

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

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Anthony Scott Taylor and Shelly Leeann 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
Anthony Scott Taylor
STATE OF COLORADO }
COUNTY OF MESA } S.S.
DANIELLE LYNN DE WITT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 2008404234
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 Leeann Taylor
January 9, 2029
My commission expires:
Danielle DeWitt
Notary Public

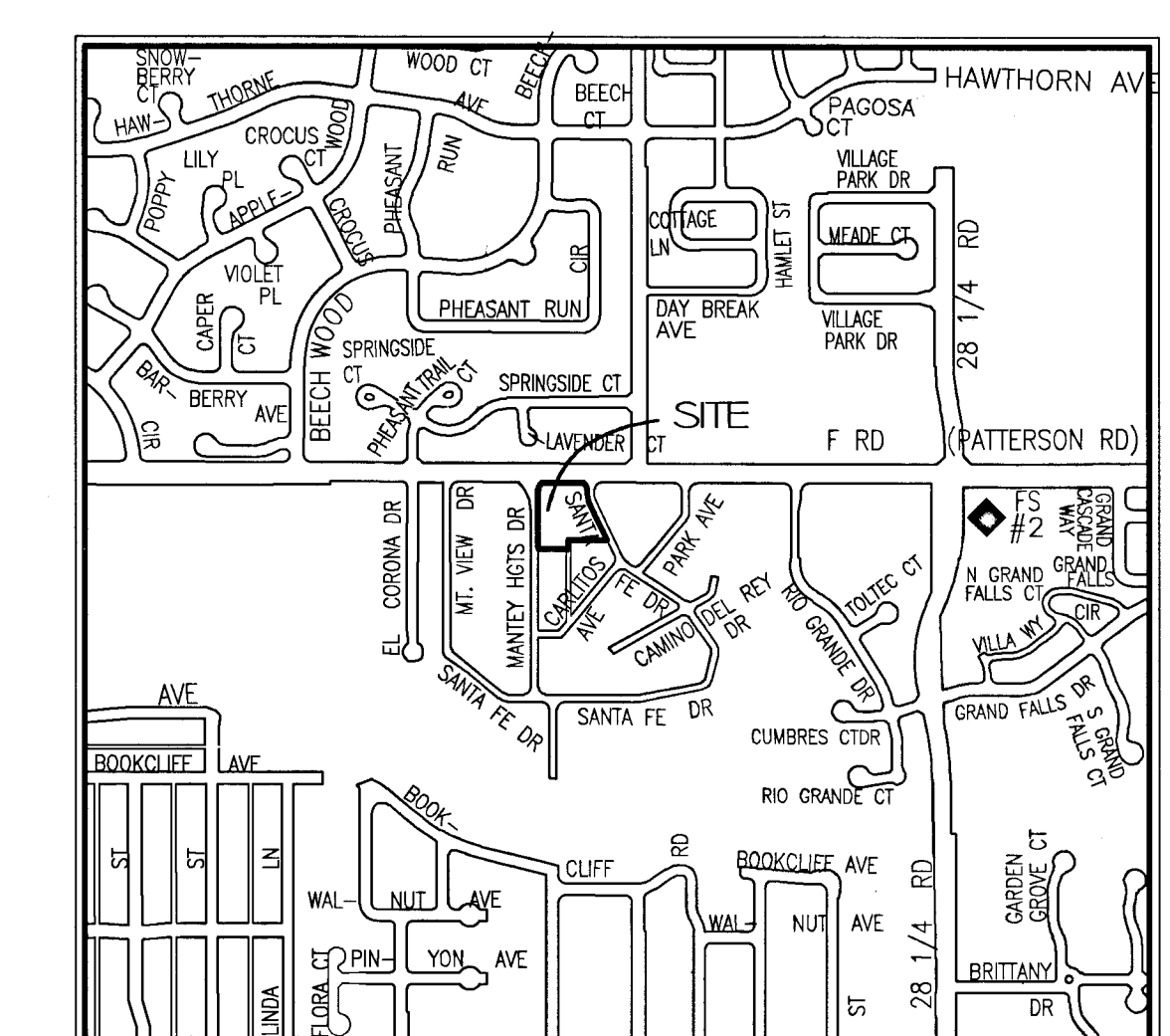
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____, A.D., 2025.

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } S.S.
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. _____, Page _____.
Reception No. 3143820 Drawer No. K3-39 Fee 40.33
Bobbie Gross BY Danielle DeWitt
CLERK AND RECORDER 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 Nov, A.D. 2025.
Mayor
City Manager
TITLE CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } S.S.
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 hereon described property, that we find the title to the property is vested in Anthony Scott Taylor and Shelly Leeann Taylor; 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: 11-21-25 BY: David Max Morris
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
David Max Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111

ABBREVIATIONS

SF & SQ. FT.	SQUARE FEET	NW	NORTH WEST
ESMT.	EASEMENT	NE	NORTH EAST
MPE	MULTI-PURPOSE EASEMENT	SW	SOUTH WEST
LEN.	LENGTH	SE	SOUTH EAST
C	CHORD	CI/4	CENTER QUARTER
D	DELTA ANGLE	SE	SOUTH EAST
A	ARC LENGTH	SQ.	SQUARE
R	RADIUS	FT.	FEET
B	BEARING	W1/2	WEST HALF
BK.	BOOK	IRR.	IRRIGATION
PG.	PAGE	T.B.M.	TEMPORARY BENCH MARK
MCSM	MESA COUNTY SURVEY MONUMENT	L.S.	LAND SURVEYOR
U.M.	UTE MERIDIAN	W/CAP	WITH CAP
MULTI	MULTIPLE	NO.	NUMBER
R.O.W.	RIGHT-OF-WAY	REC. #	RECEPTION NUMBER
T1S	TOWNSHIP 1 SOUTH		
R1E	RANGE 1 EAST		



- LEGEND & NOTES**
- FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - RECOVERED NO.5 REBAR WITH PLASTIC CAP L.S. 16413
 - SET NO. 5 RE-BAR W/PLASTIC CAP L.S. 30111
 - SET NO. NAIL AND WASHER

BASIS OF BEARINGS STATEMENT
Bearings are based on grid North of the Mesa County Local Coordinate System, locally determined by GPS observations on the NE corner of Section 12, Township 1 South, Range 1 West, Ute Meridian and the E1/16th corner North Boundary of Section 12, Township 1 South, Range 1 West, Ute Meridian.
The measured bearing of this line is N89°45'48"W

NOTES:
1. Deeds were provided by client.
2. A Title search was provided and relied upon. Fidelity National Title Company (File No. 200-F01829-25A) A Title Search was not performed by me.

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

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

FOR: TAYLOR	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 COLORADO AVE GRAND JUNCTION, CO 81501-3521 (970) 241-2370 FAX: 241-7025	SURVEYED BY: MSM DRAWN BY: MEM ACAD ID: 104 Mantey-Rosehaven 4A SHEET NO. FILE: 2020-206
SCALE: 1 IN = 30 FT DATE: 11/19/2025		