

PLAT SHEET 1
10/30/24, for accommodations reviewing this
document please contact City of Grand Junction,
Community Development Department, 970-244-1430.

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Grand West Holdings #1 LLC, a Colorado limited liability company is the owner of a parcel as demonstrated by deed recorded at Reception No. 2755387, in the Office of the Mesa County Clerk and Recorder, said parcel being that certain tract of land in the NE1/4, SE1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Description by Deed:

1. Lot 1 in Orchard Mesa Properties Phase 3, City of Grand Junction, County of Mesa State of Colorado.

Containing approximately 17.55 acres.

Said 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 GRAND WEST SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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 Sewer Easements are dedicated to the City of Grand Junction for the use and benefit of the Persigo 201 Sewer System as perpetual easements for the installation, operation, maintenance, repair, and replacement of sanitary sewer facilities. The Easement(s) shall include the right of ingress and egress to and from the Easement area(s) across all the land included herein for the benefit of the City. Owner shall not obstruct, nor allow to be obstructed, the City's means of ingress and egress to the Easement.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public and accompanying pets, if any, for use as pedestrians, and/or with their wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes.

Electric Easement is granted to Grand Valley Power by separate instrument.

Ingress / Egress Easement is granted to the owner of Lot 2 of Orchard Mesa Properties Phase 3 by separate instrument.

Drainage Easement For Lot 1 is granted to the owner of Lot 2 by separate instrument.

All 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 utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements 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 owners hereby acknowledge that all lienholders or encumbrance's, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this

17th day of October, A.D., 2025
David P. Solon

by David P. Solon, Manager/Member
Grand West Holdings #1 LLC, a Colorado limited liability company

STATE OF Arizona)
COUNTY OF Maricopa) ss

The foregoing instrument was acknowledged before me this 18 day of October, A.D., 2025
by David P. Solon, Manager/Member
Grand West Holdings #1 LLC, a Colorado limited liability company

My commission expires: 9/24/27

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

[Signature]

DANI DAMIANI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 657976
Expires September 24, 2027

Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

GRAND WEST SUBDIVISION

A RE-PLAT OF LOT 1 OF ORCHARD MESA PROPERTIES PHASE 3, RECEPTION NUMBER 1952685
IN THE NE1/4, SE1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interest which is recorded with Reception Number 3027122 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said lienholder has caused these presents to be signed by *Barbara B. Jusseume*
this 18th day of October, 2025.

By: *Roger J. Jusseume* *Barbara B. Jusseume*
ROGER JUSSEUME *BARBARA JUSSEUME*
STATE OF Arizona)
COUNTY OF Maricopa) ss

The foregoing instrument was acknowledged before me this 18th day of October, A.D., 2025
By: *IPSITA PAI* *ROGER J. JUSSEUME + BARBARA B. JUSSEUME*

My commission expires: March 04, 2028

WITNESS MY HAND AND OFFICIAL SEAL.

IPSITA PAI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 659200
Expires March 4, 2028

IPSITA PAI
Notary Public

TITLE CERTIFICATION

Advanced Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to Grand West Holdings #1 LLC, a Colorado limited liability company as demonstrated by deed recorded at Reception No. 2755387, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: 10/16/25

by: *Wade*
Advanced Title Company

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:31 o'clock P.M.,
this 18th day of November, A.D., 2025 and is duly recorded as Reception

Number 3143165

Drawer No. K3-37

Bobbie Gross
Clerk and Recorder

Kevin Chamley
Deputy

40+3
Fees

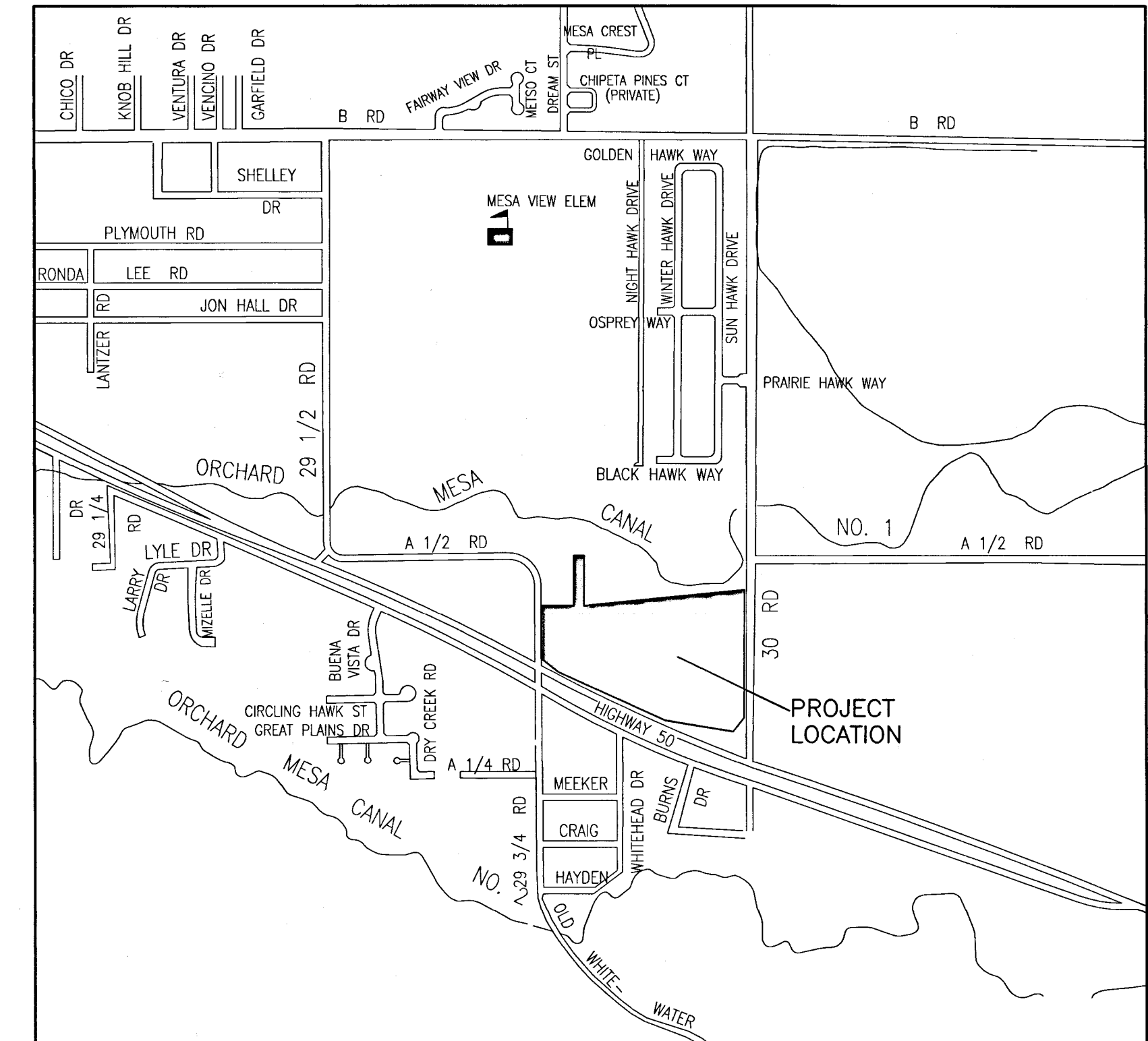
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 17th day of November, A.D. 2025

Mayor: *Craig Kennedy* City Manager: *Wesley*

FOR CITY OF GRAND JUNCTION USE

Electric Easement to Grand Valley Power: Reception Number 3143166
Electric Easement Vacation: Reception Number 3143167
Ingress / Egress Easement & Easement Vacation Agreement: Reception Number 3143168
Drainage Easement: Reception Number 3143169
Vacation of Easements to "Public Utilities" City of Grand Junction Resolution 29-25: Reception Number 3143170



VICINITY MAP

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	6.13	266,739	34.90%
LOT 2	11.12	484,165	63.34%
RIGHT-OF-WAY	0.30	13,476	1.76%
TOTAL	17.55	764,380	100.0%

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying GRAND WEST SUBDIVISION a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my responsible charge and is based upon my professional knowledge and belief according to applicable standards of practice. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guarantee or warranty, either expressed or implied.

EXECUTED this 27th day of OCTOBER, 2025

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075



Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegi.com

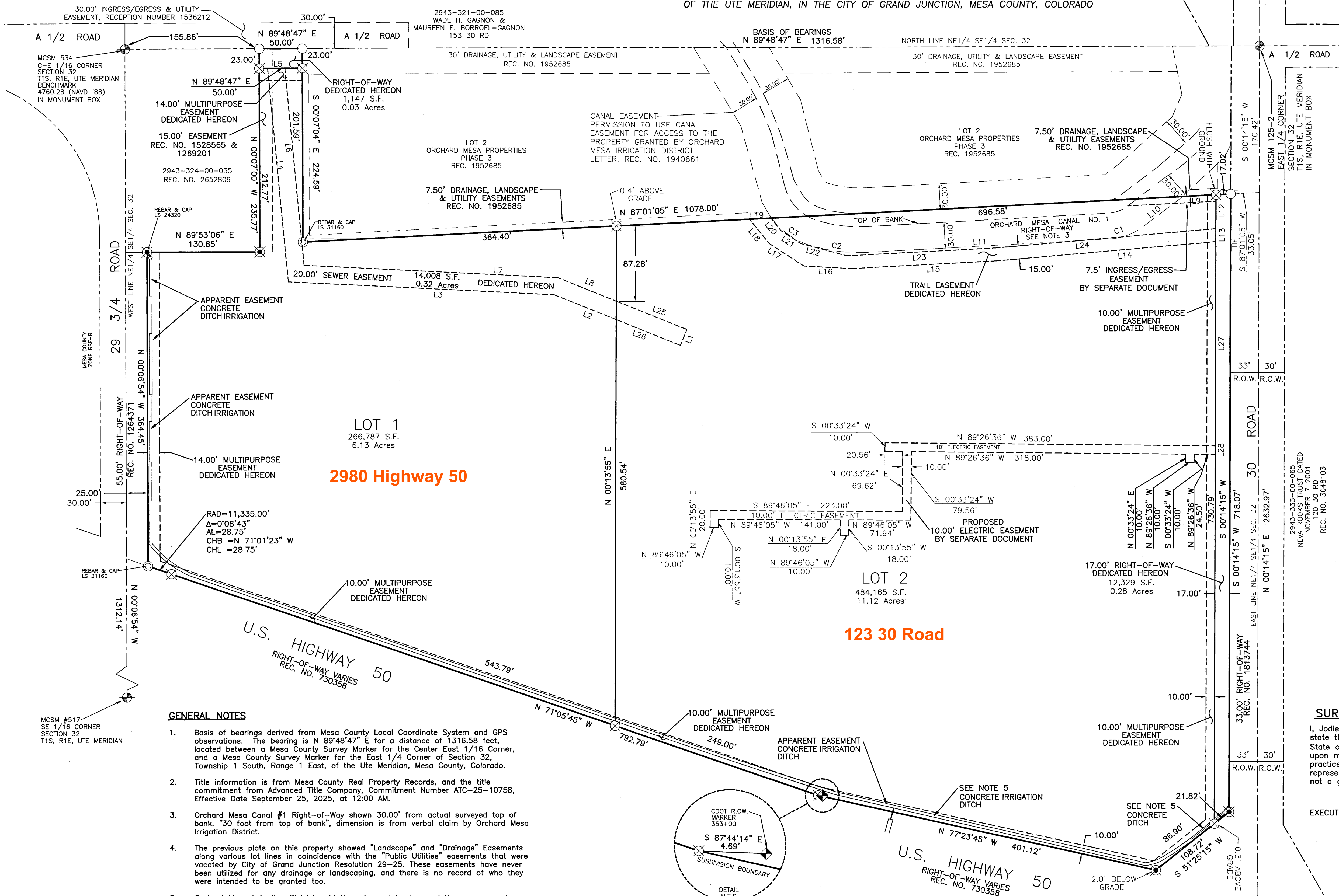
GRAND WEST SUBDIVISION

A RE-PLAT OF LOT 1 OF ORCHARD MESA PROPERTIES
PHASE 3, RECEPTION NUMBER 1952685
IN THE NE1/4, SE1/4 OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Drawn JLG Designed JLG Checked JAM Proj# C3429 Rv: Sheet 1
File Name: C:\C3429\C3429-Plat.dwg Date 10/13/25 Of 2

GRAND WEST SUBDIVISION

A RE-PLAT OF LOT 1 OF ORCHARD MESA PROPERTIES PHASE 3, RECEPTION NUMBER 1952685
IN THE NE1/4, SE1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- CDOT RIGHT-OF-WAY MARKER
- FOUND 2" ALLOY CAP STAMPED "ALEXANDRE B. LHERITIER, PLS-38464"
- FOUND 1.5" ALLOY CAP STAMPED "PLS-24320"
- FOUND 2" ALLOY CAP LS-31160
- SET 2" ALLOY CAP STAMPED "R.C.E. LS-38075 0.2' ABOVE GROUND, OR AS NOTED"
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PLS PROFESSIONAL LAND SURVEYOR
- R RANGE
- R.O.W. RIGHT-OF-WAY
- S.F. SQUARE FEET
- ST STREET
- T TOWNSHIP
- U.M. UTE MERIDIAN
- MPE MULTI-PURPOSE EASEMENT
- IRR. IRRIGATION
- N.T.S. NOT TO SCALE

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EXECUTED this 29th day of OCTOBER, 2025

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075

GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is N 89°48'47" E for a distance of 1316.58 feet, located between a Mesa County Survey Marker for the Center East 1/16 Corner, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado.
- Title information is from Mesa County Real Property Records, and the title commitment from Advanced Title Company, Commitment Number ATC-25-10758, Effective Date September 25, 2025, at 12:00 AM.
- Orchard Mesa Canal #1 Right-of-Way shown 30.00' from actual surveyed top of bank. "30 foot from top of bank", dimension is from verbal claim by Orchard Mesa Irrigation District.
- The previous plats on this property showed "Landscape" and "Drainage" Easements along various lot lines in coincidence with the "Public Utilities" easements that were vacated by City of Grand Junction Resolution 29-25. These easements have never been utilized for any drainage or landscaping, and there is no record of who they were intended to be granted too.
- Orchard Mesa Irrigation District said there is no lateral association or person in charge of this irrigation ditch to their knowledge. The ditch to the west carries irrigation water to properties north of this site so there is an apparent easement on that portion of the ditch. From the delivery point coming from the south, the ditch to the east only delivers water to the subject property. There is no easement on this portion of the ditch as it only serves this property.
- There is a blanket drainage easement on the entirety of Lot 2 for the benefit of Lot 1.

NOTE: All exterior angle point corner monuments have concrete placed around them.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	41.68'	70.00'	34°06'47"	S 69°48'02" W	41.06'
C2	68.28'	195.00'	20°03'42"	N 82°38'39" W	67.93'
C3	54.38'	85.00'	36°39'21"	N 54°17'08" W	53.46'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 21°49'40" W	20.00'	L15	S 87°01'05" W	168.14'
L2	N 68°10'20" W	77.57'	L16	N 86°58'33" W	55.42'
L3	N 87°13'21" W	308.71'	L17	N 58°58'55" W	47.87'
L4	N 05°30'40" W	248.64'	L18	N 38°58'55" W	36.29'
L5	N 89°48'47" E	20.09'	L19	N 87°01'05" E	24.72'
L6	S 05°30'40" E	229.48'	L20	S 38°58'55" E	18.59'
L7	S 87°13'21" E	294.77'	L21	S 56°58'55" E	27.43'
L8	S 68°10'20" E	73.01'	L22	S 74°01'05" E	55.42'
L9	S 87°01'05" W	38.70'	L23	N 87°01'05" E	172.49'
L10	S 52°44'39" W	58.00'	L24	N 85°01'05" E	256.84'
L11	N 86°51'26" E	281.88'	L25	S 68°10'20" E	88.25'
L12	S 00°14'15" W	39.39'	L26	S 68°10'20" E	80.33'
L13	S 00°14'15" W	15.06'	L27	S 00°14'15" W	237.09'
L14	S 85°01'05" W	255.73'	L28	S 00°14'15" W	10.00'



405 Ridges Blvd. Suite A
Grand Junction, CO 81507
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Fax: (970) 241-1273
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Drawn JLG	Designed JLG	Checked JAM	Proj# C3429	Rv:	Sheet 2
File Name: C:\C3429\C3429-Plat.dwg				Date 10/13/25	Of 2