

GRANT OF TRAIL EASEMENT

LTM Investments, LLC, a Colorado Limited Liability Company, Grantor, whose address is 2179 Overlook Road, Grand Junction, Colorado 81507, owner of that certain parcel of land in Mesa County, Colorado, described in Book 5025, Page 120, Public Records of Mesa County, Colorado, 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:

Being a tract of land for a twelve (12.00) foot wide trail easement to the City of Grand Junction. Said tract of land being granted is a part a parcel recorded in Book 5025, Page 120, Mesa County records, located in the Southwest Quarter of the Southeast Quarter of Section 31, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado and being described as follows:

An easement parallel and 32.00 feet offset to the East line of said parcel recorded in Book 5025, Page 120, Mesa County records and being more particularly described as follows:

Commencing at the South Quarter corner of said Section 31, whence the East 1/16 corner of said Section 31 bears South 89°55'25" East, a distance of 1319.83 feet, for the basis of bearings, with all bearings contained herein relative thereto; thence South 89°55'25" East, along the South line of said Section 31, a distance of 600.00 feet, to the Southwest corner of said parcel; thence South 89°55'25" East, a distance of 479.81 feet, to the Southeast corner of said parcel; thence North 89°55'25" West, a distance of 37.33 feet to the POINT OF BEGINNING; thence North 89°55'25" West, a distance of 14.00 feet, continuing along said South line of said Section 31; thence North 30°55'46" West, a distance of 425.85 feet, to a point on the North line of said parcel recorded in Book 5025, Page 120, Mesa County records; thence South 89°55'26" East, a distance of 14.00 feet, along said North line; thence South 30°55'46" East, a distance of 425.85 feet to the POINT OF BEGINNING.

Said easement contains 5,110 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.

SHEET 1 OF 3

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 3rd day of December, 2012.

LTM Investments, LLC
a Colorado Limited Liability Company

By: 
Ted Martin, Managing Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of December, 2012, by Ted Martin, Managing Member, LTM Investments, LLC, a Colorado Limited Liability Company

My commission expires 10/29/2013.

Witness my hand and official seal.

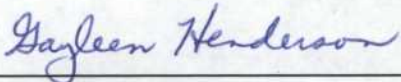
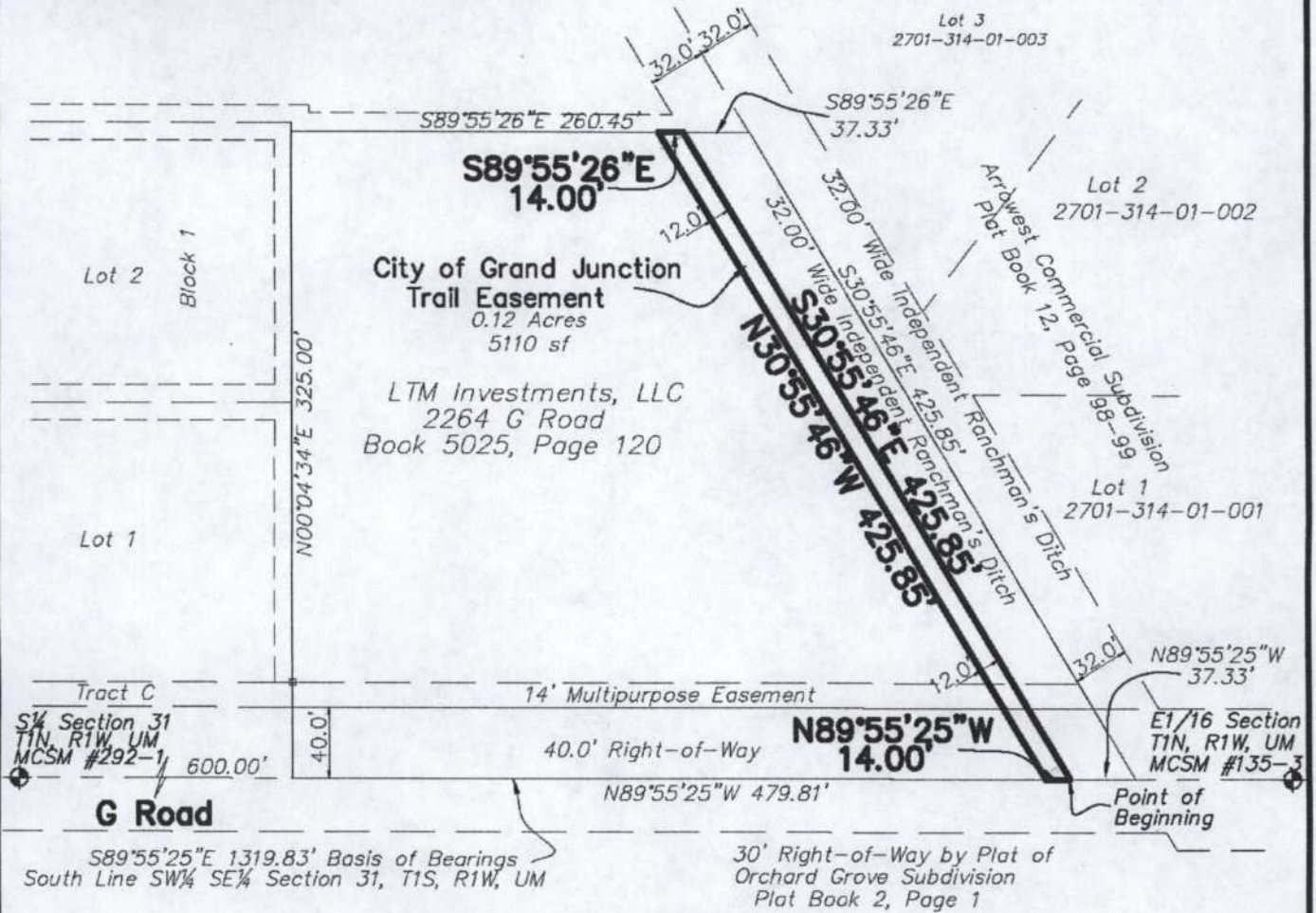

Notary Public



EXHIBIT "A"
SHEET 3 OF 3



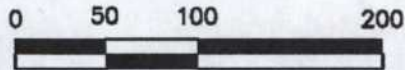
GENERAL NOTES

Basis of bearings is the South line of the SE1/4 of Section 31, Township 1 North, Range 1 West, Ute Meridian which bears S89°55'25"E a distance of 1319.83 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical information. Both monuments on this line are Allquat Survey Markers, as shown on the face of this exhibit.

All lined units shown hereon in U.S. Survey feet.



SCALE: 1" = 100'



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 12-33	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Apr., 2012	<i>dj</i>	<i>skw/rsk</i>	<i>skw</i>	1	1