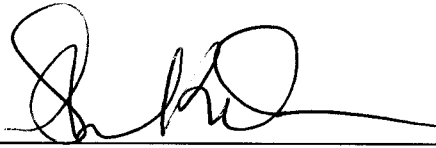
By: [Signature]
Michael C. Bullock, President

State of Colorado)
)ss.
County of ARAPAHOE)

The foregoing instrument was acknowledged before me this 7TH day of NOVEMBER, 2006 by Michael C. Bullock, President, SB Advisors, Inc.

My commission expires 10/13/2008.

Witness my hand and official seal.



Notary Public

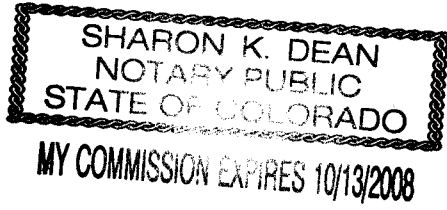
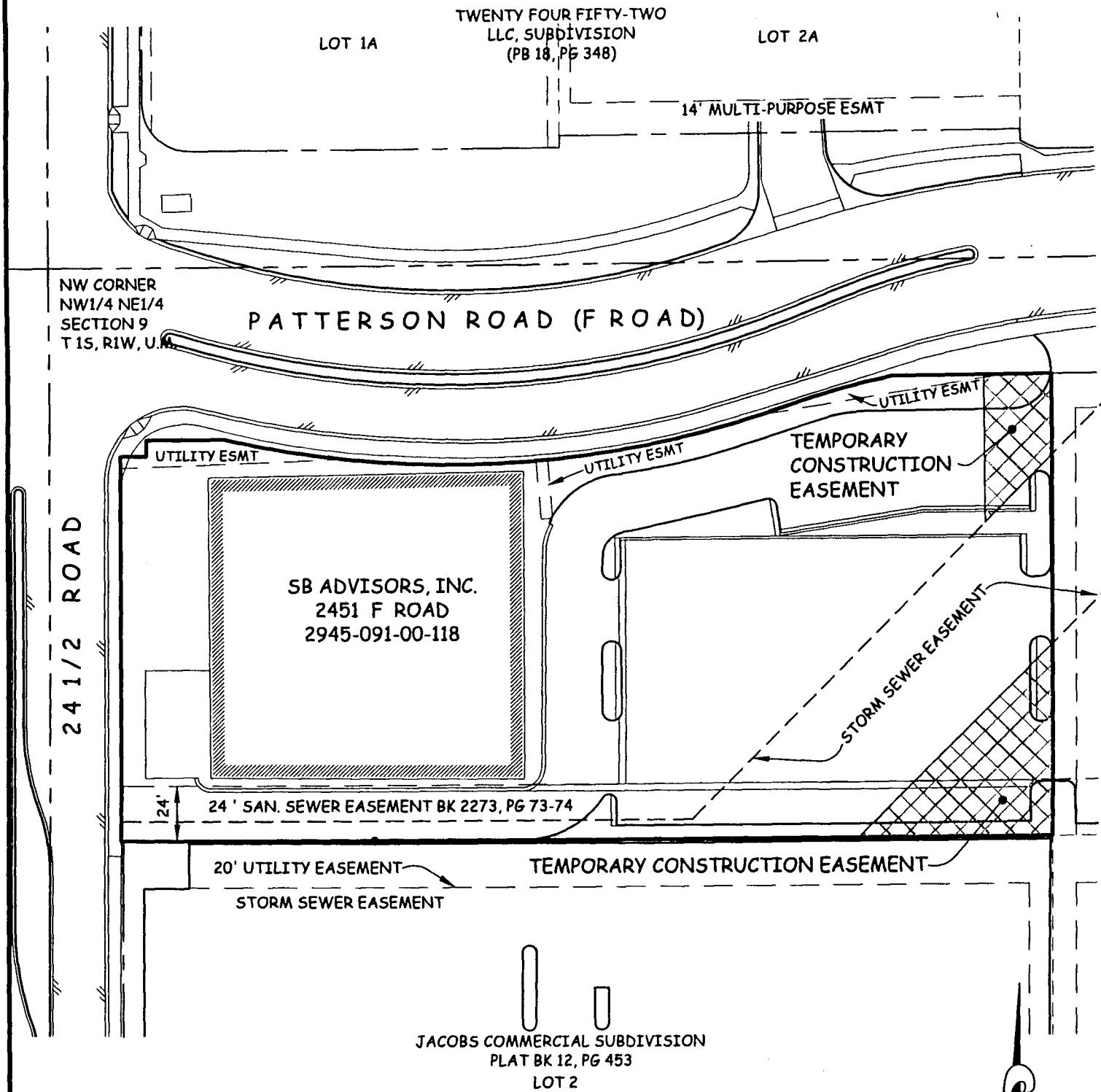


EXHIBIT "A"



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.

TEMPORARY CONSTRUCTION EASEMENT AREA
4,823 SQ. FT. OR 0.11 ACRES



DRAWN BY: T.L.P.
DATE: 3-31-06
SCALE: 1" = 60'
APPR. BY: P.T.K.

**RANCHMANS DITCH DIVERSION
TEMPORARY CONSTRUCTION
EASEMENT**
SB ADVISORS
(2945-091-00-118)

CITY OF
Grand Junction
COLORADO