

MODEL DEDICATIONS

Words in bold are not to be included in the language on the plat or deed. *Words in italics should not appear on the plat; words in italics indicate information to be added.*

LANGUAGE REQUIRED FOR DEDICATIONS TO THE CITY UNLESS OTHER LANGUAGE IS APPROVED OR DIRECTED BY THE CITY:

1. All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
2. Tract (*insert tract letter*) is dedicated to the City of Grand Junction for the use of the public forever.
3. All Utility 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, equivalent other public utility providers and appurtenant facilities.
4. 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.
5. Urban Trail Easement:
 - a. **If done as a Tract, use the following language:**

A perpetual easement over Tract (*insert tract letter*) is dedicated to the City of Grand Junction 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, subject to any historical and recorded rights and usage of the (*insert*

name of canal company) to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

b. If not done as a Tract:

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 with accompanying pets, if any, for use as pedestrians, and/or with 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, subject to any historical and recorded rights and usage of the (*insert name of canal company*) to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

c. If land is granted to the City for future urban trail:

Tract ____ is granted to the City by separate instrument.

6. All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements 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.
7. All Access Prohibited Easements are dedicated to the City of Grand Junction as perpetual easements for the purpose of control and jurisdiction over access rights. Direct access is denied to the street or public way.
8. The City of Grand Junction is hereby granted a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto over each drainage easement shown hereon. The City of Grand Junction is also dedicated reasonable ingress/egress access to the drainage/detention easement areas. 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.

9. A perpetual easement over each private street tract is dedicated to the City of Grand Junction for access for services and for enforcement of duly enacted parking regulations and restrictions.

(This same language should appear in deeds/conveyances as appropriate.) 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 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.

PLEASE NOTE THE FOLLOWING LANGUAGE IS NO LONGER ACCEPTABLE ON PLATS:

Easements and tracts may not be dedicated as follows:

"to the HOA if one is formed; if not to the owners of lots as undivided partial interest . . . "

REASON: This does not vest ownership in individual lot owners.

" . . . hereby granted to the HOA (*or any other private party*). . . "

REASON: A plat note or dedication cannot grant an interest in land to a non-public entity.

PLEASE NOTE: Where all affected lots are owned by the same individual or entity and no property owners' association is being form, an easement must be created by restrictive covenant, not by express grant.