

MPC05SBW

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (EASEMENT)
NAME OF PROPERTY OWNER OR GRANTOR:	MONUMENT PRESBYTERIAN CHURCH
PURPOSE:	TRAIL EASEMENT
ADDRESS:	2020 ½ SOUTH BROADWAY
PARCEL NO:	2947-222-00-207
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

2271110 BK 3973 PG 548-551  
08/22/2005 03:49 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$20.00 SurChg \$1.00  
DocFee EXEMPT

**DEED of EASEMENT**

THIS DEED, made this 21 day of August, 2005,

Between:

Monument Presbyterian Church, Grand Junction, Colorado  
whose legal address is: 2020 1/2 S. Broadway, Grand Junction, 81503  
of the county of Mesa and State of Colorado, a Non-Profit Corporation,  
grantor, and

The City of Grand Junction, a home rule municipality, 250 N. 5<sup>th</sup> St., Grand Junction, Colorado,  
81501, grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does grant, convey and confirm, unto the grantee, its successors and assigns forever, a trail easement for the use of the public forever, subject to the rules and regulations of said 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 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, 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, across certain real property belonging to grantor as is more particularly described below and being in the County of Mesa, and State of Colorado, described as follows:

See exhibits A and B which are incorporated into and made a part hereof by reference

The easement is located on property known as: 2020 1/2 S. Broadway, Grand Junction, Colorado 81503

**THIS CONVEYANCE GRANTS AN EASEMENT ONLY.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or person lawfully claiming the whole or any part thereof, except claimants arising from matters already of record.

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

**Monument Presbyterian Church, a Non-Profit Corporation**

By: Roger Martin  
**ROGER MARTIN, Trustee**



## EXHIBIT A

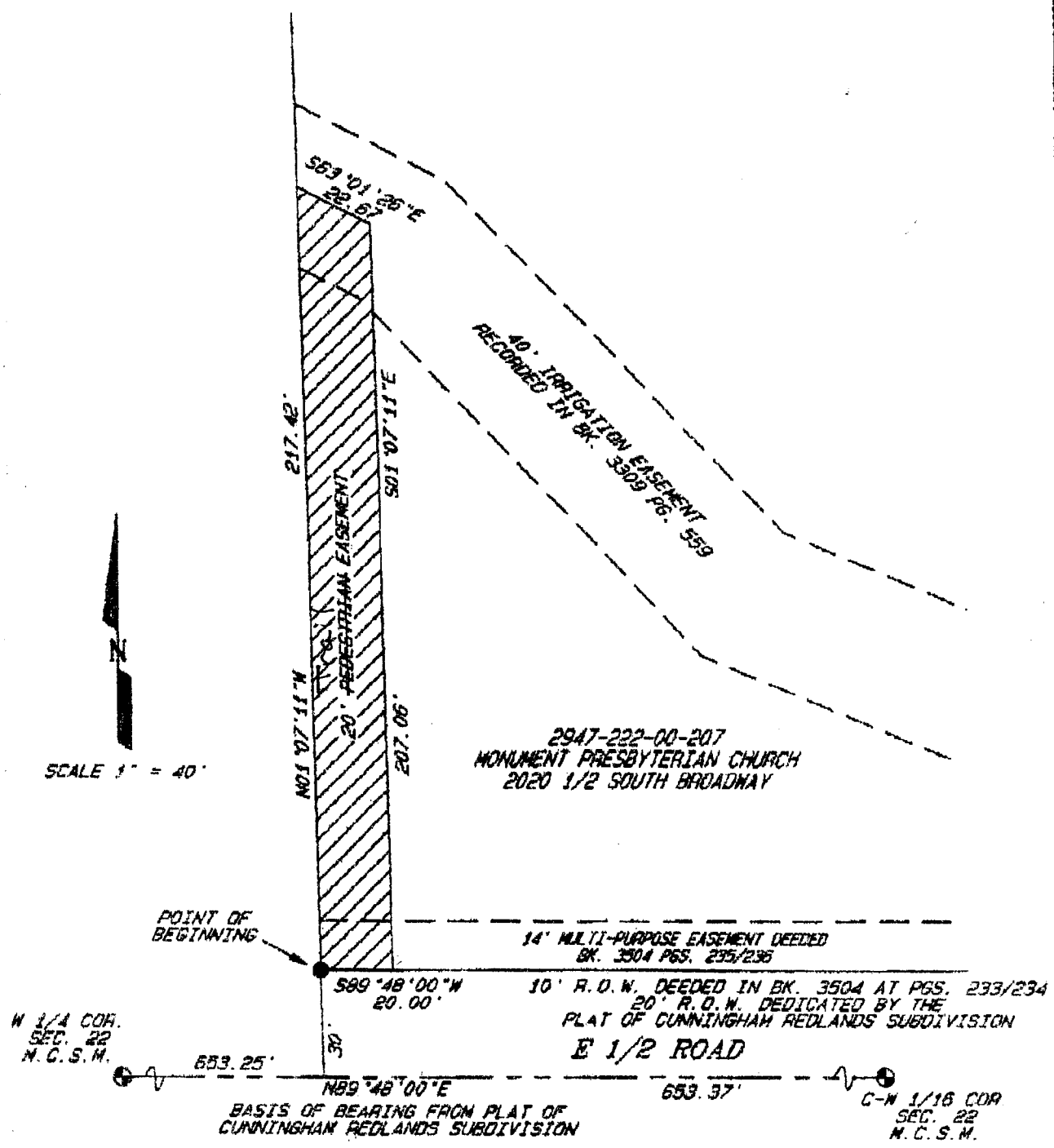
### PEDESTRIAN EASEMENT

A strip of land for a pedestrian easement, situated in the SW 1/4 NW 1/4 of Section 22, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said section 22, the basis of bearing being N89°48'00"E along the south line of said SW 1/4 NW 1/4 to the C-W 1/16 corner of said Section 22;  
thence N89°48'00"E a distance of 653.25 feet;  
thence N01°07'11"W a distance of 30.00 feet to the northerly right-of-way of E 1/2 Road and the point of beginning;  
thence N01°07'11"W a distance of 217.42 feet to the center line of an existing 40.00 foot irrigation easement as recorded in Book 3309 at Page 559;  
thence S63°01'26"E a distance of 22.678 feet along said center line;  
thence S01°07'11"E a distance of 207.06 feet to said northerly right-of-way line;  
thence S89°48'00"W a distance of 20.00 feet to the point of beginning.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

# EXHIBIT B



SCALE 1" = 40'



D H SURVEYS, INC.  
970-245-8749