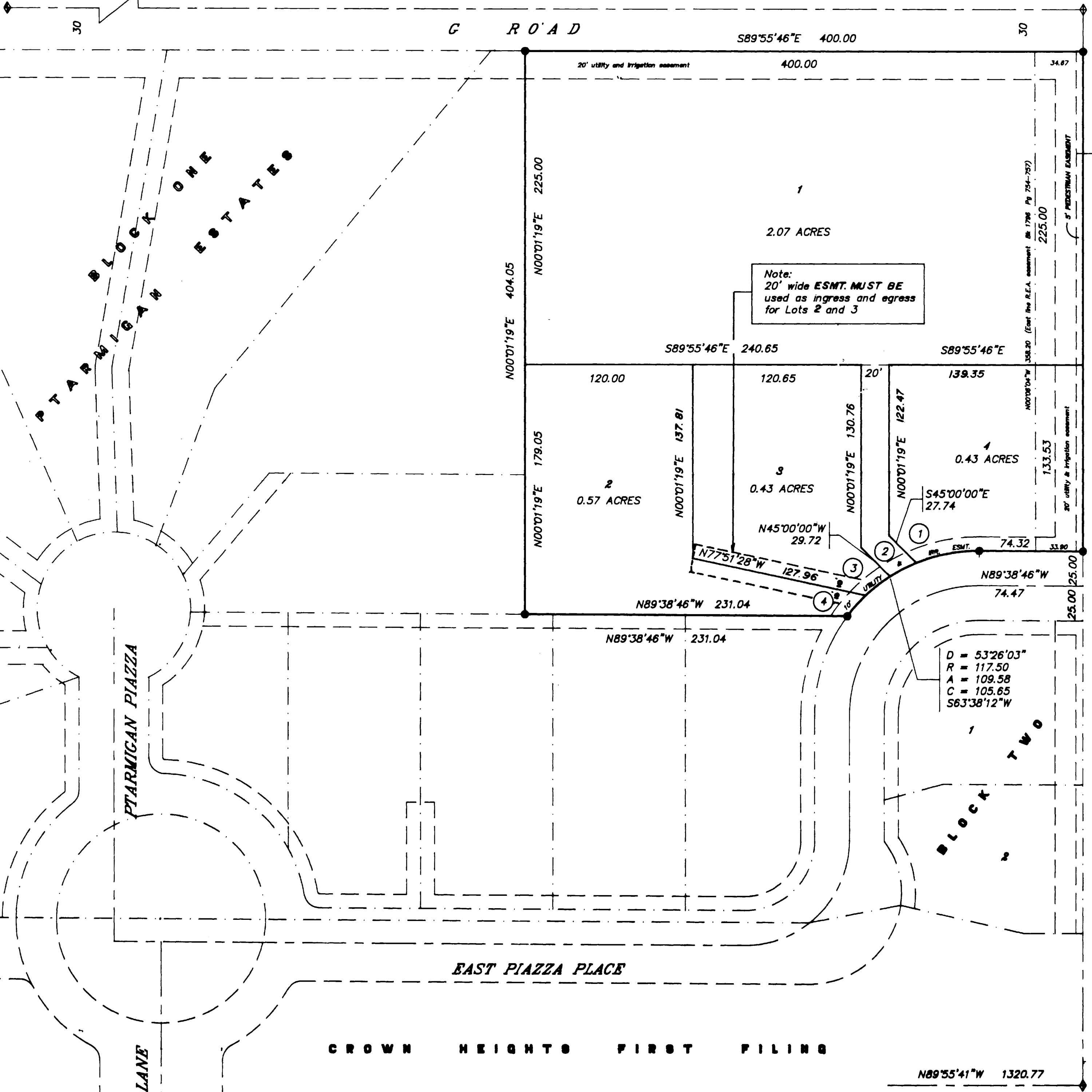


N1/4 CORNER
SECTION 1
T1S, R1W, U.M.

S89°55'46"E 1320.05 (BASIS OF BEARINGS)

REPLAT LOT 1 BLOCK ONE PTARMIGAN ESTATES



Note:
No structure is to be built within 25' of existing power line

Note:
20' wide ESMT MUST BE used as ingress and egress for Lots 2 and 3

D = 53'26"03"
R = 117.50
A = 109.58
C = 105.65
S63°38'12"W

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

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 Plat Book 13 at Page 456-458 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 NE1/4 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:

LOT 1, BLOCK ONE, PTARMIGAN ESTATES, CITY OF GRAND JUNCTION, COLORADO

That said owner has caused the said real property to be laid out and surveyed as REPLAT LOT 1, Block One Ptarmigan Estates, 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 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 REPLAT LOT 1, Block One 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.

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 13TH day of AUGUST A.D., 1991.

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

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

The foregoing instrument was acknowledged before me this 13TH day of AUGUST A.D., 1991, by John A. Siegfried as president of Ptarmigan Investments, a Colorado Corporation.

11/1/91
My commission expires:

Max E. Morris
Notary Public
Address 1018 COLD AVE. GRAND JCT. CO. 81401

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S. # 1579398

I hereby certify that this instrument was filed in my office at 1:43 o'clock P.M. this 27TH day of August A.D., 1991, and is duly recorded in Plat Book No. 14 Page 4

Drawer Z 4 Fee \$10.00
Monika Ladd County Clerk Recorder
Ag. L. Sanchez Deputy
CITY APPROVAL

This plat of REPLAT LOT 1, Block One Ptarmigan Estates, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 26TH day of AUGUST A.D. 1991.

Mike Thompson Acting CM
City Manager

C. USLU
President of Council

Paul Pennington
Director of Development

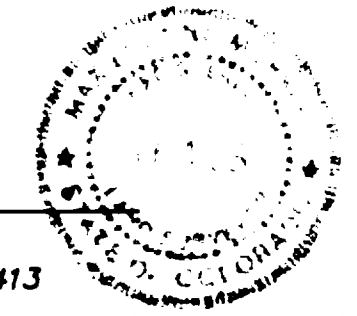
Chairman, Grand Junction Planning Commission

Jerry Dan Hunter
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT LOT 1, Block One, Ptarmigan Estates, 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
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413



8/12/91
Date
FINAL PLAT

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

CURVE TABLE				
NO.	DELTA	RADIUS	ARC	CHORD
1	22°42'17"	117.50	46.56	46.26 S79°00'06"W
2	10°14'27"	117.50	21.00	20.97 S62°31'43"W
3	10°13'30"	117.50	20.97	20.94 S52°17'45"W
4	10°15'49"	117.50	21.05	21.02 S42°03'05"W

8/27/91
Revised 8/9/91

REPLAT LOT 1, BLOCK ONE PTARMIGAN ESTATES		
SITUATED IN THE NW1/4 NE1/4 SECTION 1, T1S, R1W, UTE MERIDIAN		
FOR: JOHN SIEGFRIED	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLD AVE GRAND JCT. CO (303)241-2370	SURVEYED BY: MM DB
SCALE: 1" = 50'		DRAWN BY: MM DB
DATE: 6/14/91		ACAD ID: PTRP1
		SHEET NO. 1 of 1
		FILE: 89165