

GRANT OF EASEMENT

William H. Slone and Kathleen A. Slone, Grantors, whose mailing address is 487 Spoon Court, Grand Junction, CO 81507, owners of a parcel of land, as recorded at Reception No. 3037723, Clerk and Recorder's records of Mesa County, Colorado, for and in consideration of the sum of Ten 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 N. 5th Street, Grand Junction, CO 81501, a perpetual trail easement ("Easement") on, over, along, under, across and through the easement area for use by the public subject to the rules and regulations of the City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress, and access for the public, with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed 30 miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed 30 miles per hour) and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Redlands Water and Power company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities on the following described parcel of land, to wit:

Said Easement contains 544 square feet or 0.01 Acres, more or less, as described on **Exhibit A** and depicted on **Exhibit B**, 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 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.

The interest conveyed is an easement for the purposes and uses and upon the terms stated herein. Grantors reserve 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 unreasonably interfere with the full use and quiet enjoyment of the rights herein granted. Except as expressly permitted in a written agreement with the City, Grantors will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover. A planning clearance and/or development permit/approval shall not suffice as a written agreement. In the event such obstacles are installed in the Easement, the City has the right to require the Grantors to remove such obstacles from the Easement at Grantor's cost. If the Grantors do not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantors the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

Grantors hereby covenant with Grantee that they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they 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 31 day of October 2023.

Grantors:

William H. Slone
William H. Slone

Kathleen A. Slone
Kathleen A. Slone

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of October 2023 by William H. Slone and Kathleen A. Slone.

Witness my hand and official seal.

Patricia J Dunlap
Notary Public

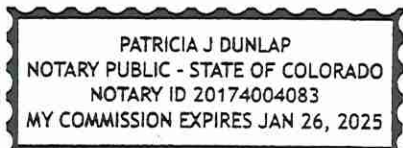


EXHIBIT A - 487 SPOON COURT - EASEMENT AREA LEGAL DESCRIPTION

Easement Area:

An Easement being a portion of Lot 22, Block 1, Fairway Villas Subdivision, same as recorded at Reception Number 2428722, located in the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4), Section 27, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the East Sixteenth Corner of Said Section 27 and Section 22, whence the North Quarter Corner of said Section 27 bears N88°20'07"W a distance of 1329.42 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement S64°39'39"W a distance of 944.79 feet to a point on the Western Boundary line of Lot 22 of said Reception Number 2428722 being the Point of Beginning; thence the following five (5) courses, 1) S18°30'37"E a distance of 14.31 feet, 2) Southeasterly along the Arc of 60.94 foot radius curve concave Northeasterly, a distance of 19.12 feet thru a central angle of 17°58'42" whose cord bears S26°53'39"E a distance of 19.04 feet, 3) Southeasterly along the Arc of 136.87.18 foot radius curve concave Southwesterly, a distance of 25.74 feet thru a central angle of 10°46'28" whose cord bears S28°59'55"E a distance of 25.70 feet 4) Southeasterly along the Arc of 249.18 foot radius curve concave Northeasterly, a distance of 10.23 feet thru a central angle of 02°21'04" whose cord bears S26°30'00"E a distance of 10.22', 5) S28°26'50"E a distance of 13.75 feet to a point on the Southerly boundary of said Lot 22; thence along the boundary of said Lot 22 the following three (3) courses 1) S63°18'21"W a distance of 2.42 feet, 2) N37°33'50"W a distance of 57.24 feet, 3) N00°38'12"E a distance of 29.99' to the Point of Beginning.

Said Easement of land containing 544 Square Feet or 0.01 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction
333 West Avenue, Building C, Grand Junction, Colorado, 81501, 970-256-4003



PUBLIC WORKS
ENGINEERING DIVISION

DRAWN BY: MJH
DATE: 11/16/2022
SCALE: N/A
APPR. BY: RBP

LOCATED IN LOT 22, BLOCK 1,
FAIRWAY VILLAS SUBDIVISION
(RECEPTION NUMBER 2428722),
NE1/4 SECTION 27, TOWNSHIP 11 SOUTH,
RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN,
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO



