

# PTARMIGAN POINTE FILING FOUR

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 2132 at Page 115 of the Mesa County Clerk and Records 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 1 and 2 in Block 1 of A REPLAT OF BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILING SIX.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN POINTE FILING FOUR, 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 24<sup>th</sup> day of August A.D., 1995.

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 24<sup>th</sup> day of August A.D., 1995 by Gerry Spomer as President of Spomer Construction Company, a Colorado Corporation.

August 17, 1996  
My commission expires:

Gina Kuscelnik  
Notary Public  
Address 3007 Grand St.  
Grand Jct Co 81504

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 12:47 o'clock P M, this 1<sup>st</sup> day of September A.D., 1995 and is duly recorded in Plat Book No. 14, Page 383

CITY APPROVAL

This plat of PTARMIGAN POINTE FILING FOUR, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1995.

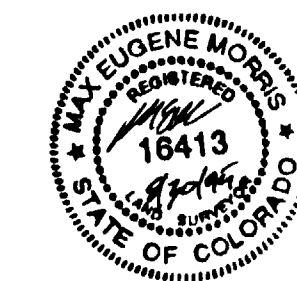
David A. Varney  
City Manager ACTING

Don Mauzer  
President of Council

SURVEYOR'S CERTIFICATE

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

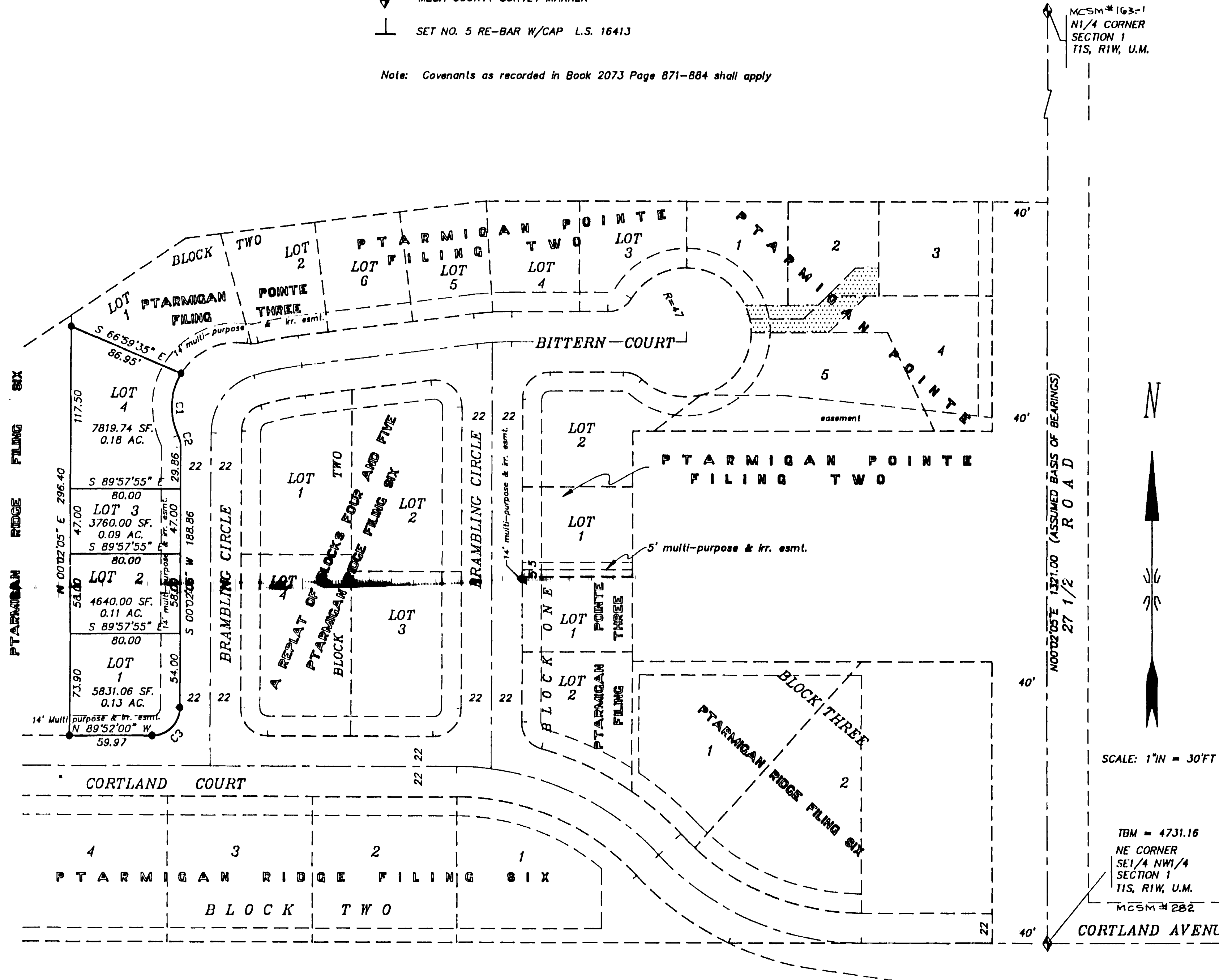


8/30/95  
Date

## 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 Page 871-884 shall apply



SCALE: 1" = 30'

TBM = 4731.16  
NE CORNER  
SE1/4 NW1/4  
SECTION 1  
T1S, R1W, U.M.  
MCSM#282

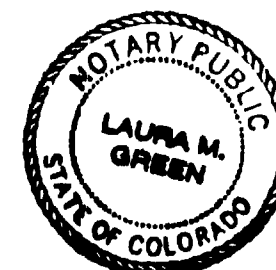
CURVE TABLE						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	47.00	46.93	45.00	N 02°40'38" E	57°12'19"	25.63
C2	20.00	9.06	8.98	S 12°56'43" E	25°57'36"	4.61
C3	20.00	31.45	28.31	S 45°05'03" W	90°05'55"	20.03

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

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 30<sup>th</sup> day of August A.D., 1995 by Michael Mast, Vice President of the Bank of Colorado - Western Slope.

3-25-99  
My commission expires:

Juanita Green  
Notary Public  
Address 300 Grand Ave.  
Grand Jct Co 81501



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.

## ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of PTARMIGAN POINTE FILING FOUR.

Michael Mast  
BY: MICHAEL MAST, VICE PRESIDENT

BANK OF COLORADO - WESTERN SLOPE

## PTARMIGAN POINTE FILING FOUR

FINAL PLAT		
SITUATED IN THE NW1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: SPOMER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 GOLD AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: RM DS
SCALE: 0 15 30 3 10 FEET METERS		DRAWN BY: MEM
DATE: 7/30/95		ACAD ID: PP4FIN
		SHEET NO. 1 OF 1
		FILE: 95117