

GRANT OF TRAIL EASEMENT

M & D Enterprises, LLC, a Colorado limited liability company, Grantor, whose mailing address is Post Office Box 2072, Grand Junction, CO 81502, is the owner of a parcel of land, identified as Lots 9 and 10 of Bevier's Subdivision, as recorded at Reception No. 2868033 in the public records of Mesa County, Colorado ("the Property").

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, Grantor 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") burdening the Property for the use and benefit of Grantee and for the use and benefit of the public forever, subject to the rules and regulations of Grantee, for purposes including but not limited to the following:

constructing, installing, maintaining and repairing a trail and appurtenant facilities for ingress, egress, access and use by the public as pedestrians, users of wheelchairs (motorized and non-motorized), bicycles including motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50cc, and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation, for commuting and recreational purposes, and their accompanying pets, if any.

This Easement shall lie on, over, along, under, across and through the following described parcel of land:

A parcel containing 18,577 square feet or 0.43 acres, more or less, as described in **Exhibit A** and depicted in **Exhibit B**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever, for and on behalf of the public, 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 appurtenant trail facilities, 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. 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 trail users, workers and equipment, or to prevent reasonable use of the trail by the public on, along, over, under, through and across the Easement.

Grantor hereby covenants with Grantee that 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 13th day of July, 2026.

Grantor:

M & D Enterprises, LLC, a Colorado limited liability company

Andrew Azcarraga
Andrew Azcarraga

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of July, 2026
by Andrew Azcaraga.

Witness my hand and official seal.

Anne Marie Opitz
Notary Public

ANNE MARIE OPITZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254017829
MY COMMISSION EXPIRES MAY 13, 2029

EXHIBIT A

TRAIL EASEMENT

A strip of land located in a parcel described in Reception No. 2868033, located in Lot 5 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being 25 feet wide with 12.5 feet on each side of the following described centerline:

Commencing at the CS1/16 corner of said Section 19, whence the C1/4 bears N00°07'30"E 1326.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area, said point also being on the west line of Lot 9 of the Bevier Subdivision; running thence S00°07'55"W 71.67 feet along said west line of Lot 9 to the Point of Beginning.

Thence along an non-tangent arc to the left 86.83 feet (curve data: Radius = 150.00 feet, Delta = 33°09'58", Chord bears S55°26'33"E 85.62 feet); thence S72°01'31"E 13.57 feet; thence along a curve to the right 119.15 feet (curve data: Radius = 450.00 feet; Delta = 15°10'14", Chord bears S64°26'24"E 118.80 feet); thence S56°51'17"E 3.49 feet; thence along a curve to the left 85.15 feet (curve data: Radius = 300.00 feet, Delta = 16°15'45", Chord bears S64°59'10"E 84.86 feet); thence along a curve to the right 148.78 feet (curve data: Radius = 500.00 feet, Delta = 17°02'56", Chord bears S64°35'34"E 148.23 feet); thence along a curve to the left 96.25 feet (curve data: Radius = 500.00 feet, Delta = 11°01'46", Chord bears S61°34'59"E 96.10 feet); thence S67°05'52"E 143.43 feet; thence along a curve to the right 45.24 feet (curve data: Radius = 150.00 feet, Delta = 17°16'54", Chord bears S58°27'25"E 45.07 feet) to a point on the east line of Lot 10 of the Bevier Subdivision and the Point of Terminus, from which the CS1/16 of Section 19 bears N58°36'37"W 772.23 feet.

The boundaries of said easement are extended or trimmed to the subject parcel property lines in accordance with the attached sketch exhibit.

Said easement contains 18,557 square feet (0.43 acres) more or less.

Description prepared by:

Alexandre B. Lheritier, PLS 38464

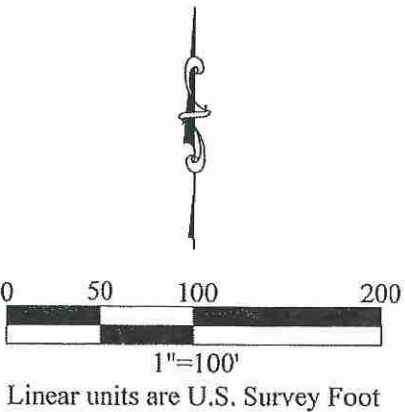
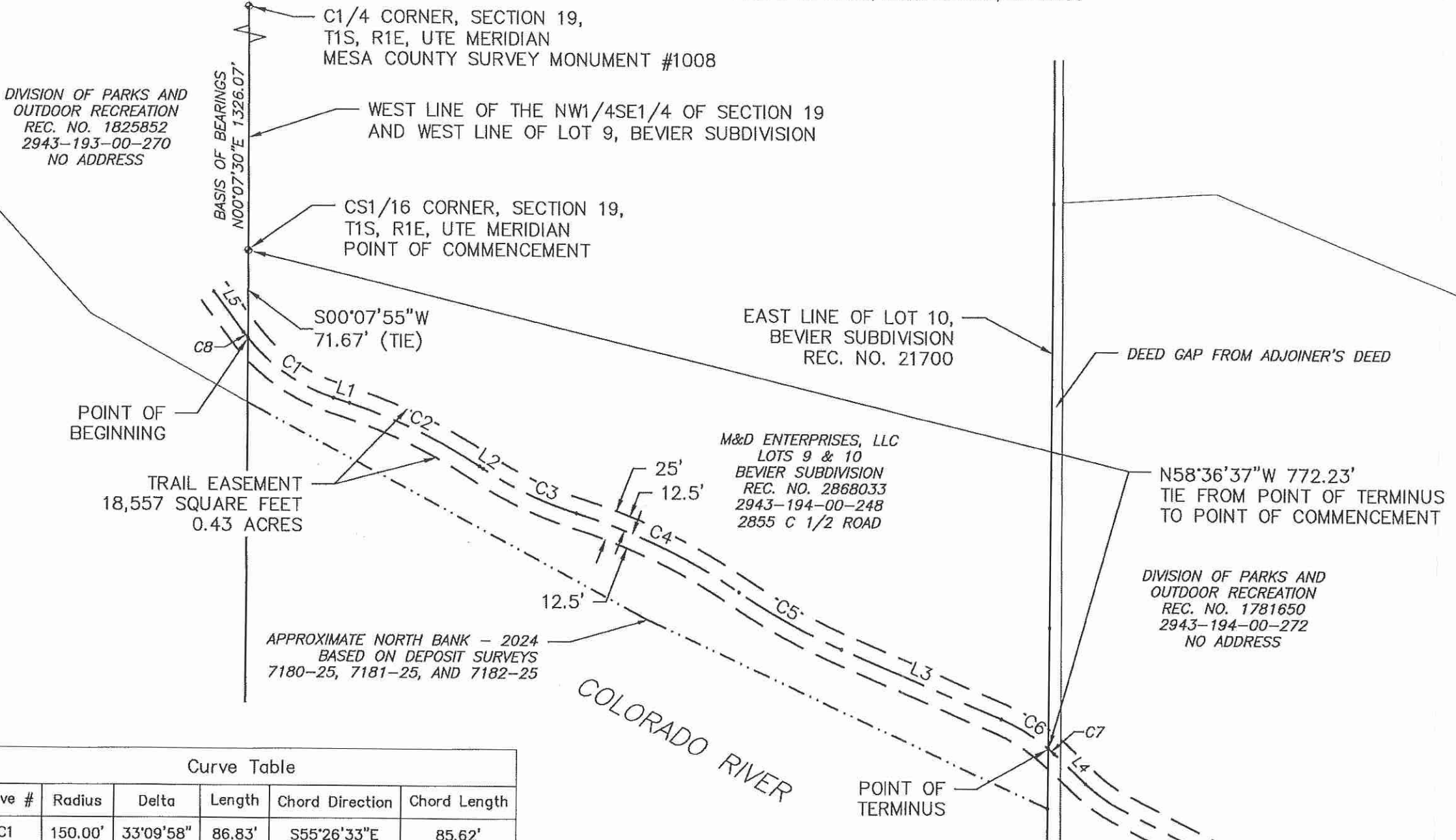
For the City of Grand Junction

244 North 7th Street

Grand Junction, CO 81501

EXHIBIT B

TRAIL EASEMENT EXHIBIT
2855 C 1/2 ROAD, Grand Junction, CO 81501



- LEGEND:**
- PARCEL BOUNDARY
 - - - EASEMENT CENTERLINE
 - - - EASEMENT BOUNDARY
 - ADJOINER
- REC. NO. RECEPTION NUMBER
T TOWNSHIP
R RANGE



Alexandre B. Lheritier
Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

PROJECT NO. DATE: 06/29/2026

CITY OF
Grand Junction
COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT

Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	150.00'	33°09'58"	86.83'	S55°26'33"E	85.62'
C2	450.00'	15°10'14"	119.15'	S64°26'24"E	118.80'
C3	300.00'	16°15'45"	85.15'	S64°59'10"E	84.86'
C4	500.00'	17°02'56"	148.78'	S64°35'34"E	148.23'
C5	500.00'	11°01'46"	96.25'	S61°34'59"E	96.10'
C6	150.00'	17°16'54"	45.24'	S58°27'25"E	45.07'
C7	150.00'	2°33'01"	6.68'	S48°32'27"E	6.68'
C8	150.00'	2°13'12"	5.81'	S37°44'59"E	5.81'

Line Table		
Line #	Bearing	Distance
L1	S72°01'31"E	13.57'
L2	S56°51'17"E	3.49'
L3	S67°05'52"E	143.43'
L4	S47°15'51"E	35.86'
L5	S36°38'23"E	41.49'

BASIS OF BEARINGS:
The bearing between the CS1/16 corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, and the C1/4 corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, is N00°07'30"E. This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named M & D Enterprises, LLC
2. The entity is a:
- | | |
|--|---|
| ☐ Corporation | ☒ Limited Liability Company |
| ☐ Non-Profit Corporation | ☐ General Partnership |
| ☐ Trust | ☐ Limited Partnership |
| ☐ Business Trust | ☐ Registered Limited Liability Partnership |
| ☐ Governmental Subdivision or Agency | ☐ Registered Limited Liability Limited Partnership |
| ☐ Unincorporated Non-Profit Association | ☐ Limited Partnership Association |
| ☐ Other please explain: _____ | |
3. The entity was formed under the laws of the State of Colorado
4. The mailing address for the entity is 1058 23 Rd
Grand Junction CO 81506
5. The name(s) & position(s) of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is (*all signatures required)
- Andrew Azcaraga Member
Name Title
 - _____
Name Title
6. *OPTIONAL* The authority of the foregoing person(s) to bind the entity ☐ is limited ☐ is not limited as follows: _____.
7. *OPTIONAL* Other matters concerning the manner in which the entity deals with its interest(s) in real property: _____.
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

10.

Executed this 13th day of July, 2026.

Entity: M & D Enterprises, LLC

By: Andy Granaga

STATE OF Colorado)
)ss.
COUNTY OF Mesa)

The forgoing instrument was acknowledged before me this 13th day of July, 2026,
by Andrew Azcaraga as member
of M & D Enterprises, LLC.

Witness my hand and official seal.

My commission expires: 5/13/2029

Anne Marie Opitz
Notary Public

