

PTARMIGAN RIDGE FILING THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ptarmigan Investments Inc., 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 1884 at Page 478 of the Mesa County Clerk and Recorder's 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, U1M. to bear S00°02'05"W and all bearings contained herein to be relative thereto: Beginning at the NW corner of Lot 7, Block One, Ptarmigan Ridge Filing Two being 213.00 feet N89°49'54"W and 586.01 feet N00°02'34"E of the SW corner of the SE1/4 NW1/4 Section 1, T1S, R1W, U1M.; thence N00°02'34"E 283.50 feet; thence S89°51'18"E 495.00 feet; thence S89°51'18"E 35.00 feet; thence S00°02'34"W 128.75 feet; thence 24.89 feet along the arc of a curve to the left with a radius of 128.00 feet and whose chord bears N63°15'40"E 24.85 feet; thence S32°18'31"E 44.00 feet; thence 17.17 feet along the arc of a curve to the right with a radius of 172.00 feet and whose chord bears S80°33'02"W 17.16 feet; thence 32.70 feet along the arc of a curve to the right with a radius of 172.00 feet and whose chord bears S88°51'19"W 32.65 feet; thence S12°57'20"W 118.12 feet to the NE corner of Lot 5, Block 3, Ptarmigan Ridge Filing Two; thence N89°12'49"W 88.57 feet; thence N83°47'22"W 138.81 feet; thence N89°57'28"W 118.82 feet; thence 41.21 feet along the arc of a curve to the left with a radius of 85.78 feet and whose chord bears S12°05'44"E 41.21 feet; thence 53.77 feet along the arc of a curve to the right with a radius of 576.30 feet and whose chord bears S10°33'22"E 53.75 feet; thence S82°12'58"W 44.00 feet; thence 51.51 feet along the arc of a curve to the left with a radius of 532.30 feet and whose chord bears N10°33'22"W 51.49 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 N12°46'48"W 19.17 feet; thence N90°00'00"W 146.01 feet to the point of beginning, containing 3.353 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN RIDGE FILING NO. THREE, 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. 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 10TH day of SEPTEMBER

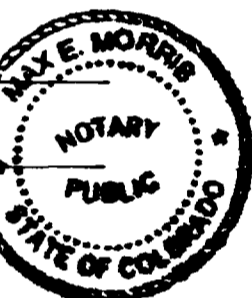
A.D. 1992
 John A. Siegfried
 Ptarmigan Investments Inc., a Colorado Corp.
 John A. Siegfried, President

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

The foregoing instrument was acknowledged before me this 10TH day of SEPT. A.D. 1992 by John A. Siegfried as president of Ptarmigan Investments Inc., a Colorado Corporation.

11/11/95
 My commission expires:

Notary Public
 Address: Box 184, Palisade, Co. 81524



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 2:08 o'clock P.M. this 13 day of NOVEMBER A.D. 1992 and is duly recorded in Plat Book No. 14, Page 77

CITY APPROVAL

This plat of PTARMIGAN RIDGE, FILING NO. THREE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this day of

Mark Kleban
 City Manager
 Larry Turner
 Director of Development
 Jerry D. Hester
 Grand Junction City Engineer

President of Council
 Chairman, Grand Junction Planning Commission

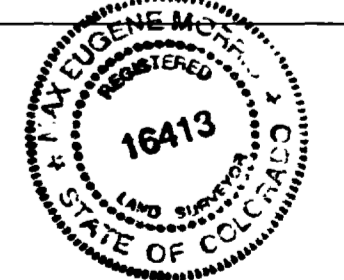
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of PTARMIGAN RIDGE, FILING NO. THREE, 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. 18413

9/16/92
 Date

RECEPTION # 162050
 DRAWER # Z 68



PTARMIGAN RIDGE FILING THREE

REVISED 9/21/92
 revised 8/27/92

FINAL PLAT		
SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: JOHN SIEGFRIED	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM MF DRAWN BY: MEM ACAD ID: PR3FIN SHEET NO. FILE: 90090
SCALE: 1" = 50' FT	DATE: 6/28/92	

SE CORNER
 SE1/4 NW1/4
 SECTION 1
 T1S, R1W, U1M.
 T.B.M. = 4708.15

NW CORNER
 LOT ONE
 SPOMER SUBDIVISION S 89°51'59" E 273.32'
 S 89°52'00" E 1038.78

NE CORNER
 SE1/4 NW1/4
 SECTION 1
 T1S, R1W, U1M.

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	554.30'	53.64'	53.62'	S10°33'22"E	05°32'41"	26.84'
C2	979.78'	169.46'	169.24'	N08°22'25"W	09°54'34"	84.94'
C3	979.78'	37.55'	37.54'	N02°19'15"W	02°11'44"	18.78'
C4	200.00'	39.81'	39.74'	S06°55'31"E	11°24'15"	19.97'
C5	206.00'	52.35'	52.21'	S84°07'41"E	14°33'37"	26.32'
C6	150.00'	119.02'	115.92'	N80°25'18"E	45°27'38"	62.84'
C7	532.30'	51.51'	51.49'	S10°33'22"E	05°32'41"	25.78'
C8	1001.78'	19.17'	19.17'	N12°46'48"W	01°05'47"	9.59'
C9	1001.78'	95.88'	95.84'	N09°29'24"W	05°29'01"	47.98'
C10	1001.78'	96.60'	96.56'	N03°59'08"W	05°31'30"	48.34'
C11	178.00'	35.43'	35.37'	S06°55'31"E	11°24'15"	17.77'
C12	222.00'	39.97'	39.92'	S07°28'09"E	10°18'57"	20.04'
C13	20.00'	31.10'	28.06'	N46°51'35"W	89°05'49"	19.69'
C14	228.00'	57.94'	57.78'	S84°07'41"E	14°33'37"	29.13'
C15	128.00'	76.67'	75.53'	N85°59'29"E	34°19'17"	39.53'
C16	128.00'	24.89'	24.85'	N63°15'40"E	11°08'21"	12.48'
C17	150.00'	48.82'	48.61'	S48°22'03"W	18°38'53"	24.63'
C18	172.00'	17.17'	17.16'	N60°33'02"E	05°43'05"	8.59'
C19	172.00'	32.70'	32.65'	N68°51'19"W	10°53'29"	16.40'
C20	172.00'	85.70'	85.70'	N89°12'49"W	28°51'03"	44.24'
C21	184.00'	46.76'	46.63'	S84°07'41"E	14°33'37"	23.51'
C22	20.00'	33.05'	29.41'	N41°15'22"E	94°40'17"	21.70'
C23	957.78'	79.96'	79.94'	N08°28'17"W	04°47'00"	40.00'
C24	957.78'	41.21'	41.21'	N12°05'44"W	02°27'58"	20.61'
C25	576.30'	55.77'	55.75'	S10°33'22"E	05°32'41"	27.91'

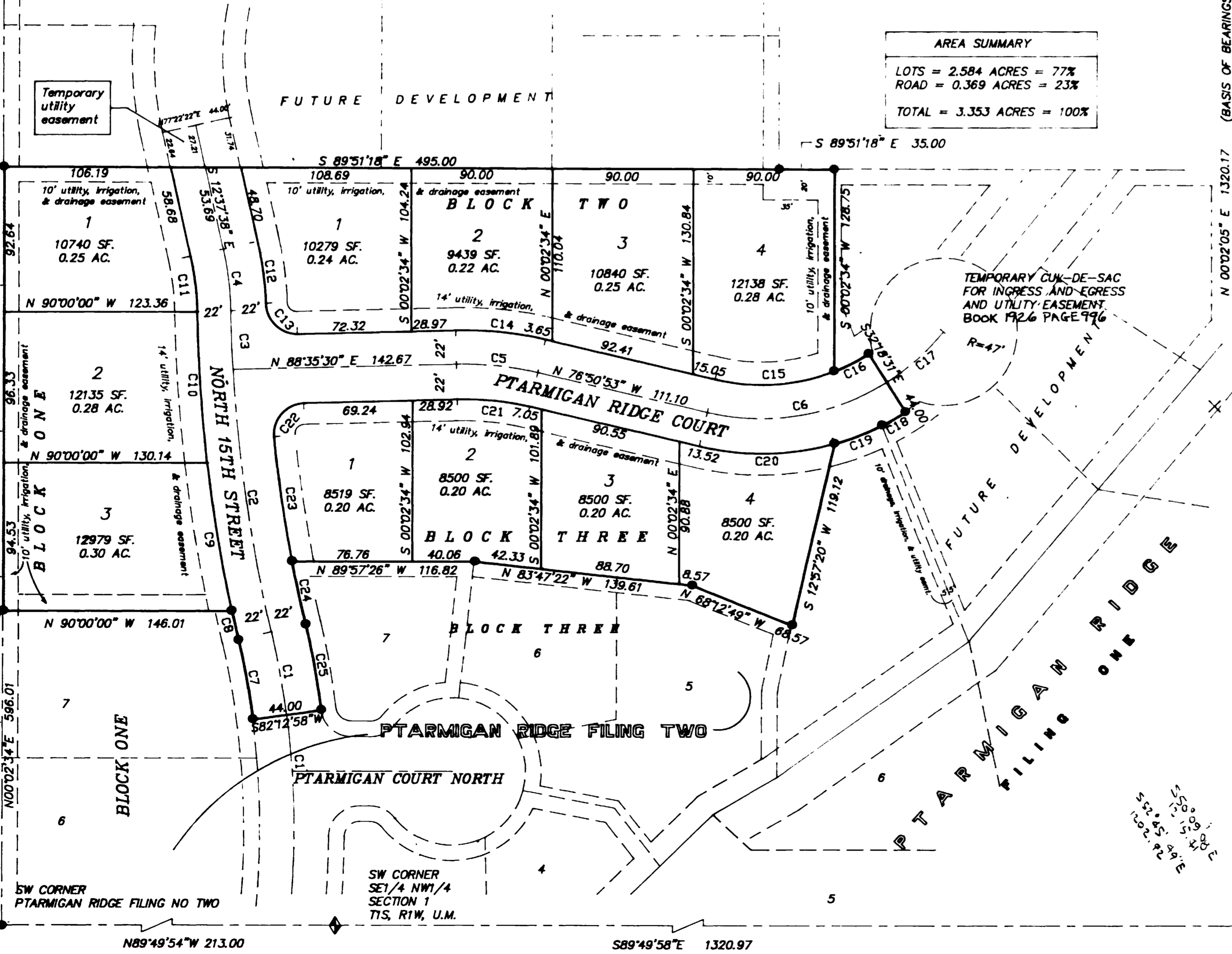
- LEGEND & NOTES
- SET NO 5 RE-BAR WITH CAP L.S. 16413 IN CONCRETE
 - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY BRASS CAP

AREA SUMMARY

LOTS = 2.584 ACRES = 77%
ROAD = 0.369 ACRES = 23%
TOTAL = 3.353 ACRES = 100%

BLOCKS 4 & 7 & PART OF BLOCK 3 O'NAN SUBDIVISION

(BASIS OF BEARINGS)



P.O.B.
 NW CORNER
 LOT 7
 BLOCK 1
 PTARMIGAN
 RIDGE
 FILING 2

SW CORNER
 SE1/4 NW1/4
 SECTION 1
 T1S, R1W, U1M.