

When recorded return to:  
Raul Abad  
Gust Rosenfeld P.L.C.  
One East Washington, Suite 1600  
Phoenix, AZ 85004-2553

Grand Junction (Clifton), CO #4491-00

**EASEMENT FOR SIDEWALK PURPOSES**

The undersigned owner and Grantor hereby acknowledges receipt from **CITY OF GRAND JUNCTION**, a home-rule municipal corporation of the State of Colorado, and hereinafter referred to as "Grantee," the sum of one dollar(s) (\$1.00) and other good and valuable consideration, and in consideration of which said Grantor hereby grants unto said Grantee, its successors and assigns, a non-exclusive perpetual easement for ingress and egress access use by the public forever 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, together with the right, privilege, and authority to control, construct, reconstruct, and maintain its sidewalks, and all fixtures, devices and structures whatsoever necessary or useful in the operation of said sidewalk, in, over, on, through, along and across the following parcel(s) of land situate in the County of Mesa, State of Colorado, to wit:

See Exhibit A through Exhibit D wherein the description is more fully set forth. Said exhibits are attached hereto and incorporated hereby in reference.

Grantor together confers the right of ingress and egress over said premises, to survey, construct, reconstruct, maintain, control, and use said sidewalk(s) and to remove objects or structures therefrom, except the Grantee shall not interfere with any structures existing in any previously dedicated portion of the above-described easement.

Grantor remains responsible for the maintenance of all areas of the easement, to include but not limited to landscaping, irrigation, snow removal and sweeping. Grantor shall maintain any retaining walls adjacent to and extending into the easement.

It is understood and agreed that the easement and rights herein granted are nonexclusive and are subject to existing easements and rights-of-way previously granted.

*[signature on the following page]*

Signed and delivered this 14th day of November, 2015

**GRANTOR**

**WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust

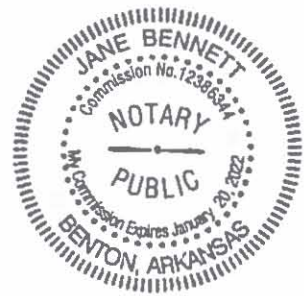
By: [Signature]  
Name: Teresa Hibbard  
Its: Director of Design

State of Arkansas

County of Benton

The foregoing instrument was acknowledged before me this 14th day of November, 2015, by Teresa Hibbard, the Director of Design of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, on behalf of the trust.

(Seal and Expiration Date)



[Signature]  
Notary Public

**EXHIBIT A**  
Legal Description

[ATTACHED]

**Exhibit A**

**Legal Description:**

A parcel of land situated in the North ½ of the Southwest ¼ of Section 10, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of a parcel of land as recorded in Book 5716 at Page 727, Mesa County, Colorado records, said point lying on the Southerly R.O.W. Line of E ½ Road; Thence N89°59'33"E along said Southerly R.O.W. Line a distance of 22.71 feet to the Point of Beginning;

Thence continuing N89°59'33"E along said Southerly R.O.W. Line a distance of 363.64 feet; Thence S44°53'18"E continuing along said Southerly R.O.W. Line and the Westerly R.O.W. Line of Warrior Way a distance of 1.45 feet;

Thence S88°10'25"W a distance of 7.82 feet;

Thence S01°23'42"W a distance of 5.15 feet;

Thence N89°00'08"W a distance of 282.11 feet;

Thence S75°05'03"W a distance of 5.12 feet;

Thence S54°20'15"W a distance of 6.93 feet;

Thence N64°28'16"W a distance of 5.80 feet;

Thence N00°00'27"W a distance of 2.33 feet;

Thence S89°59'33"W a distance of 58.20 feet;

Thence N18°04'44"W a distance of 2.10 feet to the Point of Beginning.

Parcel contains (1,306 Square Feet) 0.0300 Acres.

Date Prepared: October 26, 2015

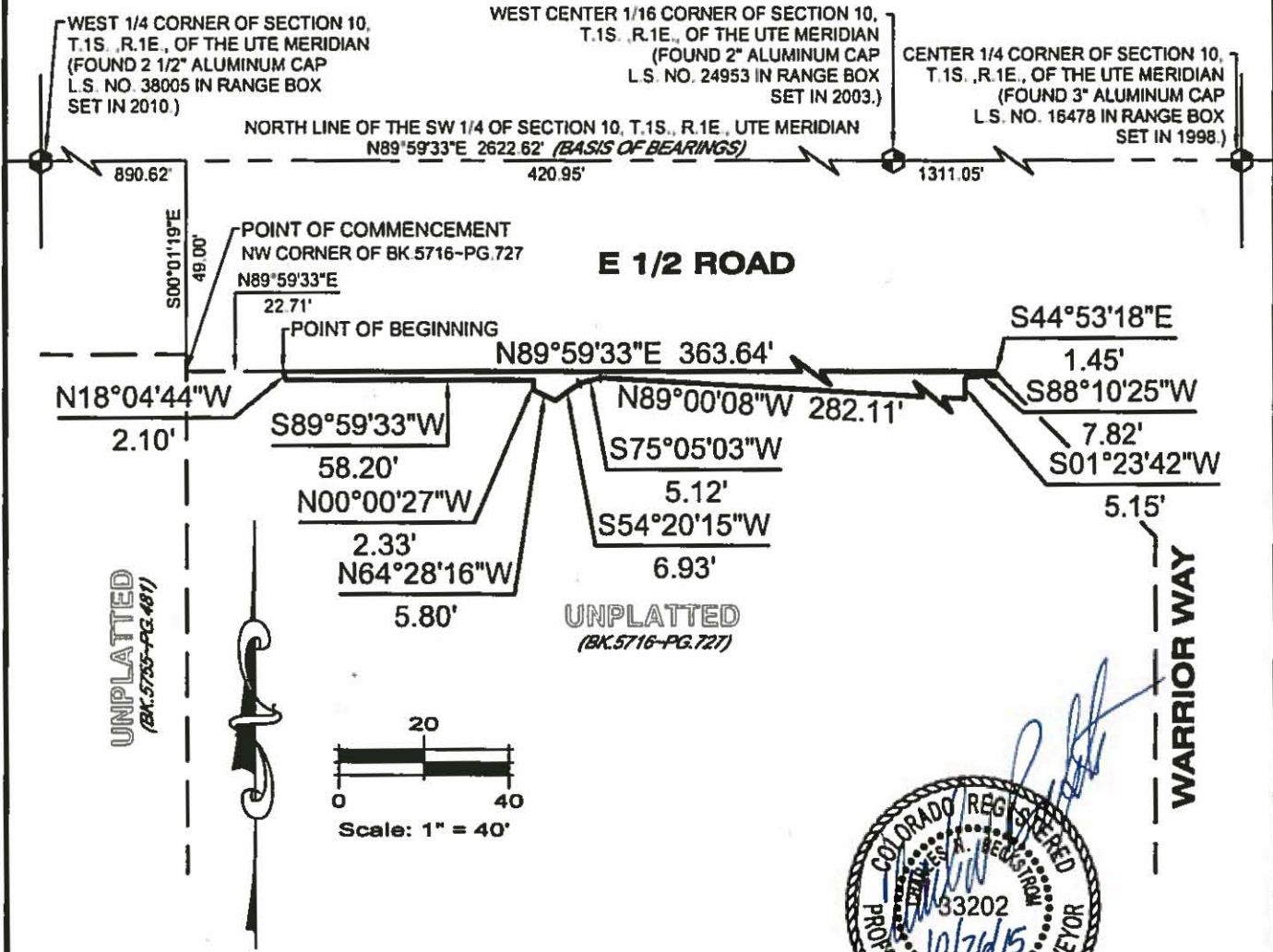
Date Of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For And On Behalf Of  
Engineering Service Company  
1300 South Potomac Street, Suite 126  
Aurora, Colorado 80012  
Phone: (303) 337-1393



# EXHIBIT B



OWNER:  
**WAL-MART REAL ESTATE BUSINESS TRUST**  
 2001 S E 10TH ST  
 BENTONVILLE, AR 60550

PREPARED BY:  
**ENGINEERING SERVICE COMPANY**  
 1300 SOUTH POTOMAC STREET, SUITE 126  
 AURORA, COLORADO 80012



**PARCEL CONTAINS**  
 1,308 SQUARE FEET  
 0.0300 ACRES

## CITY OF GRAND JUNCTION

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWN BY: SAM	SCALE: 1"=40'	R.O.W. FILE#
CHECKED BY: CNB	DATE: 10/26/2015	

## PEDESTRIAN EASEMENT

SITUATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Exhibit C

Legal Description:

A parcel of land situated in the North ½ of the Southwest ¼ of Section 10, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northeast corner of a parcel of land as recorded in Book 5716 at Page 727, Mesa County, Colorado records, said point lying on the Southerly R.O.W. Line of E ½ Road & the Westerly R.O.W. Line of Warrior Way;

Thence S44°53'18"E along said Southerly R.O.W. Line & said Westerly R.O.W. Line a distance of 36.63 feet to the Point of Beginning;

Thence continuing S44°53'18"E along said Southerly R.O.W. Line & said Westerly R.O.W. Line a distance of 7.09 feet;

Thence S89°59'24"W a distance of 1.23 feet;

Thence S00°00'36"E a distance of 151.89 feet to a point of Curve;

Thence along a Curve to the right whose chord bears S26°52'55"W a distance of 30.30 feet, said Curve having a central angle of 53°47'03", a radius of 33.50 feet, an arc length of 31.45 feet to a point of tangent;

Thence S53°46'27"W a distance of 10.77 feet;

Thence N26°09'59"W a distance of 3.39 feet to a point of Curve;

Thence along a Curve to the right whose chord bears N19°58'30"E a distance of 5.05 feet, said Curve having a central angle of 92°16'58", a radius of 3.50 feet, an arc length of 5.64 feet to a point of reverse Curve;

Thence along a Curve to the left whose chord bears N33°03'12"E a distance of 30.55 feet, said Curve having a central angle of 66°07'36", a radius of 28.0 feet, an arc length of 32.32 feet to a point of tangent;

Thence N00°00'36"W a distance of 119.61 feet;

Thence N06°26'16"W a distance of 8.93 feet;

Thence N00°00'36"W a distance of 28.43 feet;

Thence N89°59'24"E a distance of 2.72 feet to the Point of Beginning.

Parcel contains (1,107 Square Feet) 0.0254 Acres.

Date Prepared: October 26, 2015

Date Of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

For And On Behalf Of  
Engineering Service Company  
1300 South Potomac Street, Suite 126  
Aurora, Colorado 80012  
Phone: (303) 337-1393



# EXHIBIT D

WEST 1/4 CORNER OF SECTION 10,  
T.1S., R.1E., OF THE UTE MERIDIAN  
(FOUND 2 1/2" ALUMINUM CAP  
L.S. NO. 38005 IN RANGE BOX  
SET IN 2010.)

WEST CENTER 1/16 CORNER OF SECTION 10,  
T.1S., R.1E., OF THE UTE MERIDIAN  
(FOUND 2" ALUMINUM CAP  
L.S. NO. 24953 IN RANGE BOX  
SET IN 2003.)

CENTER 1/4 CORNER OF SECTION 10,  
T.1S., R.1E., OF THE UTE MERIDIAN  
(FOUND 3" ALUMINUM CAP  
L.S. NO. 16478 IN RANGE BOX  
SET IN 1998.)

NORTH LINE OF THE SW 1/4 OF SECTION 10, T.1S., R.1E., UTE MERIDIAN  
N89°59'33"E 2622.62' (BASIS OF BEARINGS)

890.62'

420.95'

1311.05'

S00°01'19"E  
49.00'

## E 1/2 ROAD

POINT OF COMMENCEMENT  
NE CORNER OF BK.5716-PG.727

UNPLATTED  
(BK.5716-PG.727)

S44°53'18"E

36.63'

POINT OF BEGINNING  
S44°53'18"E

N89°59'24"E

2.72'

7.09'

N00°00'36"W

28.43'

S89°59'24"W

1.23'

N06°26'16"W

8.93'

UNPLATTED  
(BK.5735-PG.481)

OWNER:  
**WAL-MART REAL ESTATE BUSINESS TRUST**  
2001 S E 10TH ST  
BENTONVILLE, AR 60550  
PREPARED BY:  
**ENGINEERING SERVICE COMPANY**  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012

WARRIOR WAY

N00°00'36"W 119.61'

S00°00'36"E 151.89'

$\Delta=66^{\circ}07'36''$

R=28.00'

L=32.32'

Chd=N33°03'12"E

30.55'

$\Delta=92^{\circ}16'58''$

R=3.50'

L=5.64'

Chd=N19°58'30"E

5.05'

$\Delta=53^{\circ}47'03''$

R=33.50'

L=31.45'

Chd=S26°52'55"W

30.30'

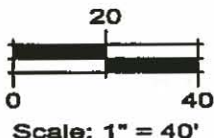
N26°09'59"W

3.39'

S53°46'27"W

10.77'

PARCEL CONTAINS  
1,107 SQUARE FEET  
0.0254 ACRES



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CITY OF GRAND JUNCTION, COUNTY OF MESA,  
STATE OF COLORADO