

PLAT SHEET 1
7/11/25, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

HIGH POINTE ESTATES IV

A REPLAT OF LOT 2 & LOT 3 OF HIGH POINTE ESTATES III (REC. NO. 2074015)
IN THE W1/2 OF THE SE1/4 SECTION 16, T1S, R1W, OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Robin Adele Perrin-Reed is the owner of a parcel as shown at reception number 3130327, in the Office of the Mesa County Clerk and Recorder, said parcel being that certain tract of land in The W1/2 of the SE1/4 of Section 16, T1S, R1W, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Lot 2 of HIGH Pointe Estates III, (Reception Number 2074015), City of Grand Junction, Mesa County Colorado

Containing approximately 0.77 acres,

Robin A. Perrin-Reed is the owner of a parcel as shown at reception number 3129379, in the Office of the Mesa County Clerk and Recorder, said parcel being that certain tract of land in The W1/2 of the SE1/4 of Section 16, T1S, R1W, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Lot 3 of HIGH Pointe Estates III, (Reception Number 2074015), City of Grand Junction, Mesa County Colorado

Containing approximately 0.87 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 HIGH POINTE ESTATES IV, in the City of Grand Junction, County of Mesa, State of Colorado:

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 3rd day of November A.D., 2025

Robin Adele Perrin-Reed
By: Robin A. Perrin-Reed aka Robin Adele Perrin-Reed
2311 West Ridges Blvd.
Grand Junction, CO. 81507

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of Nov A.D., 2025
By: Robin A. Perrin-Reed aka Robin Adele Perrin-Reed
2311 West Ridges Blvd.
Grand Junction, CO. 81507

My commission expires: 4.4.29
WITNESS MY HAND AND OFFICIAL SEAL.



Tiffany Hargraves
Notary Public

TITLE CERTIFICATION

Land Title Guarantee Company, a title insurance company, as duly licensed in the State of Colorado, hereby certifies that we have examined title to the hereon described property; that we find the title to the property is vested to Robin A. Perrin-Reed aka Robin Adele Perrin-Reed; that the current taxes have been paid; that all mortgages and deeds of trust not satisfied or released of record nor otherwise terminated by law are shown hereon; and that any other encumbrances of record; including all easements, reservations, and rights-of-way are shown hereon.

By: Karen A. Crespin Date: NOVEMBER 7, 2025
Karen A. Crespin Title Examiner, Colorado License #270735:
Land Title Guarantee Company,

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.

CITY OF GRAND JUNCTION APPROVAL

This plat of HIGH POINTE ESTATES IV, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and the dedications(s) made hereon accepted this 13th day of Nov. A.D. 2025

[Signature] City Manager
[Signature] President of Council

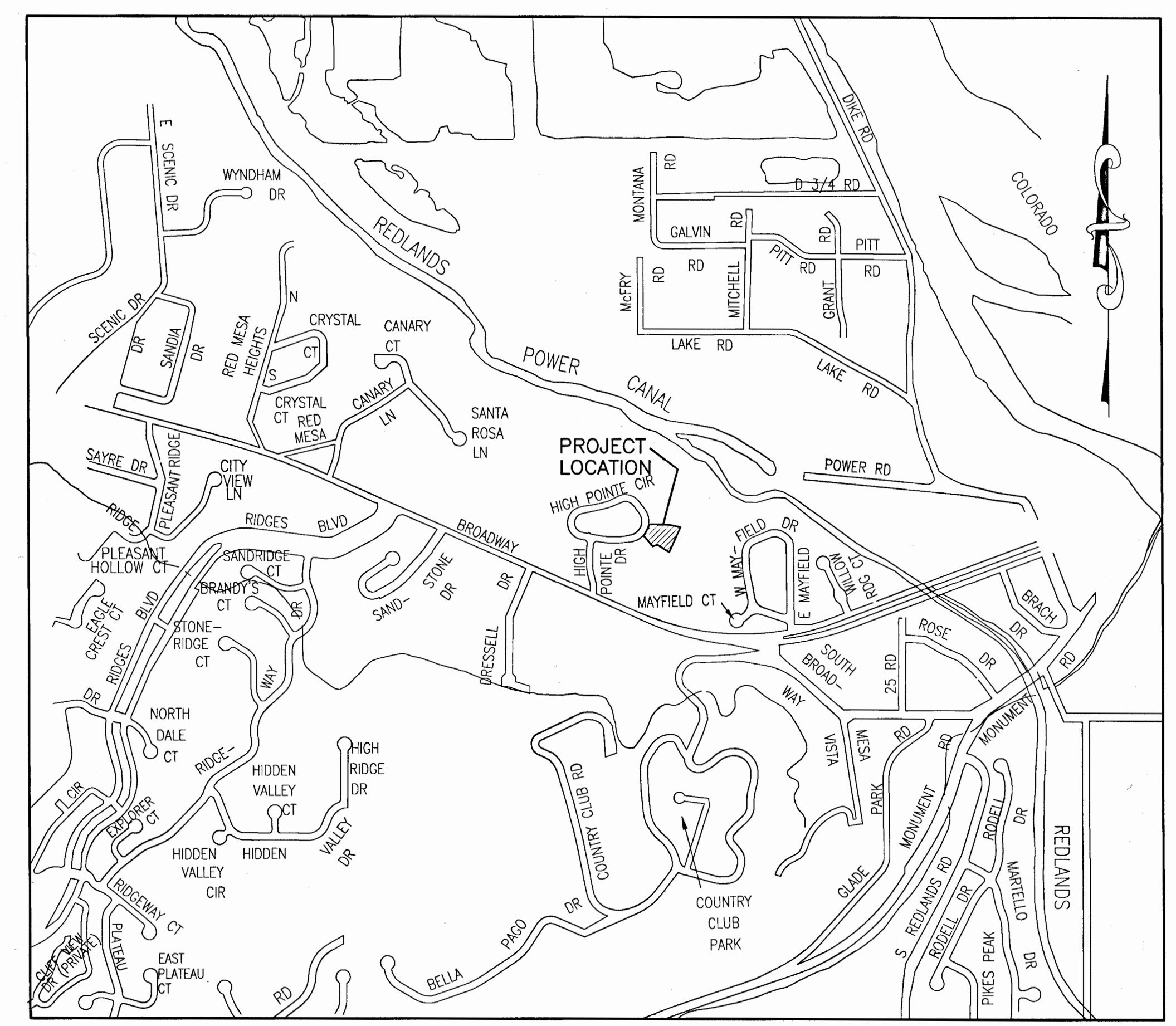
CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:02 o'clock A.M., on the day of 17th day of November, 2025, and is duly recorded as Reception Number 3142884, Drawer No. K3-36, Fees 40+3

By: [Signature] Clerk and Recorder
[Signature] Deputy

CITY USE BLOCK	
Associated documents Document Type	Reception Number
The information included within the city use block was not prepared under the professional land surveyor's responsible charge. The information is provided for convenience. It is the responsibility of the user to confirm the accuracy of the information provided.	



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S 00°05'55" W for a distance of 1321.87 feet, located between a Mesa County Survey Marker for the Center South 1/16 Corner, and a Mesa County Survey Marker for the South 1/4 Corner of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
- Title information is from Mesa County Real Property Records, the title commitment by Land Title Guarantee Company, Order No. GJLF65062910, Dated 10/27/2025 at 5:00 P.M..

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying HIGH POINTE ESTATES IV, 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 information and belief according to applicable standards of practice. This statement is applicable only to the survey data represented hereon, and does not represent a warrantee or opinion as to ownership, lienholders, or quality of title. This statement is not a guarantee or warrantee, either expressed or implied.

EXECUTED this 7th day of NOVEMBER, 2025

[Signature]
Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075

AREA SUMMARY			
DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	1.64	71,330	100.00%
TOTAL	1.64	71,330	100.00%

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

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

HIGH POINTE ESTATES IV

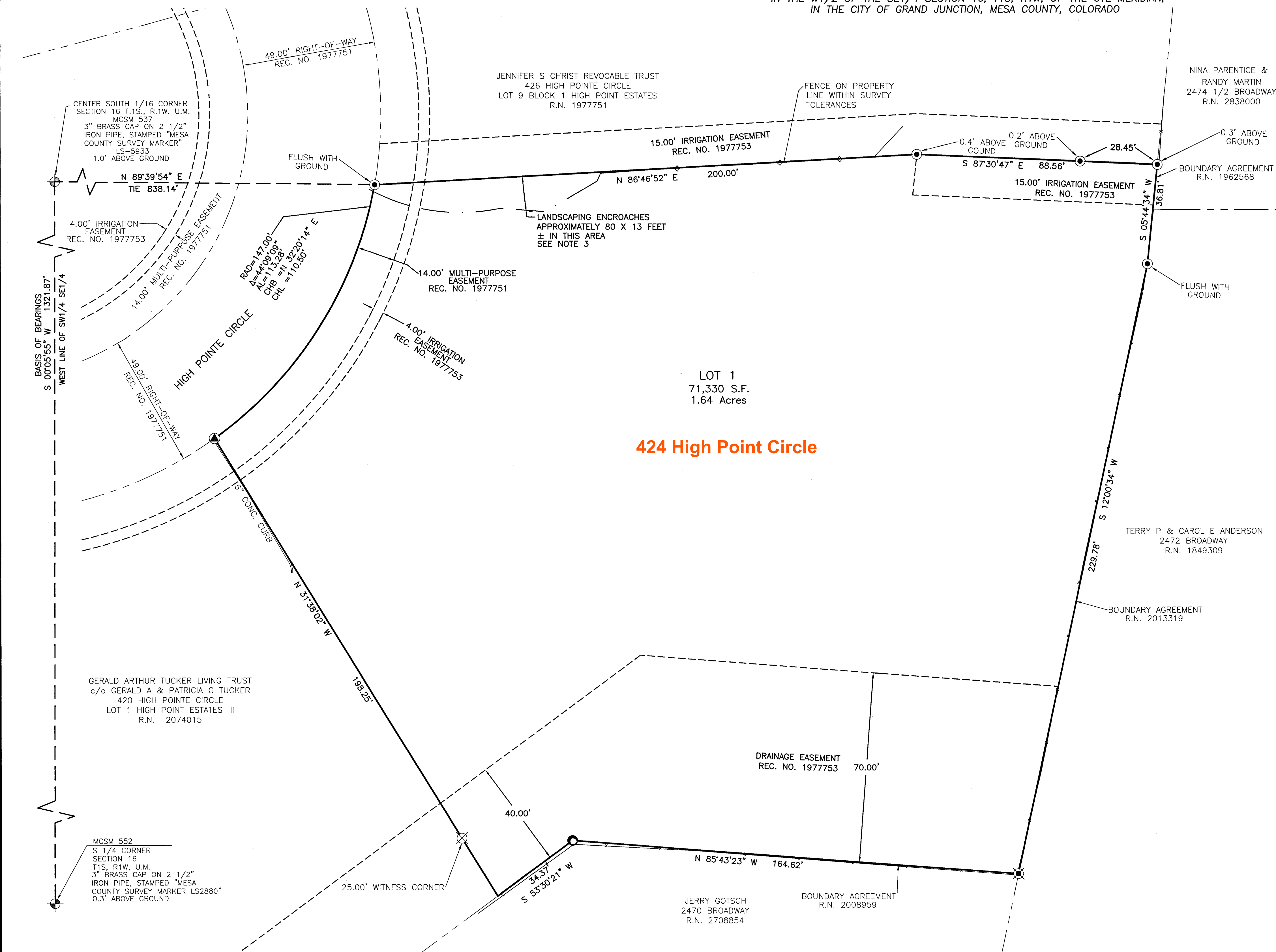
A REPLAT OF
LOTS 2 & 3 OF HIGH POINTE ESTATES III (R.N. 2074015)
IN THE W1/2 SE1/4 SECTION 16 IN T1S, R1W,
OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO

Drawn JLG	Designed JLG	Checked CLB	Proj# C5433	Rv:	Sheet 1
File Name: C:\PROJECTS\C5433\C5433-Plat.dwg				Date 10/28/25	Of 2

PLAT SHEET 2
7/11/25, for accommodations reviewing this
document please contact City of Grand Junction,
Community Development Department, 970-244-1430.

HIGH POINTE ESTATES IV

A REPLAT OF LOT 2 & LOT 3 OF HIGH POINTE ESTATES III (REC. NO. 2074015)
IN THE W1/2 OF THE SE1/4 SECTION 16, T1S, R1W, OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER, AS NOTED
- FOUND NO. 5 REBAR, & 2" ALUMINIUM CAP, STAMPED "ROLLAND ENGINEERING, LS-18469"
- FOUND NO. 5 REBAR & 1.5" ALUMINIUM CAP STAMPED "LS-11643," IN CONCRETE, FLUSH WITH GROUND
- FOUND NO. 5 REBAR & 1.5" ALUMINIUM CAP ILLEGIBLE MARKINGS IN CONCRETE, 0.1' ABOVE GROUND
- FOUND BENT NO. 5 REBAR REPLACED WITH NO. 5 REBAR & 2" ALUMINIUM CAP STAMPED "LS-38075, R.C.E." SET IN CONCRETE, 0.2' ABOVE GROUND
- FOUND NO. 5 REBAR, & 2" ALUMINIUM CAP, STAMPED "LS-37904 POLARIS SURVEYING"
- SET WITNESS CORNER 18" NO. 5 REBAR & 2" ALUMINIUM CAP STAMPED "W.C. 25.00 LS-38075, R.C.E.", 0.2' ABOVE GROUND IN CONCRETE
- MESA COUNTY SURVEY MARKER
- RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- PG. PAGE
- LS. PROFESSIONAL LICENSED SURVEYOR
- 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
- PED. PEDESTAL
- CONC. CONCRETE
- DWY. DRIVEWAY
- IRR. IRRIGATION

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying HIGH POINTE ESTATES IV, 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 24th day of NOVEMBER, 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 S 00°05'55" W for a distance of 1321.87 feet, located between a Mesa County Survey Marker for the Center South 1/16 Corner, and a Mesa County Survey Marker for the South 1/4 Corner of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado.
- Title information is from Mesa County Real Property Records, the title commitment by Land Title Guarantee Company, Order No. GJIF65062910, Dated 10/27/2025 at 5:00 P.M..
- An agreement letter addressing the landscape encroachment is recorded at Reception Number 3141327.

NOTE: ALL EXTERIOR ANGLE POINTS ARE SET IN CONCRETE.

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.

		HIGH POINTE ESTATES IV	
Rolland Consulting Engineers, LLC 405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		A REPLAT OF LOTS 2 & 3 OF HIGH POINTE ESTATES III (R.N. 2074015) IN THE W1/2 SE1/4 SECTION 16 IN T1S, R1W, OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn JLG	Designed JLG	Checked CLB	Proj# C5433
File Name: C:\PROJECTS\C5433\C5433-Plat.dwg	Date 10/28/25	Of 2	Sheet 2