

# PTARMIGAN RIDGE FILING TWO

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 1894 at Page 476 of the Mesa County Clerk and Records 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 the SW corner of the SE1/4 NW1/4 Section 1 Township 1 South Range 1 West Ute Meridian thence N89°49'54"W 213.00 feet thence N00°02'34"E 596.01 feet thence N90°00'00"E 146.01 feet thence 19.17 feet along the arc of a curve to the right with a radius of 1001.78 feet and whose chord bears S12°46'48"E 19.17 feet thence 51.51 feet along the arc of a curve to the right with a radius of 532.30 feet and whose chord bears S10°33'22"E 51.49 feet thence N82°12'58"E 44.00 feet thence 55.77 feet along the arc of a curve to the left with a radius of 576.30 feet and whose chord bears N10°33'22"W 55.75 feet thence 41.21 feet along the arc of a curve to the right with a radius of 957.78 feet and whose chord bears N12°05'44"W 41.21 feet thence S89°57'26"E 116.82 feet thence S83°47'22"E 139.61 feet thence S68°12'49"E 68.57 feet thence S11°27'18"W 44.13 feet thence S00°02'34"W 54.13 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 S00°02'34"W 394.82 feet thence N89°49'58"W 167.00 feet to the point of beginning containing 5.701 Acres as described

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN RIDGE FILING NO TWO 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 PTARMIGAN RIDGE FILING NO TWO 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 23<sup>RD</sup> day of APRIL AD 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 23<sup>RD</sup> day of APRIL AD 1992 by John A. Siegfried as president of Ptarmigan Investments a Colorado Corporation

11/1/95  
 My commission expires

*Walter Williams*  
 Notary Public  
 Address

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 10:56 o'clock A.M. this 6<sup>th</sup> day of May AD 1992 and is duly recorded in Plat Book No 14 Page 48

Reception # 1601504  
 Drawn Z 40  
 FEE #10  
 CITY APPROVAL *Monika Jodd*  
*Carol Zink, Deputy Clerk*

This plat of PTARMIGAN RIDGE FILING NO TWO a subdivision of the City of Grand Junction County of Mesa, and State of Colorado was approved and accepted this 29<sup>th</sup> day of APRIL AD 1992

*Shari Cleban*  
 City Manager

*Ron Halsey*  
 Chairman Grand Junction Planning Commission

*Jerry Don Newton*  
 Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I Max E. Morris, certify that the accompanying plat of PTARMIGAN RIDGE SUBDIVISION FILING NO TWO 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, QED Surveying Systems Inc  
 Colorado Registered Professional Land Surveyor L.S. 16413  
 Date



PTARMIGAN RIDGE FILING TWO

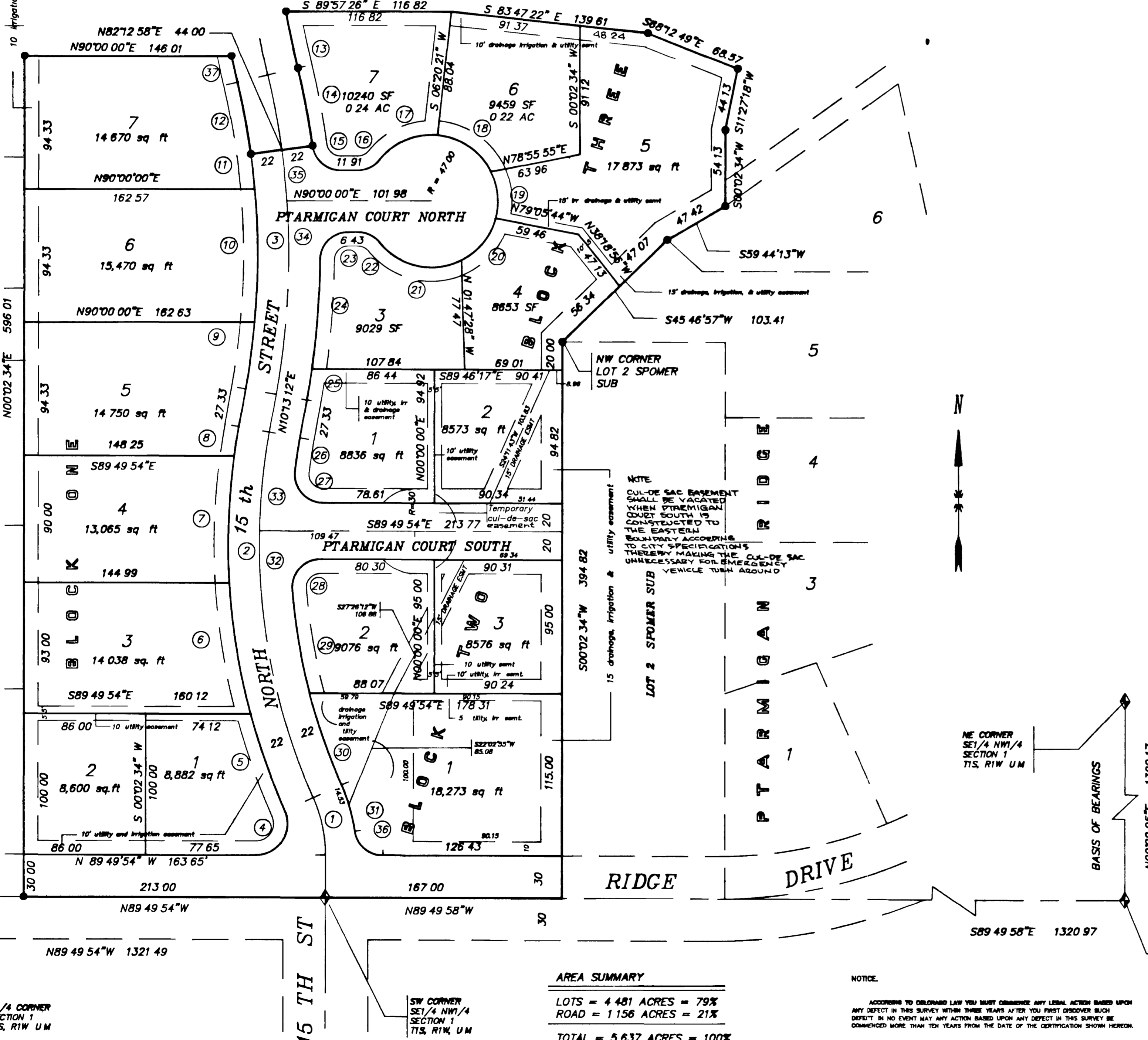
revised 4/15/92  
 revised 10/31/91  
 revised 7/30/91

NO	DELTA	RADIUS	ARC	CHORD
1	23 53 43	100 00	41 76	41 46
2	34 06 20	445 53	256 03	261 13
3	18 00 14	334 30	174 18	173 46
4	114 03 13	22 53	44 85	37 80
5	08 53 54	467 23	72 56	72 49
6	11 34 42	467 23	94 42	94 26
7	11 03 36	467 23	90 19	90 05
8	05 34 08	467 23	89 95	89 79
9	05 07 37	532 30	47 63	47 61
10	10 10 01	532 30	94 45	94 33
11	02 42 36	532 30	25 18	25 17
12	05 32 40	532 30	51 51	51 49
13	02 27 55	957 78	41 21	41 21
14	05 32 40	576 30	55 77	55 75
15	02 12 58	20 00	28 70	26 30
16	51 10 51	20 00	17 87	17 28
17	56 27 52	47 00	46 32	44 47
18	58 10 00	47 00	47 71	45 69
19	41 31 47	47 00	34 07	33 33
20	48 13 07	47 00	39 55	38 40
21	77 58 56	47 00	63 97	59 14
22	51 10 51	20 00	17 87	17 28
23	09 41 19	20 00	31 31	28 21
24	07 41 14	376 30	77 32	77 26
25	05 13 17	376 30	22 34	22 34
26	05 13 17	423 23	25 91	25 91
27	96 48 53	20 00	33 79	29 92
28	94 34 25	20 00	33 01	29 39
29	10 05 31	423 23	74 55	74 45
30	09 23 18	423 23	69 35	69 27
31	05 34 08	445 23	33 91	33 79
32	05 07 37	445 23	194 76	193 22
33	09 02 31	445 23	70 26	70 19
34	14 13 47	334 30	137 66	137 31
35	03 46 27	334 30	36 51	36 50
36	01 52 11	20 00	28 58	26 21
37	01 52 11	1001 78	19 17	19 17

- LEGEND & NOTES
- SET NO 5 RE-BAR WITH CAP L.S. 16413 IN CONCRETE
  - ⊥ SET NO 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS
  - ◆ MESA COUNTY BRASS CAP

NOTE  
 10 UTILITY EASEMENT ACROSS THE STREET SIDE OF ALL LOTS ADJOINING THE STREETS

NW CORNER LOT ONE SPOMER SUB  
 N00°02'34"E 468.26  
 BLOCKS 4 & 7 & PART OF BLOCK 3 O'NAN SUB  
 10' irrigation & utility easement  
 N00°02'34"E 596.01  
 N00°02'34"E  
 15 TH ST  
 30 30  
 NW CORNER SECTION 1 T1S, R1W U.M.  
 SW CORNER SECTION 1 T1S, R1W U.M.  
 SE CORNER SECTION 1 T1S, R1W U.M. T.B.M. = 4708.15



AREA SUMMARY

LOTS = 4.481 ACRES = 79%
ROAD = 1.156 ACRES = 21%
TOTAL = 5.637 ACRES = 100%

NOTE  
 ACCORDING TO COLORADO LAW YOU MUST CONSIDER 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT

SITUATED IN THE NW1/4 SECTION 1 TOWNSHIP 1 SOUTH RANGE 1 WEST UTE MERIDIAN

FOR JOHN SIEGFRIED	QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY MEM DKB
SCALE 1" = 50 FT		DRAWN BY MEM
DATE 6/28/91		ACAD ID PR2FIN2A
		SHEET NO
		FILE 90090