

# Black Canyon Land Trust

Serving the Uncompahgre, North Fork, and Lower Gunnison Watersheds

## CONSERVATION EASEMENT PROCESS

### Landowner

Complete Questionnaire

Deposit to Land Trust

Hire Appraiser

Hire Baseline Consultant

### If Applicable:

Provide a copy of Water Share  
Certificates to Black Canyon Land Trust

Hire Surveyor

Hire Mineral Remoteness preparer

Pursue Mortgage or Loan Subordination

Seek Legal or Financial Review

Hire Tax Credit Transfer Firm

Add Black Canyon Land Trust to  
General Liability Insurance

Pay endowments to Land Trust at Closing

### **Who Does What?**

### Land Trust

Site Visit with Landowner

Project review by Board and Staff

Project Proposal Letter to Landowner

Order Title Commitment

Prepare Draft Conservation Easement

Attorney review of Draft

Send Draft to Landowner for review

Send Draft to Appraiser and Baseline Consultant

Work with Landowner to Finalize  
Conservation Easement

Review final baseline and appraisal

Set up final signing of Conservation  
Easement (Closing)

Record final signed Conservation  
Easement at County Clerk and Recorder