

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00	164.61	160.00	S66°17'18"E	47°09'23"	87.29
C2	200.00	139.68	136.86	S62°43'04"E	40°00'54"	72.82
C3	200.00	45.93	44.91	S66°17'45"E	07°08'29"	12.48
C4	178.00	144.03	140.13	N66°57'11"E	46°21'39"	76.22
C5	44.00	55.82	52.15	N36°22'33"E	72°40'56"	32.37
C6	200.00	35.38	35.33	N77°47'03"E	10°08'04"	17.73
C7	200.00	25.37	25.06	N86°26'35"E	07°11'00"	12.85
C8	200.00	11.11	11.11	N84°26'32"E	03°10'55"	5.55
C9	200.00	13.97	13.96	N88°02'02"E	04°00'05"	6.99
C10	222.00	109.29	108.18	N39°20'03"E	28°12'13"	53.77
C11	178.00	45.47	45.36	N32°33'02"E	14°38'11"	22.86
C12	122.00	40.88	40.69	N30°16'12"E	19°11'51"	20.63
C13	122.00	47.23	46.93	S85°25'13"E	22°10'44"	23.91
C14	78.00	13.07	13.05	N35°04'12"E	09°35'02"	6.35
C15	222.00	109.29	108.18	S45°05'03"W	14°38'11"	22.86
C16	222.00	83.05	82.56	S53°25'36"W	21°25'59"	42.01
C17	178.00	146.50	142.40	S66°17'18"E	47°09'23"	77.69
C18	156.00	70.85	70.24	N77°07'23"E	26°01'15"	36.05
C19	20.00	22.76	22.56	N31°30'20"E	65°12'51"	12.79
C20	47.00	74.84	67.18	S44°30'57"W	91°14'06"	48.02
C21	47.00	42.44	41.01	S63°59'51"W	51°44'18"	22.79
C22	47.00	67.18	61.61	N02°49'20"E	81°34'04"	40.79
C23	47.00	45.52	43.76	N71°39'01"E	43°29'20"	24.72
C24	20.00	14.30	13.99	N78°47'02"E	40°57'18"	7.47
C25	200.00	14.49	14.49	N60°22'56"E	04°09'05"	7.25
C26	200.00	96.61	95.67	N76°17'44"E	27°40'32"	49.26
C27	20.00	31.45	28.31	S45°05'03"W	30°05'05"	20.03
C28	20.00	9.06	8.98	S12°56'43"E	25°57'36"	4.61
C29	47.00	102.60	83.41	N36°36'45"E	125°04'34"	90.43
C30	20.00	28.33	8.27	N87°13'18"E	23°31'29"	4.23
C31	20.00	28.29	28.27	N79°04'19"E	07°33'32"	14.67
C32	20.00	20.43	19.55	N60°46'29"E	58°31'12"	11.21
C33	47.00	230.92	59.47	S07°43'58"E	281°30'18"	38.40
C34	20.00	15.00	14.66	S68°28'22"E	42°59'06"	7.88
C35	20.00	31.42	28.31	N45°02'05"E	90°00'00"	20.00
C36	20.00	25.79	24.04	N36°54'13"W	73°52'35"	15.04
C37	222.00	72.98	72.65	S64°25'25"E	18°50'10"	36.82
C38	222.00	47.84	47.55	S48°51'23"E	12°17'44"	23.91
C39	178.00	13.87	13.87	N44°56'34"E	04°17'54"	6.34
C40	178.00	132.63	129.58	S68°31'15"E	42°41'29"	69.56
C41	20.00	31.45	28.31	S45°05'03"W	30°05'05"	20.03
C42	20.00	31.38	28.26	N44°56'34"E	04°17'54"	6.34
C43	20.00	25.18	23.55	N86°06'31"E	72°08'05"	19.37
C44	178.00	33.14	33.10	N77°31'01"E	10°40'08"	16.62
C45	20.00	33.92	30.00	S48°33'25"E	97°11'00"	22.68
C46	178.00	128.03	125.29	N45°50'16"E	41°12'38"	66.92
C47	222.00	27.83	27.81	N86°26'35"E	07°11'00"	13.93

LEGEND & NOTES

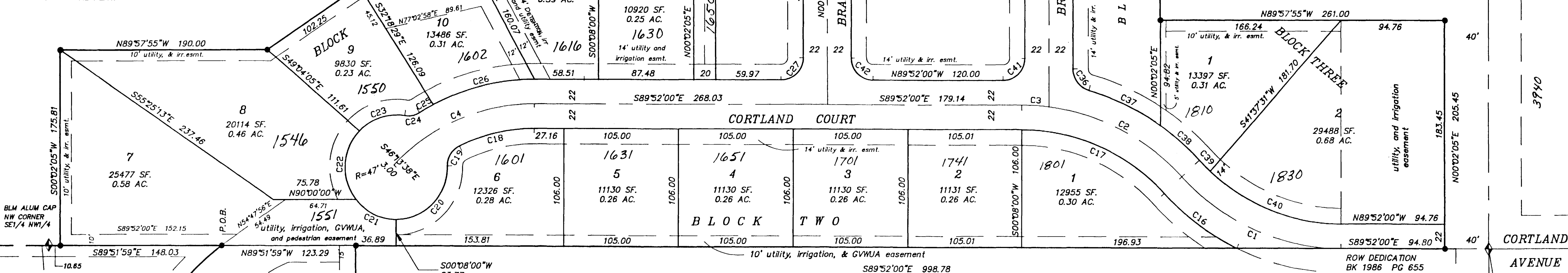
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ◆ MESA COUNTY BRASS CAP
- └ SET NO. 5 RE-BAR W/CAP L.S. 16413

AREA SUMMARY

LOTS = 5.79 ACRES = 51% 16 LOTS
 TOWNHOMES = 3.49 ACRES = 31% 30 UNITS
 ROAD = 2.07 ACRES = 18%
 TOTAL = 11.35 ACRES = 100%

PTARMIGAN RIDGE FILING SIX

NOTE: TEMPORARY UTILITIES EASEMENT RECORDED 4/29/93 BOOK 1972 PAGE 255-256 TO BE VACATED WITH RECORDING OF THIS FINAL PLAT.



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 Six 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 to the POINT OF BEGINNING thence 109.28 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"E 45.35 feet; 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"E 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 48.93 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 N00°02'34"E 125.35 feet to the North line of the SE1/4 NW1/4 Section 1; thence S89°52'00"E 998.78 feet along the North line of the SE1/4 NW1/4 Section 1 to a point being 40.00 feet N89°52'00"W of the NE corner of the SE1/4 NW1/4 Section 1; thence N00°02'05"E 205.45 feet; thence N89°57'55"W 261.00 feet to the SW corner of a parcel of land describe in Book 1351 at Page 775 of the Mesa County Clerk and Recorders Office; thence N00°02'05"E 167.00 feet; thence S89°57'55"E 261.00 feet; thence N00°02'05"E 167.00 feet; thence N89°57'55"W 368.00 feet; thence S82°51'05"W 219.62 feet; thence S55°59'05"W 596.47 feet; thence S00°02'05"W 175.81 feet to the North Line of Ptarmigan Ridge Filing Six; thence S89°51'59"E 148.03 feet to the POINT OF BEGINNING, containing 11.35 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN RIDGE FILING SIX, 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 real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

PEDESTRIAN

All utility, irrigation, and easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All GVMUA Easements to the City of Grand Junction for the use of the Public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenance of GVMUA irrigation facilities;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Detention/Retention Easements to the Property owners of lots and tracts hereby platted to the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

OWNERS = PROPERTY OWNERS = PTARMIGAN RIDGE FILING SIX HOME OWNERS ASSOC.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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 19th day of OCTOBER, A.D., 1993.

John A. Siegfried
 John A. Siegfried, President

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

The foregoing instrument was acknowledged before me this 19th day of OCT, A.D., 1993 by John A. Siegfried as president of Ptarmigan Investments Inc., a Colorado Corporation.

NOVEMBER 1, 1995
 My commission expires: _____
 Notary Public
 Address 1018 COLO. AVE. D.Jer. 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 10:22 o'clock A.M. this 29th day of OCTOBER, A.D., 1993 and is duly recorded in Plat Book No. 14, Page 166.

CITY APPROVAL

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

Mark A. Church
 City Manager

David J. ...
 President of City Council

PTARMIGAN RIDGE FILING SIX

FINAL PLAT		
SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR:	JOHN SIEGFRIED	SURVEYED BY: MEM DKB
SCALE:	1" = 50' FT	DRAWN BY: MEM
DATE:	10/12/93	ACAD ID: PR6FIN
		SHEET NO. 1 of 2
		FILE: 90090

SURVEYOR'S CERTIFICATE

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

10/19/93
 Date

1641-
 STATE OF COLORADO

N1/4 CORNER SECTION 1 T1S, R1W, U.M.

27 1/2 ROAD 3940

CORTLAND AVENUE NE CORNER SE1/4 NW1/4 SECTION 1 T1S, R1W, U.M.

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