

PTARMIGAN RIDGE FILING FIVE

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 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, U.M. to bear S00°02'05"W and all bearings contained herein to be relative thereto: Beginning at the NW corner of Lot 15, Block One, Ptarmigan Ridge Filing One being 737.72 feet N89°51'18"W and 440.07 feet S00°02'05"W of the NE corner of the SE1/4 NW1/4 Section 1, T1S, R1W, U.M.; thence N89°51'18"W 266.12 feet to the NE corner of Lot 4 Block 2, Ptarmigan Ridge Filing 3; 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 119.12 feet to the SE corner of Lot 4, Block 3, Ptarmigan Ridge Filing Three; thence S11°27'18"W 44.13 feet along the East line of Lot 5, Block 3, Ptarmigan Ridge Filing Two; thence S00°02'34"W 54.13 feet to the SE corner of Lot 5, Block 3, Ptarmigan Ridge Filing Two; thence N54°32'55"E 149.84 feet along the Northwestly boundary of Ptarmigan Ridge Filing One; thence N40°17'18"E 277.26 feet; thence N00°02'05"E 88.37 feet to the point of beginning, containing 1.53 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN RIDGE FILING FIVE, 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 FIVE, 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 18th day of FEBRUARY A.D. 1993.

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

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

The foregoing instrument was acknowledged before me this 18th day of FEB A.D. 1993 by John A. Siegfried as president of Ptarmigan Investments Inc., a Colorado Corporation.

Nov. 1, 1998

My commission expires:

Notary Public

Address 1018 COLO. AVE. G. JCT. CO.

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:42 o'clock P.M. this 29 day of JUNE A.D. 1993, and is duly recorded in Plat Book No. 14, Page 128 & 129 - SNE PLAT

CITY APPROVAL

This plat of PTARMIGAN RIDGE, FILING FIVE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted this 29 day of JUNE A.D. 1993.

Shirley Eichen
City Manager
Jerry Timm
Director of Development
Jerry Don Denton
Grand Junction City Engineer

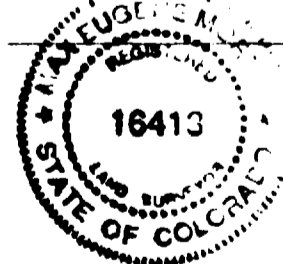
Ray Halsey
Chairman, Grand Junction Planning Commission

SURVEYOR'S CERTIFICATE

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

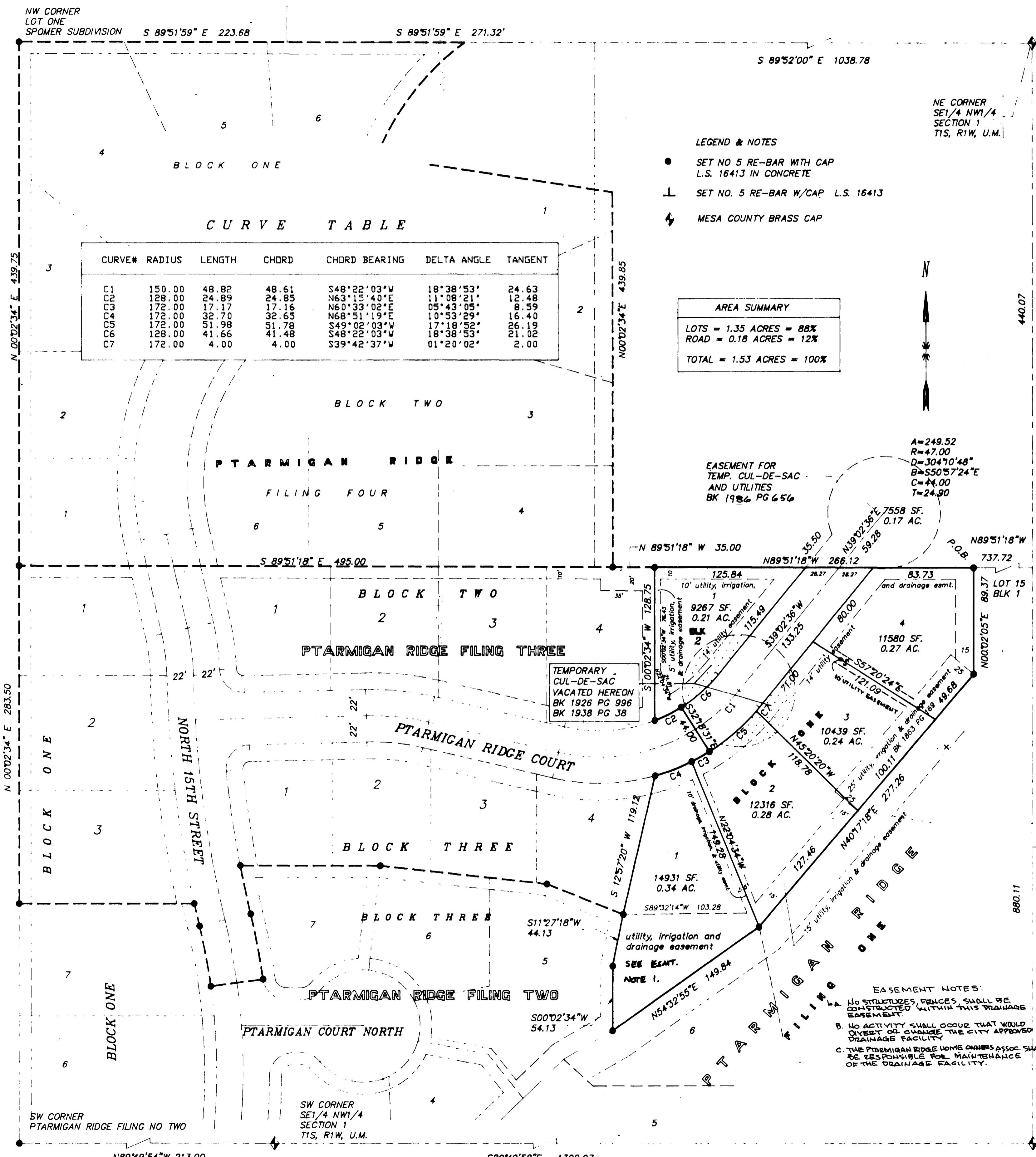
Max E. Morris
Max E. Morris, G.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

2/11/93
Date



PTARMIGAN RIDGE FILING FIVE revised 1/29/93

FINAL PLAT		
SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR:	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM MF
JOHN SIEGFRIED		DRAWN BY: MEM
SCALE:	1" = 50' FT 1:50,000	ACAD ID: PR5FIN
DATE: 12/28/92		SHEET NO. 2 OF 6
		FILE: 90090



- 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 = 1.35 ACRES = 88%
ROAD = 0.18 ACRES = 12%
TOTAL = 1.53 ACRES = 100%

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00	48.82	48.61	S48°22'03"W	18°38'53"	24.63
C2	128.00	24.89	24.85	N63°15'40"E	11°08'21"	12.48
C3	172.00	17.17	17.16	N60°33'02"E	05°43'05"	8.59
C4	172.00	32.70	32.65	N68°51'19"E	10°53'29"	16.40
C5	172.00	51.98	51.78	S49°02'03"W	17°18'52"	26.19
C6	128.00	41.66	41.48	S48°22'03"W	18°38'53"	21.02
C7	172.00	4.00	4.00	S39°42'37"W	01°20'02"	2.00

EASEMENT FOR TEMP. CUL-DE-SAC AND UTILITIES BK 1986 PG 656

A=249.52
R=47.00
D=304°10'48"
B=S50°57'24"E
C=44.00
T=24.90

TEMPORARY CUL-DE-SAC VACATED HEREON BK 1926 PG 996 BK 1938 PG 38

- EASEMENT NOTES:
- No STRUCTURES, FENCES SHALL BE CONSTRUCTED WITHIN THIS DRAINAGE EASEMENT.
 - No ACTIVITY SHALL OCCUR THAT WOULD DIVERT OR CHANGE THE CITY APPROVED DRAINAGE FACILITY.
 - THE PTARMIGAN RIDGE HOME OWNERS ASSOC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITY.

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

EASEMENT NOTE ADDED 4/26/93

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

N89°49'54"W 213.00 S89°49'58"E 1320.97