

File ID#: SUB-2022-718

Zoning: RL-5

Not In Floodplain

# BROOKFIELD SOUTH RESIDENTIAL FILING TWO

A Replat of Lot 98 of Brookfield South Residential Filing One. (Reception Number 3064206)  
South one-half of the Northwest Quarter of Section 25, Township 1 North, Range 2 West, Ute Meridian.  
City of Grand Junction, County of Mesa, State of Colorado.

## Know All Persons By These Presents:

The undersigned, BROOKFIELD FILINGS 3 & 4 LLC, a Colorado limited liability company, is the owner of record of that real property situated in the south one-half of the northwest quarter of Section 25, Township 1 North, Range 2 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception Number 3024453 of the records in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Lot 98, Brookfield South Residential Filing One, Reception Number 3064206.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Parcels, Lots, Tracts and Streets as shown hereon, and designates the same as BROOKFIELD SOUTH RESIDENTIAL FILING TWO, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

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

All Multi-purpose 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 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.

Tract E granted to Brookfield South Residential Homeowners Association by separate instrument.

Drainage easements granted to Brookfield South Residential Homeowners Association by separate instrument.

Irrigation easements granted to Brookfield South Residential Homeowners Association by separate instrument.

Said owner does hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this 11<sup>th</sup> day of June, 2025.

Darin Carei  
Darin Carei, Member, Brookfield Filing 3 & 4 LLC, a Colorado limited liability company

STATE OF COLORADO )  
COUNTY OF MESA ) ss

This plat was acknowledged before me by Darin Carei, Member  
on this 11<sup>th</sup> day of June, 2025.

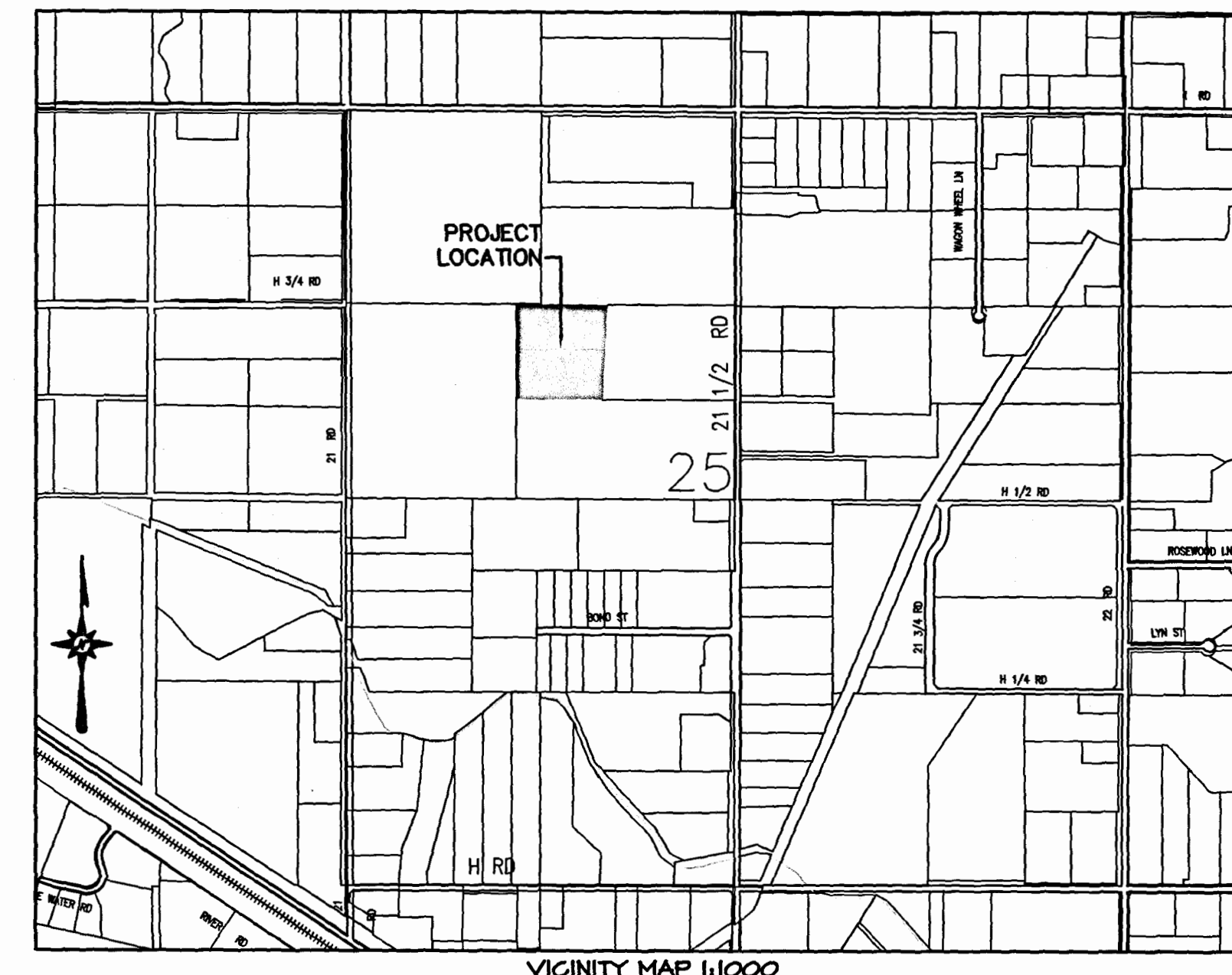
Witness my hand and seal Tracy A. States  
My commission expires 11/06/2026 Notary Public

TRACY A. STATES  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064045541  
MY COMMISSION EXPIRES NOVEMBER 6, 2026

## TITLE CERTIFICATION

We Abstract & Title Company of Mesa County, a title 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 Brookfield Filing 3 & 4 LLC, a Colorado Limited Liability Company; 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: June 19, 2025 BY: Kortney Hansen, Escrow officer  
NAME AND TITLE



CITY USE BLOCK	
TRACT E	RECEPTION NO. <u>3134243</u>
GRANT OF EASEMENTS	RECEPTION NO. <u>3134244</u>
CC&RS	RECEPTION NO. <u>3134245</u>
	RECEPTION NO. _____
	RECEPTION NO. _____

AREA SUMMARY			
Lots	6.51	ac	73.73%
Tract	0.29	ac	3.28%
Right of Way (Dedicated)	2.03	ac	22.99%
Total	8.83	ac	100.00%

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property described as Brookfield South Residential Filing Two, being property described in security interest(s) 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 which is recorded at Reception Number 3106105 and any amendments thereto in the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. In witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its board of directors,

This 16<sup>th</sup> day of June, 2025  
By: [Signature] FOR: PARSONEX SPECIAL SITUATIONS FUND, LLC a Delaware limited liability company

Title: PRESIDENT & CEO

STATE OF COLORADO ) ss

COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2025 by

JENNETH MILLER, AS President and CEO

WITNESS MY HAND AND OFFICIAL SEAL: [Signature]

NOTARY PUBLIC

ADDRESS: 8310 S. Valley Hwy, Suite 110 Englewood, Co. 80112

MY COMMISSION EXPIRES: June, 10, 2028

ABBY KAY WILLIAMS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244022161  
MY COMMISSION EXPIRES JUNE 10, 2028

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )

COUNTY OF MESA ) ss

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO,

AT 11:05 O'CLOCK A.M. ON THIS 13<sup>th</sup> DAY OF August, 2025 AND WAS RECORDED AT RECEPTION NO. 3134242

DRAWER NO. K3-7

AND FEES 40.13

[Signature]  
CLERK AND RECORDER

[Signature]  
DEPUTY CLERK

## CITY APPROVAL

THIS PLAT OF BROOKFIELD SOUTH RESIDENTIAL FILING TWO, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED

THIS 12<sup>th</sup> DAY OF AUG, A.D. 2025

[Signature]  
CITY MANAGER

[Signature]  
CITY MAYOR

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

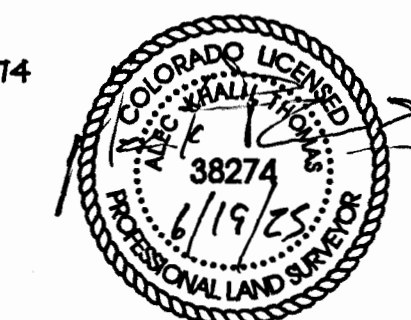
Exterior boundary monuments shall be set in concrete.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Abstract & Title Company of Mesa County, 21774CEM, dated May 8, 2025. Other documents may exist which would affect this property.

## SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of BROOKFIELD SOUTH RESIDENTIAL FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. 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 guaranty, either expressed or implied.

Alec K. Thomas,  
Colorado PLS 38274



## BROOKFIELD SOUTH RESIDENTIAL FILING TWO

A Replat of Lot 98 of Brookfield South Residential Filing One.  
(Reception Number 3064206)  
South one-half of the Northwest Quarter of Section 25, Township 1 North, Range 2 West, Ute Meridian.  
City of Grand Junction, County of Mesa, State of Colorado.

Sheet 1 of 2 Date: 5/8/25 Job No. 1378-015  
Surveyed: TPJ Drawn: AKT Checked: BC  
Drawing name: BROOKFIELD SOUTH RESIDENTIAL FILING TWO (SUBDIVISION OF LOT 98 OF BROOKFIELD SOUTH RESIDENTIAL FILING ONE)

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.

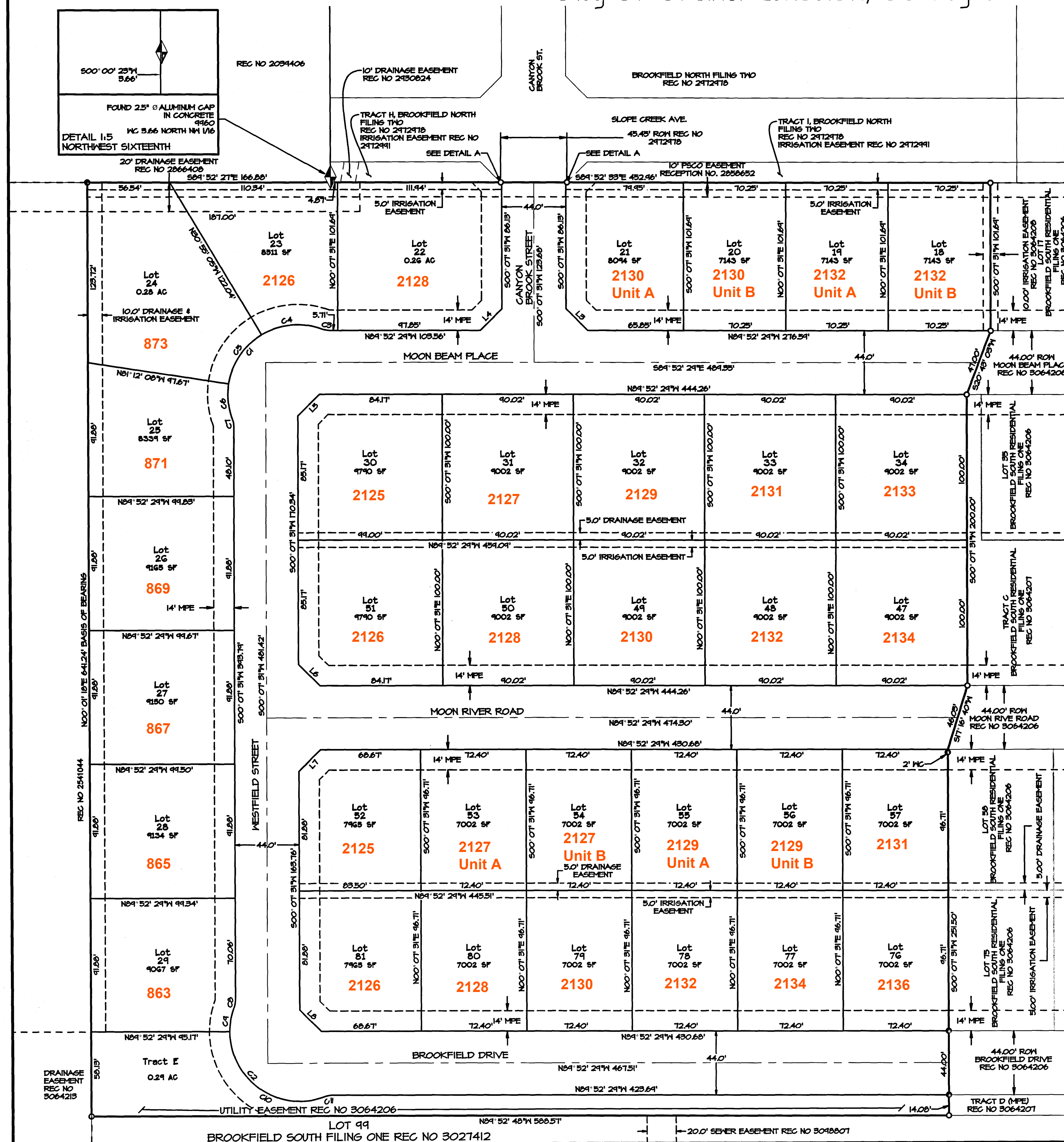
Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.

RIVER CITY  
CONSULTANTS  
215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81501  
Phone: 970.241.4722  
Fax: 970.241.8841  
www.rcwest.com



# BROOKFIELD SOUTH RESIDENTIAL FILING TWO

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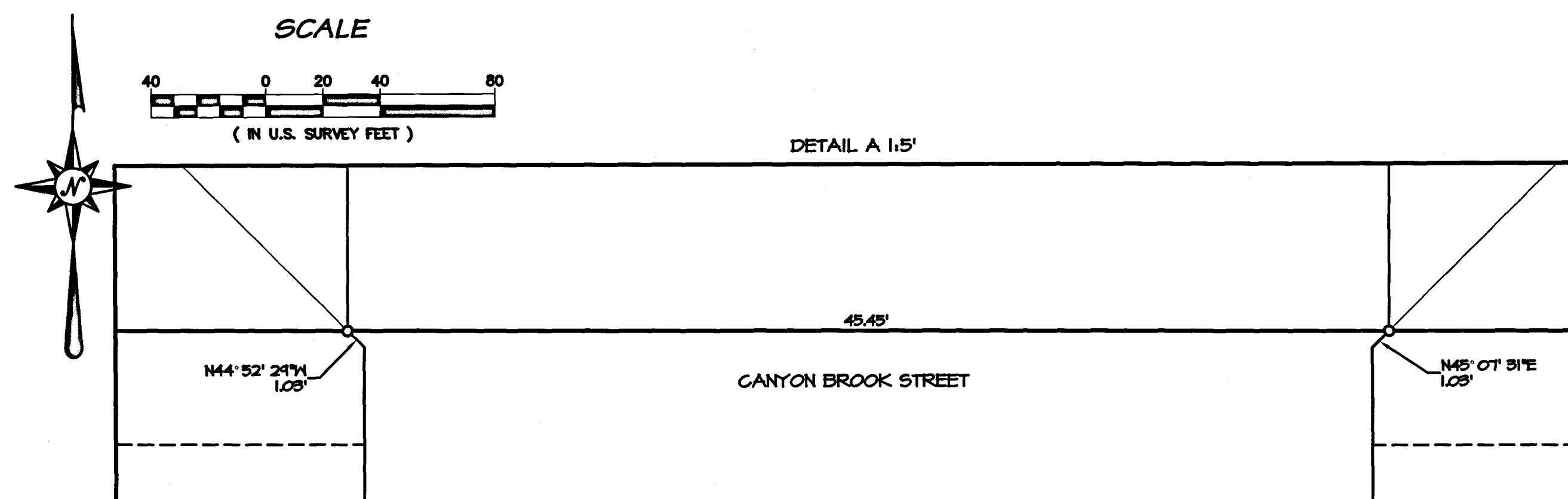


Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	110.21'	48.00'	131°33'25"	87.55'	S45° 07' 31"W
C2	110.21'	48.00'	131°33'25"	87.55'	N44° 52' 29"W
C3	4.90'	13.50'	020°46'42"	4.87'	S78° 29' 08"E
C4	43.41'	48.00'	051°49'18"	41.95'	S84° 59' 34"W
C5	42.13'	48.00'	050°17'03"	40.79'	S33° 56' 24"W
C6	24.87'	48.00'	028°27'03"	24.40'	S05° 55' 40"E
C7	4.90'	13.50'	020°46'42"	4.87'	N10° 15' 50"W
C8	4.90'	13.50'	020°46'42"	4.87'	N10° 30' 52"E
C9	17.41'	48.00'	020°46'42"	17.31'	S10° 30' 52"W
C10	92.81'	48.00'	110°46'42"	79.01'	S55° 15' 50"E
C11	4.90'	13.50'	020°46'42"	4.87'	S78° 44' 10"W

Line Table		
Line #	Length	Direction
L3	20.91'	S44° 52' 24"E
L4	20.91'	S45° 01' 31"W
L5	20.91'	S45° 01' 31"W
L6	20.91'	S44° 52' 24"E
L7	20.91'	S45° 01' 31"W
L8	20.91'	S44° 52' 24"E

LEGEND	
	ALIQUOT MONUMENT AS NOTED
	1.5" ALUMINUM CAP ON #5 REBAR PLS 38274
	2.0" ALUMINUM CAP ON #5 REBAR PLS 38274 RCC
	EASEMENT LINE
	PARCEL LINE
	ROW LINE
	ALIQUOT LINE
	CENTERLINE

SOME FEATURES IN LEGEND MAY NOT APPEAR ON PLAT

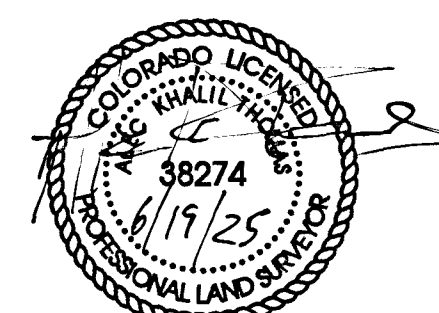


Lineal Units of Measurement are U.S. Survey Foot.  
All exterior boundary monuments were set in concrete.

## BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesacounty.us/gps\\_survey/GVAZONE.htm](http://emap.mesacounty.us/gps_survey/GVAZONE.htm), determined by GPS observation of the west line of Lot 98 of Brookfield South Residential Filing One as recorded at Reception Number 3064206. The southwest corner being a 1.5" aluminum cap on #5 rebar, marked PLS 38274 set in concrete from whence a 4 foot witness corner for the northwest corner of said Lot 98 being a 1.5" aluminum cap on a #5 rebar, marked PLS 38274 4"MC bears North 00°01'16" East, as shown hereon.

SEE SHEET 1 FOR SURVEYORS STATEMENT



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## SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

HOA:	HOME OWNERS ASSOCIATION
C:	CENTER
E:	EAST
N:	NORTH
NR:	NUMBER
NR:	NON-RADIAL
PLS:	PROFESSIONAL LAND SURVEYOR
PLSS:	PUBLIC LAND SURVEY SYSTEM
MCSM:	MESA COUNTY SURVEY MARKER
MFE:	MULTI-PURPOSE EASEMENT
CH:	CHORD LENGTH
L:	ARC LENGTH
RAD:	RADIUS
Δ:	CENTRAL ANGLE DELTA
T:	TOWNSHIP
R:	RANGE IN DEFINING LOCATION IN PLSS
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
SF:	SQUARE FEET
M:	MET
o:	DIAMETER
MC:	WITNESS CORNER

BROOKFIELD SOUTH RESIDENTIAL FILING TWO		
A Replat of Lot 98 of Brookfield South Residential Filing One. (Reception Number 3064206)		
South one-half of the Northwest Quarter of Section 25, Township 1 North, Range 2 West, Ute Meridian.		
City of Grand Junction, County of Mesa, State of Colorado.		
Sheet 2 of 2	Date: 7/14/25	Job No. 1378-015
Surveyed: SLG	Drawn: AKT	Checked: BC
Drawing name: 3134242025 Survey Replat of Brookfield South Residential Filing One 3064206 Brookfield South Residential Filing One		