

GRANT OF PEDESTRIAN EASEMENT

DBC Grand Junction, LLC, a Colorado limited liability company ("Grantor"), whose address is 193 South Roslyn Street, Denver, CO, 80230, who is the owner of the following described real property in Mesa County, Colorado:

A portion of Lot 2, as depicted on the plat of Catherine's Plaza, as recorded in Reception No. 2881973, Clerk and Recorder's records of Mesa County, Colorado, now known as Lot 4 and Lot 5 of Catherines Plaza Filing 3 as recorded in Reception No. 3070148, Clerk and Recorder's 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 N. 5th Street, Grand Junction, CO 81501, a perpetual Pedestrian Easement ("Easement") for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling, and other non-motorized forms of transportation, for commuting and recreational purposes with or without pets accompanying them, on, along, over, under, through and across the following described parcel of land, to wit:

Said Easement contains 50 square feet or 0.001 Acres, more or less, as described on **Exhibit A** and depicted on **Exhibit B**, attached hereto and incorporated herein by reference and lies within that portion of Lot 2 Catherine's Plaza now known as Lot 4 of Catherines Plaza Filing 3 as recorded in Reception No. 3070148, Clerk and Recorder's records of Mesa County, Colorado.

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.

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 the public, workers and equipment on, along, over, under, through and across the Easement area.

The Easement shall be for the use and benefit of Grantee, its officers, members, employees, agents, and contractors or any of its successors in title or interest, and the public.

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 27th day of December, 2024.

DBC Grand Junction, LLC, a Colorado limited liability company

By: 
Gregory A. Moran as Manager of DBC Grand Junction,
LLC, A Colorado limited liability company

State of Colorado)
)ss.
County of Denver)

The foregoing instrument was acknowledged before me this 27 day of December, 2024, by Gregory A. Moran as Manager of DBC Grand Junction, LLC, a Colorado limited liability company.

Witness my hand and official seal.

TRISTAN BECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038495
MY COMMISSION EXPIRES OCTOBER 07, 2028



Notary Public

EXHIBIT A
PEDESTRIAN EASEMENT

A PEDESTRIAN EASEMENT BEING A PORTION OF LOT 2, CATHERINES PLAZA, RECEPTION NO. 2881973, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON NORTHEAST CORNER SAID LOT 2, AND SOUTHEAST CORNER OF LOT 1, SAID CATHERINES PLAZA, BEING ON THE WEST RIGHT OF WAY LINE OF 29 RD; THENCE, S 00°12'02" E, ALONG THE COMMON EAST LINE OF SAID LOT 2 AND WEST RIGHT OF WAY LINE OF SAID 29 RD, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO, A DISTANCE OF 53.42 FEET TO THE POINT OF BEGINNING;

THENCE S 00°12'02" E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 5.00 FEET;

THENCE N 89° 48' 56" W, A DISTANCE OF 10.06 FEET;

THENCE N 00°11'04" E, A DISTANCE OF 5.00 FEET;

THENCE S 89° 48' 56" E, A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 50 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
(720) 258-6836
cwatson@pnt-llc.com




DATE 07.26.2023	LEGAL DESCRIPTION PEDESTRIAN EASEMENT GRAND JUNCTION, COLORADO	
SHEET 1/2	JOB NO. 22.121	POINT CONSULTING, LLC 8460 W KEN CARYL AVE #101 LITTLETON, CO 80128 720-258-6836 www.pnt-llc.com

EXHIBIT B
PEDESTRIAN EASEMENT

