

REPLAT LOT 9 PTARMIGAN ESTATES

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 of the Mesa County Clerk and Recorders Office, and being situated in the NW 1/4 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 9, PTARMIGAN ESTATES, GRAND JUNCTION, COLORADO

That said owner has caused the said real property to be laid out and surveyed as REPLAT LOT 9 PTARMIGAN ESTATES, a subdivision of a part of the 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 a common area 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 9, 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 _____ day of _____, 1992.

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 _____ day of _____, 1992, by John A. Siegfried, President of Ptarmigan Investments, a Colorado Corporation.

My commission expires: _____

Notary Public

Address

CLERK AND RECORDERS OFFICE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock A.M. this _____ day of _____, 1992, and is duly recorded in Plat-Book No. _____ Page _____.

This plat of REPLAT LOT 9, PTARMIGAN ESTATES, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was prepared and accepted this _____ day of _____, A.D. 1992.

Mike Johnson
City Manager

Andrew Dugan
Director of Development

James Don Lester
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of REPLAT LOT 9, 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 the requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Daniel K. Brown
Daniel K. Brown, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 23877

NOTICE:

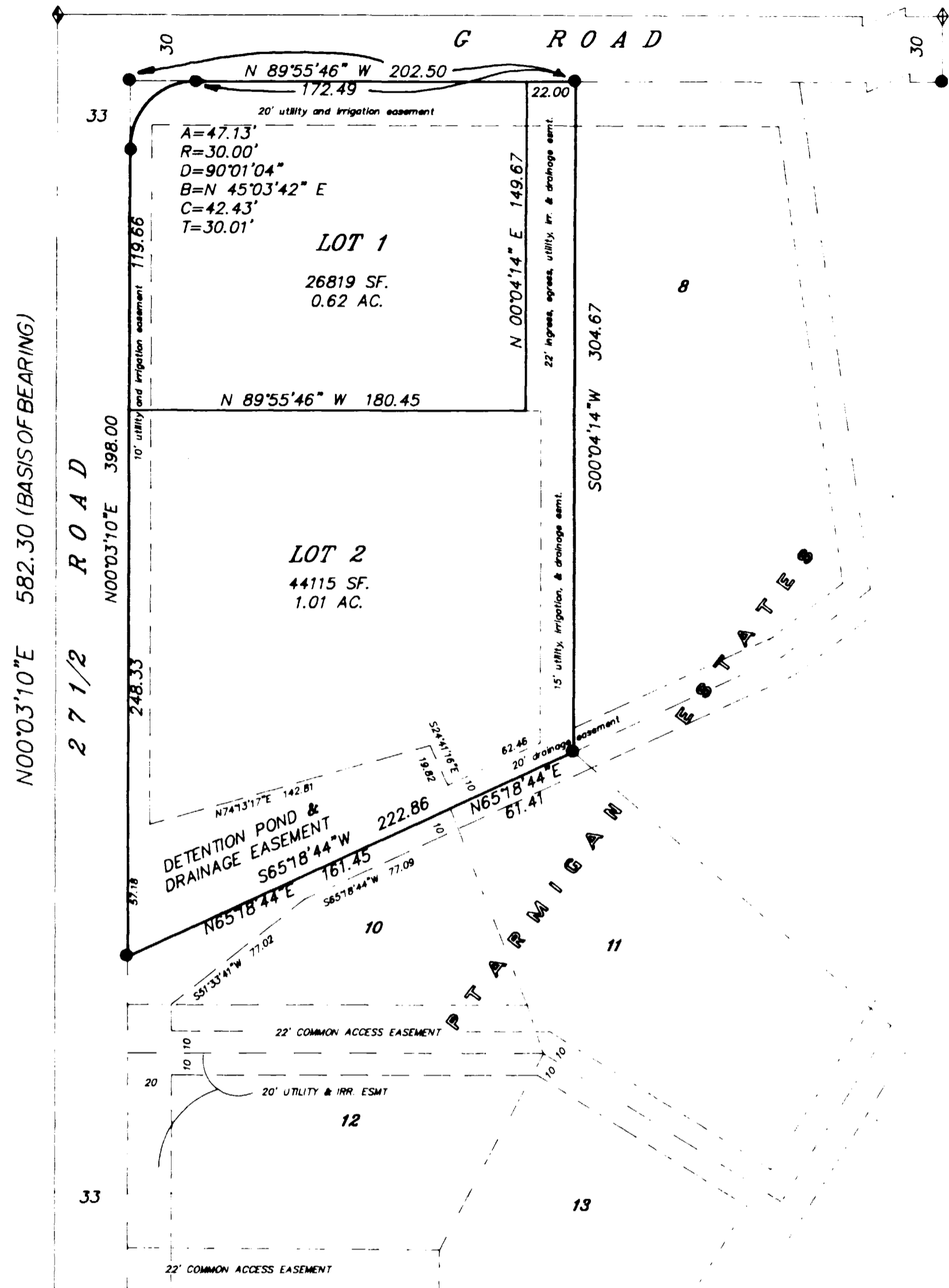
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

revised 6/16/90
L.S. 23877

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.

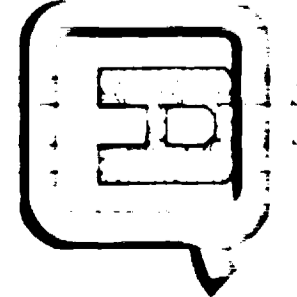


N00°03'10"E 582.30 (BASIS OF BEARING)

- 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. 23877 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

SW CORNER
NW1/4 NE1/4
SECTION 1
T1S, R1W, U.M.
TBM = 4730.20

REPLAT LOT 9 PTARMIGAN ESTATES



Q.E.D. SURVEYING SYSTEMS Inc.
1018 COLO AVE
GRAND JCT CO
830.91241 2370