



ROSEHAVEN II SUBDIVISION
A RE-PLAT OF LOT 1 ROSEHAVEN (RECEPTION 1758238)
NE1/4 NE1/4, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Anthony Scott Taylor and Shelly Leann Taylor, are the owners of that real property that resides in the City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being described in Reception #1765577 of the Mesa County Clerk and Recorders Office, and being in the NE1/4 NE1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being described as follows:

LOT 1 ROSEHAVEN (RECEPTION 1758238)
County of Mesa, State of Colorado

That said owner has caused the said real property to be laid out and surveyed as ROSEHAVEN II SUBDIVISION, a subdivision of a part of the City of Grand Junction, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
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.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19th day of November, A.D. 2025.

Anthony Scott Taylor *Shelly Leann Taylor*

Anthony Scott Taylor
STATE OF COLORADO } S.S.
COUNTY OF MESA)
DANIELLE LYNN DE WITT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20084042294
MY COMMISSION EXPIRES JAN 9, 2029

The foregoing instrument was acknowledged before me this 19th day of November A.D. 2025, by Anthony Scott Taylor and Shelly Leann Taylor
January 9, 2029
My commission expires: *Danielle DeWitt*
Danielle DeWitt
Notary Public

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19th day of November A.D. 2025.

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } S.S.
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 12:28 o'clock P.M. this 25 day of November A.D. 2025, and is duly recorded in Book No. 3143820, Page 1, Drawer No. K2-39, Fee 40 + 3.

Robbie Gross *Patricia Ulrich*
CLERK AND RECORDER BY DEPUTY

CITY APPROVAL
This plat of ROSEHAVEN II SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21st day of November A.D. 2025.

John Schmidt *City Manager* *City of Grand Junction Mayor*

TITLE CERTIFICATION
STATE OF COLORADO } S.S.
COUNTY OF MESA)
We, Fidelity National Title, 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 Anthony Scott Taylor and Shelly Leann Taylor; 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: 11/21/2025
BY: *Patricia Ulrich* Title Examiner

SURVEYOR'S CERTIFICATE
I, David Max Morris, certify that the accompanying plat of ROSEHAVEN II SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

David Max Morris *Q.E.D. Surveying Systems Inc.*
Colorado Registered Professional Land Surveyor L.S. 30111

AREA SUMMARY

LOT 1 = 1.15 ACRES = 78.2%
LOT 2 = 0.32 ACRES = 21.8%
TOTAL = 1.47 ACRES = 100%

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.

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

FOR: TAYLOR
SURVEYED BY: MSM
DRAWN BY: MEM
ACAD ID: 104 Mantey-Rosehaven 4A
FILE: 2020-206

Q.E.D. SURVEYING SYSTEMS, Inc.
1018 COLORADO AVE
GRAND JUNCTION, CO
81501-3521
(970) 241-2370
FAX: 241-7025
SHEET NO.