

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 herein.

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

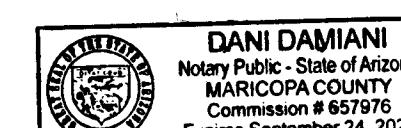
STATE OF Arizona) ss
COUNTY OF Maricopa) ss

The foregoing instrument was acknowledged before me this 17 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.

Dani Damiani



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 herein 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.

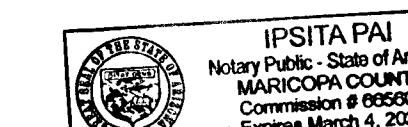
In witness whereof, the said lienholder has caused these presents to be signed by *Roger J. Jusseame*, *Barbara B. Jusseame*
this 18th day of October, 2025

By: *ROGER J. JUSSEAME* *Barbara B. Jusseame*
STATE OF Arizona)
COUNTY OF Maricopa) \$

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

My commission expires: March 04, 2028

WITNESS MY HAND AND OFFICIAL SEAL.



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 herein 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 herein and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown herein.

Date: 10/16/25

Wade J.
by: *Wade J.*
Advanced Title Company

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss

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

Ken Chamber

Deputy

40+3

Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

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

Mayor *Costa Kennedy* City Manager *J. Grein*

EXECUTED this 27th day of October A.D., 2025

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

COLLARDO LICENSE NO. 38075

Professional Land Surveyor

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

Professional Land Surveyor

P.L.S. No. 38075

10-27-25

2025

Jodie L. Grein

