

OWNERS' STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, YOU & ME PROPERTY, LLC is the owner of that real property situate in the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as evidenced by Warranty Deed, filed in the office of the Mesa County, Colorado, Clerk and Recorder, at Reception No. 2871809, more particularly described as follows:

LOT 1 OF P. D. C. SUBDIVISION; (RECEPTION No. 1119872) EXCEPTING THEREFROM THE WEST 5 FEET THEREOF AS CONVEYED TO CITY OF GRAND JUNCTION, A MUNICIPAL CORPORATION, IN QUIT CLAIM DEED RECORDED FEBRUARY 17, 1983 IN BOOK 1415 AT PAGE 776, COUNTY OF MESA STATE OF COLORADO.

Said parcel contains 1.15 Acres.

Said Owner has by these presents laid out, platted and subdivided the above described real property, and designated the same as LUCKY ME CONDOMINIUMS, in the City of Grand Junction, County of Mesa, State of Colorado, and hereby offer the following dedications and grants.

All 14' 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 appurtenance which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, waterlines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

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; 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.

Owner states that all lienholders are shown hereon.

IN WITNESS WHEREOF, said owner, YOU & ME PROPERTY, LLC, has caused its name to be hereunto subscribed this

23rd day of July, A. D. 2025
Alex Kompheak Vat
By Alex Kompheak Vat, Manager For YOU & ME PROPERTY, LLC.

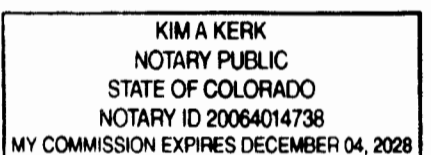
STATE OF Colorado)
COUNTY OF Mesa) ss

The foregoing instrument was acknowledged before me by: Alex Kompheak Vat, Manager For: You & Me Property, LLC.

this 23rd day of July, A.D. 2025

Witness my hand and official seal

My commission expires 12/04/2028



LIENHOLDER RATIFICATION

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED OCTOBER 29, 2020, AT RECEPTION NUMBER 2952539 OF 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 Senior Vice President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 28th DAY OF July, A.D. 2025

FOR: BANK OF COLORADO

NOTARY PUBLIC CERTIFICATION

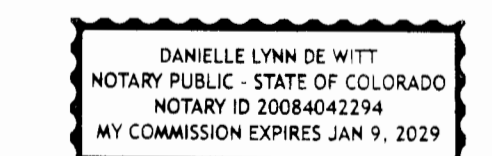
STATE OF Colorado)
COUNTY OF Mesa) ss

The foregoing instrument was acknowledged before me this 28th day of July, A.D. 2025

by John Schmidt, SVP for BANK OF COLORADO

Witness my hand and official seal

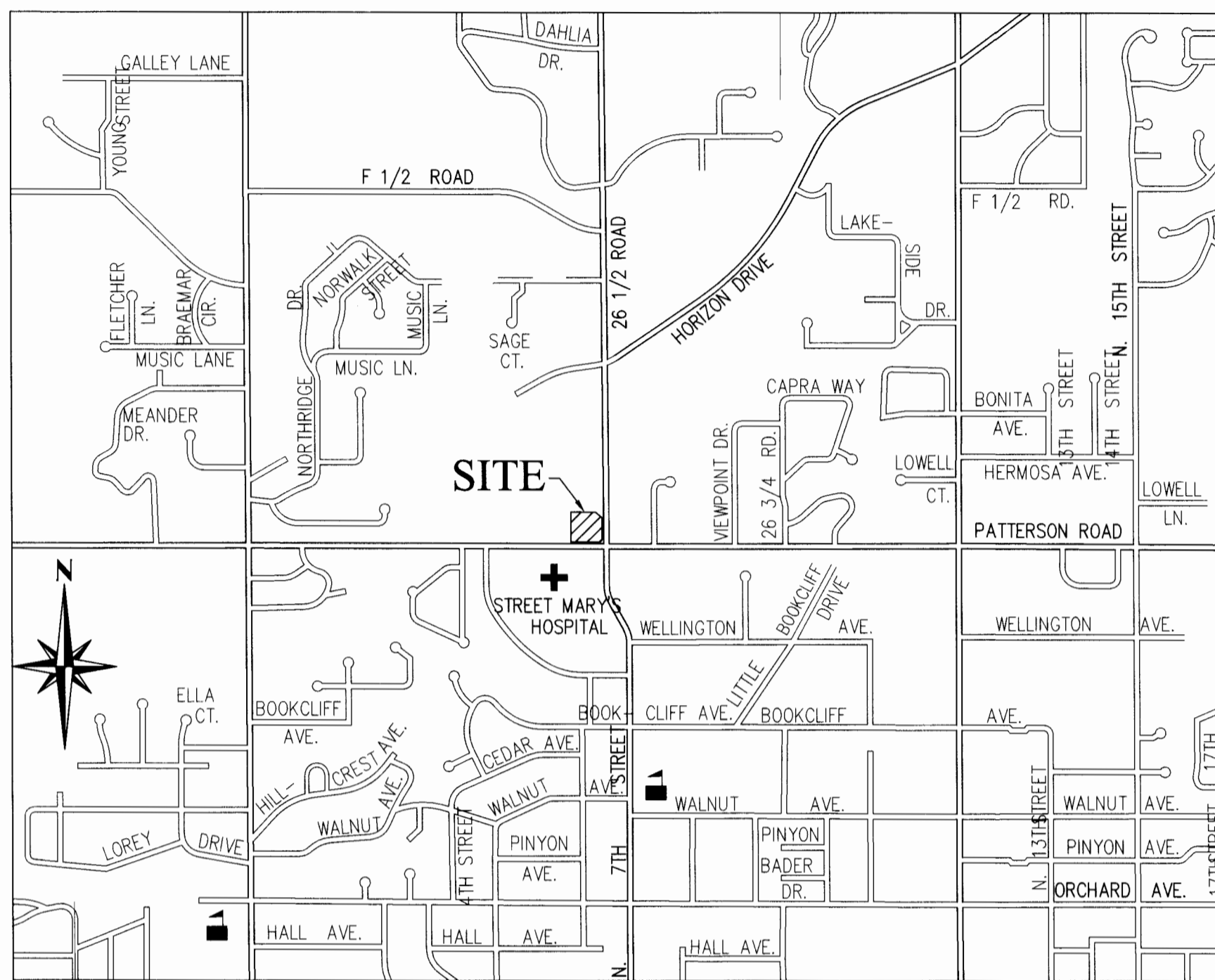
My Commission Expires January 9, 2029
Danielle Delwitt
Notary Public



AREA USE SUMMARY		
UNITS	0.31 ACRES	26%
GENERAL COMMON ELEMENTS	0.87 ACRES	74%
TOTAL	1.18 ACRES	100%

LUCKY ME CONDOMINIUMS

SITUATED IN THE SE¼ SW¼ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
A REPLAT OF A PART OF P.D.C. SUBDIVISION RECEPTION No. 1119872
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP: NOT TO SCALE

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 8:42 o'clock A .m., on this 20th day of August 2025 and

was recorded at Reception No. 3134858

Drawer No. K3-9, and Fees \$40⁰⁰ + 3⁰⁰

Bobbie Gross
Clerk and Recorder

Deputy Jennifer Schuman

CITY APPROVAL

This plat of LUCKY ME CONDOMINIUMS, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 12th day of 2025

City Manager

President of Council

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

LIENHOLDER RATIFICATION

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED FEBRUARY 14, 2025, AT RECEPTION NUMBER 3117610 OF 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 Senior Vice President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 25th DAY OF July, A.D. 2025

FOR: ALPINE BANK

NOTARY PUBLIC CERTIFICATION

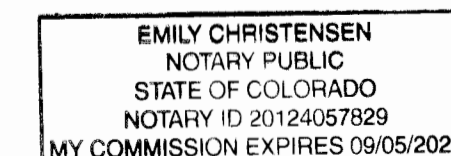
STATE OF Colorado :
COUNTY OF mesa : ss

The foregoing instrument was acknowledged before me this 25th day of July, A.D. 2025

by Tom Oliver for ALPINE BANK

Witness my hand and official seal

My Commission Expires Sep 5, 2028



Notary Public

TITLE CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss
WE, LAND TITLE GUARANTEE Co., 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 VESTED TO YOU & ME PROPERTY, LLC; 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: July 21, 2025 BY: Karen A. Crespin / L.T. TITLE OFFICER
NAME AND TITLE

KAREN A. CRESPIN

CITY USE BLOCK

The below listed recording information for Associated Recorded Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado.

The recording information is to be completed by the City of Grand Junction personnel.

1. Declaration of CCR's as recorded at Reception Number 3134859

ABBREVIATIONS:

N NORTH
S SOUTH
E EAST
W WEST
T TOWNSHIP
R RANGE
MCSM MESA COUNTY SURVEY MARKER
ROW RIGHT OF WAY
SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
GPS GLOBAL POSITIONING SYSTEM
ID IDENTIFICATION
SQ SQUARE
FT FEET
AVE. AVENUE
ST. STREET
CT. COURT
LN. LANE
DR. DRIVE
U.S. UNITED STATES
G.C.E. GENERAL COMMON ELEMENT
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
W.C. WITNESS CORNER

CURVE LABEL ABBREVIATIONS:

RAD RADIUS
L ARC LENGTH
CHORD LONG CHORD DISTANCE
BRG LONG CHORD BEARING
Δ CURVE CENTRAL ANGLE

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Condominium Map and Final Plat of the LUCKY ME CONDOMINIUMS, as laid out, platted, dedicated and shown hereon, that such Condominium Map and Final Plat was made from an accurate survey of said property by me and under my responsible charge and correctly shows the location and dimensions of the units, in compliance with Title 38, Article 51, C.R.S., as amended. I further certify that this Condominium Map and Final Plat contains all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act. This statement is not a guaranty or warranty, either expressed or implied.



PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR PLS #37904

LUCKY ME CONDOMINIUMS

SITUATED IN THE SE¼ SW¼ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2023-057 FIELD WORK: JM DRAWN BY: JW
DATE: 7/18/25 DRAWING NAME: 2648 PATTERSON RD CHECKED BY: PC

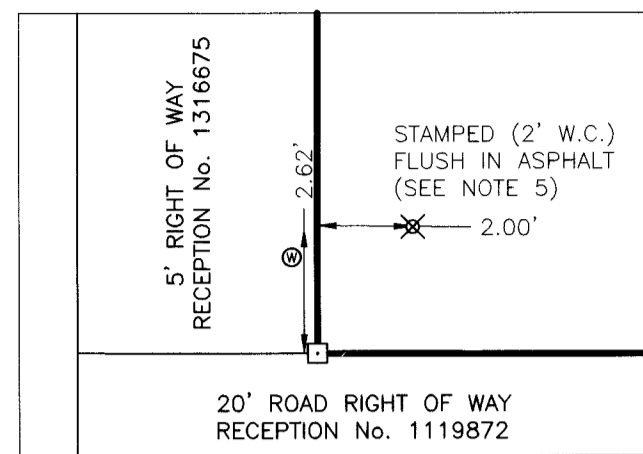
POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

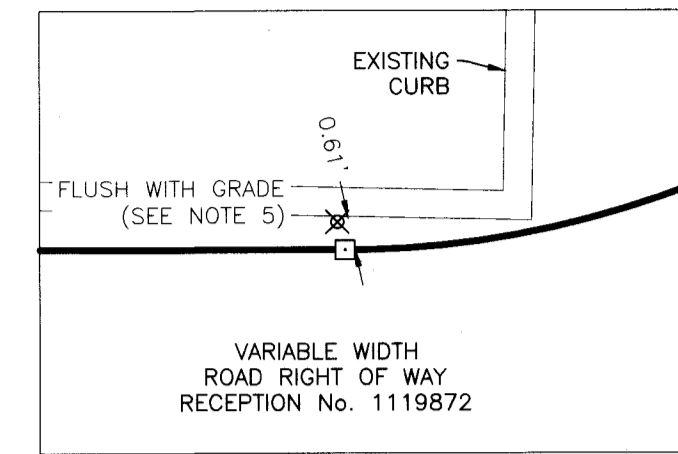
File ID#: SUB-2024-608
Zoning: MU-1
Not In Floodplain

LUCKY ME CONDOMINIUMS

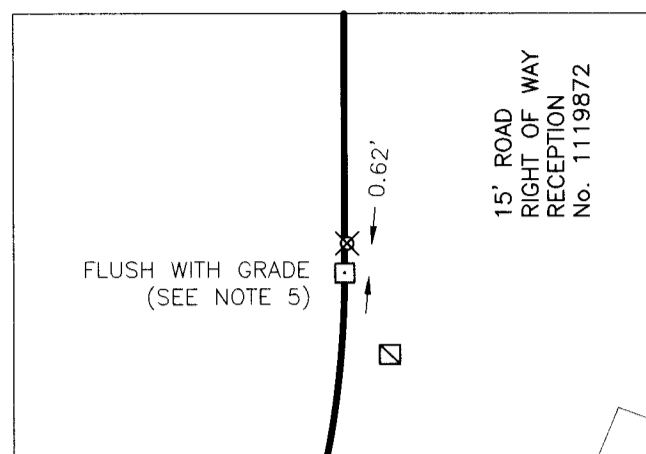
SITUATED IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
A REPLAT OF A PART OF P.D.C. SUBDIVISION RECEPTION No. 1119872
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



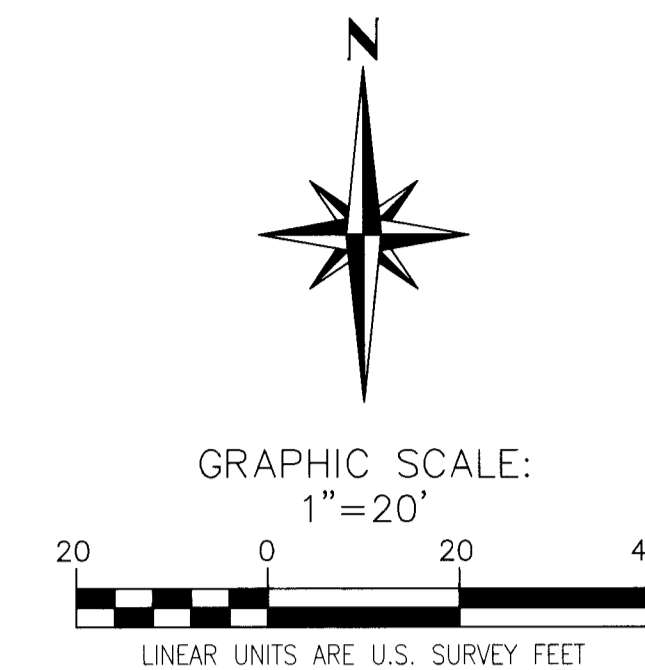
DETAIL A GRAPHIC SCALE 1"=4'



DETAIL B GRAPHIC SCALE 1"=4'



DETAIL C GRAPHIC SCALE 1"=4'



LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND 2 INCH ALUMINUM CAP ILLEGIBLE PLS
- FOUND No. 5 REBAR WITH NO CAP
- FOUND 2 INCH ALUMINUM CAP PLS 18469
- FOUND 2 INCH ALUMINUM CAP PLS 24306
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING IRRIGATION FEATURE
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY PROVIDED BY LAND TITLE GUARANTEE COMPANY. ORDER NUMBER: RND65060527-4.
- BEARINGS ARE BASED ON THE EAST LINE OF SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N00°01'42"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- THIS SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2871809, OF THE MESA COUNTY RECORDS.
- THE MONUMENTS ALONG THE SOUTH LINE OF LOT 1 OF P.D.C. SUBDIVISION APPEAR TO HAVE BEEN SET BASED OFF A BEARING TURNED N89°25'W FROM THE EAST LINE OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 2 (SAID EAST LINE BEING THE BASIS OF BEARINGS), AS SHOWN ON SAID SUBDIVISION. THIS ANGLE MEASUREMENT IS THE DIFFERENCE BETWEEN THE SOUTH AND EAST LINES OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 2. HOWEVER, THE ANGULAR DIFFERENCE BETWEEN THE TWO ALIQUOT LINES WHEN MEASURED TODAY VARIES GREATLY WHEN COMPARED TO THE MEASURED DIFFERENCE SHOWN ON THE SUBDIVISION (89°57'05" VS 89°25'). THIS DIFFERENCE IS MADE MORE VISIBLE IN DETAILS A THROUGH C AS SHOWN HEREON. THIS ANGULAR DISCREPANCY WOULD RESULT IN NEARLY A 12.3' DIFFERENCE BY THE TIME ONE MEASURES TO THE WEST $\frac{1}{4}$ CORNER ON THE SOUTH LINE OF SECTION 2. BASED ON THE PLAT OF P.D.C. SUBDIVISION, IT CAN BE DETERMINED THAT THE EAST LINE OF LOT 1 IS PARALLEL AND 50 FEET AWAY FROM THE EAST LINE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 2. LIKEWISE, THE SOUTH LINE OF LOT 1 IS PARALLEL AND 50 FEET AWAY FROM THE SOUTH LINE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 2. A CURVE WITH A RADIUS OF 20 FEET LIES WHERE THE TWO LINES MEET. PLS 24306 IS NOT THE ORIGINAL SURVEYOR FOR P.D.C. SUBDIVISION. FURTHERMORE, THE PUBLIC RECORD DOES NOT SHOW HOW OR WHEN PLS 24306 SET THE MONUMENTS ON THE SOUTH LINE OF LOT 1, OR IF ANY PHYSICAL EVIDENCE WAS FOUND TO SUPPORT THEIR LOCATION. ADDITIONALLY, NO EVIDENCE CAN BE FOUND TO SUGGEST THAT THE WEST 1/16 CORNER HAS MOVED OVER 12 FEET SINCE P.D.C. SUBDIVISION WAS CREATED. THESE MATTERS WEIGHED INTO WHY THE SUBJECT PROPERTY WAS ADJUSTED AS SHOWN (SEE PLAT VS MEASURED LABELS) AND NEW CORNERS WERE SET AS SHOWN.
- THE NORTH LINE OF THE SUBJECT PROPERTY IS INITIALLY SHOWN ON P.D.C. SUBDIVISION AS PARALLEL WITH THE SOUTH LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 2. HOWEVER, THE FOUND MONUMENTS SHOWN HEREON, ONE OF WHICH IS CONFIRMED TO BE SET BY THE ORIGINAL SURVEYOR (PLS 18469) FOR ROSE HILL PLACE, APPEAR TO AGREE WITH MAINTAINING THE AFOREMENTIONED 89°25' ANGLE DIFFERENCE FROM THE EAST LINE OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 2. THUS, THIS WAS HAD OVER BEING PARALLEL WITH SAID SOUTH LINE.

LUCKY ME CONDOMINIUMS

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

JOB #: 2023-057 FIELD WORK: JM DRAWN BY: JW
DATE: 7/18/25 DRAWING NAME: 2648 PATTERSON RD CHECKED BY: PC

POLARIS SURVEYING

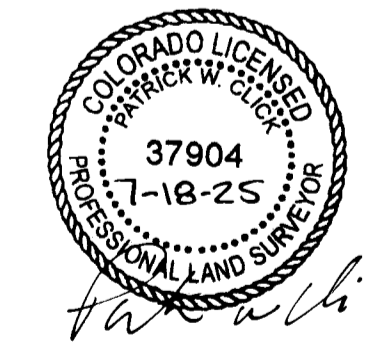
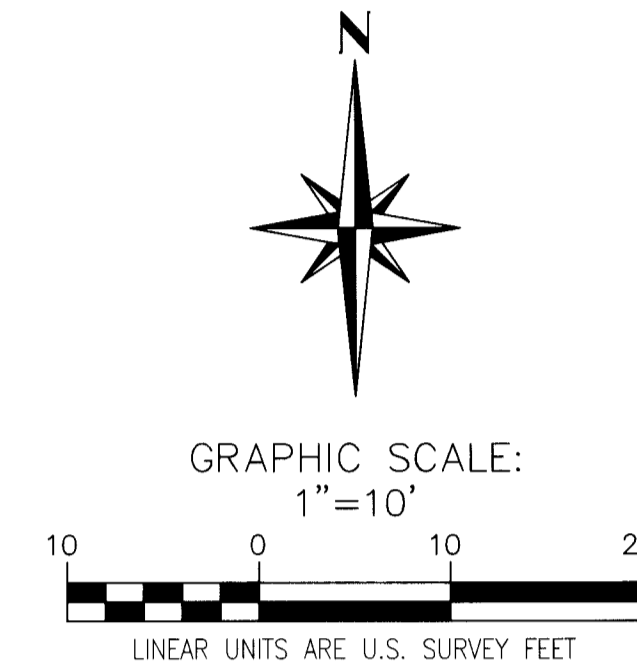
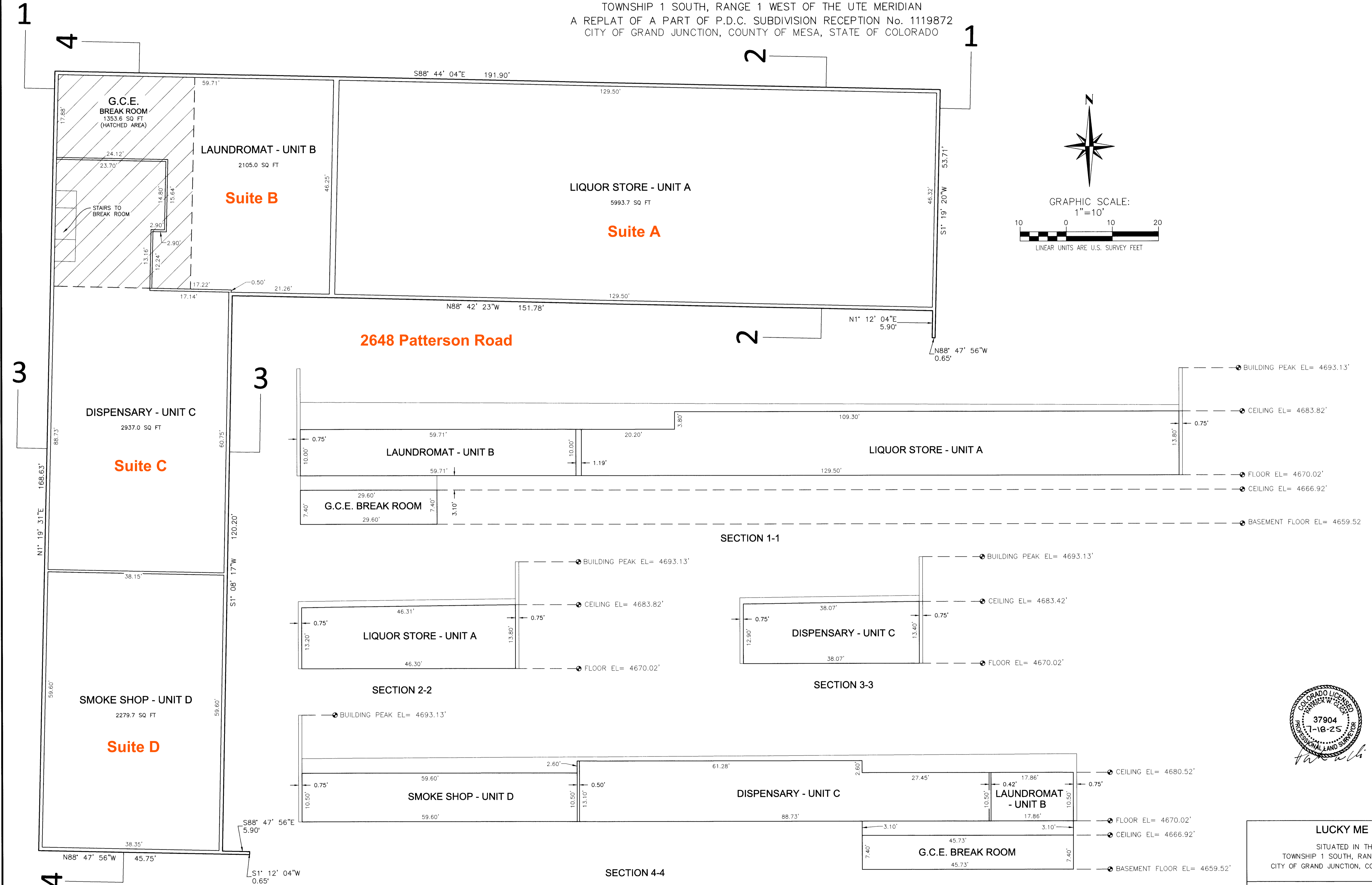
PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
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