

CLI95PTA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RONALD D. CLINE AND KATHERINE  
A. CLINE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT OF WAY  
FOR PTARMIGAN COURT SOUTH IN PTARMIGAN RIDGE SUBDIVISION  
FILING 2 2945-012-53-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1716822 09:14 AM 05/11/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

THIS INDENTURE is made and entered into this 26 day of APRIL, 1995, by and between RONALD D. CLINE and KATHERINE A. CLINE, (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 :

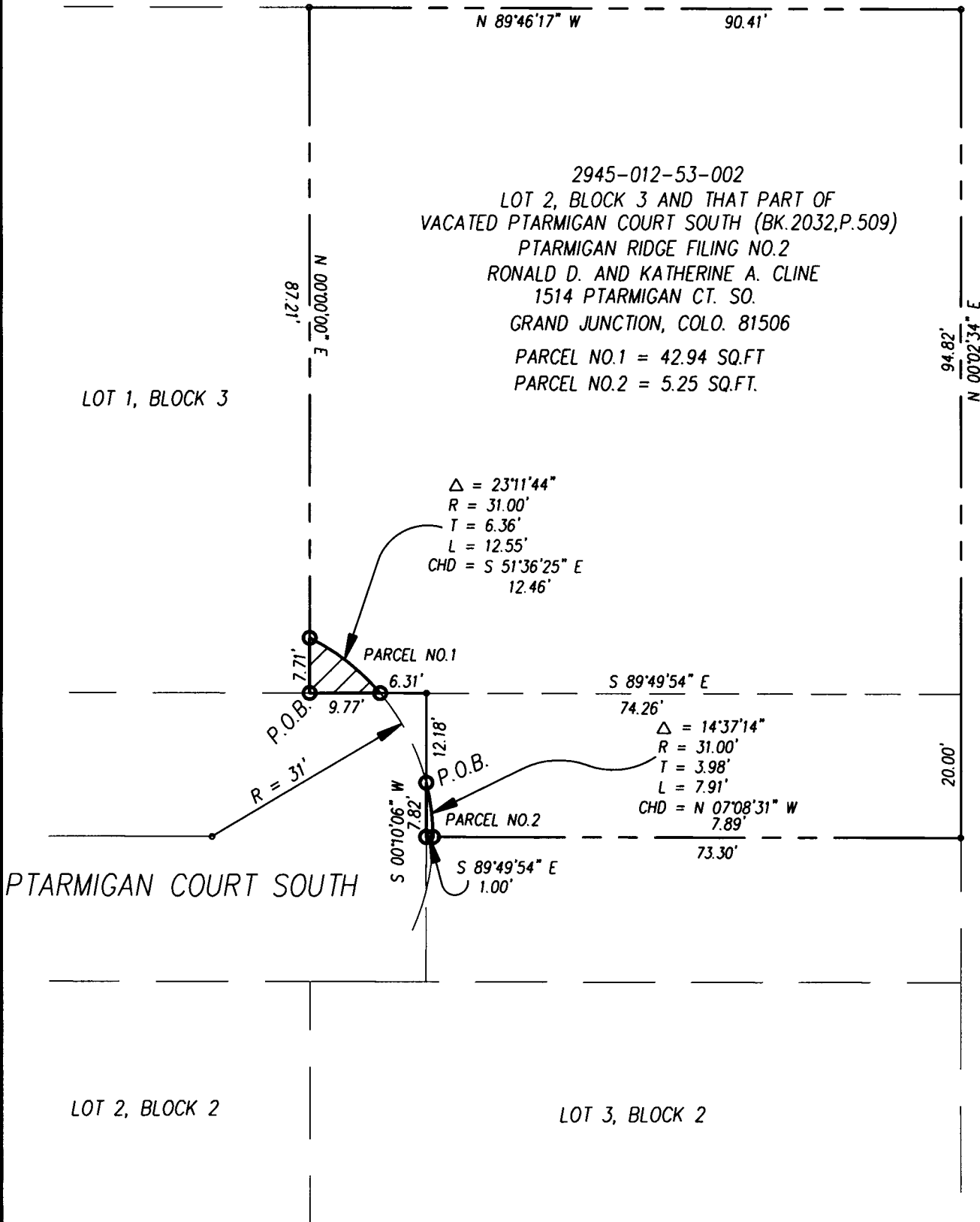
That said Grantors, for and in consideration of the installation, maintenance and repair of street improvements by the Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tracts or parcels of land for Roadway and Utilities Right-of-Way purposes, being a part of Lot Two (2), Block Three (3), Ptarmigan Ridge Filing No. Two, and that portion of vacated Ptarmigan Court South as described in Book-2032 at Page-509 in the office of the Mesa County Clerk and Recorder, situated in the NW $\frac{1}{4}$  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:

Parcel No. 1: Beginning at the Southwest Corner of Lot 2, Block 3 of Ptarmigan Ridge Filing No. Two, with all bearings contained herein being relative to the recorded plat thereof; Thence N 00°00'00" E along the Western boundary of said Lot 2 a distance of 7.71 feet; Thence 12.55 feet along the arc of a non-tangent curve to the right having a radius of 31.00 feet, a central angle of 23°11'44", and a long chord bearing S 51°36'25" E a distance of 12.46 feet to a point on the Southern boundary of said Lot 2; Thence N 89°49'54" W along the Southern boundary of said Lot 2 a distance of 9.77 feet to the True Point of Beginning, containing 42.94 square feet as described herein and depicted on the attached Exhibit "A".

Parcel No. 2: Commencing at the Southwest Corner of Lot 2, Block 3 of Ptarmigan Ridge Filing No. Two, with all bearings contained herein being relative to the recorded plat thereof; thence S 89°49'54" E along the Southern boundary of said Lot 2 a distance of 16.08 feet; thence S 00°10'06" W a distance of 12.18 feet to the True Point of Beginning; Thence S 00°10'06" W a distance of 7.82 feet; Thence S 89°49'54" E a distance of 1.00 feet; Thence 7.91 feet along the arc of a non-tangent curve to the left having a radius of 31.00 feet, a central angle of 14°37'14", and a long chord bearing N 07°08'31" W a distance of 7.89 feet to the True Point of Beginning, containing 5.25 square feet as described herein and depicted on the attached Exhibit "A".



# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 04-04-95  
 SCALE: 1" = 20'  
 APPR. BY: \_\_\_\_\_  
 FILE NO: L2B3.DWG

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

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