

ARM95PTA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LESLIE H. ARMOUR AND KAREN N.  
ARMOUR

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1501  
PTARMIGAN COURT SOUTH RIGHT FOR PTARMIGAN COURT SOUTH IN  
PTARMIGAN RIDGE SUBDIVISION FILING 2 2945-012-52-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS INDENTURE is made and entered into this 5th day of May, 1995, by and between LESLIE H. ARMOUR and KAREN N. ARMOUR, (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That said Grantors, for and in consideration of the installation, maintenance and repair of street improvements by the Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents <sup>grant & P/W to</sup> (sell) and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities Right-of-Way purposes, being a part of Lot Two (2), Block Two (2), Ptarmigan Ridge Filing No. Two, situated in the NW ¼ of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at a point on the North line of Lot 2, Block 2 of Ptarmigan Ridge Filing No. Two, from whence the Northeast Corner of said Lot 2 bears S 89°49'54" E a distance of 43.87 feet with all bearings contained herein being relative to the recorded plat thereof;  
Thence 10.56 feet along the arc of a curve to the right having a radius of 14.94 feet, a central angle of 40°29'45", and a long chord bearing S 69°35'02" E a distance of 10.34 feet;  
Thence 36.50 feet along the arc of a curve to the left having a radius of 31.00 feet, a central angle of 67°27'34", and a long chord bearing S 83°03'56" E a distance of 34.43 feet to a point on the Eastern boundary of said Lot 2;  
Thence N 00°00'00" E along the Eastern boundary of said Lot 2 a distance of 7.63 feet to the Northeast Corner of said Lot 2;  
Thence N 89°49'54" W along the Northern boundary of said Lot 2 a distance of 43.87 feet to the True Point of Beginning,  
containing 324.50 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.



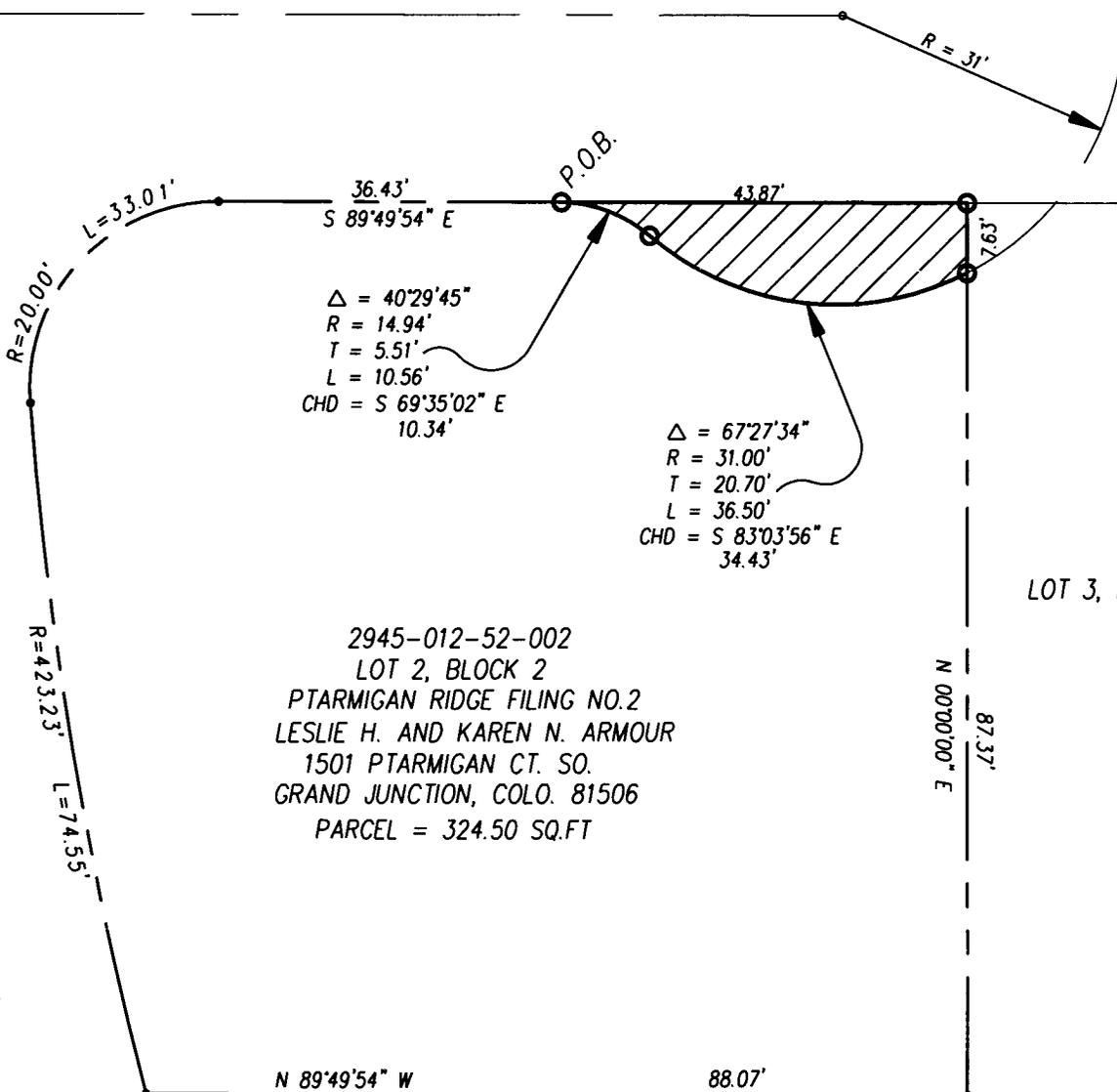
# EXHIBIT "A"

LOT 1, BLOCK 3

LOT 2, BLOCK 3

PTARMIGAN COURT SOUTH

STREET  
15TH  
NORTH



DRAWN BY: SRP  
 DATE: 04-04-95  
 SCALE: 1" = 20'  
 APPR. BY: \_\_\_\_\_  
 FILE NO: L2B2.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
 PTARMIGAN COURT SOUTH

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION