

## 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  
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 situated in the SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$  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 refiling 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 refiling 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

18<sup>th</sup> day of November, A.D. 2025

*Jordan Madewell*  
By: Jordan Madewell, Manager

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

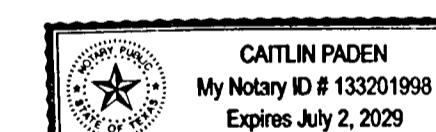
TEXAS  
STATE OF COLORADO )  
LUBBOCK ) SS  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> 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 21, 2029



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO : SS  
COUNTY OF MESA :

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 12<sup>th</sup> day of

*Dec 2026*

*Jordan Madewell*  
City Manager

*Patrick W. Click*  
President of City Council

### 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. \_\_\_\_\_

### 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 SE $\frac{1}{4}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED NO $0^{\circ}0'0''W$ , 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.

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

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

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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		

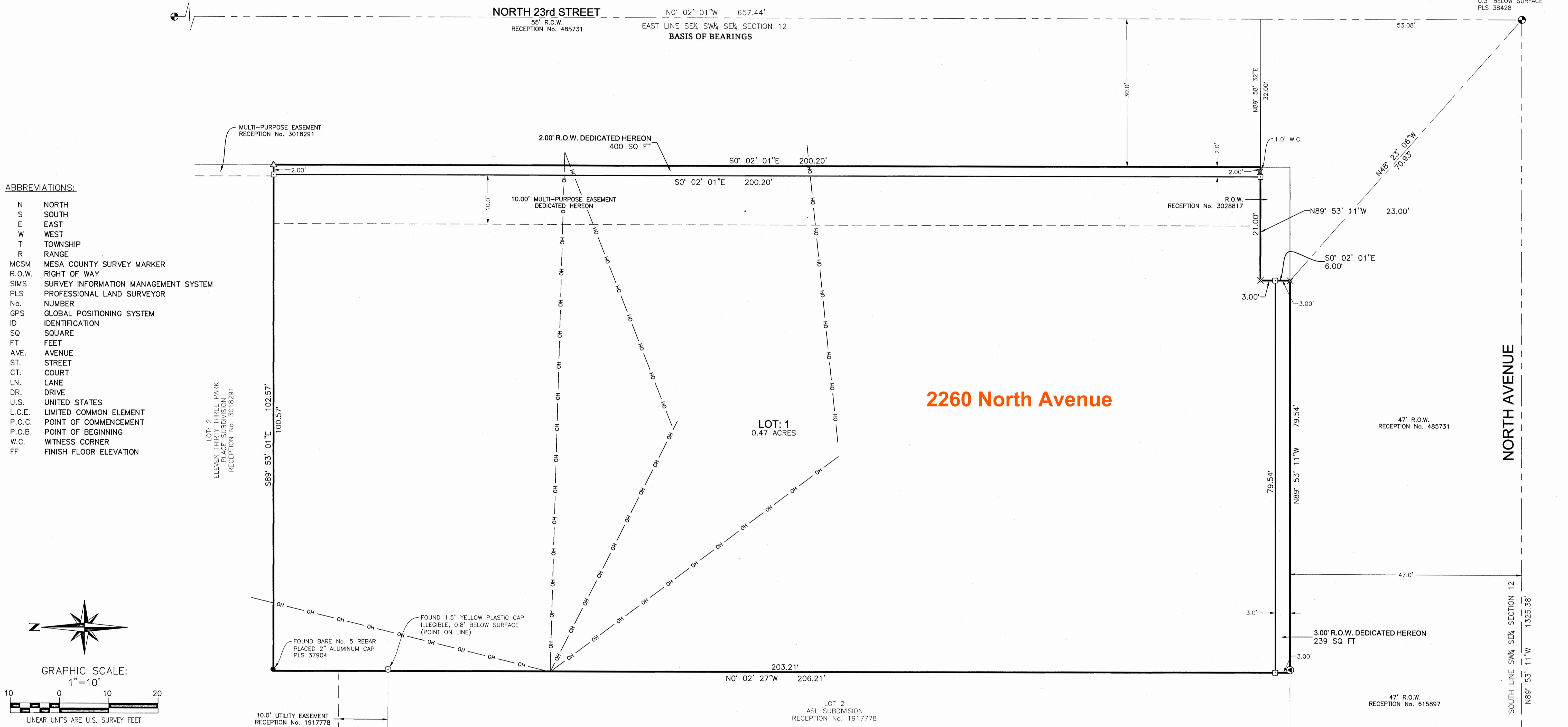
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A REPLAT OF A PART OF LOT 12 BLOCK 1 ARCADIA VILLAGE, ACCORDING TO THE REFILED PLAT THEREOF, RECEPTION NO. 485731  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

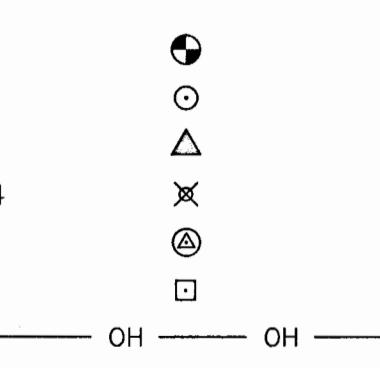
FOUND  
NORTHEAST CORNER  
SE $\frac{1}{4}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  SECTION 12  
TTS, R1W, UTE MERIDIAN  
No. 6 REBAR IN MONUMENT BOX  
0.3' BELOW SURFACE

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



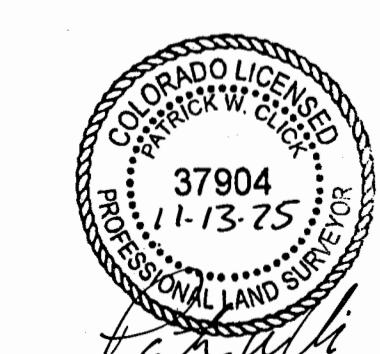
### LEGEND:

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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