DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ptarmigan Investments, a Colorado Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1802 at Page 102 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situated in the NW1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado being described as follows: Considering the East line of the NW1/4 Section 1, T1S, R1W, U.M. to bear S00°02'05"W and all bearings contained herein to be relative thereto: Beginning at a point on the South line of the NW1/4 Section 1, T1S, R1W, U.M. being 673.72 feet N89°49'58"W of the SE corner of the NW1/4 Section 1, T1S, R1W, U.M. being the SW corner of BELL RIDGE SUBDIVISION FILING NO. ONE; thence N00°10'02"E 68.14 feet along the West line of BELL RIDGE SUB. FILING NO. ONE; thence N48°57'55"W 148.00 feet to the North right-of-way line for Ridge Drive; thence N41°02'05"E 117.93 feet along the North right-of-way line for Ridge Drive to the SW corner of Lot 8 Block 4, BELL RIDGE SUBDIVISION FILING NO. ONE; thence leaving the westerly and northerly lines of BELL RIDGE SUBDIVISION FILING NO. ONE the following eight (8) courses and distances:

1. N48°57'55"W 48.19 feet
2. N00°02'34"E 66.26 feet
3. N03°03'20"E 95.13 feet
4. N83°39'19"E 154.30 feet
5. S31°57'55"E 35.13 feet
6. N58°02'05"E 50.00 feet
7. 28.63 feet along the arc of a curve to the left with a radius of 20.00 feet and whose chord bears S72°59'09"E 26.25 feet;
8. 56.32 feet along the arc of a curve to the right with a radius of 305.00 feet and whose chord bears N71°17'02"E 56.24 feet to the SW corner of BELL RIDGE SUBDIVISION FILING NO. TWO; thence N00°02'05"E 409.35 feet to the NW corner of BELL RIDGE SUBDIVISION FILING NO. TWO; thence N89°51'18"W 292.73 feet; thence S00°02'05"W 89.37 feet; thence S40°17'18"W 277.26 feet; thence S54°32'55"W 149.85 feet; thence S59°44'13"W 47.42 feet; thence S45°46'57"W 103.41 feet to the NW corner of Lot 2 SPOMER SUBDIVISION; thence S89°49'54"E 115.00 feet to the NE corner of SPOMER SUBDIVISION; thence S00°02'34"W 394.82 feet; thence S89°49'58"E 365.25 feet to the Point of Beginning, containing 7.41 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN RIDGE, FILING NO. ONE, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for its use & for the use of the public for its use & forever and dedicate to the CITY OF GRAND JUNCTION, its use & for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the City of Grand Junction for its benefit and for the benefit of the owners of the property within said PTARMIGAN RIDGE FILING NO. ONE, THREE, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this ____11th____ day of ____ A.D. 199_

John A. Siegfried
Ptarmigan Investments, a Colorado Corp.,
John A. Siegfried, President

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 11th day of Feb. A.D. 199_ by John A. Siegfried as president of Ptarmigan Investments, a Colorado Corporation.

Theresa G. Martinez
Notary Public
My commission expires: June 13, 1991
Address 250 N. 5th St., Grand Junction, CO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

Reception # 1563584 $10.00
I hereby certify that this instrument was filed in my office at 1:58 o'clock P.M. this 20th day of February, A.D. 199_ and is duly recorded in Plat Book No. 13, Page 167.
Drawer J. 95

CITY APPROVAL

This plat of PTARMIGAN RIDGE, FILING NO. ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 20 day of February A.D. 199_

City Manager
Director of Development
Grand Junction City Engineer
President of Council
Chairman, Grand Junction Planning Commission
William E. McCurry

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of PTARMIGAN RIDGE, FILING NO. ONE, 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.

Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413
2/19/91

The lots in this Subdivision are subject to a Special Improvements District Lien. Grand Junction Planning Department should be consulted for further information. No lot may be developed nor occupied until a water tap has been paid to the City.
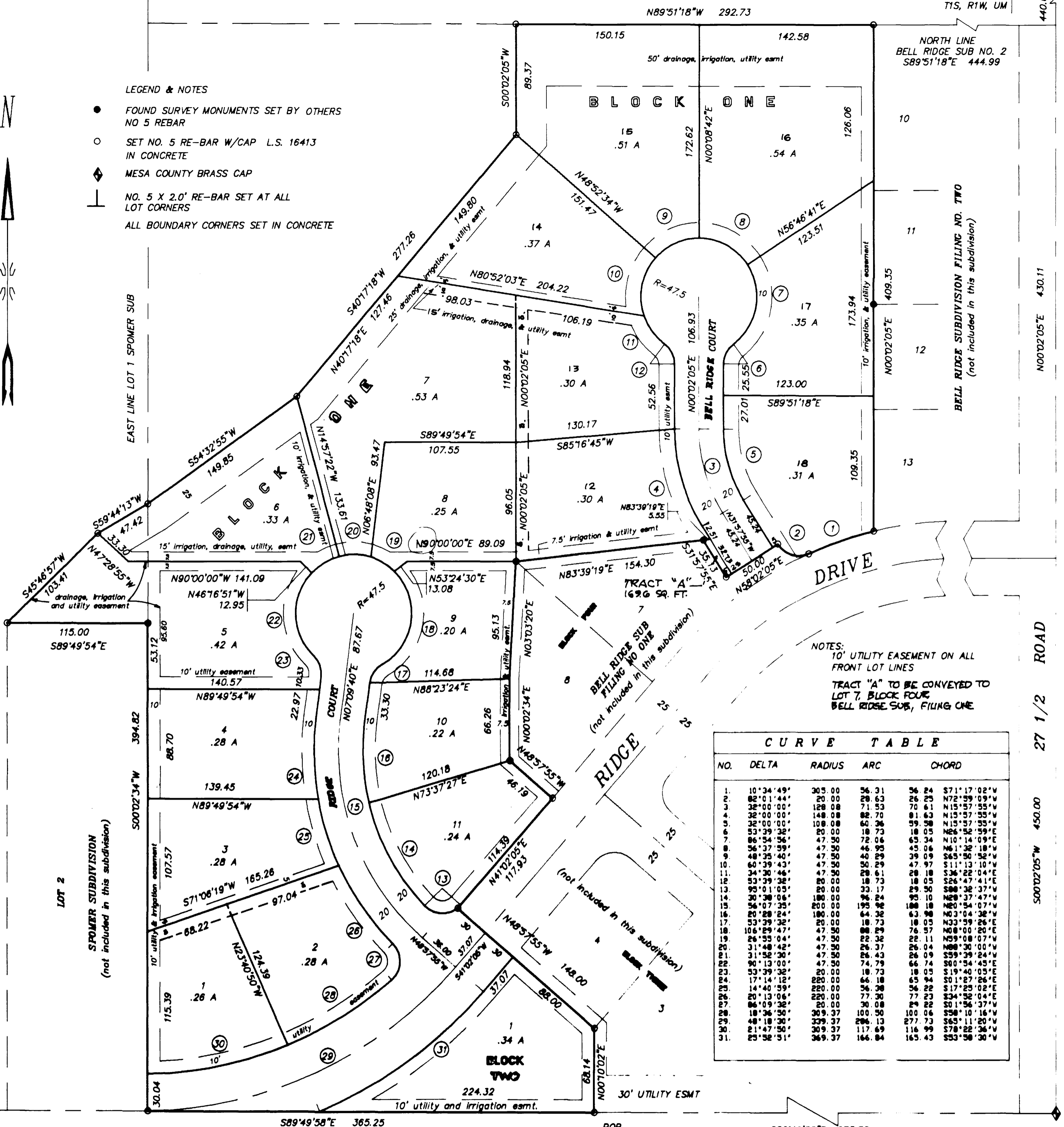
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 REBAR
- ○ SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ◆ MESA COUNTY BRASS CAP
- ⊥ NO. 5 X 2.0' RE-BAR SET AT ALL LOT CORNERS

ALL BOUNDARY CORNERS SET IN CONCRETE

NOTES:
10' UTILITY EASEMENT ON ALL FRONT LOT LINES

TRACT "A" TO BE CONVEYED TO LOT 7, BLOCK FOUR, BELL RIDGE SUB, FILING ONE

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	
1.	10°34'49"	305.00	56.31	56.24	S71°17'02"W
2.	82°01'44"	20.00	28.63	26.25	N72°59'09"W
3.	32°00'00"	128.08	71.53	70.61	N15°57'55"W
4.	32°00'00"	148.08	82.70	81.63	N15°57'55"W
5.	32°00'00"	108.08	60.36	59.58	N15°57'55"W
6.	53°39'32"	20.00	18.73	18.05	N24°52'59"E
7.	86°54'56"	47.50	72.06	65.34	N10°14'09"E
8.	56°37'59"	47.50	46.95	45.04	N32°18'18"E
9.	48°35'40"	47.50	40.29	39.09	S65°50'58"E
10.	60°39'43"	47.50	50.29	47.97	S11°13'10"E
11.	34°39'44"	47.50	28.73	28.30	S36°22'04"E
12.	53°39'32"	20.00	18.73	18.05	S26°47'41"E
13.	93°01'05"	20.00	32.17	28.90	S80°38'37"W
14.	30°30'06"	180.00	94.24	95.10	N28°37'47"W
15.	56°07'35"	200.00	199.98	188.05	N60°54'17"W
16.	82°08'24"	180.00	64.32	63.98	N37°02'28"W
17.	53°39'32"	20.00	18.73	18.05	N03°09'26"E
18.	106°29'47"	47.50	88.29	76.57	N08°00'20"E
19.	26°55'04"	47.50	22.31	22.11	N59°08'07"E
20.	31°48'42"	47.50	26.37	26.04	N80°30'10"E
21.	31°48'42"	47.50	26.43	26.09	S59°39'24"W
22.	90°13'00"	47.50	74.79	66.74	S60°54'43"E
23.	53°39'32"	20.00	18.73	18.05	S19°44'00"E
24.	17°14'12"	220.00	66.18	65.94	S17°25'02"E
25.	14°40'59"	220.00	56.38	56.22	S17°25'02"E
26.	51°33'06"	220.00	28.96	27.73	S65°11'20"W
27.	86°09'32"	20.00	30.08	29.22	S01°56'39"W
28.	18°36'30"	309.37	100.50	100.06	S58°10'16"W
29.	48°18'30"	339.37	286.13	277.73	S65°11'20"W
30.	21°47'50"	309.37	117.69	116.99	S78°28'26"W
31.	25°52'51"	369.37	166.84	165.43	S53°59'30"W

AREA SUMMARY

STREETS = 1.10 ACRES = 15%
LOTS = 6.31 ACRES = 85%
TOTAL = 7.41 ACRES = 100%

FINAL PLAT

SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, GRAND JUNCTION, CO.

FOR: PTARMIGAN INVESTMENTS

SCALE: 1" IN = 50'FT
DATE: 8/2/90

Q.E.D. SURVEYING SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
(303) 241-2370
464-7568

SURVEYED BY: MEM DMM
DRAWN BY: MEM
ACAD ID: PR1FIN
SHEET NO.
FILE: 90090

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.

BLOCK ONE
BLOCK TWO

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