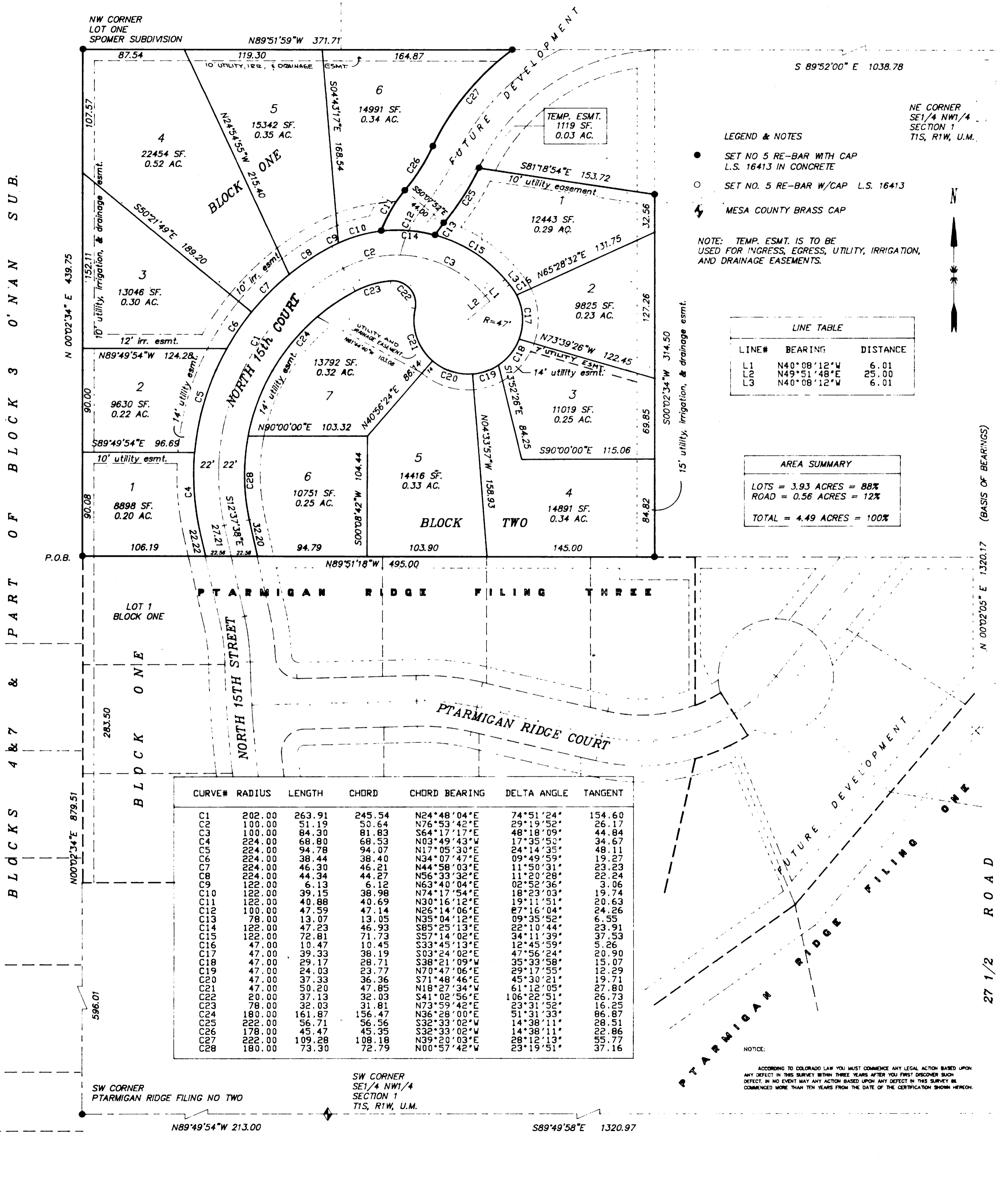


# PTARMIGAN RIDGE FILING FOUR



**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

NOTE: TEMP. ESMT. IS TO BE USED FOR INGRESS, EGRESS, UTILITY, IRRIGATION, AND DRAINAGE EASEMENTS.

**LINE TABLE**

LINE#	BEARING	DISTANCE
L1	N40°08'12"W	6.01
L2	N49°51'48"E	25.00
L3	N40°08'12"W	6.01

**AREA SUMMARY**

LOTS = 3.93 ACRES = 88%
ROAD = 0.56 ACRES = 12%
<b>TOTAL = 4.49 ACRES = 100%</b>

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C01	202.00	263.91	245.54	N24°48'04"E	74°51'24"	154.60
C02	100.00	51.19	50.64	N76°53'42"E	29°19'52"	26.17
C03	202.00	64.30	61.83	S64°17'17"W	48°18'02"	44.84
C04	202.00	68.00	68.50	N03°49'43"W	17°35'50"	34.67
C05	202.00	94.78	94.07	N17°05'30"W	24°14'35"	48.11
C06	202.00	38.44	38.40	N34°07'47"E	09°49'59"	19.27
C07	202.00	46.30	46.21	N44°56'03"E	11°50'31"	23.23
C08	202.00	44.34	44.27	N56°33'32"E	11°20'28"	22.24
C09	122.00	6.13	6.12	N63°40'04"E	02°52'36"	3.06
C10	122.00	39.15	38.98	N74°17'54"E	18°23'03"	19.74
C11	122.00	40.69	40.69	N30°16'12"E	19°11'51"	20.63
C12	100.00	47.59	47.14	N26°14'06"E	27°16'04"	24.26
C13	78.00	13.05	13.05	N35°04'12"E	09°35'52"	6.55
C14	122.00	47.23	46.93	S85°25'13"W	22°10'44"	23.91
C15	122.00	10.47	10.45	S57°14'02"W	34°11'39"	5.33
C16	47.00	10.47	10.45	S33°45'13"W	12°45'59"	5.26
C17	47.00	39.33	38.19	S03°24'02"W	47°56'24"	20.90
C18	47.00	29.17	28.71	S38°21'09"W	35°33'58"	15.07
C19	47.00	24.03	23.77	N70°47'06"E	29°17'55"	12.29
C20	47.00	37.33	36.36	S71°48'46"W	45°30'21"	19.71
C21	47.00	50.20	47.85	N18°27'34"E	61°12'05"	27.80
C22	20.00	37.13	32.03	S41°02'56"W	106°22'51"	26.73
C23	78.00	32.03	31.81	N73°59'42"E	23°31'52"	16.25
C24	180.00	161.87	156.47	N36°28'00"E	51°31'33"	86.87
C25	222.00	56.71	56.56	S32°33'02"W	14°38'11"	28.51
C26	178.00	45.47	45.35	S32°33'02"W	14°38'11"	22.86
C27	180.00	109.28	108.18	N39°20'03"E	28°12'13"	55.77
C28	180.00	73.30	72.79	N00°57'42"E	23°19'51"	37.16

**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 1894 at Page 476 of the Mesa County Clerk and Recorders 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 NW corner of Lot 1, Block One, Ptarmigan Ridge Filing Three being 213.00 feet N89°49'54"W and 879.51 feet N00°02'34"E of the SW corner of the SE1/4 NW1/4 Section 1, T1S, R1W, U.M.; thence N00°02'34"E 439.75 feet to the NW corner of Lot One Spomer Subdivision; thence S89°51'59"E 371.71 feet; thence 108.28 feet along the arc of a curve to the left with a radius of 222.00 feet and whose chord bears S39°20'03"W 108.18 feet; thence 45.47 feet along the arc of a curve to the right with a radius of 178.00 feet and whose chord bears S32°33'02"W 45.35 feet; thence 40.88 feet along the arc of a curve to the left with a radius of 122.00 feet and whose chord bears S30°16'12"W 40.69 feet; thence 47.23 feet along the arc of a curve to the right with a radius of 122.00 feet and whose chord bears S85°25'13"E 46.93 feet; thence 13.07 feet along the arc of a curve to the right with a radius of 78.00 feet and whose chord bears N35°04'12"E 13.05 feet; thence 56.71 feet along the arc of a curve to the left with a radius of 222.00 feet and whose chord bears N32°33'02"E 56.56 feet; thence S81°18'54"E 153.72 feet; thence S00°02'34"W 314.50 feet to the North line of Ptarmigan Ridge Filing Three; thence N89°51'18"W 495.00 feet to the point of beginning, containing 4.49 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN RIDGE FILING NO. FOUR, 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. FOUR, 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 1<sup>ST</sup> day of DECEMBER, 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 1<sup>ST</sup> day of DECEMBER, A.D., 1992 by John A. Siegfried as president of Ptarmigan Investments Inc., a Colorado Corporation.

Nov. 1, 1995  
My commission expires: \_\_\_\_\_  
Notary Public  
Address: Box 186 - Palisade - Colo. 81526

**CLERK AND RECORDERS CERTIFICATE**

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

I hereby certify that this instrument was filed in my office at 10:42 o'clock A.M. this 29 day of April, A.D., 1993 and is duly recorded in Plat Book No. 14, Page 107.

**CITY APPROVAL**

This plat of PTARMIGAN RIDGE FILING NO. FOUR, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 29 day of APRIL, A.D. 1993.

*Shirley Cleban*  
City Manager

*Jerry Tu*  
Director of Development

*Jerry Dan Keaton*  
Grand Junction City Engineer

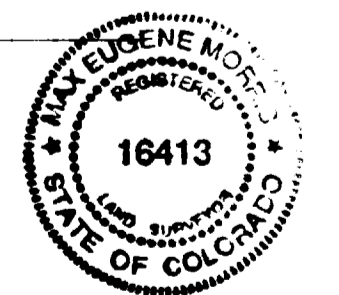
*Don Halsey*  
Chairman, Grand Junction Planning Commission

**SURVEYOR'S CERTIFICATE**

I, Max E. Morris, certify that the accompanying plat of PTARMIGAN RIDGE, FILING FOUR, 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

Date 12/1/92



**PTARMIGAN RIDGE FILING FOUR**

**FINAL PLAT**

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

FOR: PTARMIGAN INVESTMENTS

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: PR4AFIN  
SHEET NO. 2 OF 6  
FILE: 90090

SCALE: 1" = 50' FT

DATE: 8/29/92

REVISIONS:  
REVISED 11/23/92  
REVISED 10/19/92  
REVISED 9/15/92

T.B.M. = 4708.15