

# PTARMIGAN POINTE FILING TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Spomer Construction Company, 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 2046 at Page 860 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:

Lots 4, 5 and 8 in Block 1 of A REPLAT OF BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILING SIX, and 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 a point being 539.50 feet N00°02'05"E and 262.34 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 S00°02'05"W 47.99 feet to the right-of-way for Bittern Court; thence 136.84 feet along the arc of a curve to the right with a radius of 47.00 feet and whose chord bears S06°33'20"E 93.38 feet; thence S52°39'49"W 43.25 feet; thence N89°57'55"W 15.00 feet; thence S00°02'05"W 100.28 feet; thence N89°57'55"W 80.00 feet to the right-of-way for Brambling Circle; thence N00°02'05"E 123.28 feet; thence 31.42 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N45°02'05"E 28.28 feet; thence S89°57'55"E 52.97 feet; thence 15.00 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S68°28'22"E 14.66 feet; thence 230.93 feet along the arc of a curve to the left with a radius of 47.00 feet and whose chord bears N07°43'58"W 59.47 feet; thence 20.43 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S60°46'29"W 19.55 feet; thence N89°57'55"W 69.55 feet; thence 27.83 feet along the arc of a curve to the left with a radius of 222.00 feet and whose chord bears S86°26'35"W 27.81 feet; thence S82°51'05"W 106.53 feet; thence N07°08'55"W 80.00 feet; thence N82°51'05"E 125.48 feet; thence S89°57'55"E 145.66 feet to the point of beginning, containing 0.51 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN POINTE FILING TWO, 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 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, 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, 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 nor the use of the easements.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 20th day of September A.D., 1994.

Gerry Spomer  
 Spomer Construction Company, a Colorado Corp.  
 Gerry Spomer, President

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

The foregoing instrument was acknowledged before me this 20th day of September A.D., 1994, by Gerry Spomer as President of Spomer Construction Company, a Colorado Corporation.

August 17, 1996  
 My commission expires: \_\_\_\_\_  
Judith Russell  
 Notary Public  
 Address 3007 Spadawick Highway Co

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:45 o'clock P.M. this 23rd day of September A.D., 1994, and is duly recorded in Plat Book No. 14, Page 280  
Reception #1696067  
Drawer AA133

CITY APPROVAL

This plat of PTARMIGAN POINTE FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23rd day of September A.D. 1994.

Mark Cohen  
 City Manager

R.T. Mantle  
 President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of PTARMIGAN POINTE FILING TWO, 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

9/22/94  
 Date

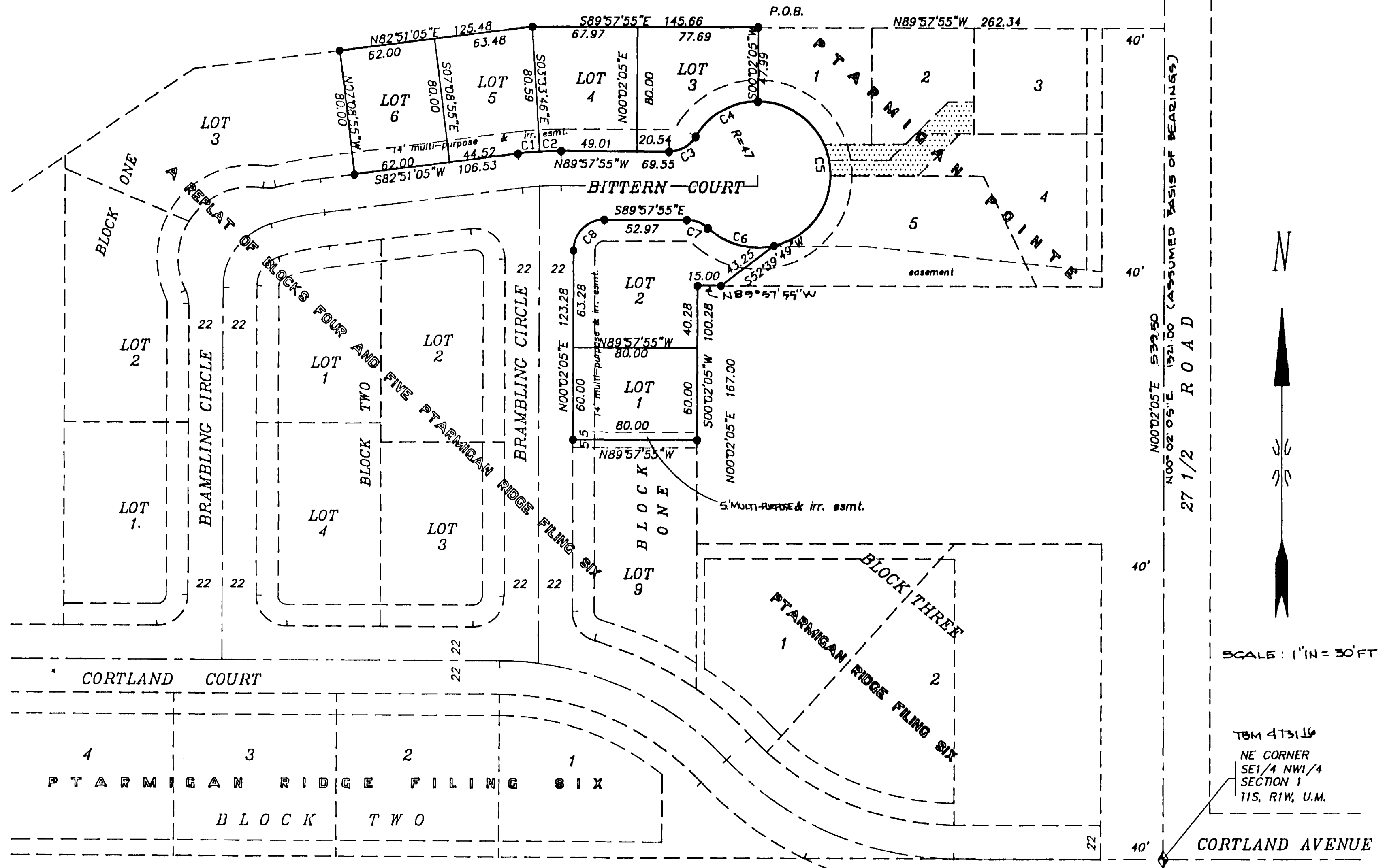
PTARMIGAN POINTE FILING TWO

| FINAL PLAT  |         |                    |
|---|---------|--------------------|
| SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN |         |                    |
| FOR:  | SPOMER  | SURVEYED BY: RM DS |
| SCALE:  |         | DRAWN BY: MEM      |
| DATE:   | 9/19/94 | ACAD ID: PP2FIN    |
|   |         | SHEET NO. 1 OF 1   |
|   |         | FILE: 94195        |



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION WHICH HEREON.

- 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 SURVEY MARKER
  - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413
- NOTE: COVENANTS AS RECORDED IN BOOK 2073 AT PAGE 871-884 SHALL APPLY.



| CURVE# | RADIUS | LENGTH | CHORD | CHORD BEARING | DELTA ANGLE | TANGENT |
|--------|--------|--------|-------|---------------|-------------|---------|
| C1     | 222.00 | 13.92  | 13.92 | N84°38'54"E   | 03°35'38"   | 6.96    |
| C2     | 222.00 | 13.91  | 13.91 | N88°14'24"E   | 03°35'22"   | 6.96    |
| C3     | 20.00  | 20.43  | 19.55 | N60°46'29"E   | 58°31'12"   | 11.21   |
| C4     | 47.00  | 48.01  | 45.95 | N60°46'37"E   | 58°31'29"   | 26.33   |
| C5     | 47.00  | 136.84 | 93.38 | S06°33'20"E   | 166°48'36"  | 406.52  |
| C6     | 47.00  | 46.08  | 44.25 | S75°03'56"E   | 56°10'13"   | 25.08   |
| C7     | 20.00  | 15.00  | 14.66 | S68°28'22"E   | 42°59'06"   | 7.88    |
| C8     | 20.00  | 31.42  | 28.28 | N45°02'05"E   | 90°00'00"   | 20.00   |

# PTARMIGAN POINT FILING TWO

DEDICATION

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Gerry Spomer  
 Spomer Construction Company, a Colorado Corp.  
 Gerry Spomer, President

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

The foregoing instrument was acknowledged before me this 20th day of September, A.D., 1994, by Gerry Spomer as President of Spomer Construction Company, a Colorado Corporation.

August 17, 1996  
 My commission expires:

John R. ...  
 Notary Public  
 Address 3007 Colorado St. Grand Jct. Co

CLERK AND RECORDER CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:46 o'clock P.M. on the 23rd day of September, A.D., 1994, and is duly recorded in Plat Book No. 14, Page 282.

Registration # 1696067  
 Printer AA133

CITY APPROVAL

This plat of PTARMIGAN POINT FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23rd day of September, A.D., 1994.

David Achen  
 City Manager

R.T. Mantle  
 President of Council

SURVEYOR'S CERTIFICATE

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

7/22/94  
 Date

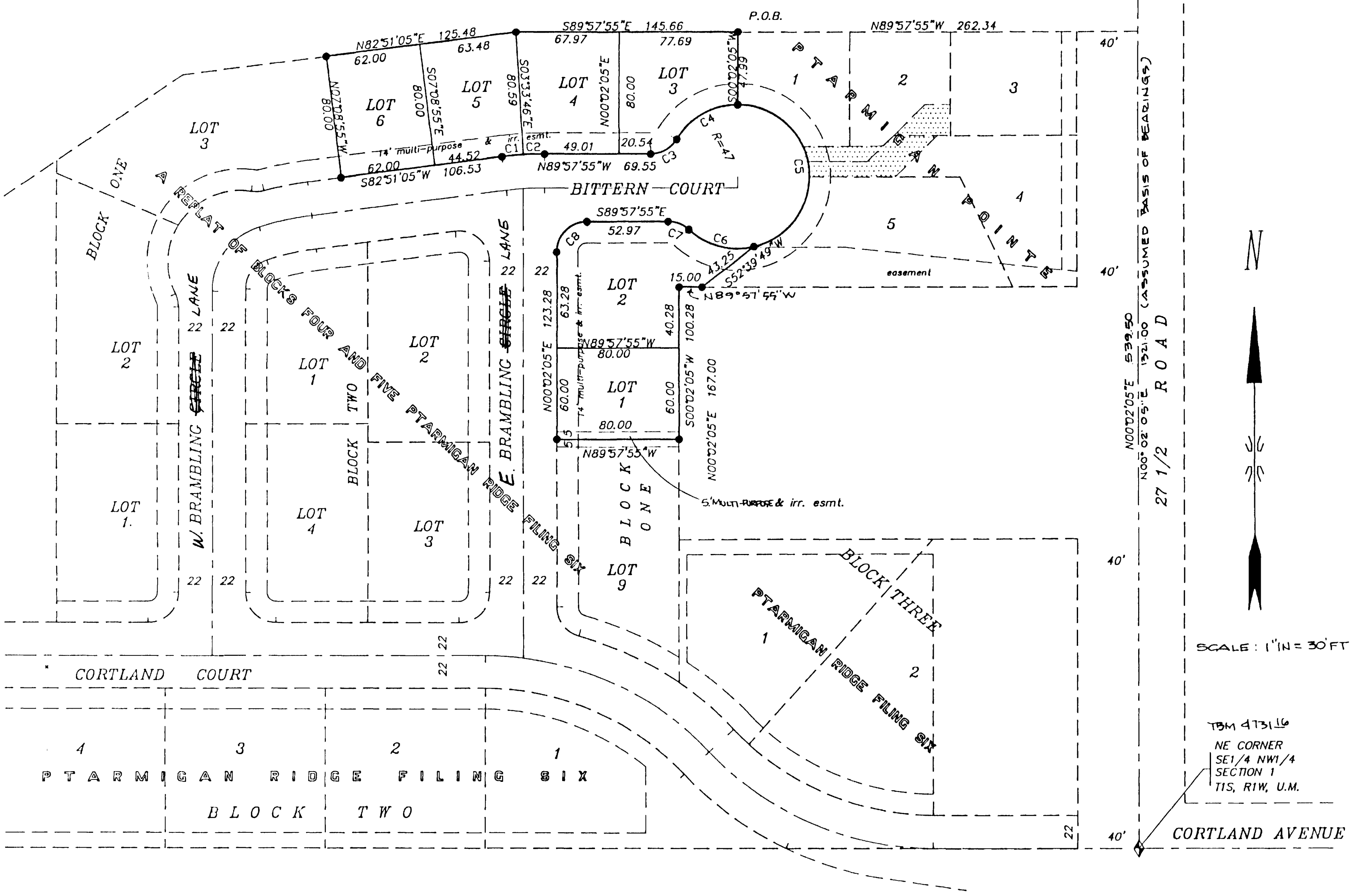
PTARMIGAN POINT FILING TWO



| SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN |                         |
|---|-------------------------|
| FOR: <u>SPOMER</u>  | DRAWN BY: <u>MEM</u>    |
| SCALE: <u>1" = 30'</u>  | ACAD ID: <u>PP21N</u>   |
| DATE: <u>9/20/94</u>  | SHEET NO. <u>1 OF 1</u> |
|   | FILE: <u>94195</u>      |

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