

SIE08DRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	SIENNA VIEW, LLC.
PURPOSE:	SIENNA VIEW PHASE II
ADDRESS:	D ½ ROAD & SAN JUAN STREET
TAX PARCEL NO.:	2943-173-46-008
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

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PAGE DOCUMENT

GRANT OF MULTI-PURPOSE EASEMENT

Siena View, LLC a Colorado limited liability company, Grantor, whose address is 435 San Juan Street, Grand Junction, Colorado 81503, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

As described and depicted on attached **Exhibit "A"** attached hereto and incorporated herein by reference

Said strip of land contains 958.32 square feet (0.022 acres), more or less.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with 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. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement 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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easement areas.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that 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 18th day of December, 2008

By:


Gerry Dalton, Manager

By:

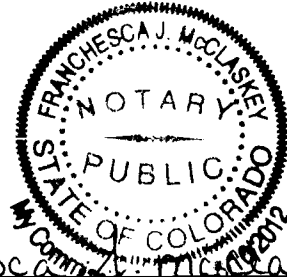

Eric B. Daugherty, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of December, 2008, by Gerry Dalton, Manager and Eric B. Daugherty, Manager for Siena View, LLC, a Colorado limited liability company.

My commission expires 6/16/2012.

Witness my hand and official seal.



Francesca J. McClaskey
Notary Public

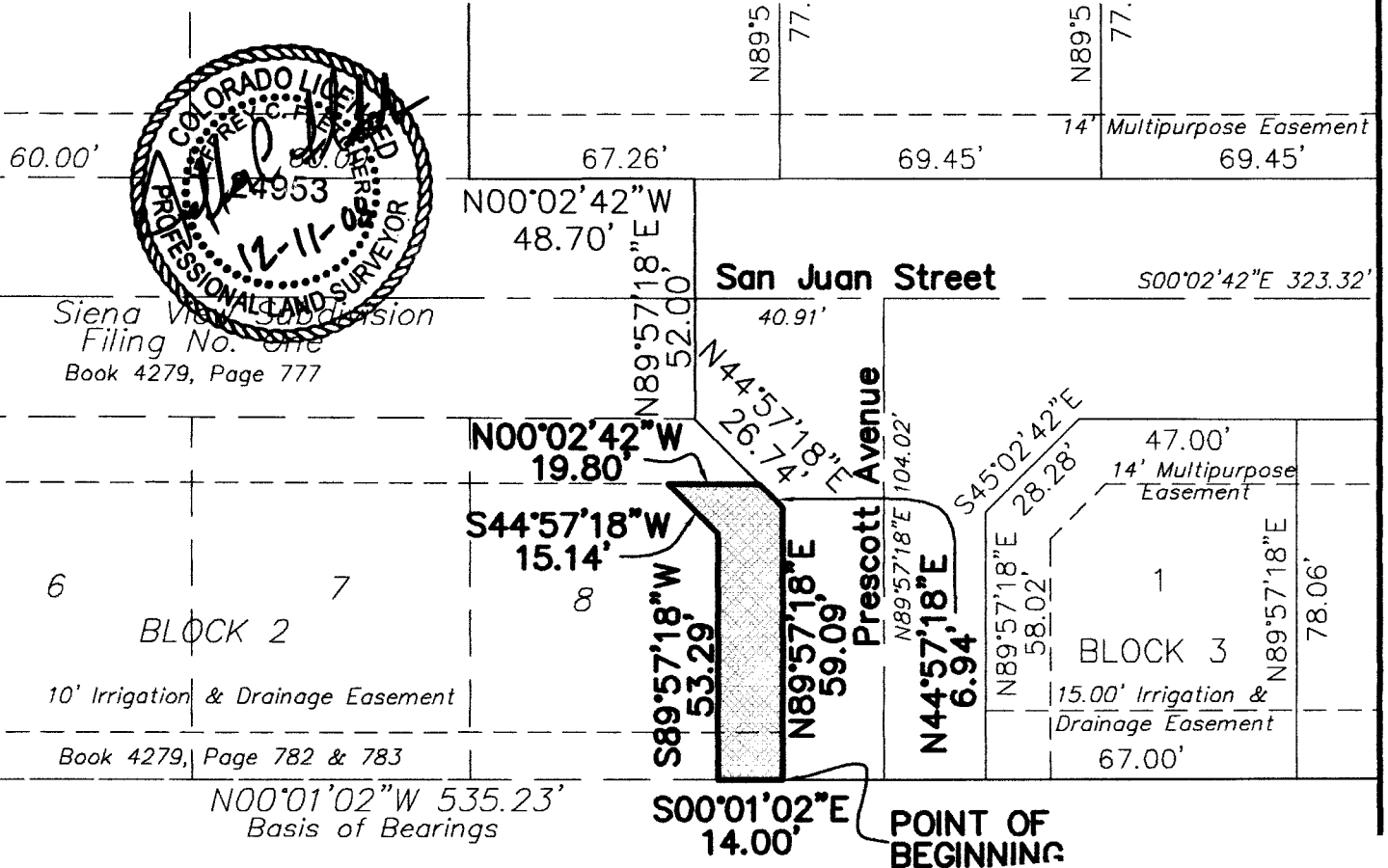
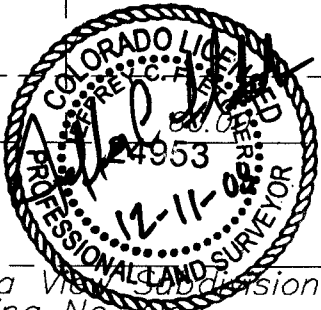
EXHIBIT A

14.00' MULTIPURPOSE EASEMENT

FOR LOT 8, BLOCK 2, SIENA VIEW SUBDIVISION, FILING NO. ONE

AS SHOWN ON PLAT RECORDED AT BOOK 4279, PAGE 777

PART OF THE NE1/4 SW1/4 SECTION 17,
T1S, R1E, UTE MERIDIAN, MESA COUNTY, COLORADO



14.00 Foot Wide Multipurpose Easement