

FOR THE CITY OF GRAND JUNCTION USE	
PRIVATE DRAINAGE EASEMENT	RECEPTION NO. 313 25 27
SHARED ACCESS, UTILITY AND DRAINAGE EASEMENT (ALSO KNOWN AS AUD EASEMENT)	RECEPTION NO. 313 25 27
DRAINAGE EASEMENT	RECEPTION NO. 313 25 27

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, GRAND JUNCTION CO DG, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO SUBSERVIENTLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, FROM WHENCE THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 16 BEARS NORTH 89°55'47" EAST 1321.74 FEET AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 16, NORTH 89°55'47" EAST, A DISTANCE OF 660.87 FEET TO THE NORTHEAST CORNER THEREOF; THE SAID CORNER NOT MONUMENTED IN THIS SURVEY; THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 16, SOUTH 00°05'11" EAST, A DISTANCE OF 53.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRAND RAILROAD, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH 2IN. ALLOY CAP MARKED PLS 20141, THE SAID CORNER BEING THE TRUE POINT OF BEGINNING.

THENCE, ALONG THE EASTERNLY BOUNDARY LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 16, SOUTH 00°01'57" EAST, A DISTANCE OF 349.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF E ROAD, DELINEATED IN THAT INSTRUMENT RECORDED UNDER BOOK 1524 AT PAGE 10 IN THE PUBLIC RECORDS OF THE SAID COUNTY, THE SAID CORNER MONUMENTED BY A FOUND 3/4IN. IRON PIN (NO CAP);

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 42°37'27" WEST 40.75 FEET, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN (NO CAP);
2. SOUTH 43°51'40" WEST 75.22 FEET, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN (NO CAP);
3. SOUTH 49°34'41" WEST, 67.58 FEET, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN (NO CAP);
4. THENCE ALONG THE ARC OF A NON-TANGENTAL CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 23°27'09", A DISTANCE OF 131.85 FEET, THE SAID CORNER MONUMENTED BY A MAG NAIL WITH 1.5" BRASS WASHER PLS 23875;
5. SOUTH 82°22'04" WEST, 67.78 FEET, THE SAID CORNER MONUMENTED BY A MAG NAIL WITH 1.5" BRASS WASHER PLS 23875;
6. SOUTH 88°25'50" WEST, 75.09 FEET, THE SAID CORNER MONUMENTED BY A MAG NAIL WITH 1.5" BRASS WASHER PLS 23875;
7. SOUTH 89°52'38" WEST, 196.94 FEET, THE SAID CORNER MONUMENTED BY A MAG NAIL WITH 1.5" BRASS WASHER PLS 23875;
8. NORTH 45°01'59" WEST, 42.42 FEET TO THE EASTERNLY RIGHT OF WAY LINE OF 30 ROAD, THE SAID CORNER MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH 2IN. ALLOY CAP MARKED PLS 20141;

THENCE, ALONG THE EASTERNLY RIGHT OF WAY LINE OF 30 ROAD, NORTH 00°01'29" EAST, 321.70 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD, THE SAID CORNER MONUMENTED BY A FOUND NAIL WITH 1.5IN. WASHER MARKED PLS 20141;

THENCE, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 73°02'32" EAST, 649.11 FEET TO THE TRUE POINT OF BEGINNING;

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

THE SAID TRACT OF LAND IS COMPRISED OF 256.039 SQ.FT. (5.88 ACRES) MORE OR LESS;

SAY OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED REAL PROPERTY INTO LOTS AS SHOWN HEREON, AND DESIGNATED THE SAME AS DOLLAR GENERAL SUBDIVISION, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO:

THE CITY OF GRAND JUNCTION IS HEREBY GRANTED A PERPETUAL EASEMENT FOR THE INSPECTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF ALL UTILITY, DRAINAGE FACILITIES AND APPURTENANCES LOCATED OUTSIDE THE DRAINAGE ELEMENT SHOWN HEREON. THE CITY OF GRAND JUNCTION IS ALSO GRANTED REASONABLE INGRESS/EGRESS ACCESS TO THE DRAINAGE EASEMENT AREA. THE OWNER(S) AND/OR THE PROPERTY OWNERS' ASSOCIATION, IF ONE EXISTS, IS NOT RELIEVED OF ITS RESPONSIBILITY TO INSPECT, INSTALL, OPERATE, MAINTAIN, AND REPAIR THE DETENTION AND DRAINAGE FACILITIES.

ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

ALL TRACTS/EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENTS OR TRACTS, THE RIGHT TO DREDGE; PROVIDED, HOWEVER, THAT THE BENEFICIARIES/OWNERS SHALL MAINTAIN THE SAME IN A REASONABLE AND PROPER MANNER. FURTHERMORE, THE OWNERS OF SAID LOTS SHALL MAINTAIN THE EASEMENT OR PERPETUAL EASEMENT BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY IMPEDE THE USE OF THE EASEMENT AND/OR PREVENT THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

SAID OWNER(S) HEREBY ACKNOWLEDGE THAT ALL LIENHOLDERS AND ENCUMBRANCERS, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

SAID OWNER(S) DO SUBSCRIBE HEREUNDER THIS 3 DAY OF July, 2025.

P. J. Dorsey
G. PAUL DORSEY, III, MANAGER
GRAND JUNCTION CO DG, LLC

G. Paul Dorsey III
LAWYER
STATE OF COLORADO
Parish: Jefferson :SS
COUNTY OF MESA

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY *G. Paul Dorsey III*
ON THIS 3 DAY OF July, 2025

WITNESS MY HAND AND SEAL *J. M. Dorsey*
LA. NOTARY PUBLIC
#A. BKR. 40601
Brennan Dorsey

MY COMMISSION EXPIRES: At Death

LIENHOLDER CONSENT AND SUBORDINATION
THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY DESCRIBED AS DOLLAR GENERAL SUBDIVISION, BEING PROPERTY DESCRIBED IN SECURITY INTERESTS ACCORDING TO THE PUBLIC RECORDS OF MESA COUNTY, COLORADO AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER(S) THEREOF AND AGREES THAT ITS SECURITY INTEREST AND ANY ATTACHMENTS THERETO IN THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

THIS 3 DAY OF July, 2025.

BY: *Brian Arceneaux* FOR: *United Community Bank*

SR. VICE PRESIDENT / COMMERCIAL LENDING OFFICER

STATE OF COLORADO)
Parish: Jefferson :SS
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF July, 2025 BY

WITNESS MY HAND AND SEAL: *J. M. Dorsey*
LA. NOTARY PUBLIC
#A. BKR. 40601
Brennan Dorsey

ADDRESS: 511 Grier St., Napa, CA 94559

MY COMMISSION EXPIRES: At Death

FOR THE CITY OF GRAND JUNCTION USE

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SHARED ACCESS, UTILITY AND DRAINAGE EASEMENT (ALSO KNOWN AS AUD EASEMENT)

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DRAINAGE EASEMENT

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DOLLAR GENERAL SUBDIVISION

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST
OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

INDEX OF SHEETS
SHEET 1 - COVER SHEET
SHEET 2 - SURVEY MAP



