

# PTARMIGAN POINTE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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 6 and 7 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 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 S00°02'05"W 167.00 feet; thence N89°57'55"W 246.00 feet; thence N52°39'49"E 43.25 feet to the South right-of-way for Bittern Court; thence 136.83 feet along the arc of a curve to the left with a radius of 47.00 feet and whose chord bears N06°33'20"W, 93.38 feet; thence N00°02'05"E 47.99 feet; thence S89°57'55"E 222.34 feet to the point of beginning, containing 0.77 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN POINTE, 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 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 Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

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 11th day of MAY, 1994 A.D., 1994.

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

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

The foregoing instrument was acknowledged before me this 19 day of May A.D., 1994, by Garry Spomer as President of Spomer Construction Company, a Colorado Corporation.

My commission expires: 2-8-95

Notary Public

Address 1401 N. 15th STREET  
GRAND JUNCTION, 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 11:20 o'clock A.M. this 24th day of MAY A.D., 1994 and is duly recorded in Plat Book No. 14, Page 226 DRAWER No: AA92

Barbara A. Brewer deputy  
Co. Clerk. Reception No. 1683295 \$10.00 Fee

CITY APPROVAL

This plat of PTARMIGAN POINTE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 11 day of MAY A.D. 1994.

Mark Ulehen  
City Manager

RT Mantlo  
President of Council

SURVEYOR'S CERTIFICATE

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

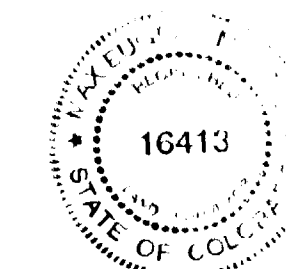
Max E. Morris  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

5/19/94  
Date

PTARMIGAN POINTE

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 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: RM DS DRAWN BY: MEM ACAD ID: PPFIN
SCALE: 1" = 30 FT 0 15 30 FEET 0 3 10 METERS	DATE: 4/12/94	SHEET NO. 1 OF 1 FILE: 94038.1



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



SCALE 1" = 30' FT

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

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	47.00	136.84	93.38	S06°33'20"E	166°48'36"	406.52
C2	47.00	63.01	58.39	S38°26'41"W	76°48'33"	37.26
C3	47.00	10.08	10.06	S06°06'07"E	12°17'04"	5.06
C4	47.00	10.58	10.56	S18°41'38"E	12°53'58"	5.31
C5	47.00	53.17	50.38	S57°33'07"E	64°49'01"	29.84

27 1/2 ROAD  
N00°02'05"E 1321.00 (BASIS OF BEARINGS)  
N00°02'05"E 539.50

NE CORNER  
SE1/4 NW1/4  
SECTION 1  
T1S, R1W, U.M.  
T.B.M. 4731.16

Covenants as recorded in  
Blk 2073 pg 871-884  
shall apply

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.