

RECEPTION #: 2595269, BK 5239  
PG 924 12/23/2011 at 03:35:10 PM, 1  
OF 2, R \$15.00 S \$1.00 EXEMPT  
Sheila Reiner, Mesa County, CO  
CLERK AND RECORDER

### GRANT OF TRAIL EASEMENT

**Heritage Church of Grand Junction, Colorado, a Colorado Non-profit Corporation, Grantor**, whose address is 583 29 Road, Grand Junction, Colorado 81504, 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 Trail Easement for the use and benefit of Grantee, as a perpetual 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 nonmotorized), 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 nonmotorized forms of transportation for commuting and recreational purposes, across the following described parcel of land, to wit:

A strip of land situate in the NE 1/4 NE 1/4, Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the found Mesa County survey marker for the northeast corner of said Section 7, the basis of bearing being S00°03'06"E to the N 1/16 corner of said Section 7, also being a found Mesa County survey marker;  
thence S00°03'06"E a distance of 50.00 feet along the east line of said NE 1/4 NE 1/4;  
thence S89°56'31"W a distance of 164.98 feet along the southerly right-of-way of F Road to the point of beginning;  
thence S00°05'06"E a distance of 450.00 feet;  
thence N89°54'54"E a distance of 15.00 feet;  
thence N00°05'06"W a distance of 450.00 feet to said right-of-way;  
thence S89°56'31"W a distance of 15.00 feet to the point of beginning.

Said easement contains 6,750 square feet 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 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 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 workers and equipment on, along, over, under, through and across the Easement.

2. 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 7 day of NOVEMBER, <sup>2011</sup>~~2010~~.

Heritage Church of Grand Junction, Colorado  
a Colorado Non-profit Corporation

By: [Signature]  
Vaughn Park, President

State of Colorado )  
                                  )ss.  
County of Mesa )

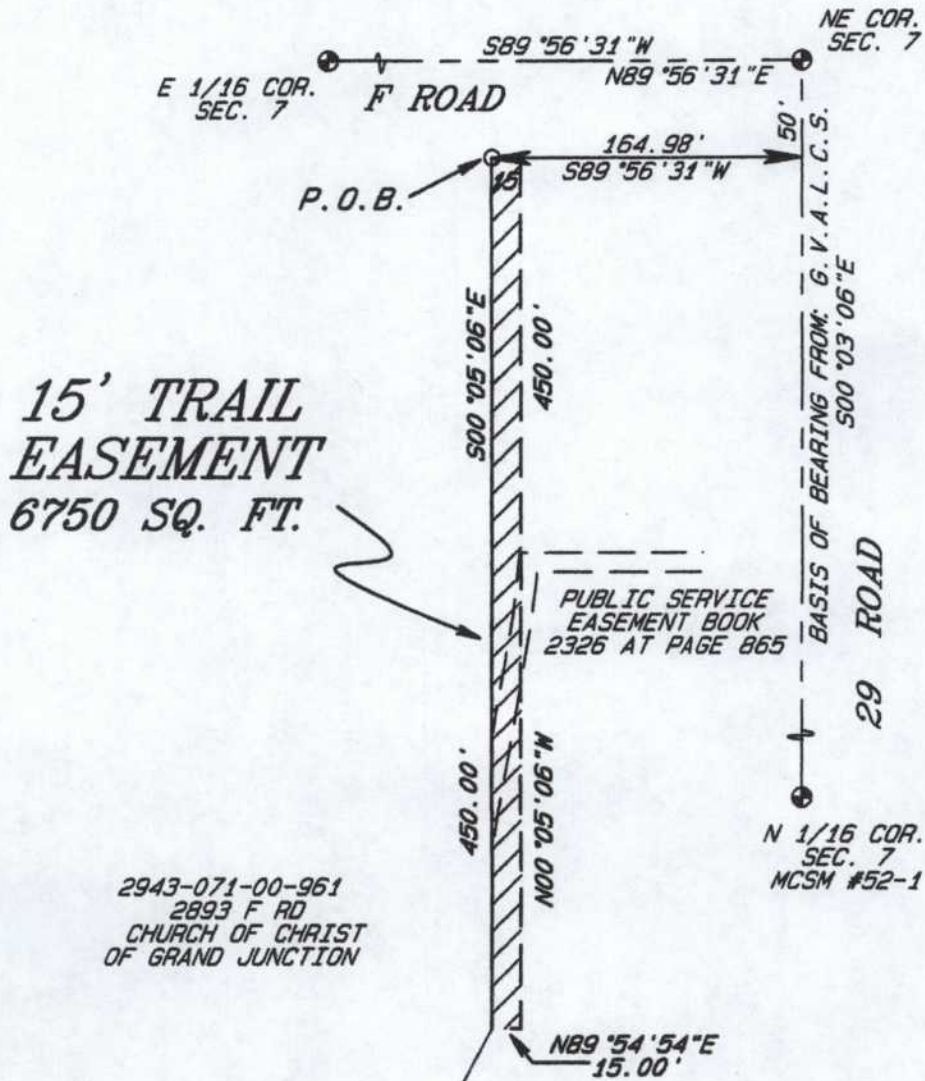
The foregoing instrument was acknowledged before me this 7th day of November, <sup>2011</sup>2010, by Vaughn Park, President, Heritage Church of Grand Junction, Colorado, a Colorado Non-profit Corporation.

My commission expires 1-2013.  
Witness my hand and official seal.



[Signature]  
Notary Public

# EXHIBIT A



*[Handwritten Signature]*

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
MICHAEL W. DRISCOLL  
20871  
9-3-10

2943-071-00-951  
583 29 RD  
HERITAGE CHURCH OF  
GRAND JUNCTION COLORADO

D H SURVEYS, INC.  
970-245-8749  
JOB #953-06-01

NOT TO SCALE