

File ID#: SSU-2024-629
Zoning: MU-2
Not in Floodplain

TAKE FIVE SUBDIVISION

SITUATED IN THE SE¼ SW¼ SE¼ SECTION 12
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN

A REPLAT OF A PART OF LOT 12 BLOCK 1 ARCADIA VILLAGE, ACCORDING TO THE REFILEING PLAT THEREOF, RECEPTION No. 485731
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

OWNERS' STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Canyon Rock Development, LLC, a Texas limited liability company is the owner of that real property situate in the SE¼ SW¼ SE¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as evidenced by the Deeds filed in the office of the Mesa County, Colorado, Clerk and Recorder, at Reception Numbers 3116441 and 3117016, being more particularly described as follows:

The South 100 feet of Lot 12, Block 1, Arcadia Village, according to the refileing plat thereof, EXCEPT that portion conveyed to the Department of Transportation, State of Colorado, in Deed recorded April 26, 2022 at Reception No. 3028817, County of Mesa, State of Colorado

AND

The North 106.2 feet of Lot 12 in Block 1 of ARCADIA VILLAGE, according to the refileing plat thereof, County of Mesa, State of Colorado

Said parcels of land contain 0.48 acres

That said owners have laid out, platted and subdivided the above described real property into lots as shown hereon, and designate the same as TAKE FIVE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

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

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.

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, 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 plotted 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.

There are no lienholders of record for the described property.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this

18th day of November, A. D. 2025

By: Jordan Madewell, Manager

For: Canyon Rock Development, LLC a Texas limited liability company

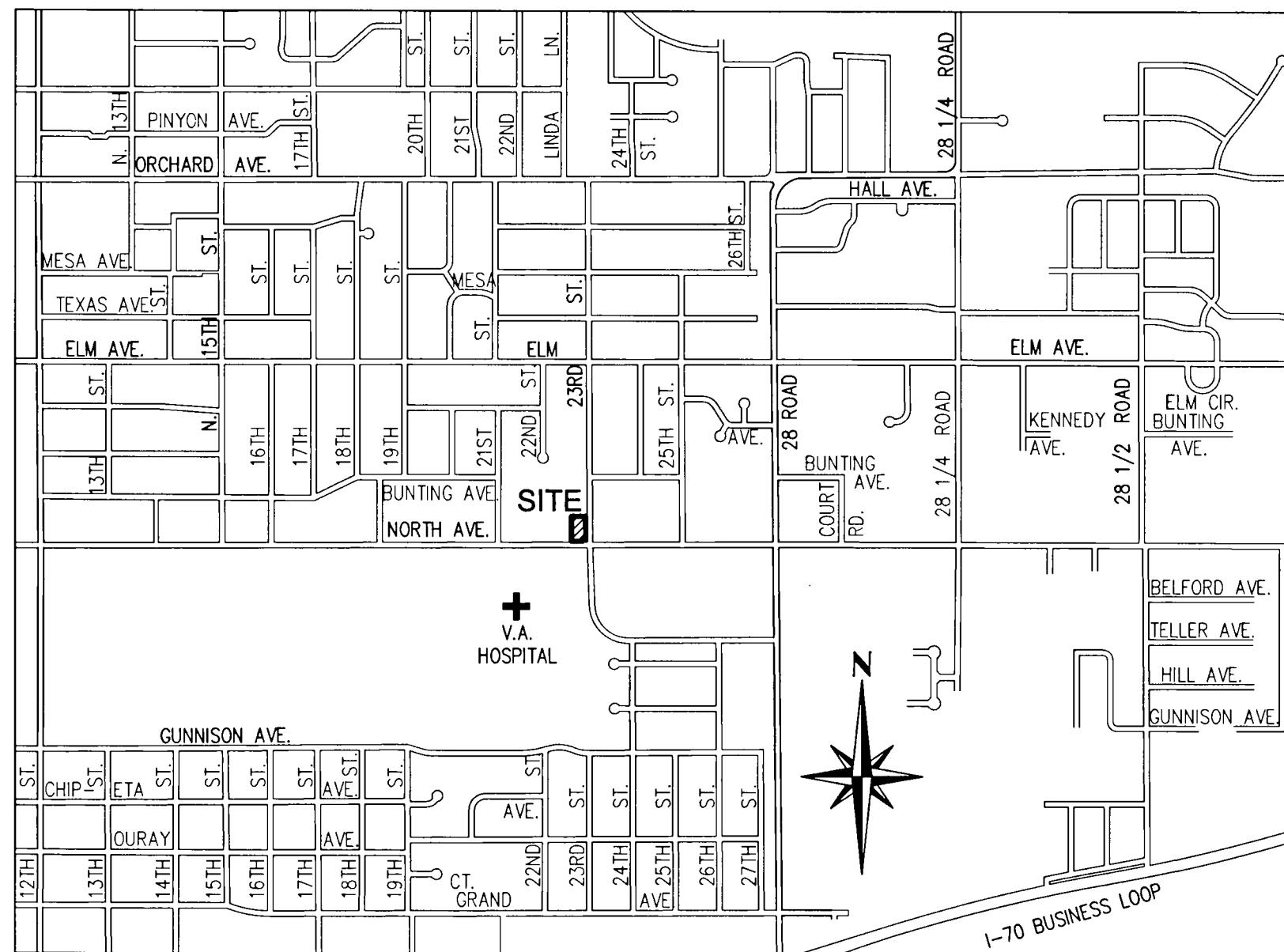
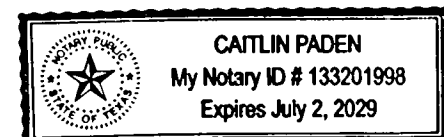
STATE OF ~~TEXAS~~
~~COLORADO~~
COUNTY OF ~~MESA~~

The foregoing instrument was acknowledged before me this 18th day of November, A.D. 2025

by Jordan Madewell, for Canyon Rock Development, LLC a Texas limited liability company

Witness my hand and official seal Caitlin Paden
Notary Public

My commission expires July 2, 2029



VICINITY MAP N.T.S.

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 _____ o'clock _____ .m., on this _____ day of _____, 20____ and

was recorded at Reception No. _____.

Drawer No. _____, and Fees _____.

Clerk and Recorder

Deputy

CITY APPROVAL

This plat of TAKE FIVE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 12th day of

Jan 2026

City Manager

President of City Council

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING CURRENT TITLE POLICIES PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, FILE NUMBERS 200-F06735-24 AND 200-F06966-24.

2. BEARINGS ARE BASED ON THE EAST LINE OF SE¼ SW¼ SE¼ SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N00°02'01"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.

3. 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.

4. THIS SURVEY IS BASED ON THE DEEDS AS RECORDED AT RECEPTION NUMBERS 3116441 AND 3117016 OF THE MESA COUNTY RECORDS.

5. BALDWIN DEVELOPMENT, LLC IS A HOLDER OF PROMISSORY NOTES RELATED TO THE PROPERTY SURVEYED HEREON AND HAS APPROVED TAKE FIVE SUBDIVISION BY A RATIFICATION DOCUMENT RECORDED AT RECEPTION NUMBER 3143325 OF THE MESA COUNTY RECORDS.

TITLE CERTIFICATION

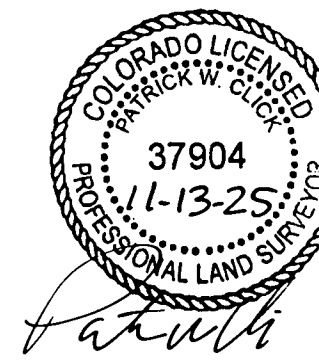
STATE OF COLORADO }
COUNTY OF MESA }ss

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 VESTED TO CANYON ROCK DEVELOPMENT, LLC, A TEXAS 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: 11/20/2025 BY: Patrick W. Click
NAME AND TITLE
FIDELITY NATIONAL TITLE

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 Final Plat of the TAKE FIVE SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such Final Plat was made from an accurate survey of said property by me and under my responsible charge. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR PLS #37904

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

CITY USE BLOCK:

The below listed recording information for Associated Record 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. _____

LAND USE SUMMARY		
LOTS	0.47 ACRES	97%
R.O.W.	0.01 ACRES	3%
TOTAL	0.48 ACRES	100%

TAKE FIVE SUBDIVISION

SITUATED IN THE SE¼ SW¼ SE¼ SECTION 12
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2024-094 FIELD WORK: JM DRAWN BY: JW
DATE: 11/13/25 DRAWING NAME: NORTH AVE & 23RD CHECKED BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

TAKE FIVE SUBDIVISION

SITUATED IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 12
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN

A REPLAT OF A PART OF LOT 12 BLOCK 1 ARCADIA VILLAGE, ACCORDING TO THE REFILE PLAT THEREOF, RECEPTION No. 485731
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

FOUND
NORTHEAST CORNER
SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 12
T1S, R1W, UTE MERIDIAN
No. 6 REBAR IN MONUMENT BOX
0.3' BELOW SURFACE

FOUND EAST $\frac{1}{4}$ CORNER
SOUTH LINE SECTION 12,
T1S, R1W, UTE MERIDIAN
3.25" CDOT ALUMINUM CAP
IN MONUMENT BOX
0.3' BELOW SURFACE
PLS 38428

NORTH 23rd STREET

55' R.O.W.
RECEPTION No. 485731

N0° 02' 01"W 657.44'
EAST LINE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 12
BASIS OF BEARINGS

53.08'

30.0'

32.00'

1.0' W.C.

R.O.W.
RECEPTION No. 3028817

N89° 53' 11"W

23.00'

S0° 02' 01"E

6.00'

3.00'

3.00'

79.54'

79.54'

47' R.O.W.
RECEPTION No. 485731

NORTH AVENUE

SOUTH LINE SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 12

N89° 53' 11"W 1325.38'

47' R.O.W.
RECEPTION No. 615897

SOUTH 1/4 CORNER
SECTION 12 T1S, R1W UTE
FOUND 3.5" ALUMINUM CAP IN
MONUMENT BOX, PLS 38428
0.8' BELOW GRADE

ABBREVIATIONS:

N NORTH
S SOUTH
E EAST
W WEST
T TOWNSHIP
R RANGE
MCSM MESA COUNTY SURVEY MARKER
R.O.W. 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
L.C.E. LIMITED COMMON ELEMENT
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
W.C. WITNESS CORNER
FF FINISH FLOOR ELEVATION

LOT: 2
ELEVEN THIRTY THREE PARK
PLACE SUBDIVISION
RECEPTION No. 3018291

2.00' R.O.W. DEDICATED HEREON
400 SQ FT

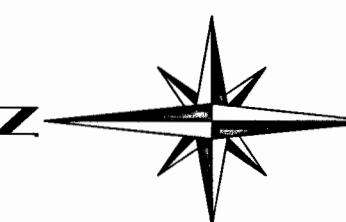
S0° 02' 01"E 200.20'

S0° 02' 01"E 200.20'

10.00' MULTI-PURPOSE EASEMENT
DEDICATED HEREON

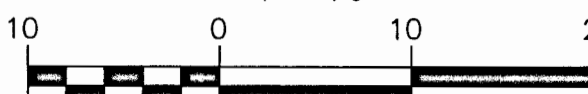
LOT: 1
0.47 ACRES

2260 North Avenue



GRAPHIC SCALE:

1"=10'



LINEAR UNITS ARE U.S. SURVEY FEET

10.0' UTILITY EASEMENT
RECEPTION No. 1917778

LOT 2
ASL SUBDIVISION
RECEPTION No. 1917778

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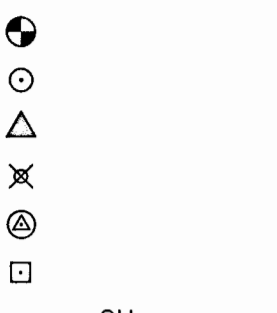
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LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND CORNER AS DESCRIBED
RECOVERED No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
RECOVERED MAGNETIC NAIL WITH 1-1/2 INCH BRASS DISC PLS 37904
FOUND 3 INCH BRASS CAP ILLEGIBLE
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
EXISTING OVERHEAD UTILITY LINE APPARENT EASEMENT



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