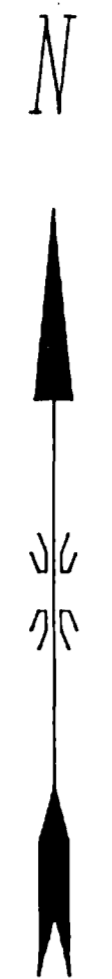


A REPLAT OF BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILING SIX

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

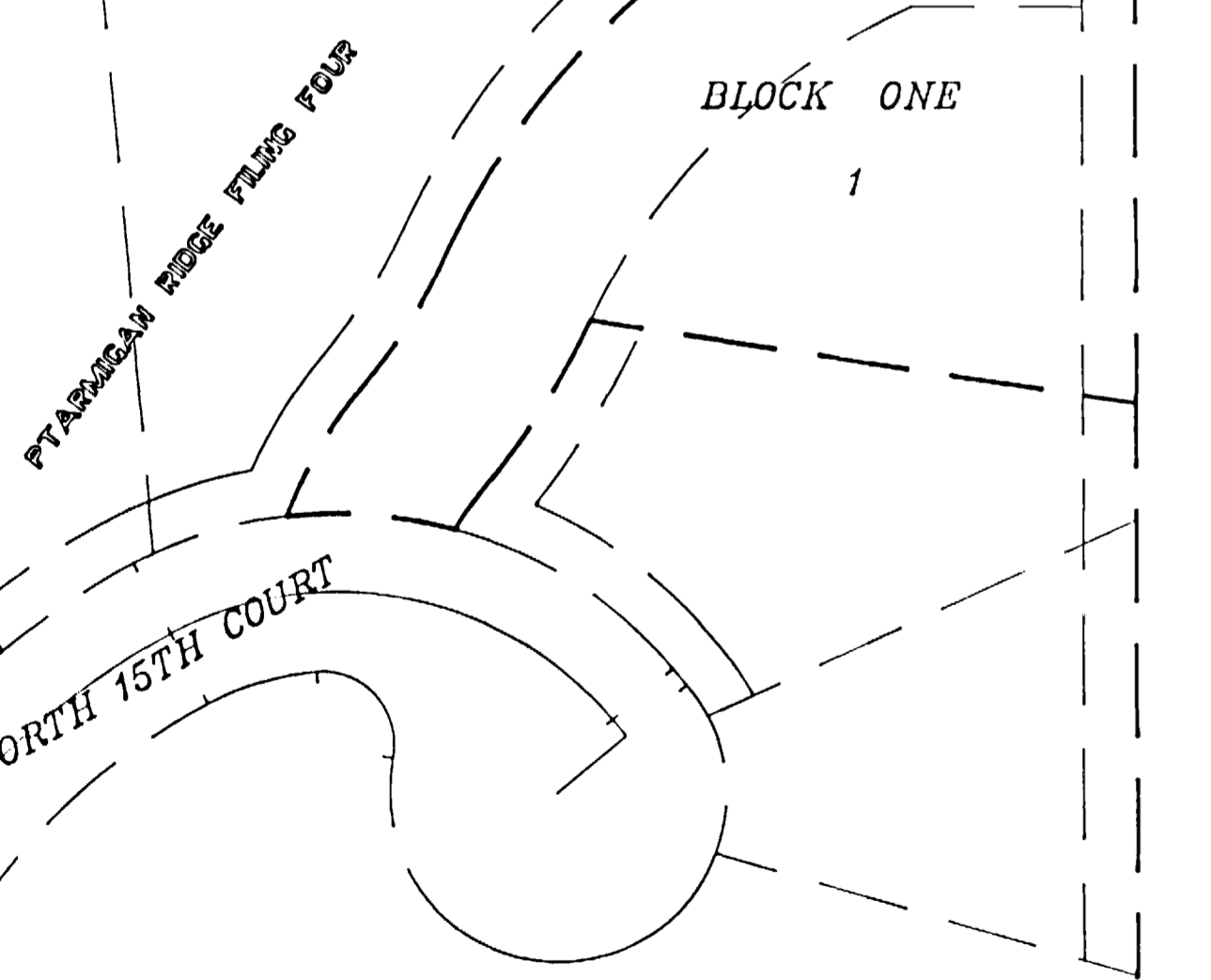
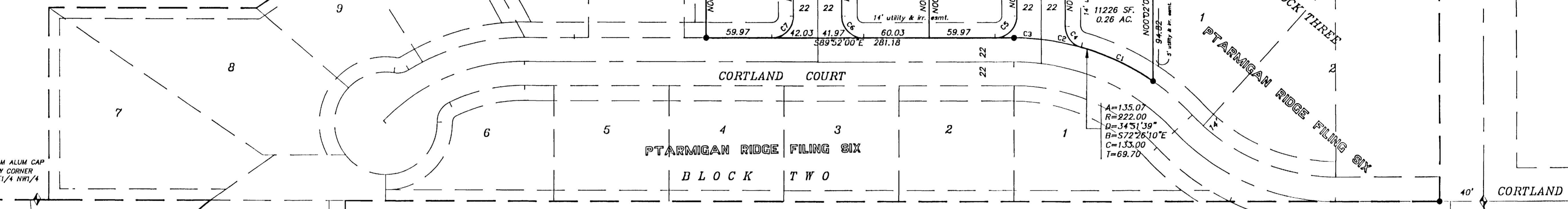
CURVE TABLE						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	222.00	72.98	72.65	S64°25'25"E	18°50'10"	36.82
C2	222.00	37.21	37.17	S78°38'38"E	09°36'15"	18.65
C3	222.00	14.88	14.86	S86°39'22"E	06°25'14"	12.45
C4	20.00	25.79	24.04	N36°54'13"W	73°52'35"	15.04
C5	20.00	31.45	28.31	S45°05'03"W	90°05'55"	20.03
C6	20.00	31.38	28.26	N44°54'57"W	89°54'05"	19.97
C7	20.00	31.45	28.31	S45°05'03"W	90°05'55"	20.03
C8	44.00	55.82	52.15	N36°22'33"E	72°40'56"	32.37
C9	200.00	35.38	35.33	N77°47'03"E	10°08'04"	17.73
C10	200.00	25.07	25.06	N86°26'33"E	07°11'00"	12.55
C11	20.00	31.42	28.28	N45°02'05"E	90°00'00"	20.00
C12	20.00	33.92	30.00	S48°33'25"E	97°11'00"	22.68
C13	20.00	25.18	23.55	N36°06'31"E	72°08'52"	14.57
C14	178.00	33.14	33.10	N77°31'01"E	10°40'08"	16.62
C15	200.00	11.11	11.11	N84°26'32"E	03°10'55"	5.55
C16	200.00	13.97	13.96	N88°02'02"E	04°00'05"	6.99
C17	20.00	9.06	8.98	S12°56'43"E	25°57'36"	4.61
C18	47.00	46.93	45.00	N02°40'44"E	57°12'31"	25.63
C19	47.00	55.67	52.47	N65°13'01"E	67°52'02"	31.62
C20	20.00	8.33	8.27	N87°13'18"E	23°51'29"	4.23
C21	222.00	29.29	29.27	N79°04'19"E	07°33'32"	14.67
C22	222.00	13.92	13.92	N84°38'54"E	03°35'22"	6.96
C23	222.00	13.91	13.91	N88°14'24"E	03°35'22"	6.96
C24	20.00	20.43	19.55	N60°46'29"E	58°31'12"	11.21
C25	47.00	48.01	45.95	N60°46'49"E	58°31'52"	26.34
C26	47.00	73.82	66.46	S44°57'26"E	89°59'38"	46.99
C27	47.00	63.81	58.39	S38°26'40"W	76°48'13"	37.66
C28	47.00	46.08	44.25	S75°03'56"E	56°10'13"	25.08
C29	20.00	15.00	14.66	S68°28'22"E	42°59'06"	7.88



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 = 3.49 ACRES = 78%
 ROAD = 1.01 ACRES = 22%
 TOTAL = 4.50 ACRES = 100%

SET BACKS
TOWNHOMES
 FRONT OF MAIN STRUCTURE 14' FROM FRONT PROPERTY LINE AT R.O.W.
 BUILDING SEPERATION 10' FEET
 REAR 5'
 GARAGE SETBACK 20' FROM PROPERTY LINE AT R.O.W.
 AS SHOWN ON SITE PLAN RECORDED 10/29/93 IN PLAT BOOK 14 AT PAGE 166 DRAWER AA42.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, Ptarmigan Estates, a Colorado General Partnership, 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 2025 at Page 971 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:

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 a point being 539.50 feet N00°02'05"E and 40.00 feet N89°57'55"W from the NE corner of the SE1/4 NW1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian; thence N89°57'55"W 368.00 feet; thence S82°51'05"W 219.62 feet; thence S55°59'05"W 100.30 feet to the NE corner of Lot 13, Block 2, Ptarmigan Ridge Filing Six; thence S00°02'05"W 304.65 feet along the East line of Lots 12 and 13, Block 2, Ptarmigan Ridge Filing Six to the SE corner of Lot 12; thence S89°52'00"E 281.18 feet along the North right-of-way line for Cortland Court; thence 135.07 feet along the arc of a curve to the right with a radius of 222.00 feet and whose chord bears S72°26'10"E 133.00 feet to the SW corner of Lot 1, Block 3, Ptarmigan Ridge Filing Six; thence N00°02'05"E 94.82 feet to the NW corner of Lot 1, Block 3, Ptarmigan Ridge Filing Six; thence N00°02'05"E 167.00 feet; thence S89°57'55"E 261.00 feet to the East right-of-way line for 27 1/2 Road; thence N00°02'05"E 167.00 feet to the point of beginning, containing 4.50 Acres as described.

AKA BLOCK FOUR AND FIVE, PTARMIGAN RIDGE FILING SIX, MESA COUNTY, COLORADO

That said owner has caused the said real property to be laid out and surveyed as A REPLAT OF BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILING SIX, a subdivision of a part of the 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;
 All utility 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 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 14TH day of JANUARY A.D., 1995

Johnnie A. Siegfried
 Johnnie A. Siegfried, President
 Ptarmigan Estates, a Colorado General Partnership.

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

The foregoing instrument was acknowledged before me this 14TH day of JAN A.D., 1995 by Johnnie A. Siegfried as president of Ptarmigan Estates, a Colorado General Partnership.

Nov. 1, 1995
 My commission expires: _____
 Notary Public
 Address 1018 COLO. AVE., GRAND JUNCTION

CLERK AND RECORDERS CERTIFICATE

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

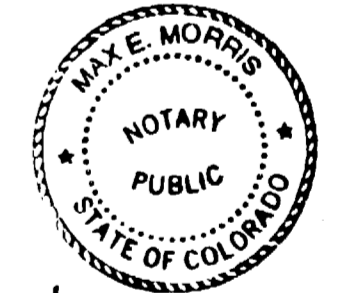
I hereby certify that this instrument was filed in my office at 9:14 o'clock A.M. this 31 day of JANUARY A.D., 1995, and is duly recorded in Plat Book No. 14, Page 184

DR # AASB

This plat of A REPLAT OF BLOCKS FOUR AND FIVE, PTARMIGAN RIDGE, FILING SIX, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted this _____ day of _____ A.D., 1995

Mark A. Lehman
 City Manager

Max E. Morris
 President of Council



SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of A REPLAT OF BLOCKS FOUR AND FIVE, 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

1/14/94
 Date



A REPLAT OF BLOCKS FOUR AND FIVE, 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:	12/30/93	ACAD ID: PR6THFIN
		SHEET NO. 1 of 1
		FILE: 90090