

## GRANT OF SIDEWALK EASEMENT

**Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company, Grantor**, whose mailing address is 1555 S. 76<sup>th</sup> Street, Superior, CO 80027, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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, for a Perpetual Sidewalk 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 Tract of land contains 0.06 Acres, more or less, as described in **Exhibit A** and depicted on **Exhibit B** 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.

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 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 24 day of June, 2025.

**Grantor: Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company**

By:   
Steven H. Cohen, as Manager

By:   
H. Kevin Cohen, Authorized Member

State of Pennsylvania )  
 )ss.  
County of Allegheny )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2025 by Steven H. Cohen, as Manager of Guardian Storage Development Grand Junction, LLC, a Pennsylvania Limited Liability Company, Manager of Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company.

Witness my hand and official seal.

Colleen Steinbeck  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Colleen Steinbeck, Notary Public  
Allegheny County  
My commission expires October 28, 2027  
Commission number 1358650  
Member, Pennsylvania Association of Notaries

State of Colorado )  
 )ss.  
County of Boulder )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2025 by H. Kevin Cohen, in his capacity as Authorized Member for Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company.

Witness my hand and official seal.

Dawa Yanji Sherpa  
Notary Public

DAWA YANJI SHERPA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234027950  
MY COMMISSION EXPIRES JULY 24, 2027



## Legal Description

A tract of land situate in the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being located entirely within the property described at Reception Number 2353373 of the Mesa County Records, Except the 30.00 foot Road Right of Way described at Reception Number 887092, and Except the variable width Road Right of Way described at Reception Number 3064200, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 4, from whence the Center-South Sixteenth Corner of Section 4 bears S0°01'45"W a distance of 1317.32 feet for a Basis of Bearings, all bearings herein related thereto; thence S73°27'35"E a distance of 344.08 feet to the Northeast Corner of said property, said Corner being the Point of Beginning; thence S0°01'55"W along the East line of said property a distance of 173.67 feet; thence N89°56'36"W a distance of 14.58 feet; thence N0°00'28"E a distance of 174.16 feet to a point on the Northerly line of said property and the start of a non-tangent curve to the left; thence 12.84 feet along said curve to the left with a radius of 177.00 feet and a central angle of 4°09'19" whose chord bears S87°45'23"E a distance of 12.83 feet; thence continuing along said Northerly line S89°50'02"E a distance of 1.83 feet to the Point of Beginning.

Said tract of land contains 0.06 acres as described.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504



# EXHIBIT SKETCH



POINT OF COMMENCEMENT  
CENTER  $\frac{1}{4}$  CORNER  
SECTION 4, T1S, R1W  
UTE MERIDIAN

BASIS OF BEARINGS  
WEST LINE NW $\frac{1}{4}$  SE $\frac{1}{4}$  SECTION 4  
S0° 01' 45"W 1317.32'

CENTER-SOUTH  $\frac{1}{16}$  CORNER  
SECTION 4, T1S, R1W  
UTE MERIDIAN

VARIABLE WIDTH RIGHT OF WAY  
RECEPTION No. 3064200

F  $\frac{1}{2}$  ROAD  
46.96' ROW  
RECEPTION  
No. 2795058

POINT OF  
BEGINNING

TRACT N

5.0' TEMPORARY CONSTRUCTION EASEMENT  
RECEPTION No. 3064202  
14.0' MULTI-PURPOSE EASEMENT  
RECEPTION No. 3064201

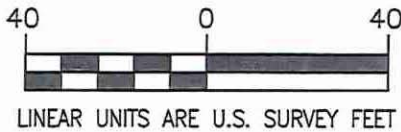
RAD=177.00'  
L=12.84'  
CHORD=12.83'  
BRG=S87°45'23"E  
 $\Delta=4'09'19"$

SIDEWALK EASEMENT  
0.06 ACRES

10.0' IRRIGATION EASEMENT  
RECEPTION No. 2910286

LOT 226  
HERITAGE HEIGHTS FILING TEN  
RECEPTION No. 2910286

GRAPHIC SCALE:  
1"=40'



ROYCE J. CARVILLE  
640 24  $\frac{1}{2}$  ROAD  
RECEPTION No. 2353373  
(EXCEPT RECEPTION No.'s 887092  
AND 3064200)  
PARCEL No. 2945-044-00-189)

N89° 56' 36"W  
14.58'

APEX AVENUE  
44.0' ROW  
RECEPTION  
No. 2910286

14' MULTIPURPOSE  
EASEMENT  
RECEPTION No.  
2910286

LOT 227

## LEGAL DESCRIPTION SKETCH

JOB: 2023-158 DATE: 02/25/25

SIDEWALK EASEMENT

640 24  $\frac{1}{2}$  ROAD

GRAND JUNCTION, COLORADO

NW $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 4

T1S, R1W, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE

GRAND JUNCTION, CO 81504

PHONE (970)434-7038