

DEDICATION

PTARMIGAN RIDGE NORTH

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Sumrall Corp., 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 2040 at Page 379 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: Commencing at the NE corner of the SE1/4 NW1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian; thence N89°52'00"W 30.00 feet to the POINT OF BEGINNING; thence S00°02'05"W 440.05 feet along the West right-of-way line for 27 1/2 Road to the NE corner of Bell Ridge Subdivision; thence N89°51'18"W 1008.85 feet along the North line of Bell Ridge Sub., Ptarmigan Ridge Filing One, Ptarmigan Ridge Filing Five, and Ptarmigan Ridge Filing Three to the SE corner of Ptarmigan Ridge Filing Four; thence N00°02'34"E 439.85 feet along the East line of Ptarmigan Ridge Filings Four and Six to the NE corner of Lot 1 Block One, Ptarmigan Ridge Filing Six; thence S89°52'00"E 1008.78 feet to the POINT OF BEGINNING, containing 10.19 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN RIDGE NORTH, 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;

All Multi-purpose 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, street trees, and grade structures;

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

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 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;

TRACT "A" is hereby dedicated to the Ptarmigan Ridge North Home Owners Association as open space, detention/retention, drainage, irrigation, utility, and pedestrian easement. See easement notes regarding maintenance agreements.

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 shall 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 2nd day of June A.D., 1994.

Robert L. Sumrall
Sumrall Corp., a Colorado Corp.
Robert L. Sumrall, President

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

The foregoing instrument was acknowledged before me this 2nd day of June A.D., 1994, by Robert L. Sumrall as president of Sumrall Corp., a Colorado Corporation.

Mildred B. Fowler
My commission expires: 10-26-96

Mildred B. Fowler
Notary Public
Address 250 N. 5th St - Grand Junction, 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 11:05 o'clock A. M. this 2 day of June A.D., 1994, and is duly recorded in Plat Book No. 14, Page 231-232

Reception # 16843M
DRAWN # 4495

CITY APPROVAL

This plat of PTARMIGAN RIDGE NORTH, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 27 day of May A.D. 1994.

Sharkit Leben
City Manager

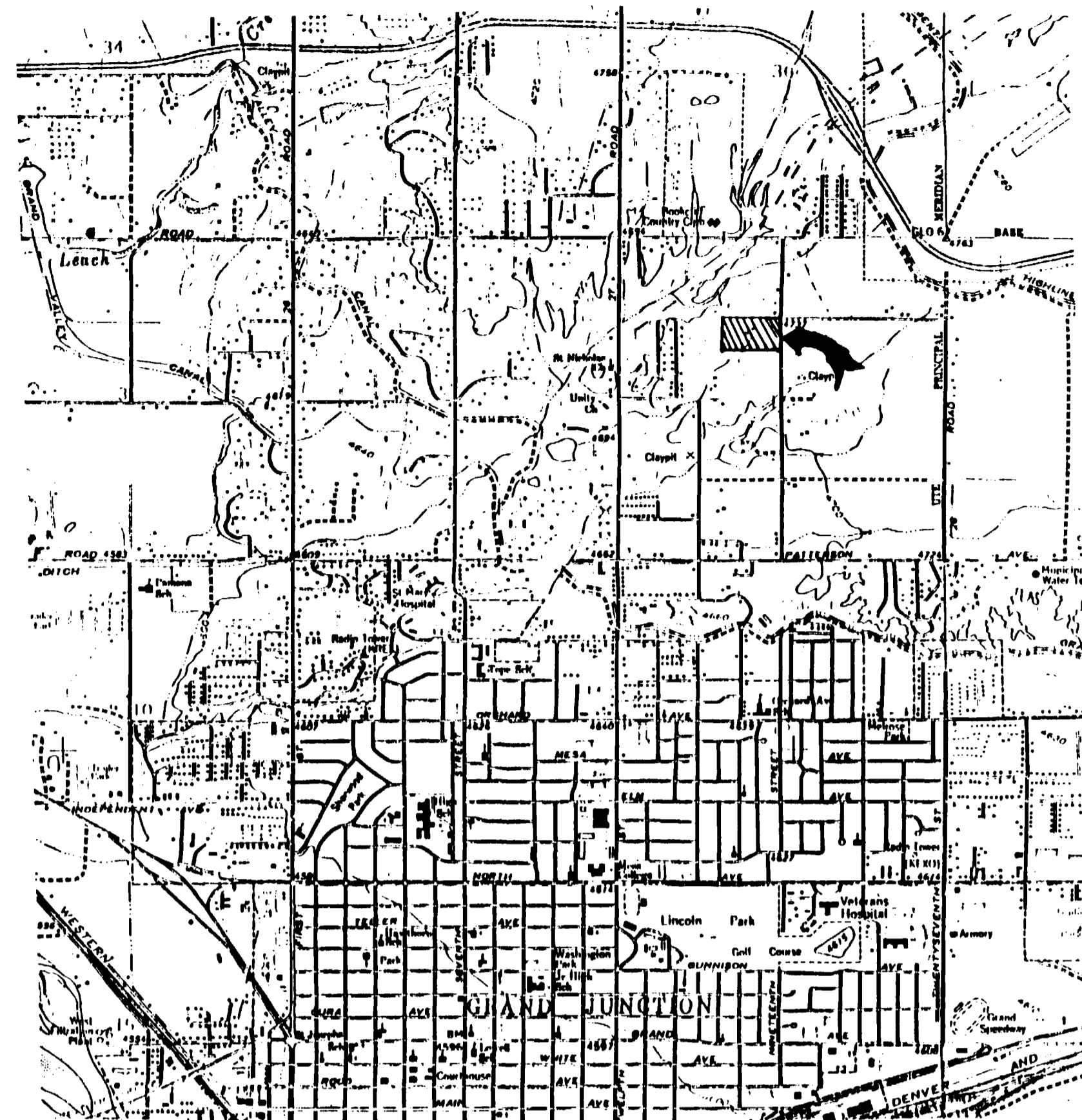
RT Mantle
President of Council

SURVEYOR'S CERTIFICATE

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

1/25/94
Date



INSERT: 1" = 2000'FT

EASEMENT NOTES:

TRACT "A"

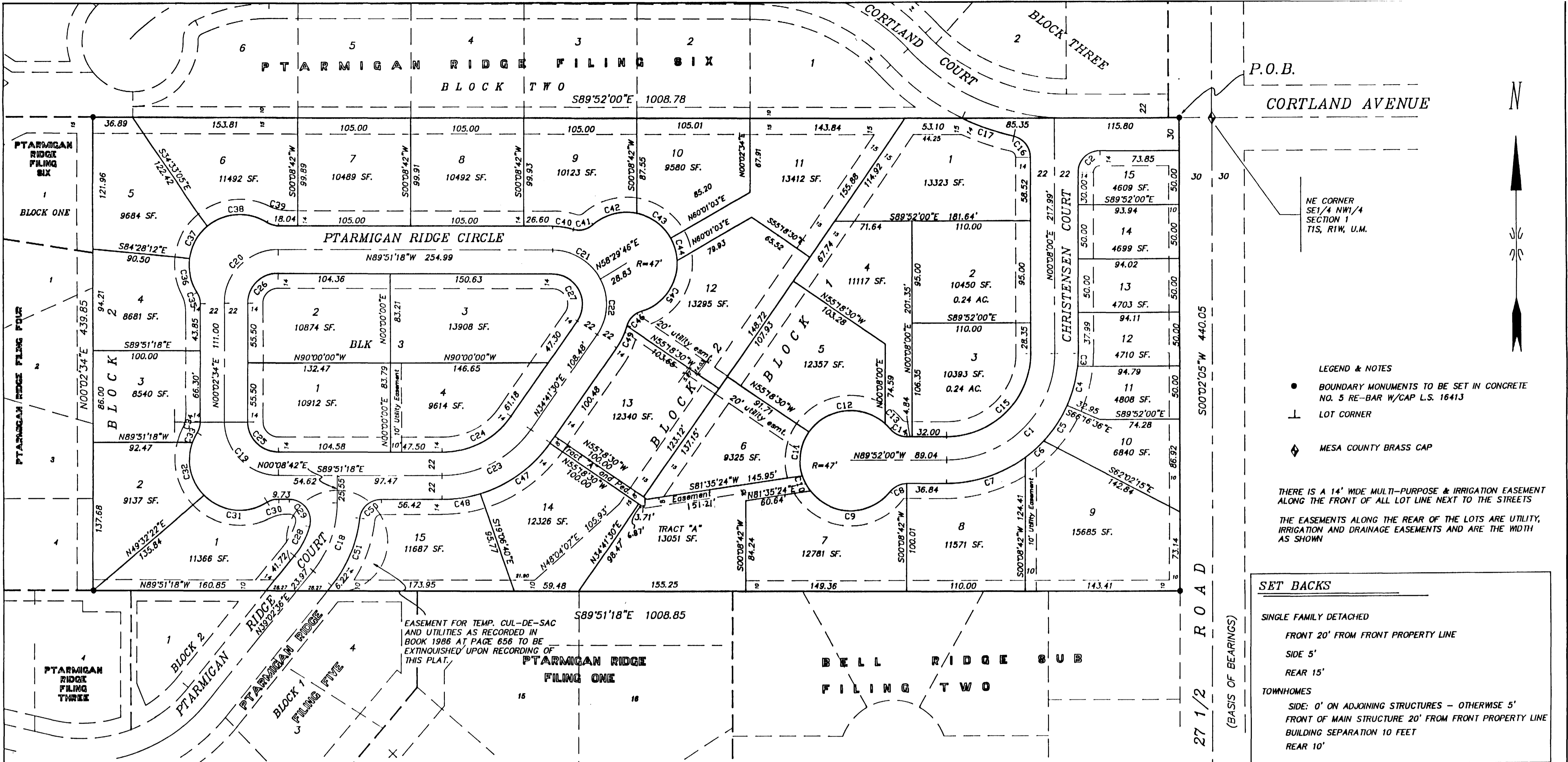
No structures, EXCEPT approved pump house shall be constructed within this drainage easement.
No activity shall occur that would divert or change the City approved drainage facility.
The Ptarmigan Ridge North Homeowners Association shall be responsible for maintenance of the drainage facility.
Drainage within this tract shall be constructed and maintained so that all runoff within the tract is contained within the tract.
Pedestrian access along the 5.0 foot pedestrian path shall be maintained.
General maintenance of the pedestrian path such as snow removal, sidewalk sweeping, and keeping the path clear of obstructions and debris shall be the responsibility of the property owners. The City shall be responsible for concrete repairs.
Maintenance of the entire tract shall be the responsibility of the property owners.

An 8' Pedestrian Easement is hereby dedicated to the City of Grand Junction over and across the following described property.
An 8 foot wide strip of land situated in Tract "A" of PTARMIGAN RIDGE NORTH Subdivision being described as follows:
Beginning at the Southwest corner of Lot 13, Block 2 of PTARMIGAN RIDGE NORTH Subdivision; thence S55°18'30"E 100.00 feet to the Southeast corner of said Lot 13; thence N81°35'24"E 145.95 feet along the North line of said Tract "A" to the Right-of-way line of Christensen Court; thence along said Right-of-way 8.28 feet along the arc of a curve to the left with a radius of 47.00 feet and whose chord Bears S23°07'21"E 8.27 feet; thence S81°35'24"W 151.21 feet; thence N55°18'30"W 6.87 feet to the Northeast corner of Lot 14, Block 2 of PTARMIGAN RIDGE NORTH Subdivision; thence continuing N55°18'30"W 100.00 feet to the North corner of said lot 14; thence N34°41'30"E 8.00 feet to the Point of Beginning.

PTARMIGAN RIDGE NORTH

FINAL PLAT

SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: SUMRALL	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: N/A
SCALE: 1" = 50'FT		DRAWN BY: MEM DB
DATE: 1/24/94		ACAD ID: PRNF
		SHEET NO. 1 OF 2
		FILE: 93224.1



NE CORNER
SE 1/4 NW 1/4
SECTION 1
T1S, R1W, U.M.

- LEGEND & NOTES**
- BOUNDARY MONUMENTS TO BE SET IN CONCRETE NO. 5 RE-BAR W/CAP L.S. 16413
 - ⊥ LOT CORNER
 - ◆ MESA COUNTY BRASS CAP

THERE IS A 14' WIDE MULTI-PURPOSE & IRRIGATION EASEMENT ALONG THE FRONT OF ALL LOT LINE NEXT TO THE STREETS

THE EASEMENTS ALONG THE REAR OF THE LOTS ARE UTILITY, IRRIGATION AND DRAINAGE EASEMENTS AND ARE THE WIDTH AS SHOWN

SET BACKS

SINGLE FAMILY DETACHED

- FRONT 20' FROM FRONT PROPERTY LINE
- SIDE 5'
- REAR 15'

TOWNHOMES

- SIDE: 0' ON ADJOINING STRUCTURES - OTHERWISE 5'
- FRONT OF MAIN STRUCTURE 20' FROM FRONT PROPERTY LINE
- BUILDING SEPARATION 10 FEET
- REAR 10'

AREA SUMMARY

LOT AREA = 7.93 ACRES = 78%

ROAD AREA = 1.96 ACRES = 19%

TRACT A = 0.30 ACRES = 3%

TOTAL AREA = 10.19 ACRES = 100%

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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

**PTARMIGAN RIDGE NORTH
FINAL PLAT**

SITUATED IN THE NW 1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN	
FOR: ROBERT SUMRALL	SURVEYED BY: MEM DKB
SCALE: 1" = 50' FT	DRAWN BY: MEM, DMM
DATE: 1/14/94	ACAD ID: PRNFIN1
	SHEET NO. 2 OF 2
	FILE: 93224.1

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT	CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00	157.08	141.42	S45°08'00"W	90°00'00"	100.00	C28	78.00	30.52	30.33	S27°49'57"W	22°25'18"	15.46
C2	20.00	31.42	28.28	N45°08'00"E	90°00'00"	20.00	C29	20.00	37.17	32.05	S36°37'00"E	106°28'36"	26.77
C3	122.00	12.03	12.02	S02°57'28"W	05°38'55"	6.02	C30	20.00	11.29	11.14	N73°58'46"E	32°19'52"	5.80
C4	122.00	38.20	38.05	S14°45'10"W	17°56'28"	19.26	C31	20.00	11.29	11.14	S83°29'34"E	77°23'11"	37.64
C5	122.00	40.02	39.84	S33°07'10"W	18°47'44"	20.19	C32	47.00	53.26	50.41	N12°20'01"W	64°55'55"	29.90
C6	122.00	22.92	22.89	S47°54'04"W	10°45'52"	11.49	C33	47.00	10.04	10.02	N26°15'11"E	12°14'29"	5.04
C7	122.00	78.46	77.22	N71°42'30"E	36°51'00"	40.64	C34	20.00	11.29	11.14	S16°12'30"W	32°19'52"	5.80
C8	20.00	17.87	17.28	N64°32'35"E	51°10'51"	9.58	C35	20.00	11.25	11.10	S16°04'20"E	32°13'48"	5.78
C9	47.00	84.90	73.82	S89°18'04"E	103°29'32"	59.61	C36	47.00	32.61	31.96	N12°18'32"W	39°45'25"	16.99
C10	47.00	15.98	15.90	N27°48'53"W	19°28'51"	8.07	C37	47.00	34.74	33.96	N28°44'42"E	42°21'03"	18.21
C11	47.00	43.28	41.77	N08°18'31"E	52°45'58"	23.31	C38	47.00	59.43	55.55	N86°08'52"E	72°27'17"	34.43
C12	47.00	80.73	71.17	N83°54'01"E	98°25'00"	54.47	C39	20.00	11.25	11.10	S73°44'24"E	32°13'48"	5.78
C13	47.00	6.73	6.73	S42°47'19"W	08°12'20"	3.37	C40	72.00	19.43	19.37	S82°07'33"E	15°27'29"	9.77
C14	20.00	17.87	17.28	S64°16'34"W	51°10'51"	9.58	C41	20.00	19.84	19.03	N77°11'23"E	56°49'36"	10.82
C15	78.00	122.52	110.31	S45°08'00"E	90°00'00"	78.00	C42	47.00	43.60	42.06	N75°21'13"E	53°09'16"	23.51
C16	20.00	27.00	25.00	S38°32'28"E	77°20'57"	16.01	C43	47.00	40.23	39.01	S53°32'49"E	49°02'38"	21.44
C17	222.00	50.65	50.54	S70°40'46"E	13°04'21"	25.44	C44	47.00	21.67	21.48	S15°48'58"E	26°25'05"	11.03
C18	100.00	67.89	66.59	S19°35'39"W	38°53'54"	35.31	C45	47.00	62.18	57.74	S35°17'32"W	75°47'56"	36.59
C19	50.00	78.45	70.65	N44°54'22"W	89°53'52"	49.91	C46	20.00	19.84	19.03	N44°46'42"E	56°49'36"	10.82
C20	50.00	78.63	70.77	N45°05'38"E	90°06'08"	50.09	C47	122.00	81.59	80.08	S53°51'05"W	38°19'09"	42.39
C21	50.00	54.34	51.71	S58°43'06"E	62°16'24"	30.21	C48	122.00	36.48	36.35	N81°34'40"E	17°08'03"	18.38
C22	50.00	54.34	51.71	S03°33'18"W	62°16'24"	30.21	C49	72.00	23.03	22.93	S25°31'42"W	19°19'36"	11.61
C23	100.00	96.78	93.05	N62°23'06"E	55°27'12"	52.56	C50	20.00	23.03	22.93	N48°28'17"E	83°20'51"	17.80
C24	78.00	75.49	72.58	N62°23'06"E	55°27'12"	41.00	C51	122.00	68.66	67.76	S22°55'13"W	32°14'45"	35.27
C25	28.00	43.93	39.56	N44°54'22"W	89°53'52"	27.95							
C26	28.00	44.03	39.63	N44°05'36"E	90°06'08"	28.05							
C27	28.00	60.87	49.57	S27°34'54"E	124°32'48"	35.27							