

P T A R M I G A N E S T A T E S

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, FRANK F. SPIECKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN R. JONES, DECEASED and CHARLOTTE A. WIPPLE, as tenants in common are the owners, and that JOHN SIEGFRIED is the developer and contract holder of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NW1/4 NE 1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, as shown on the accompanying plat thereof, said real property being described as follows:

The NW1/4 NE1/4 Section 1 T1S R1W, EXCEPT THAT PART TAKEN BY CROWN HEIGHTS 1ST FILING, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, AND EXCEPT BEGINNING AT THE SW CORNER OF THE NW1/4 NE1/4 OF SAID SECTION 1; THENCE N00°03'10"E 739.70 FEET; THENCE S89°38'46"E 511.51 FEET; THENCE S00°03'10"E 203.20 FEET; THENCE S89°55'41"E 9.00 FEET; THENCE S00°03'10"W 99.99 FEET; THENCE S10°27'44"E 55.94 FEET; THENCE S00°03'10"W 86.00 FEET; THENCE S89°55'41"E 14.80 FEET; THENCE S00°03'10"W 86.00 FEET; THENCE S00°09'10"E 55.00 FEET; THENCE S00°03'10"W 152.00 FEET; THENCE N89°55'41"W 545.74 FEET TO THE POINT OF BEGINNING, AND EXCEPT FURTHER AS DESCRIBED IN BOOK 1288, AT PAGE 729 OF THE MESA COUNTY RECORDS.

ALSO BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

That part of the NW1/4 NE1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, being described as follows: Considering the West line of the NW1/4 NE1/4 Section 1, T1S, R1W, U.M. to bear N00°03'10"E and all bearings contained herein to be relative thereto; Beginning at the N1/4 corner of Section 1, T1S, R1W, U.M. (a Mesa County Brass Cap in place); thence S89°55'46"E 1320.05 feet to the NE corner of the NW1/4 NE1/4 Sec. 1, T1S, R1W, U.M.; thence S00°01'19"W 662.44 feet along the East line of the NW1/4 NE1/4 Sec. 1, T1S, R1W, U.M. to the NE corner of CROWN HEIGHTS, FIRST FILING, a subdivision in the City of Grand Junction, Colorado, County of Mesa; thence Westerly along the north line of CROWN HEIGHTS, FIRST FILING the following four (4) courses and distances: (1) N89°56'12"W 42.00 feet; (2) N77°12'31"W 90.99 feet; (3) S79°12'51"W 67.18 feet; (4) N89°38'46"W 612.40 feet to the NW corner of CROWN HEIGHTS, FIRST FILING; N00°03'10"W 67.20 feet; thence N89°38'46"W 511.16 feet to the west line of the NW1/4 NE1/4 Sec. 1, T1S, R1W, U.M.; thence N00°03'10"E 582.30 feet to the point of beginning; EXCEPT the West 33.00 feet and the North 30.00 feet of the above described property for the rights-of-way for 27 1/2 Road and G Road respectively, containing 17.64 Acres as described.

That the said owners have caused the said real property to be laid out and surveyed as PTARMIGAN ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do 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 the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, 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 owners of the property within said PTARMIGAN ESTATES, 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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of January A.D., 1990.

Frank F. Spiecker
FRANK F. SPIECKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN R. JONES

Charlotte A. Wipple
CHARLOTTE A. WIPPLE

John Siegfried
JOHN SIEGFRIED

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 23rd day of January A.D. 1990, by FRANK F. SPIECKER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN R. JONES, CHARLOTTE A. WIPPLE AND JOHN SIEGFRIED.
Witness my hand and official seal. My commission expires: 11/2/89, 1991



Janice A. Hainstock
Notary public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I, hereby certify that this instrument was filed in my office at 2:41 o'clock P.M. this 8th day of February A.D. 1990, and is duly recorded in Plat Book 13, Page 436-438. Reception # 1335273 Drawer # J-51

Earl Sawyer Clerk and Recorder Sarah A. Brown Deputy Fees: \$ 30.00

CITY APPROVAL

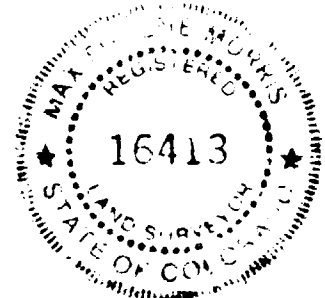
This plat of PTARMIGAN ESTATES, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 4th day of January A.D. 1990.

Market Cohen City Manager RT Mantle President of Council
Paul J. Nelson Director of Development Heidi Schaefer Chairman, Grand Junction Planning Commission
Jerry W. Newton Grand Junction City Engineer

SURVEYORS CERTIFICATE

I, Max E. Morris, do hereby certify that the accompanying plat of PTARMIGAN ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared by me and accurately represents a field survey of same, and 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 (23190)
Colorado Registered Professional Land Surveyor LS 16413
Max E. Morris



CURVE TABLE						
NO	DELTA	RADIUS	ARC	TAN	CHORD	BEARING
1	32°19'33"	55.00	31.03	15.94	30.62	N46°46'48"W
2	49°06'25"	55.00	47.14	25.13	45.71	N06°03'48"W
3	42°57'57"	55.00	41.24	21.65	40.29	N39°58'23"E
4	31°04'50"	55.00	29.84	15.29	29.47	N76°59'46"E
5	30°46'30"	55.00	29.54	15.14	29.19	S72°04'34"E
6	30°25'33"	55.00	29.21	14.96	28.87	S41°28'33"E
7	28°43'57"	55.00	27.58	14.09	27.29	S11°53'48"E
8	60°30'40"	55.00	58.09	32.08	55.42	S32°43'31"W
9	88°38'37"	11.50	17.79	11.23	16.07	N44°17'59"W
10	81°53'31"	25.00	35.73	21.69	32.77	N49°24'51"E
11	64°52'17"	60.00	67.94	38.13	64.37	N40°54'06"E
12	73°18'42"	25.00	31.99	18.60	29.85	N36°40'54"E
13	36°53'52"	117.50	75.66	39.20	74.37	N18°27'58"E
14	53°25'50"	117.50	109.57	59.14	105.65	N63°38'12"E
15	90°20'05"	67.50	106.42	67.90	95.74	S45°11'27"W
16	46°01'45"	60.00	48.21	25.49	46.92	S13°47'39"E
17	90°19'48"	92.50	145.82	93.03	131.18	S45°11'20"W
18	59°57'15"	104.00	108.83	58.99	103.93	N58°38'40"W
19	19°02'59"	104.00	34.38	17.45	34.42	N19°08'33"W
20	80°01'43"	11.50	16.06	9.68	14.79	N49°37'55"W
21	180°00'00"	75.00	235.62	00.00	150.00	S89°38'46"E
22	52°11'38"	104.00	94.74	50.94	91.50	S26°27'03"W
23	52°31'33"	11.50	10.54	5.67	10.18	S26°17'06"W

NOTICE:

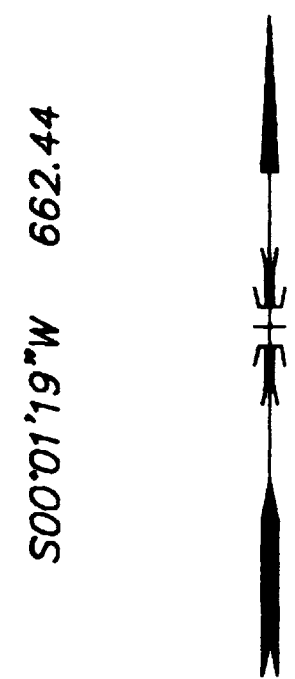
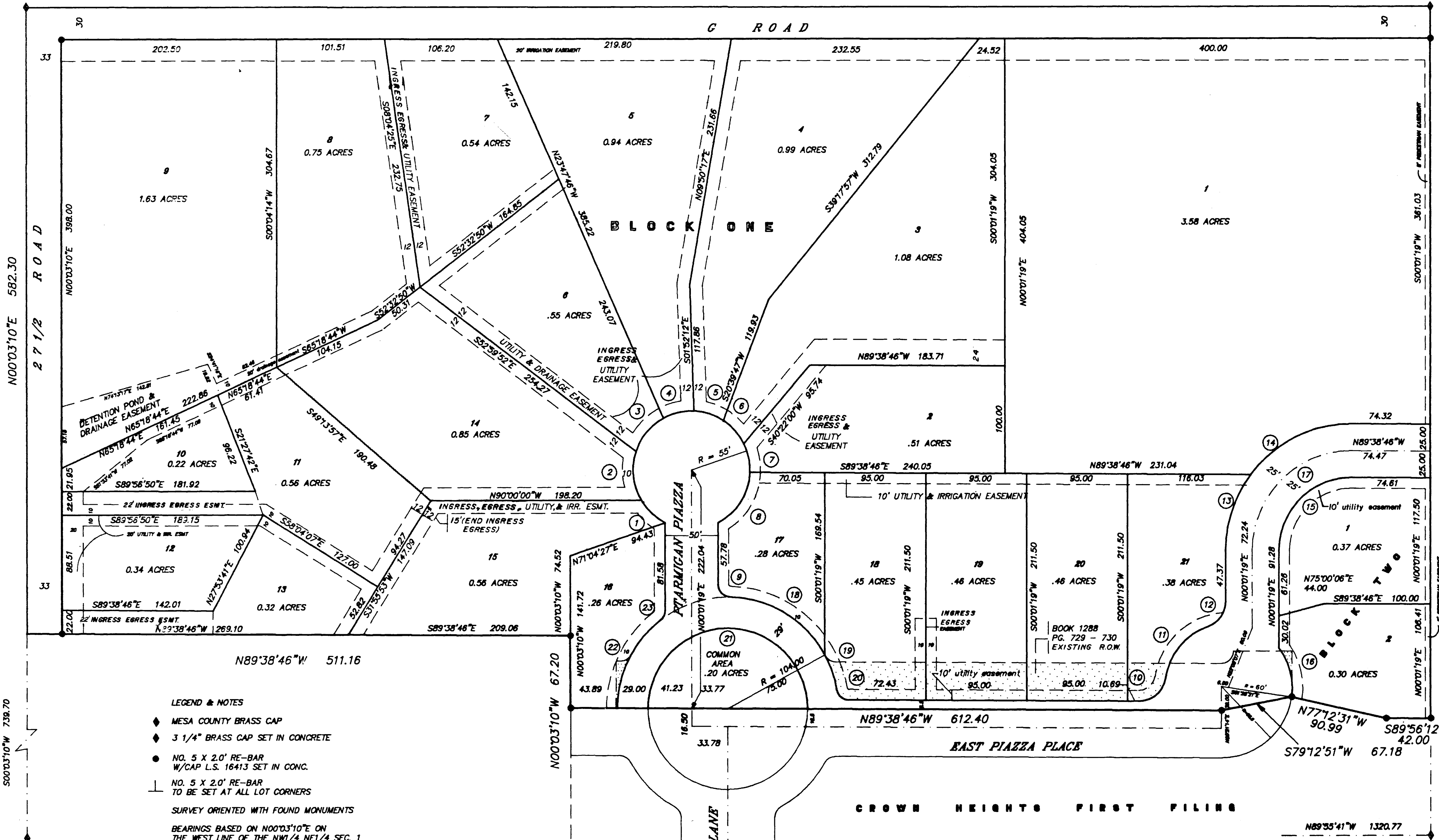
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification hereon.

PTARMIGAN ESTATES		
FINAL PLAT		
FOR: <u>JOHN SIEGFRIED</u>	 Q. E. D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE GRAND JCT. CO (303)241-2370	SURVEYED BY: <u>MM DB</u>
SCALE:		DRAWN BY: <u>MM DB</u>
DATE: <u>11/5/89</u>		ACAD ID: <u>PTDED</u>
		SHEET NO. <u>1 OF 3</u>
		FILE: <u>89165</u>

N1/4 CORNER
SECTION 1
T1S, R1W, U.M.

S89°55'46"E 1320.05

NE CORNER
NW1/4 NE1/4
SECTION 1
T1S, R1W, U.M.



SCALE 1" = 50'

LEGEND & NOTES

- ◆ MESA COUNTY BRASS CAP
- ◆ 3 1/4" BRASS CAP SET IN CONCRETE
- NO. 5 X 2.0' RE-BAR W/CAP L.S. 16413 SET IN CONC.
- NO. 5 X 2.0' RE-BAR TO BE SET AT ALL LOT CORNERS

SURVEY ORIENTED WITH FOUND MONUMENTS

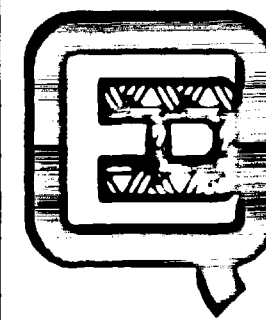
BEARINGS BASED ON N00°03'10"E ON THE WEST LINE OF THE NW1/4 NE1/4 SEC. 1

AREA SUMMARY	
ROADS =	2.39 ACRES 12.59%
LOTS =	16.40 ACRES 86.36%
COMMON AREA =	0.20 ACRES 1.05%
TOTAL =	18.99 ACRES 100.00%

SW CORNER
NW1/4 NE1/4
SECTION 1
T1S, R1W, U.M.

SE CORNER
NW1/4 NE1/4
SECTION 1
T1S, R1W, U.M.

CROWN HEIGHTS FIRST FILING

PTARMIGAN ESTATES FINAL PLAT		
FOR: JOHN SIBSPRIED	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 GOLD AVE GRAND JCT. CO (303)841-2370</p>	SURVEYED BY: MM D9
SCALE: 1" = 60'		DRAWN BY: MM DB
DATE: 1/18/90		ACAD ID: PTFIN2
		SHEET NO. 2 OF 3
		FILE: 89185